

489 UPPER QUEEN STREET

PROJECT SUMMARY

www.siv-ik.ca/489uq | Developer: 1000077448 Ontario Inc.



Updated Concept At-A-Glance

USE



RESIDENTIAL UNITS
10 NEW TOWNHOUSE UNITS

PARKING



VEHICLE SPACES
20 RESIDENT STALLS
4 VISITOR STALLS

HEIGHT



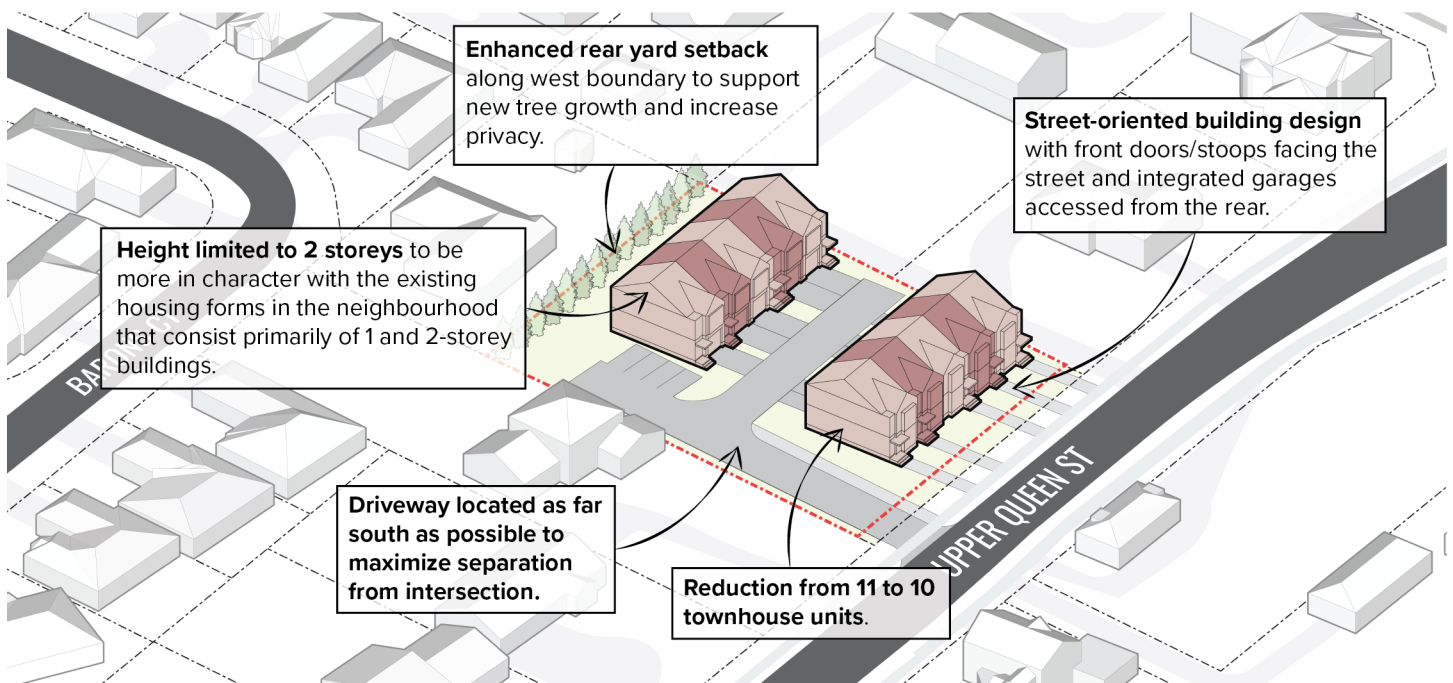
STOREYS
(UP TO 9.5m)

DENSITY

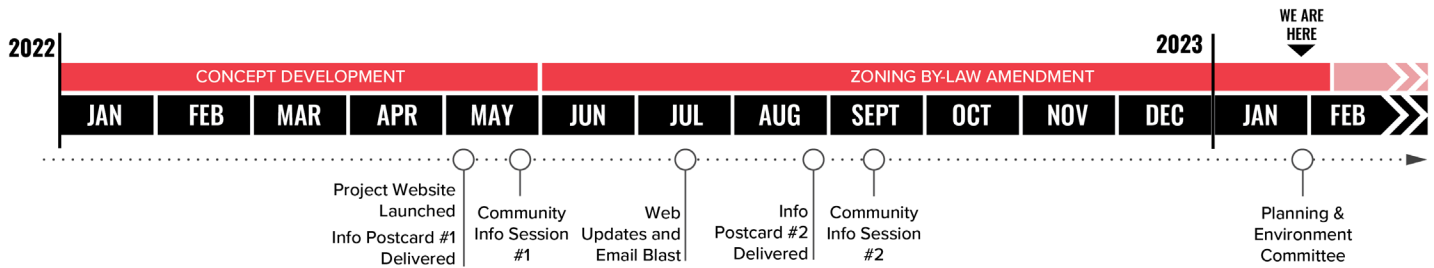


36
UNITS PER
HECTARE

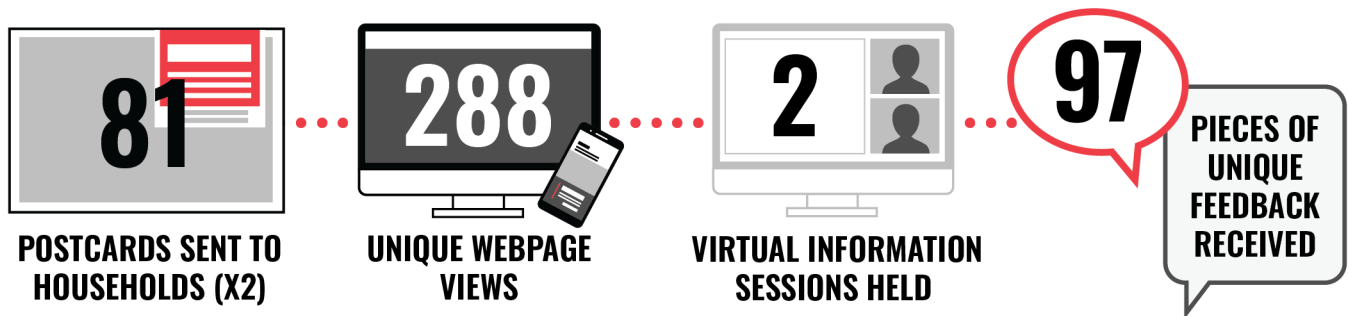
Key Features of Updated Proposal



Timeline



Community Engagement by the Numbers



*Includes feedback received from the Siv-ik project website feedback form, Virtual Community Information Meeting #1 and #2, and emails to info@siv-ik.ca. The count does not include any feedback sent directly to the City.

Key Themes Heard and Our Response

<p>Neighbourhood Character</p> <ul style="list-style-type: none"> The developer has chosen to proceed with a 2-storey development vs. the 3-storey height allowed by the London Plan. Neighbourhood Character is defined by more than the primary housing type in the area and includes features such as building setbacks and height. The concept is for a street-oriented form of development (i.e., front doors facing the street and parking and vehicle access at the rear). 	<p>Traffic</p> <ul style="list-style-type: none"> The proposal represents a form of “gentle density”. Given that Upper Queen Street currently accommodates 12,500 vehicles per day, the proposal will not significantly alter existing vehicular traffic volumes. Each unit will have two dedicated parking stalls and there will be 4 additional stalls for visitors - this exceeds City of London requirements.
<p>Privacy</p> <ul style="list-style-type: none"> The buildings are comparable in height to other 2-storey dwellings in the neighbourhood. Additionally, an enhanced setback from the west lot line has been incorporated into the proposed Concept Plan. A new privacy fence will be installed along the west, north and south boundaries of the site. The existing cedar hedgerow will be maintained along the west property line in combination with new tree planting. 	<p>Proposed Housing Type</p> <ul style="list-style-type: none"> The proposed Townhouses are permitted on the site by the applicable policies of the London Plan. The proposed zone includes a special provision that removes Cluster Stacked Townhouses from the list of permitted uses.