

RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

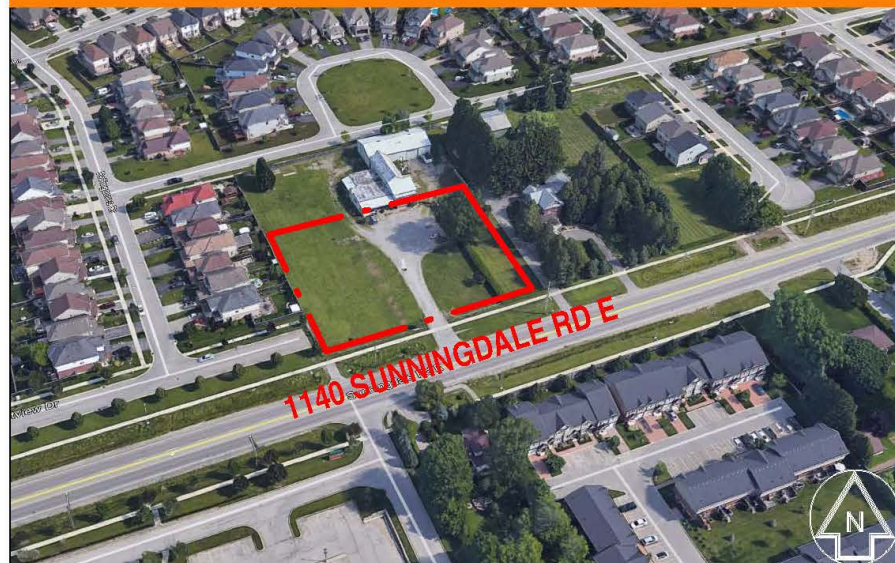
20-056

2021-11-04

**DESIGN PACKAGE
4 STOREY MIXED USE
(42 UNITS)**



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ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com

Site Development Stats

1140 Sunningdale RD E, London, Ontario

R8-4 ZONE

	ITEM	EXISTING	PROPOSED
1	ZONE - PROPOSED BUILDING PERMITTED USES	Apartment Buildings	Mixed-use Building*
2	LOT AREA (MINIMUM)	1000sqm (min.)	4,534sqm
3	LOT FRONTAGE (MINIMUM)	30m (min.)	75.28m
4	FRONT YARD SETBACK (MINIMUM)	6m+1m per 10m above first 3m (7.11m)	22.32m
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	n/a	n/a
6	REAR YARD DEPTH (MINIMUM)	1.2m per 3m above first 3m (4.46m)	14.13m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)	1.2m per 3m above first 3m (4.46m)	12.85m (west) 3m (east)*
8	LANDSCAPE OPEN SPACE (% MINIMUM)	30%	2,243sqm (49%)
9	COVERAGE (% MINIMUM)	40%	1225sqm (27%)
10	HEIGHT (M MAXIMUM)	13m	15.7m*
11	DENSITY (UPH MAXIMUM)	75 uph	42 units 250sqm commercial 100 uph*
12	COMMERCIAL ALLOWABLE (SQM MAXIMUM)	n/a	250sqm*
13	COMMERCIAL PARKING	17	10*
14	RESIDENTIAL PARKING	1:1.25 per unit (53 req.)	6
15	RESIDENTIAL BIKE PARKING	1:0.75 per unit	32 spaces

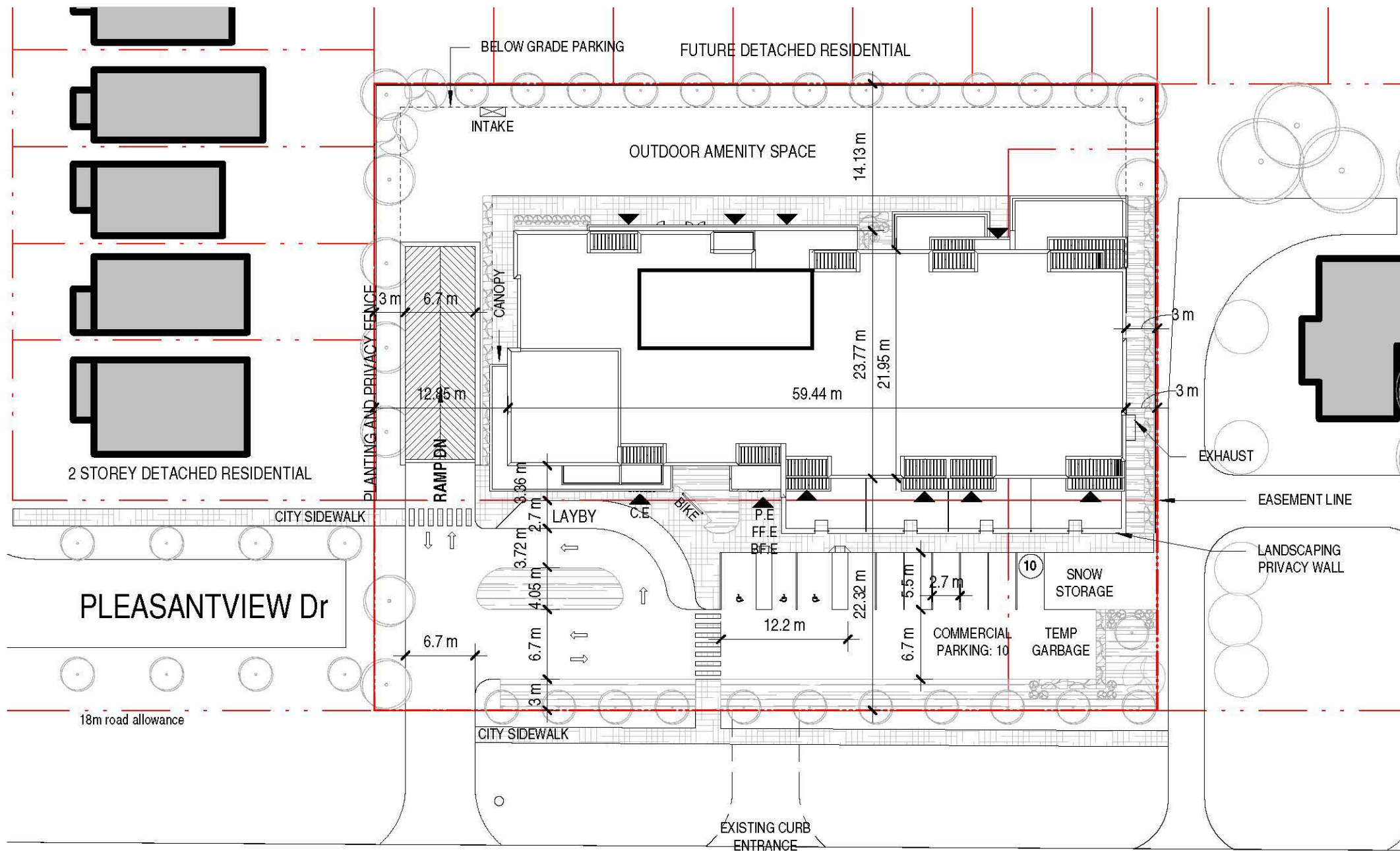
* - REQUIRES SPECIAL PROVISION

NOTE:

- BIKE PARKING LOCATED BELOW GRADE
- GARBAGE WILL BE STORED IN GARBAGE ROOM, AND BROUGHT OUTSIDE TO TEMPORARY HOLDING AREA ON PICKUP DAYS

STATS:

BUILDING AREA: 13,185 sqft (1,225 sqm)
 GROSS FLOOR AREA: 49,185 sqft (4,565sqm)
 TOTAL UNITS: 42 UNITS
 TOTAL COMMERCIAL: 250 SQM
 TOTAL PARKING: 64 RESIDENTIAL
 10 COMMERCIAL
 74 TOTAL



SUNNINGDALE RD E



Scale : 1" = 40'-0"

20-056 | RP - SUNNINGDALE RD E

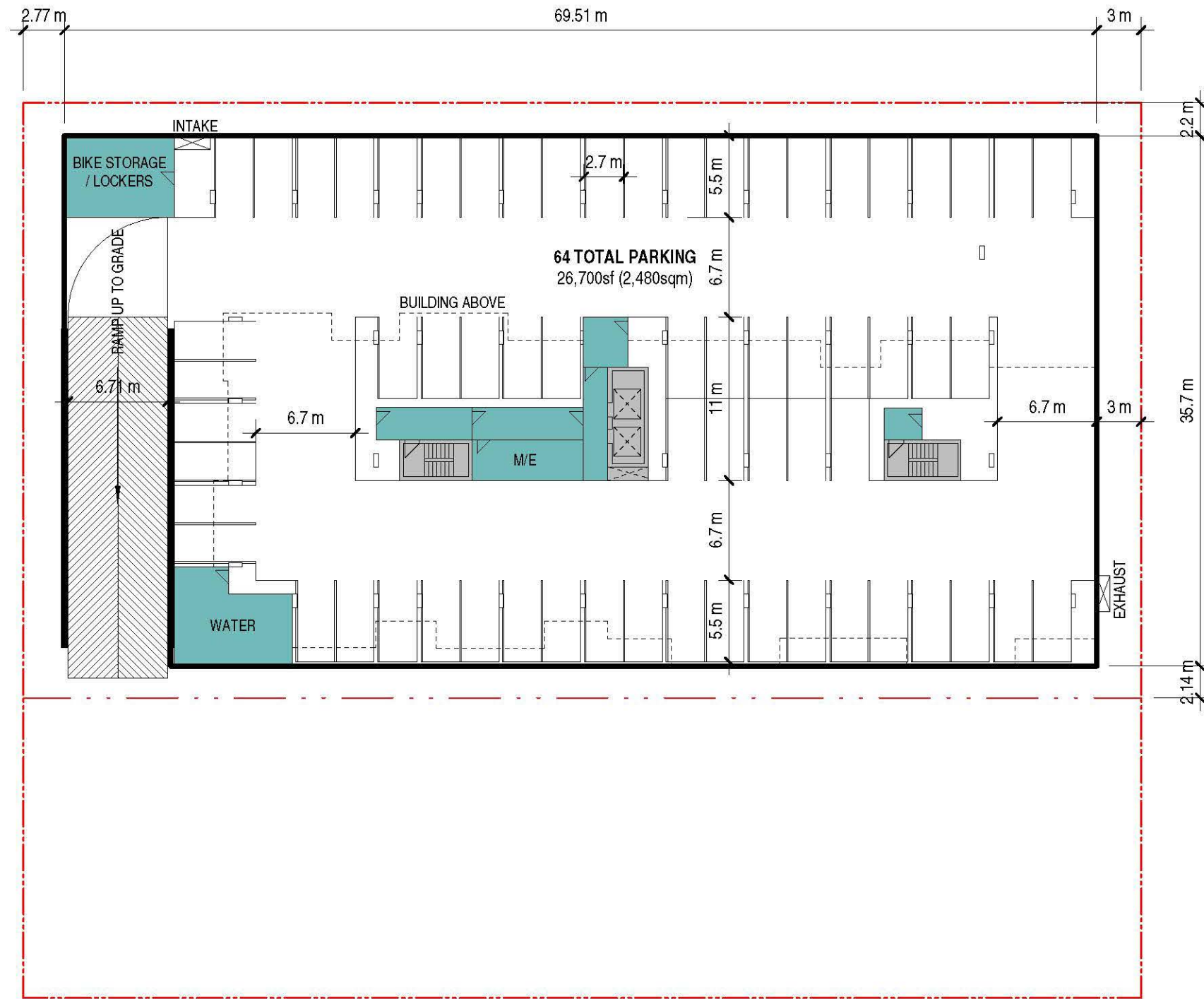
1140 Sunningdale RD E

Site Plan

2021-11-04 | SD-1.1



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Parking Level

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SD-2.1

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ROLLINGACRES Dr

2 STOREY DETACHED RESIDENTIAL

PLEASANTVIEW Dr

18m road allowance

BELOW GRADE PARKING

FUTURE DETACHED RESIDENTIAL

OUTDOOR AMENITY SPACE

PLANTING AND PRIVACY FENCE

RAMP DN

CITY SIDEWALK

LAYBY

CITY SIDEWALK

EXISTING CURB ENTRANCE

SUNNINGDALE RD E

INTAKE

COMMERCIAL
2690sf
250sqm

BIKE STORAGE (26)

GARBAGE HOLDING

MAIL

WC

LOUNGE
700sf

LOBBY

AMENITY
800sf

1 BED
720sf

2 BED
1000sf

59.44 m

23.77 m

21.95 m

7.92 m

2 BED
1080sf

1 BED+
820sf

1 BED+
820sf

1 BED+
820sf

10.67 m

CANOPY ABOVE

BIKE

LEVEL 1
6 UNITS
13,185sf (1,225sqm)

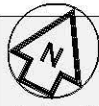
EXHAUST

SNOW STORAGE

COMMERCIAL
PARKING: 10

TEMP
GARBAGE

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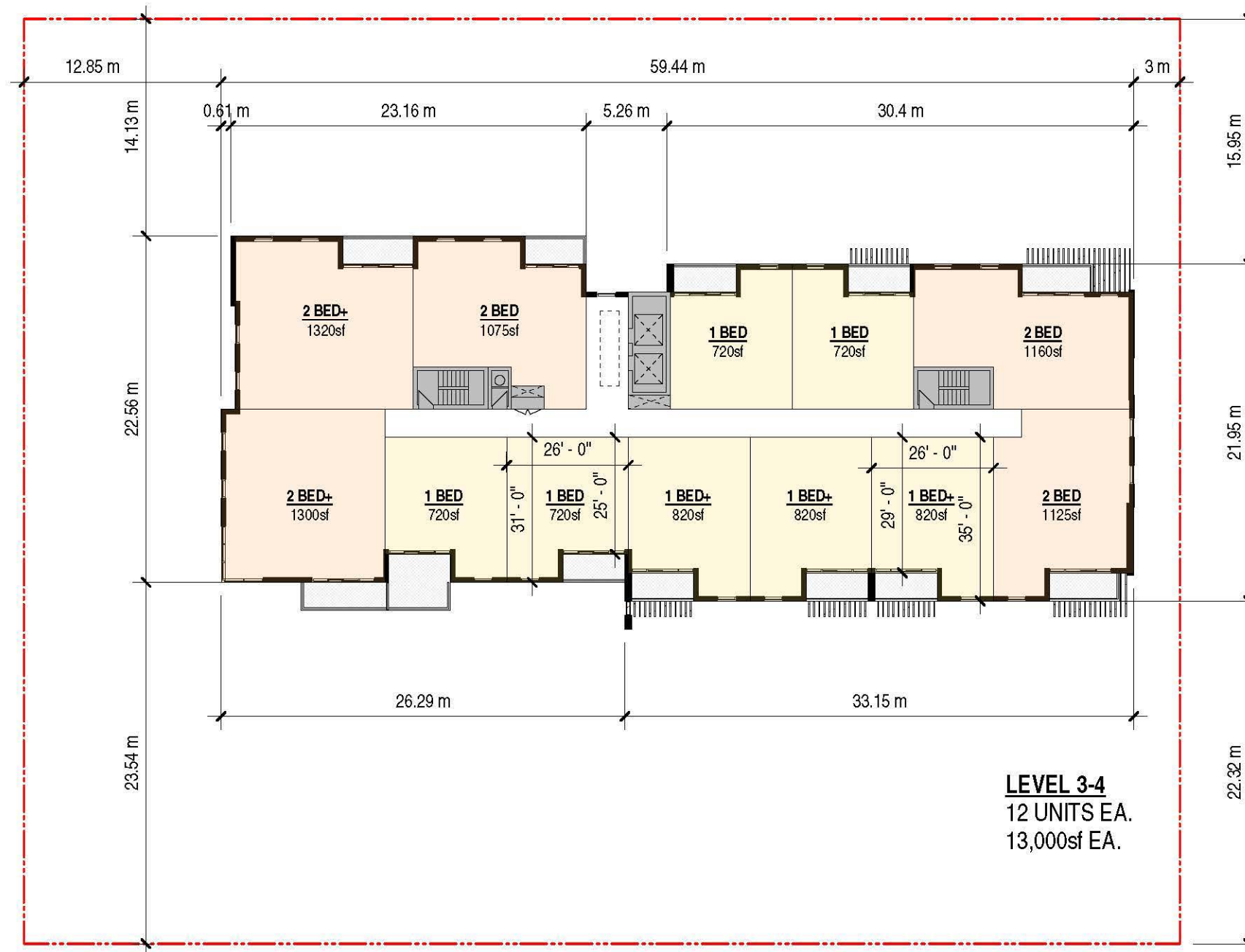
Floor Plan - Ground Floor

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Floor Plans

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SD-2.3

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SOUTH ELEVATION - SUNNINGDALE

Scale : 1/16" = 1'-0"

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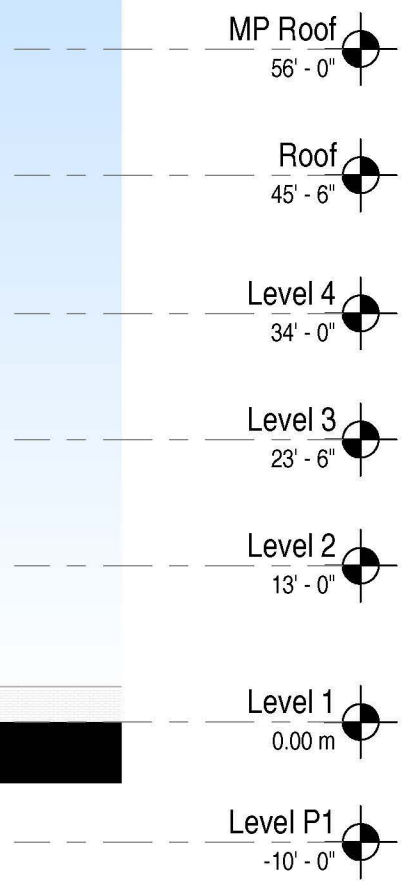
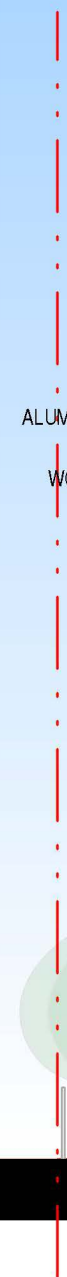


WEST ELEVATION

SUNNINGDALE

Scale : 1/16" = 1'-0"

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BRICK - WHITE
LANDSCAPE WALL WITH
WOOD FENCE SLATS

NORTH ELEVATION

Scale : 1/16" = 1'-0"

20-056 RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

Elevations - North

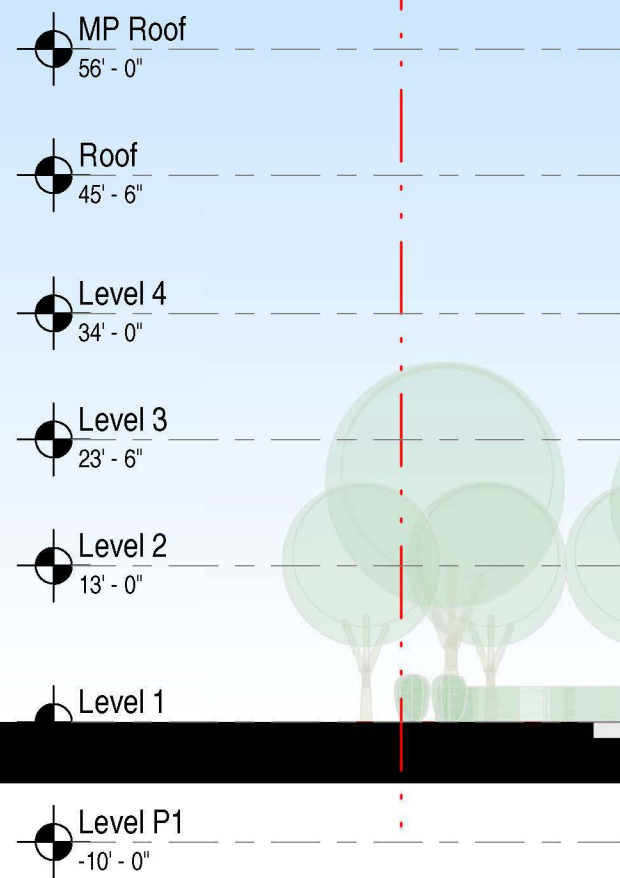
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SUNNINGDALE



EAST ELEVATION

Scale : 1/16" = 1'-0"

20-056

RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

Elevations - East

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SD-3.4

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Scale : 3/64" = 1'-0"

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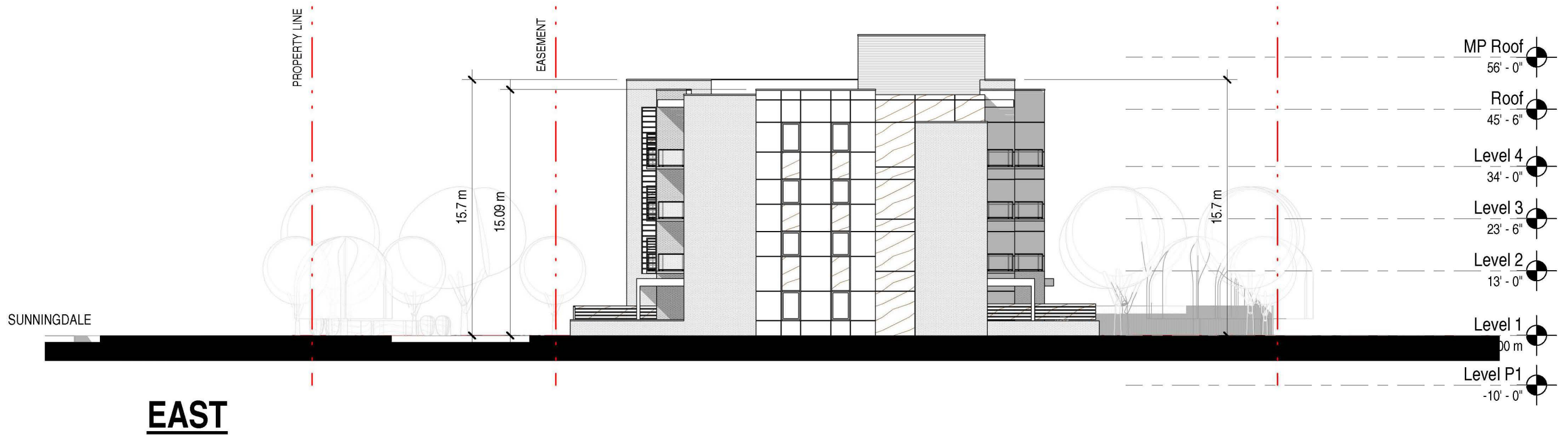
| 1140 Sunningdale RD E

| Elevations B/W

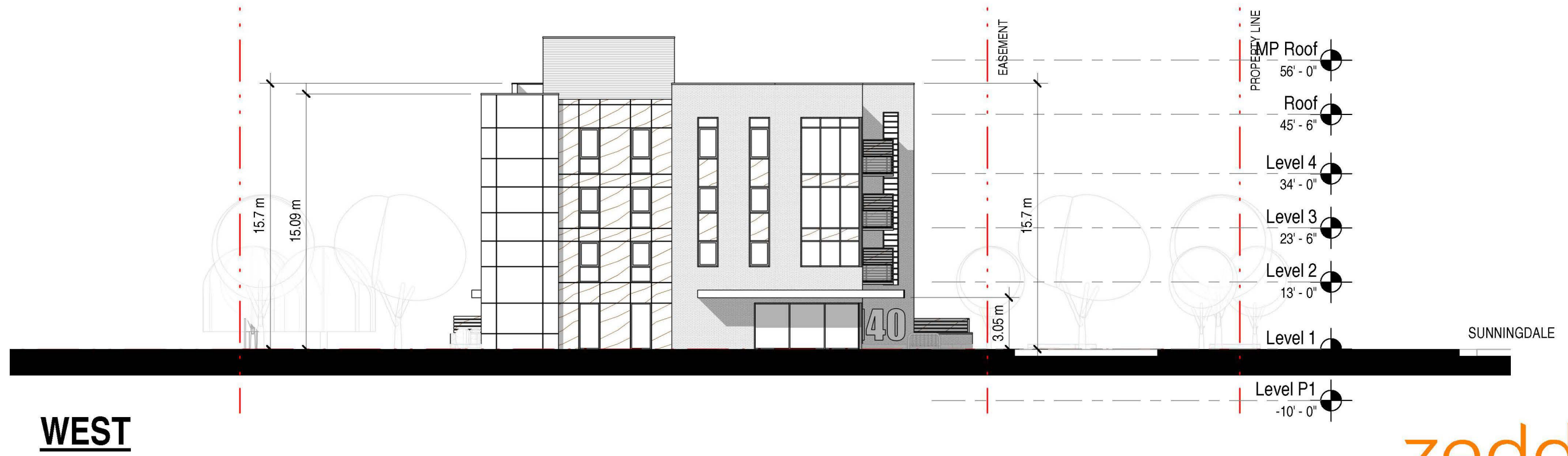
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EAST



WEST

Scale : 3/64" = 1'-0"

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Elevations B/W

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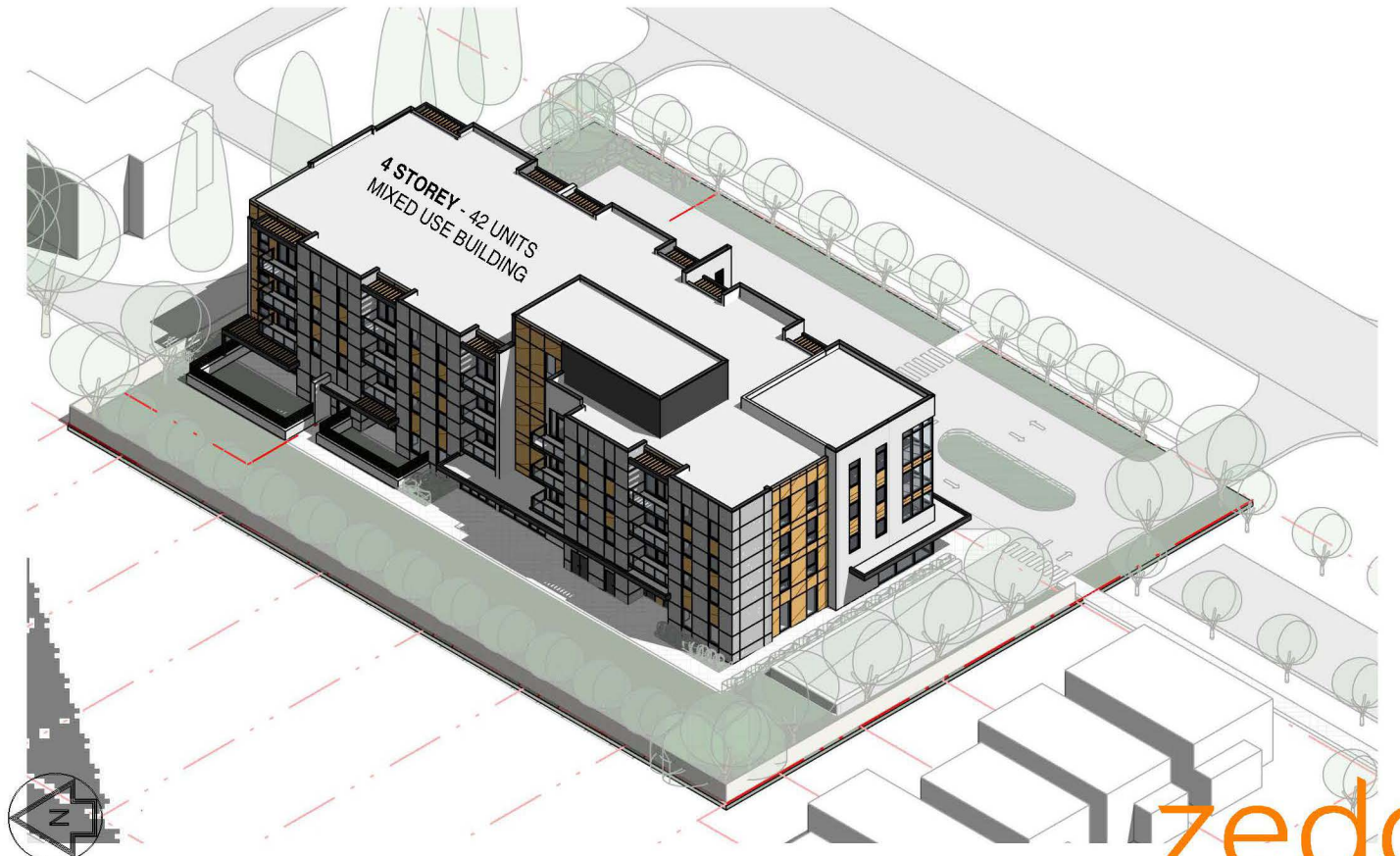
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Scale :

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