

1120, 1122 & 1126 OXFORD STREET E. AND 2 & 6 CLEMENS STREET

PROJECT SUMMARY

www.siv-ik.ca/1120oe | **Developer:** 2863382 Ontario Inc. c/o Royal Premier Developments

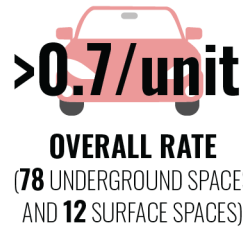
Concept At-A-Glance

USE



131
RESIDENTIAL UNITS

PARKING



>0.7/unit
OVERALL RATE
(78 UNDERGROUND SPACES
AND 12 SURFACE SPACES)

HEIGHT



10
STOREYS
(33.8m)

DENSITY

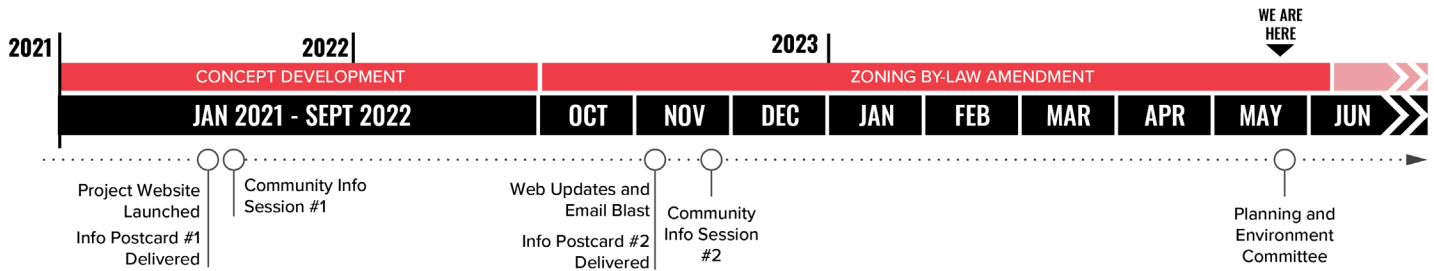


413
UNITS PER
HECTARE

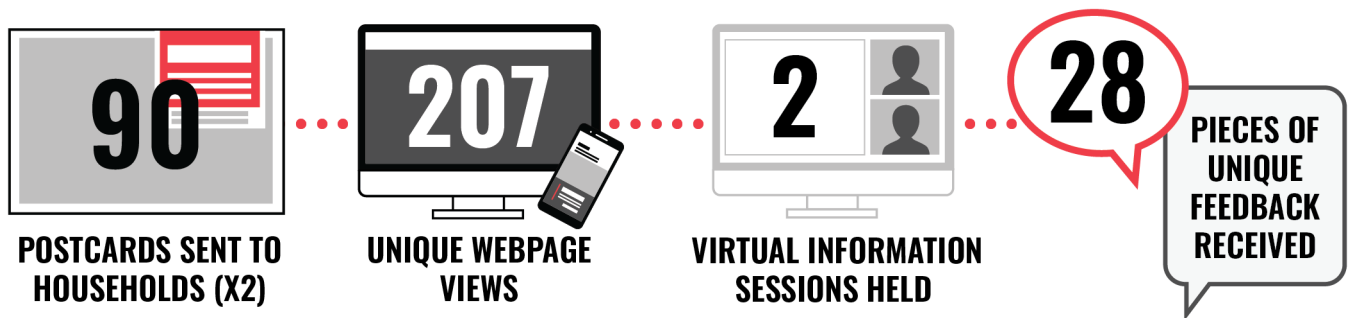
Key Features



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

Proposed Housing Type	Building Height
<ul style="list-style-type: none"> The concept envisions a mix of studio, 1-bedroom and 2-bedroom units which cater to a variety of demographic segments. It is anticipated that the large majority of residential units will be offered at market rate. The specific form of tenure (i.e., rental vs. condominium) has not been determined at this time. 	<ul style="list-style-type: none"> The City's Official Plan allows for building heights up to 10-storeys in this location. The proposed building has been designed with a series of step-downs which provide a transition to the neighbourhood area to the north. Balconies have been strategically located on the south and west sides of the building to avoid overlook into existing rear yard amenity spaces.
Parking and Site Access	Traffic
<ul style="list-style-type: none"> The proposed development has been planned with both surface and underground parking spaces. The developer intends to meet or exceed the City's required provision of 0.5 parking stalls per unit for residential apartments (with 10% of those stalls reserved for visitors). New site access is proposed along the north boundary of the site to allow for the greatest separation from the intersection and thereby minimize potential vehicle conflicts. 	<ul style="list-style-type: none"> This development helps achieve the Official Plan's focus of building high-density residential in walkable locations near public transit. Vehicular entrance has been located off of Clemens Street so as to not introduce new potential conflict points on Oxford Street East. Portions of the City street right-of-ways will be redeveloped with new sidewalks and landscaping.