



REIMAGINE SOUTHDALE

931-1225 SOUTHDALE ROAD EAST/551-605 MILLBANK DRIVE

LONDON, ON - COMMUNITY CONSULTATION MEETING

Client: London & Middlesex Community Housing

File Number: 0903K



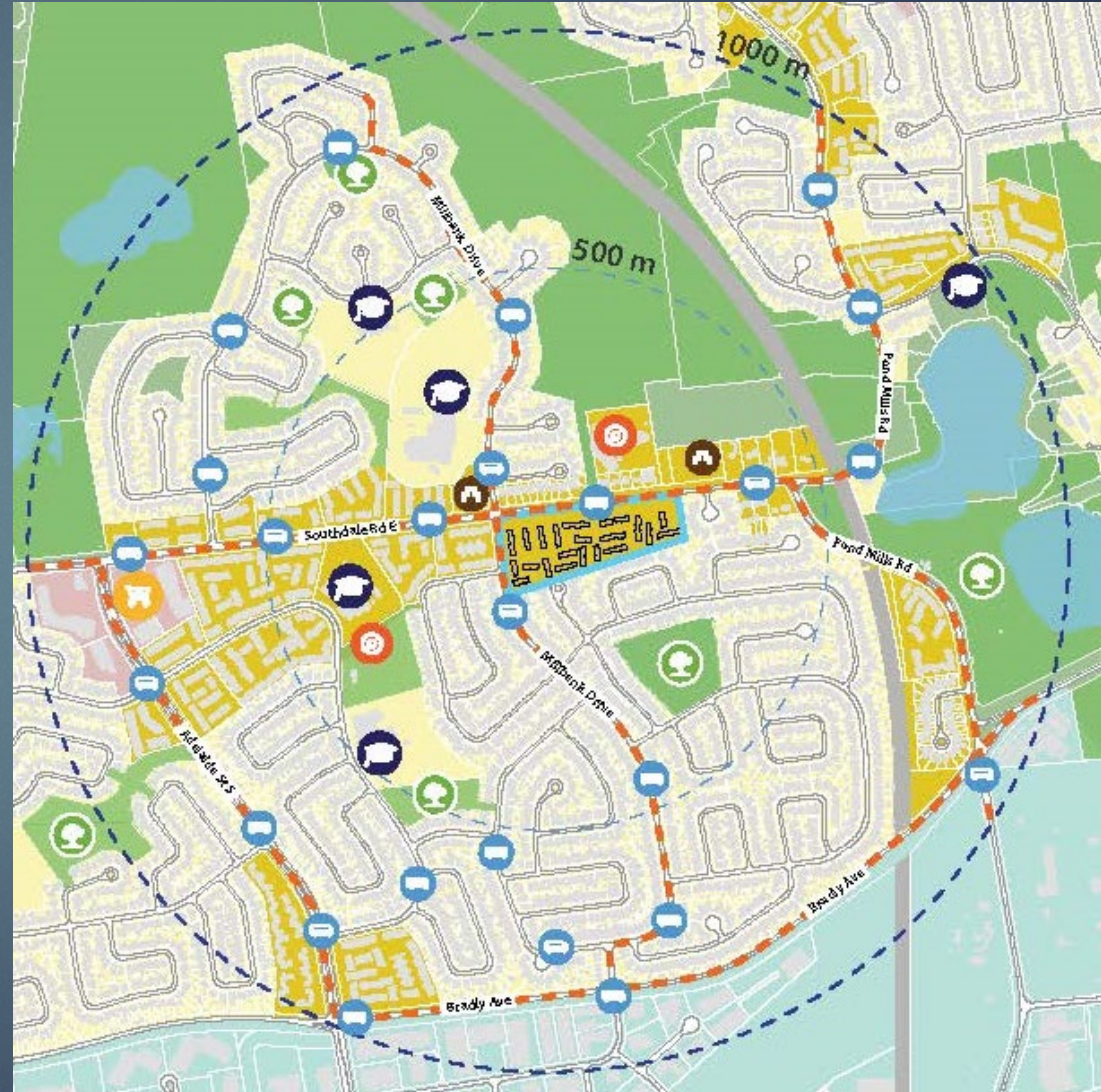
Existing Site Conditions

- ▶ Located at the southeast corner of Southdale Road East and Millbank Drive.
- ▶ Lot Statistics
 - ▶ Area: 43,200 square meters
 - ▶ Frontage: 365 meters along Southdale Road East and 152 meters along Millbank Drive
- ▶ Two-storey cluster townhouses:
 - ▶ 166 units
 - ▶ 22 townhouse blocks
 - ▶ 192 Parking spaces
 - ▶ Outdoor amenity space and basketball courts



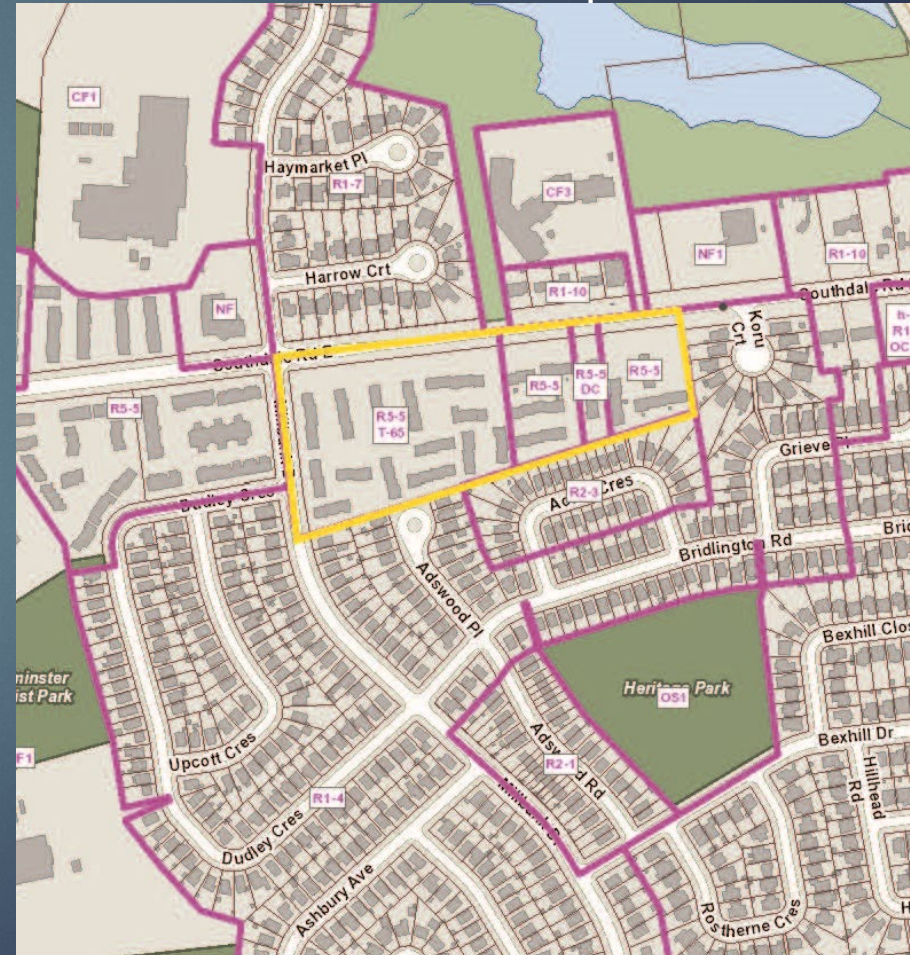
SURROUNDING CONTEXT

- ▶ Surrounding Uses:
 - ▶ Walking distance of community services, parks, institutional, educational and recreational uses.
 - ▶ Westminster ponds/recreational areas within proximity.
 - ▶ Walking and cycling routes are available.



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- ▶ City of London Zoning By-law Z-1
 - ▶ Zoned R5-5 Zoning: Cluster/Cluster Stacked Townhouses permitted



Proposed Development

- ▶ Construction of three 6-storey apartment buildings:
 - ▶ 167 Units
 - ▶ Three-phased process
 - ▶ Replaces 68 existing townhouses.
 - ▶ 98 existing townhouses are to remain with exterior renovations
- ▶ A Zoning By-law Amendment proposed to change the R5-5 zone to R8-4 zone.
 - ▶ To permit apartment development.
 - ▶ To accommodate special provisions for the proposed development.

Statistics Chart

Category	Proposed Total Values
Gross Floor Area	24,280 square metres
Density	64.7 units per hectare
Unit Count	265 units (98 townhouse and 167 apartment units)
Parking Spaces	229 parking spaces
Unit Sizes	Ranges between one to four bedroom units
Apartment Height	16.4 metres

Site Master Plan

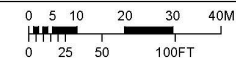


RESIDENTIAL R5-5 ZONE (CLUSTER TOWNHOMES)		
SITE STATS:		
	EXISTING	PROPOSED
# of Units	166 townhouse units	98 townhouse units 2-Bed: 17 3-Bed: 66 4-Bed: 15 167 apartment units 1-Bed: 3 2-Bed: 47 3-Bed: 100 4-Bed: 17 Total Units: 265
Property Area	4.32 hectares	4.1 hectares
Density	38.4 units/hectare	64.7 units/hectare
Height	±7m	16.4m
Building Floor Area	7,810 m ²	7,986.97 m ²
Parking	192* spaces (1.2/unit)	229 spaces (0.86/unit)

* Excludes 8 former parking spaces currently occupied by waste receptacles

ABBREVIATIONS:
 CL CENTRE LINE
 EXIST EXISTING
 SB SETBACK
 TH TOWNHOUSE
 TYP. TYPICAL

LEGEND:	
	Proposed Building
	Existing Building
	Demolished Building
	New Tree
	Existing Tree
	New/Relocated Garbage
	Existing Garbage
	New Parking Space
	Existing Parking Space
	5 Short Term Bicycle Parking Spaces
	Primary Entrance
	Secondary Entrance
UNIT AND PARKING STATS:	
Existing: 192 existing spaces* (1.16/unit) - 120 demolished = 72 spaces	
Parking Required: 98 Townhouse Units x 1.0 space/unit = 98 spaces 167 Apartment Units x 0.75 spaces/unit = 125 spaces Total Required = 223 spaces Parking Provided: 157 new + 72 existing = 229 spaces	
Note: The zoning bylaw requires 1.5 spaces/unit for townhouses	



SCALE = 1:1000

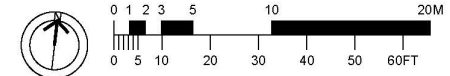
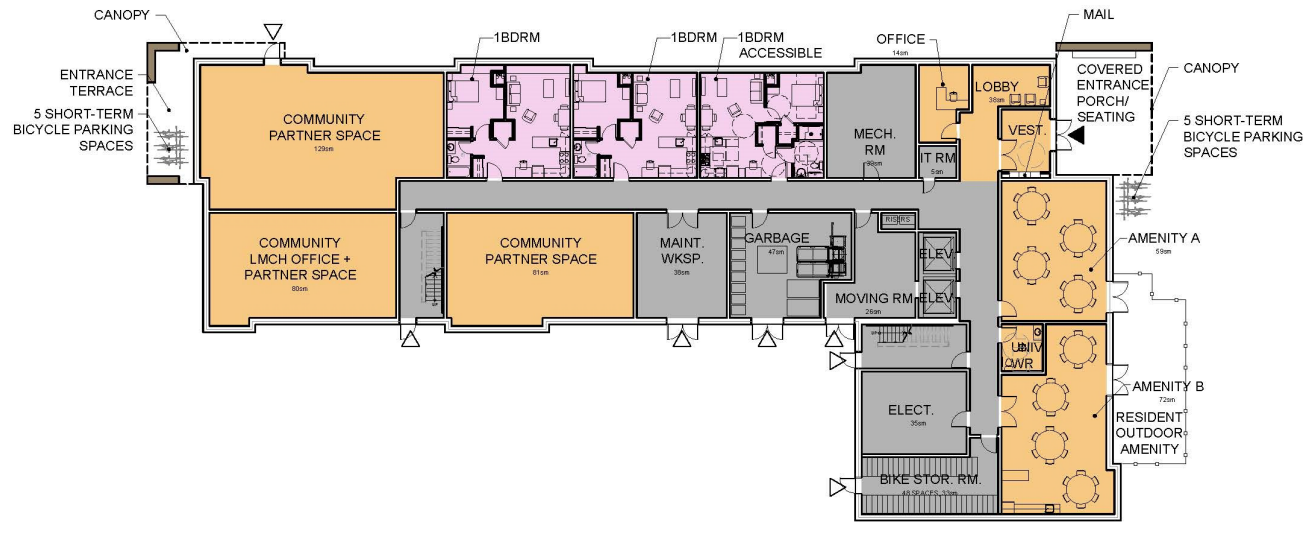
Floor Plan and Statistics



TYPICAL FLOOR PLAN
(FLOORS 2-6)

BUILDING A (PHASE 1) STATS:	
FLOOR AREA: 1119 SM (GROUND FLR)	
FLOOR AREA: 1085 SM (FLOORS 2-6)	
GROSS FLOOR AREA: 6544 SM	
UNITS:	ACCESSIBLE UNITS:
1 BEDROOM: 3 UNITS: 6%	1 BEDROOM: 1 UNITS: 2%
2 BEDROOM: 15 UNITS: 28%	2 BEDROOM: 5 UNITS: 9%
3 BEDROOM: 30 UNITS: 57%	3 BEDROOM: 5 UNITS: 9%
4 BEDROOM: 5 UNITS: 9%	4 BEDROOM: 1 UNITS: 2%
TOTAL: 53 UNITS	TOTAL: 12 UNITS: 22.6%

LEGEND:	
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	4 BEDROOM
	AMENITY AREA
	CIRCULATION & SERVICES



North and West Elevations (Building A)



West Elevation



North Elevation

South and East Elevations (Building A)



East Elevation

South Elevation

Aerial View at Corner of Southdale Road & Millbank Drive



Overall View From Southdale Road



SITE DESIGN CONSIDERATIONS

- ▶ Design elements integrated into the proposal promote an attractive site development plus quality architecture that would contribute positively to the local streetscape.
- ▶ The proposed development will provide accessible family units that are affordable and will contribute positively to the neighbourhood, improving diversity in housing stock availability.
- ▶ Exterior renovations to existing townhomes to complement the proposed apartments.
- ▶ New street-oriented low-rise apartment buildings along Southdale in place of existing surface parking.
- ▶ A renewed public façade and added benches/landscaping throughout the Site.
- ▶ Improved walkway and vehicular networks.
 - ▶ Publicly accessible amenity spaces across the Site (Parkettes/Amenity Gardens)
- ▶ Main and secondary entrances face Southdale with benches and landscape to encourage gathering and a sense of community.

Conclusions

- ▶ Affordable housing being added adds to the housing options and diversity.
- ▶ Apartment buildings will frame a Civic Boulevard and complement the already established residential community while locating people in proximity to existing amenities.
- ▶ The development brings additional programmed amenity space opportunities to existing and future residents.
- ▶ The existing road network within the Site will maintain connectivity, especially from Millbank Drive and Southdale Road East.
- ▶ The proposed Zoning By-law Amendment appropriately implements the intended design and site layout.