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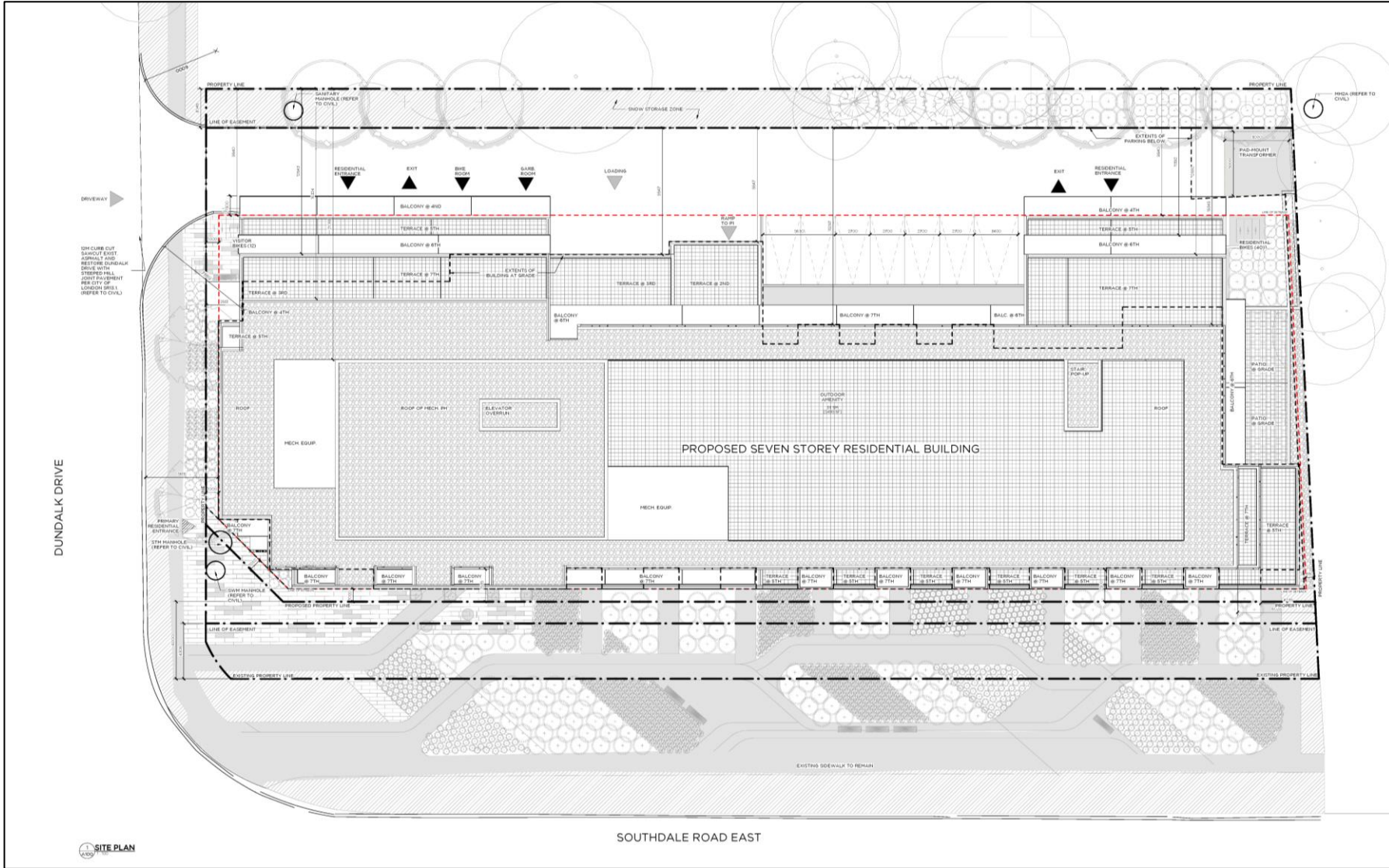
SPA21-118: 400 Southdale Rd E



LJM Developments
January 9, 2023



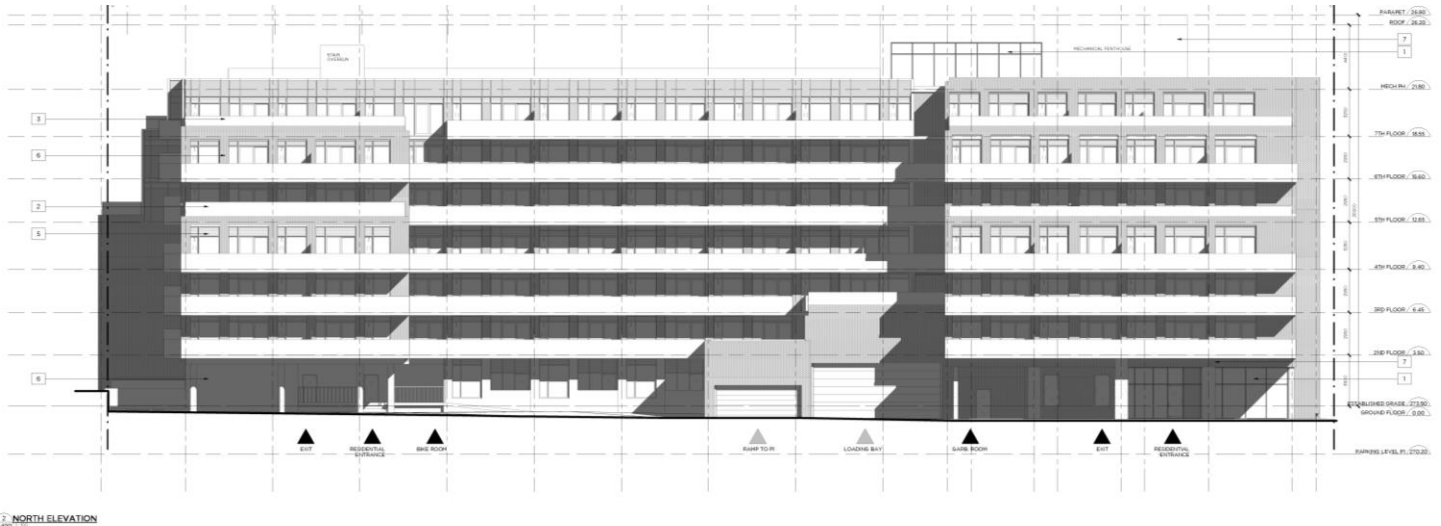
Development Proposal Site Plan





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Building Elevations





Development Proposal

- Rezoned in 2021 to permit an apartment building
- Maximum Density: 462 units per hectare
 - Proposed: 461uph (181 units)
- Parking: 1.06 spaces per unit provided
 - Conforms to the regulations of the Zoning By-law
- Landscape Open Space: 15% minimum required
 - Proposed: 24%
- Affordable Housing:
 - 4 one-bedroom units to be owned and maintained by the City



Bonus Zone

- **Exceptional Building Design**
 - Oriented to the corner of Southdale Rd E and Dundalk Dr
 - Building step backs and articulation
 - Rooftop amenity space
- **Underground parking**
 - 2 levels of underground parking provided
- **Provision of Affordable Housing**
 - 4 new condominium units managed through the City's Housing Stability Services



Council Resolution

- Enhanced boundary landscaping and fencing
- Consideration of more visitor surface parking
- Address existing license agreement and private sanitary sewer on site

