

400 SOUTHDALE ROAD EAST

Planning and Environment Committee

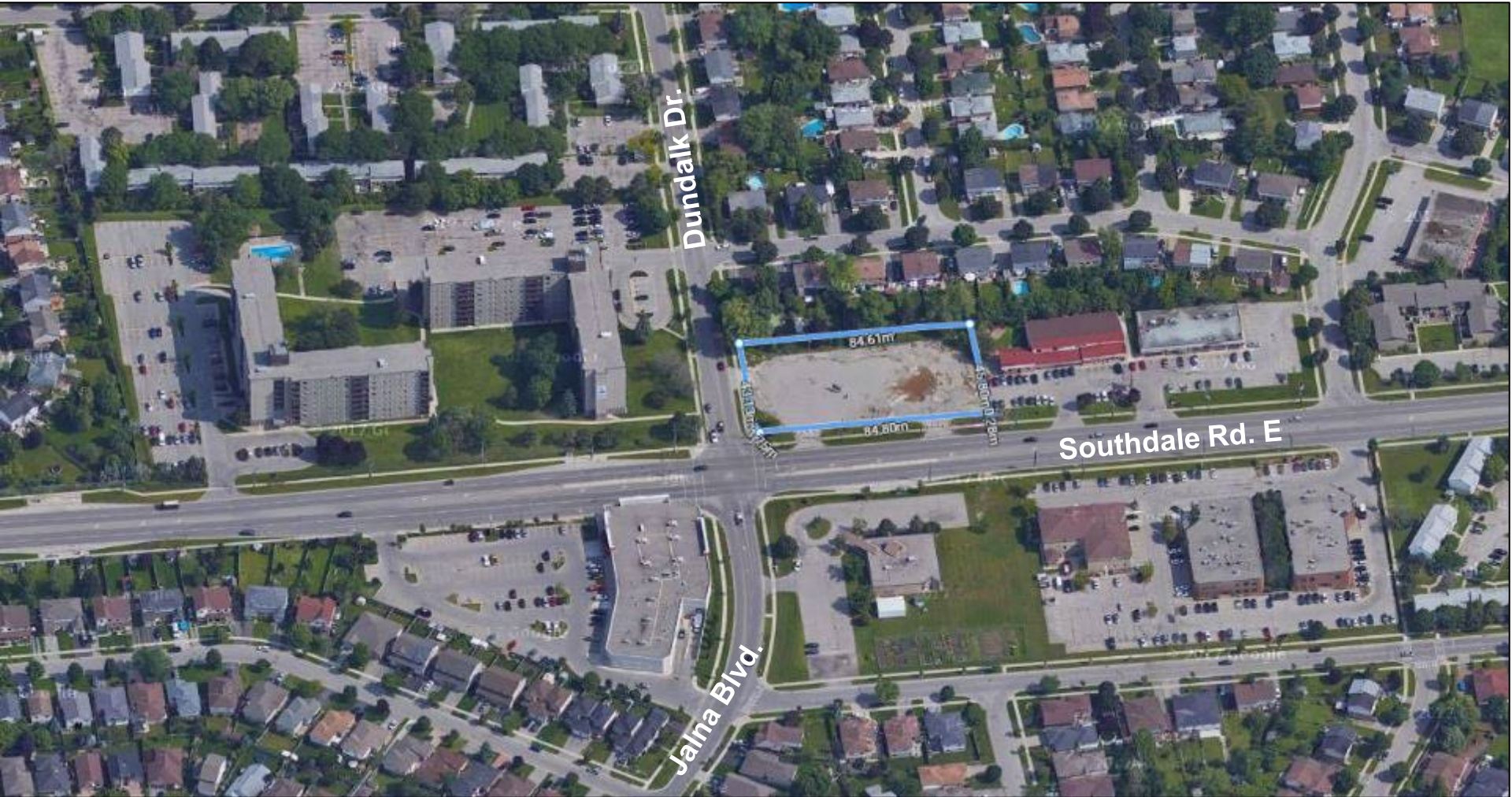
 ARCADIS

IBI GROUP



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January 9, 2023

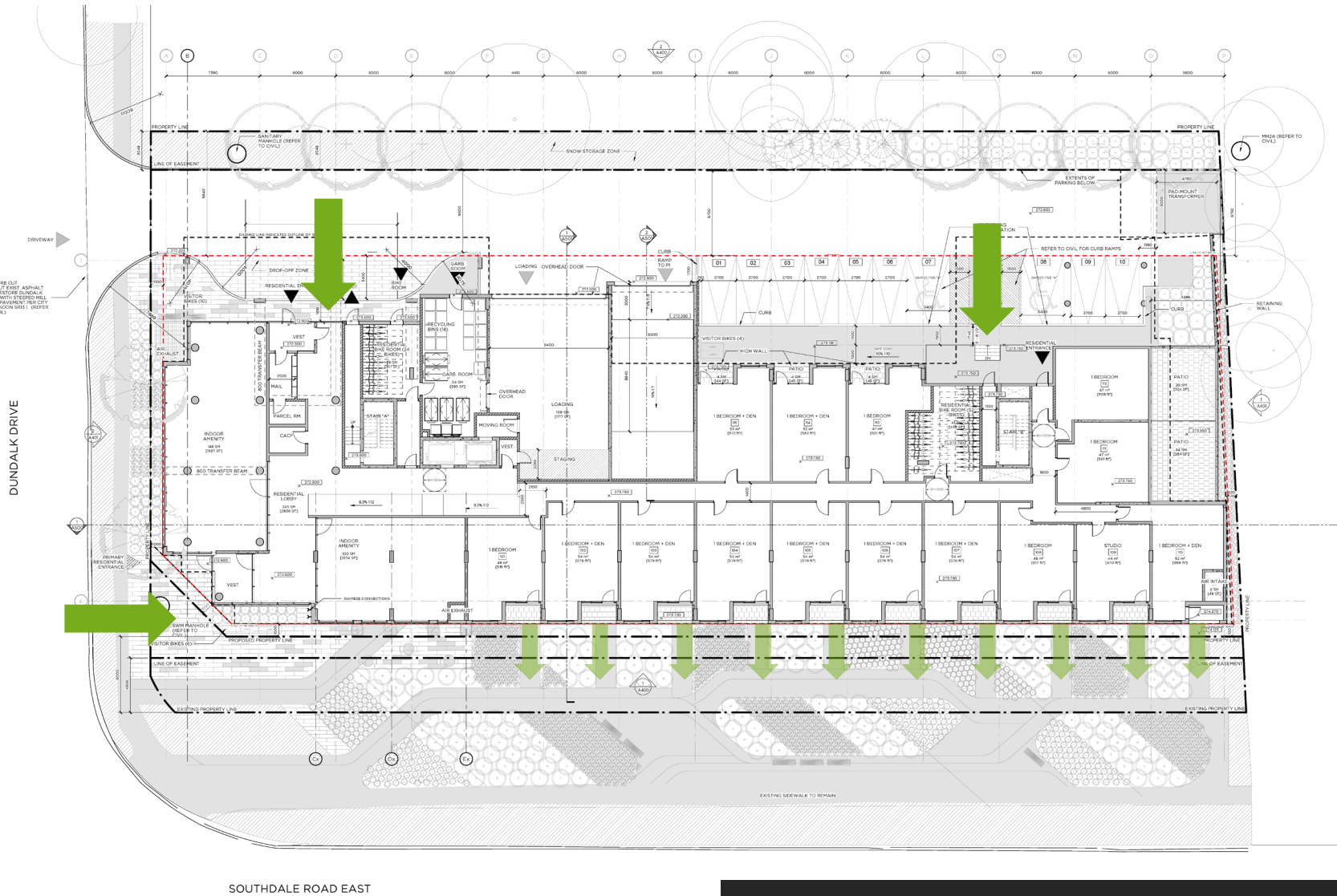


Subject Lands & Surrounding Context

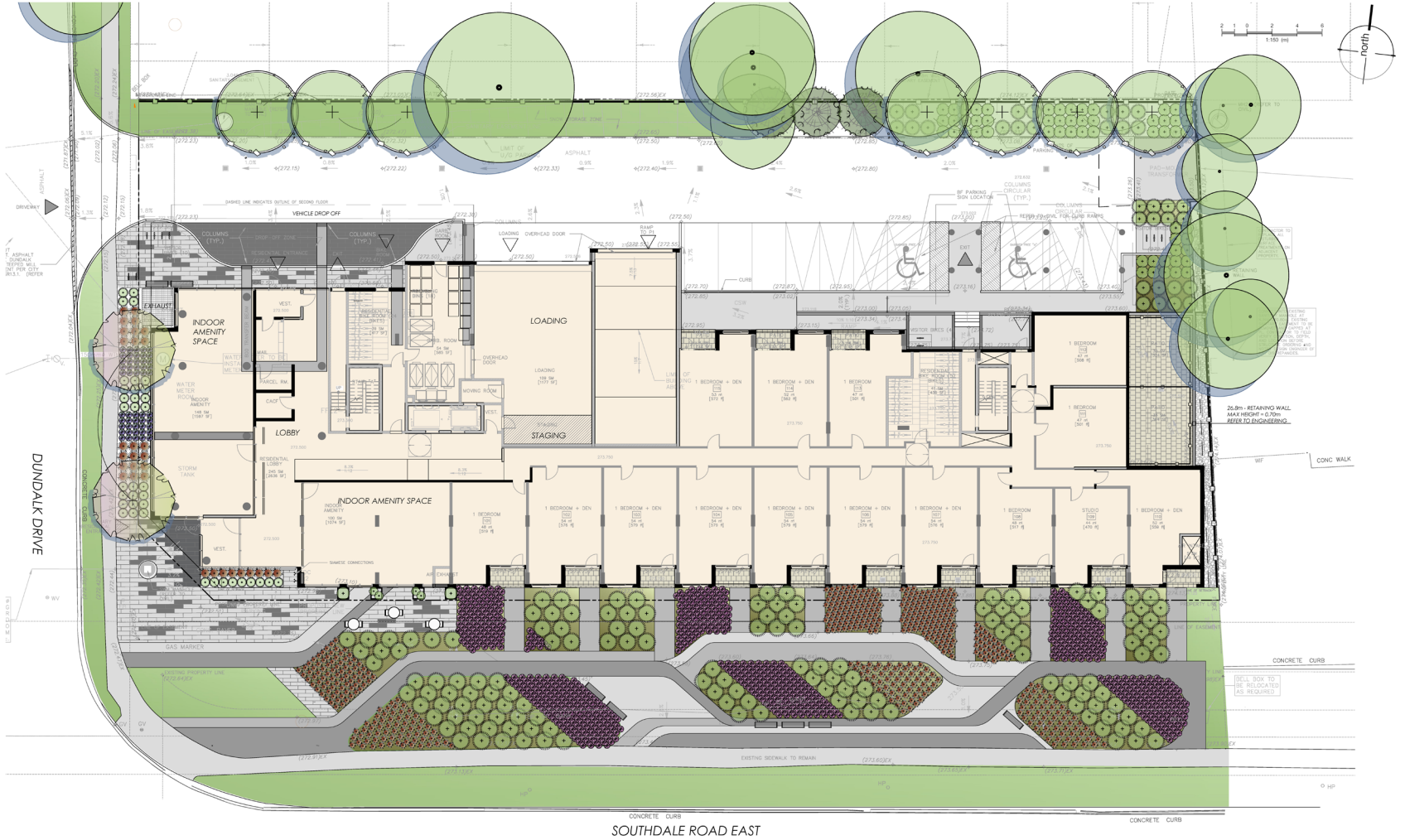
Technical Drawings and Studies

- Architectural Design
- Landscape Design
- Tree Management Plan
- Stormwater Management Report, Grading and Servicing Drawings
- Construction Management Plan
- Traffic Management Plan
- Auto Turn Analysis

Supporting Drawings and Studies



Site Plan



Landscape Design

- 4-6-7 stepped residential building with a total of 179 residential units
 - 139 One Bedroom units
 - 32 Two Bedroom units
- 196 vehicle parking spaces (parking ratio 1.06 spaces per unit)
 - 3 underground parking levels, 10 surface parking spaces, 7 Barrier Free Accessible spaces
- 206 Bike Parking Spaces
 - 184 dedicated for residents
 - 22 at grade spaces dedicated for visitors
- 3,923 sq. m. of landscaped open space
 - 18 trees to replace 14 existing trees which will be removed
 - 182 shrubs and 851 perennial plants to be installed

Development Statistics



Building Façade Facing Southdale Rd. E.



View looking Northeast from Dundalk Dr.



South Façade from Dundalk Dr.

- Provides a diversity in housing choices;
- Accommodates required vehicular and bicycle parking within the site;
- Is compatible with the surrounding built form and adjacent land uses;
- Supports public transit and active transportation;
- Creates high quality building and landscape design along Southdale Road East which is an Arterial Road; and,
- Is well-supported by existing municipal infrastructure and public service facilities.

Conclusions

Next Steps

- Application to lift the Holding Provision
- Submission of the Building Permit
- Site Preparation target start date for Fall 2023

Next Steps

Thank you! Questions? Comments?

