



PROJECT **BACKGROUNDER** (VERSION 1.0)

Developer

TKFV Holdings Inc.

Project Site

10 Marley Place / London / ON

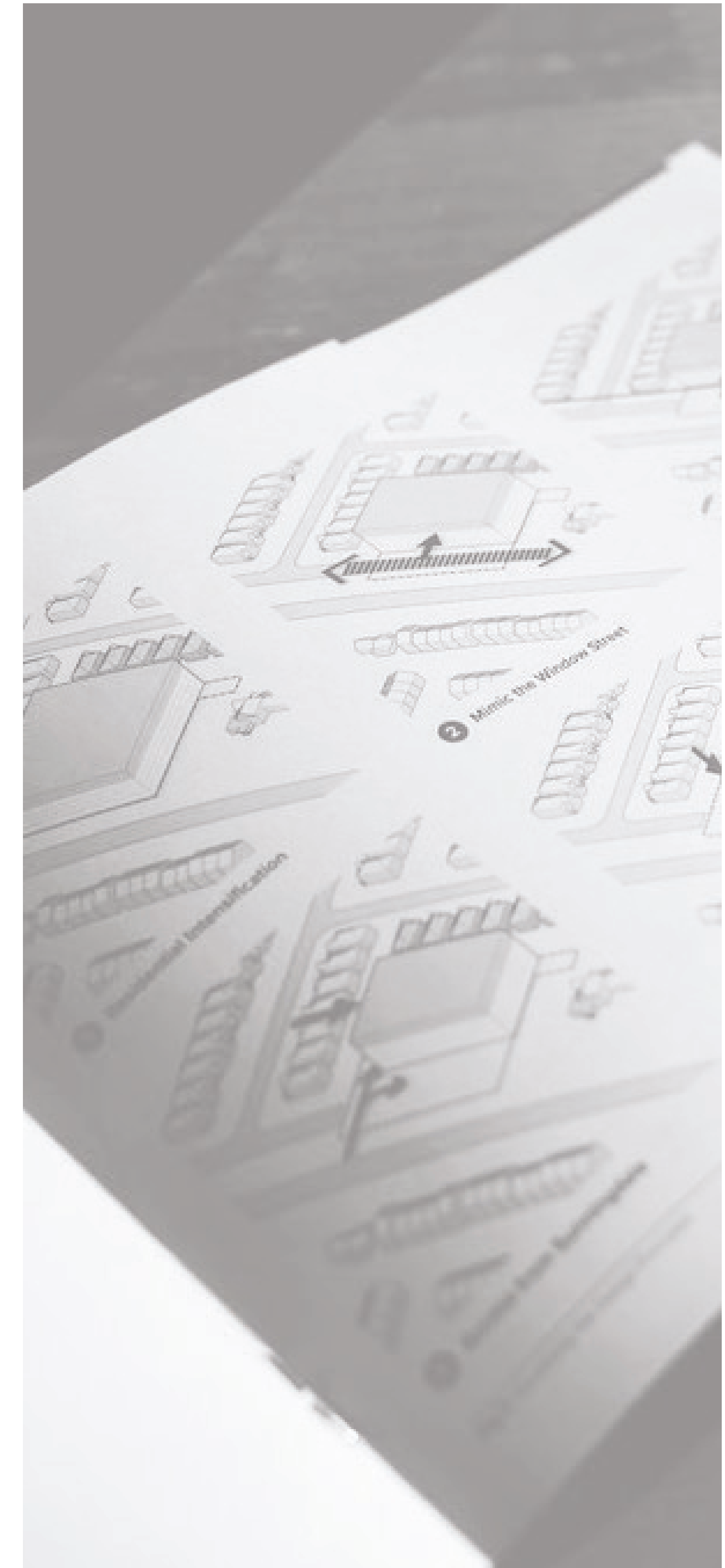
Flip through to learn more about the future vision and planning process for the project site.

PURPOSE

This backgrounder has been created to share information about the planned redevelopment of 10 Marley Place in London, ON. The following information boards provide an overview of the process the developer undertakes in conceiving and creating a project, the process the City will undertake in reviewing this project, and an explanation of the preliminary concept design that has been established for the site.

THESE INFORMATION BOARDS WILL HELP YOU UNDERSTAND:

1. The planning process for this project
2. The key factors that shape new development in London
3. The preliminary concept plan/design that has been developed for the project based on those factors
4. Next steps and how your feedback will be considered by the developer



PROJECT SITE

10 Marley Place (the project site) is located in Central London. The project site is located on the east side of Marley Place, approximately 30m south of Bruce Street, and 150m (~2-minute walk) east of the Wortley Road commercial main street.

SITE AREA

2,159.5m² (0.53 acres)

DEPTH

69.0m

FRONTAGE

31.4m

EXISTING USE

Single-Detached Dwelling



THE PLANNING PROCESS

Development projects don't happen overnight. Each project undergoes a series of progressive steps from vision to concept to reality. This graphic represents the key stages in the planning process for 10 Marley Place and estimated timing for each step.



WHAT INFORMS NEW DEVELOPMENT?

All developers must consider and account for these key factors when planning a new development or redevelopment in London. New projects should represent a “balancing” of these key ingredients.

1. City Planning Policy

The City’s Official Plan provides the overarching framework for growth and development within London. All new development in the City must conform to the vision outlined in the Official Plan.

2. Context

New development should also consider the unique context of the site and seek to mitigate the impact of new development on adjacent neighbourhood areas.

3. Stakeholder Feedback

What various stakeholders such as City Staff and local residents think and say about an issue should also be factored into the project planning for consideration.

4. Technical Specifications

New development must be designed to meet various municipal and provincial technical specifications for things like the design of servicing connections, how stormwater is managed and the size of driveways, etc.

5. Economic Viability

In addition to the above, the developer needs to create a financially viable project. Otherwise, a project cannot go forward.



THE PLANNING PROCESS

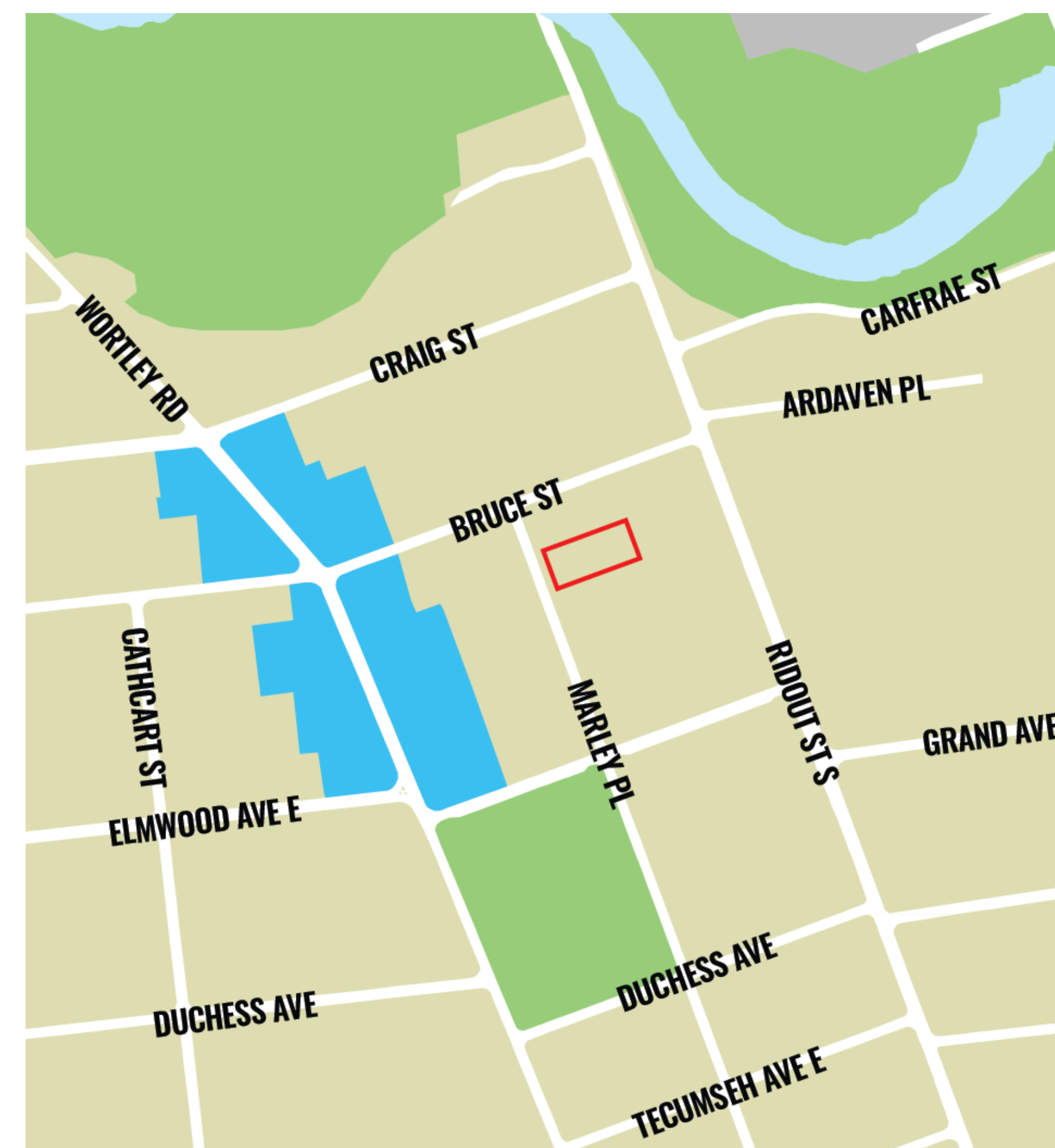
1. City Planning Policy

Not all parts of a neighbourhood are planned equal. The types of uses, building forms, and densities that can be developed on a given site varies depending upon the specific Official Plan policies for that site. The key applicable policies for 10 Marley Place are highlighted below.

Summary

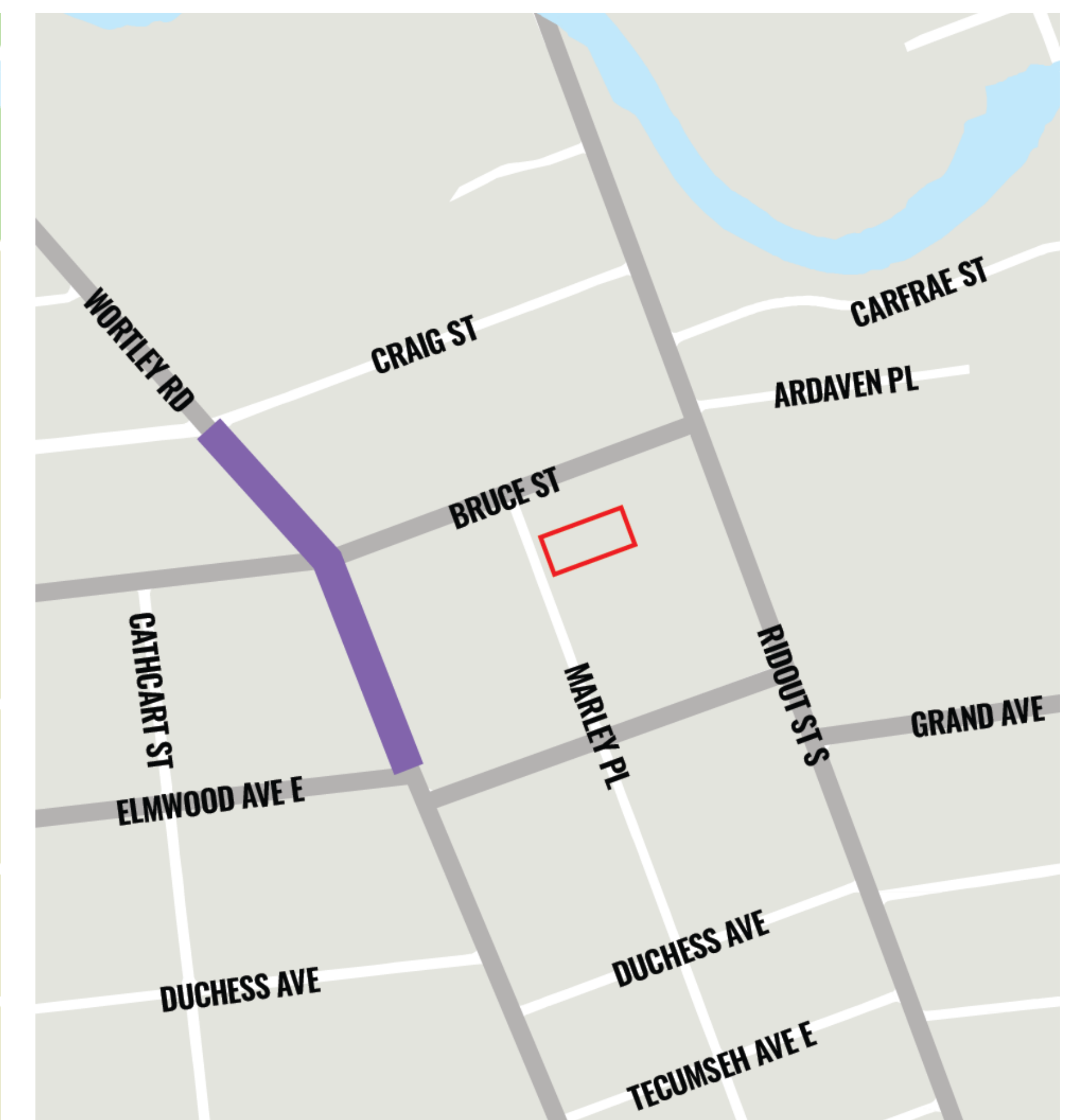
The project site is within the “Neighbourhoods” Place Type and has frontage along a neighbourhood street. Neighbourhoods are envisioned as diverse places that include a broad range of housing opportunities. The intensity of development and range of uses permitted on a given site varies depending upon the street classification that the property fronts onto. New infill development on this site is intended to align with current and future policy frameworks for the Neighbourhoods Place Type.

/ Place Types



- Neighbourhoods
- Main Street
- Green Space
- Light Industrial

/ Street Classifications



- Main Street
- Neighbourhood Connector

WHAT INFORMS NEW DEVELOPMENT HERE?

2. Context

We examine the physical environment of the neighbourhood including such things as lots, buildings, streetscapes, topography, street patterns and natural environment. These are some of the elements that collectively determine the physical character of the neighbourhood. New development should have regard for these elements and be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.



WHAT INFORMS NEW DEVELOPMENT HERE?

3. Stakeholder Feedback

Feedback received through our outreach program will be used to deepen our understanding of the local context and, where possible, shape some elements of the design of the project. We acknowledge that change is difficult and that no outcome will satisfy all interested parties completely. As such, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our communications and outreach strategy for this project includes:



Info Postcard

To notify local residents of the planned redevelopment via direct mail and direct them to the project website.



Website

To provide a “home-base” for sharing information and updates about the project and gathering feedback through the online comment form.



Virtual Community Information Session

To provide a live forum to share information directly with residents/ participants and facilitate a Q & A session.



What We Heard Report

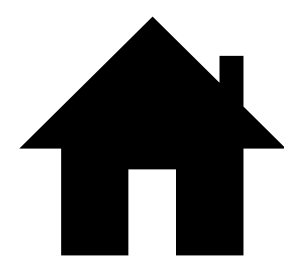
To “close the loop” by clearly documenting and sharing all feedback that was shared and our response to it.



WHAT INFORMS NEW DEVELOPMENT HERE?

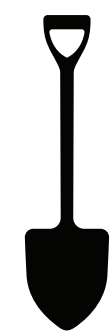
4. Technical Specifications

To ensure that the development concept is well-considered and meets the City's technical standards, the developer is undertaking a range of technical studies listed below. These studies will help to inform the concept design and will be submitted to the City with the Official Plan & Zoning By-law Amendment application. The City's planners and engineers will review them to ensure sure the documents meet the required scope of work and that the conclusions are in adherence with City technical standards.



Heritage Impact Assessment

To identify the heritage features of the existing Georgian-style dwelling and make design recommendations for how the new development can respect any key heritage features.



Stage 1-2 Archaeological Assessment

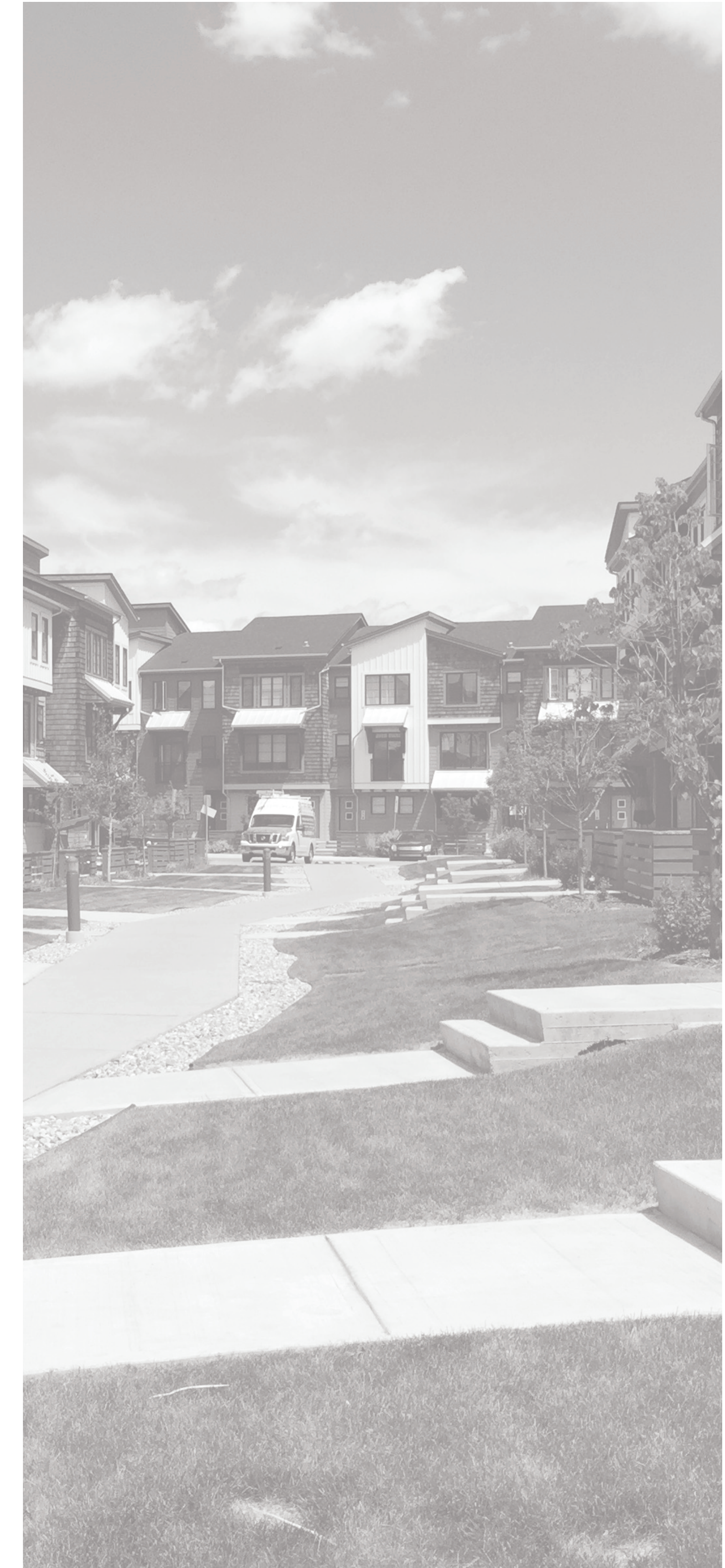
To identify the presence of any archaeological resources on the site and, if necessary, ensure they are conserved through avoidance or removal from the site.



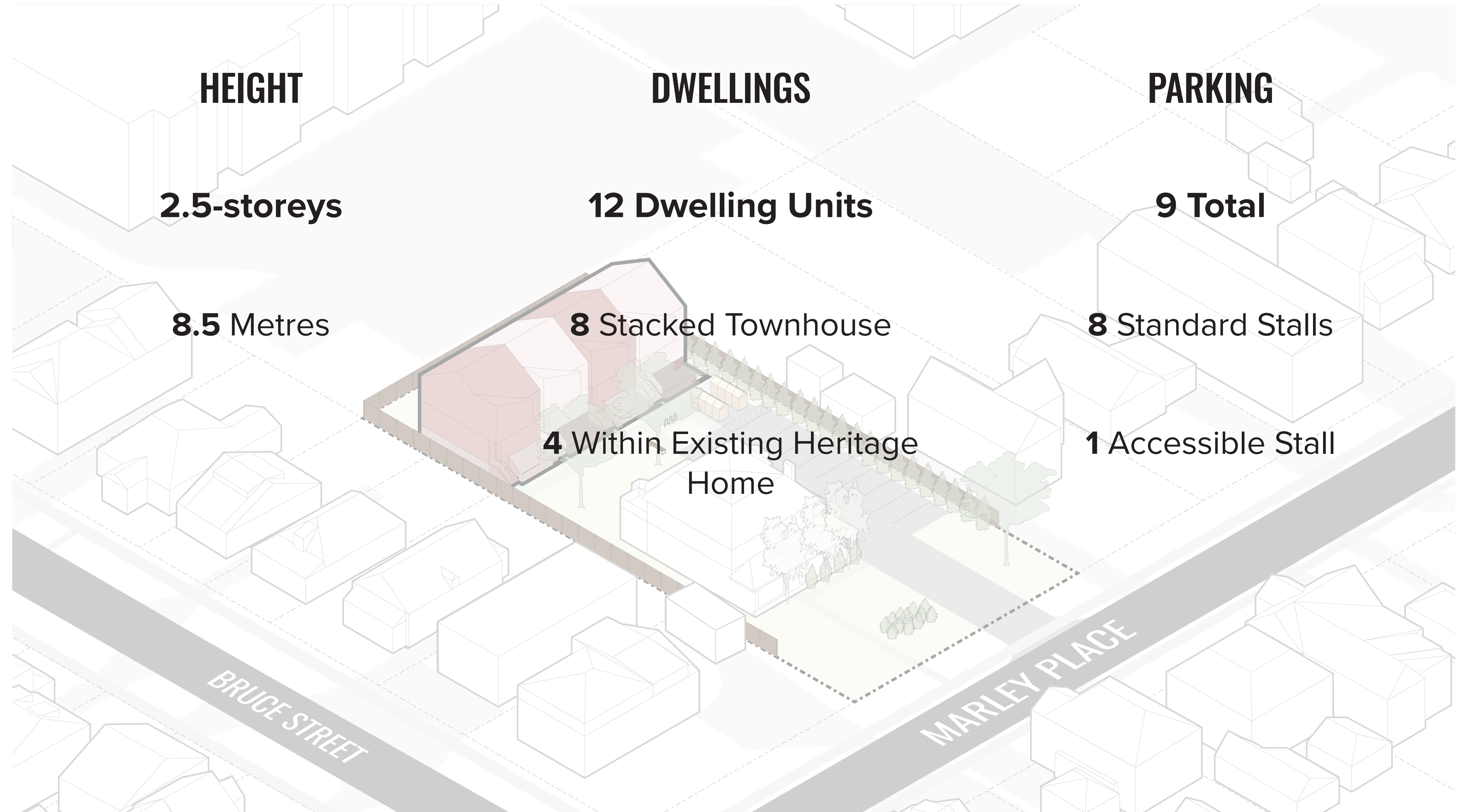
Tree Preservation Report

To document the characteristics of existing trees on, and surrounding, the site and understand measures that would be necessary for them to be preserved, where possible.

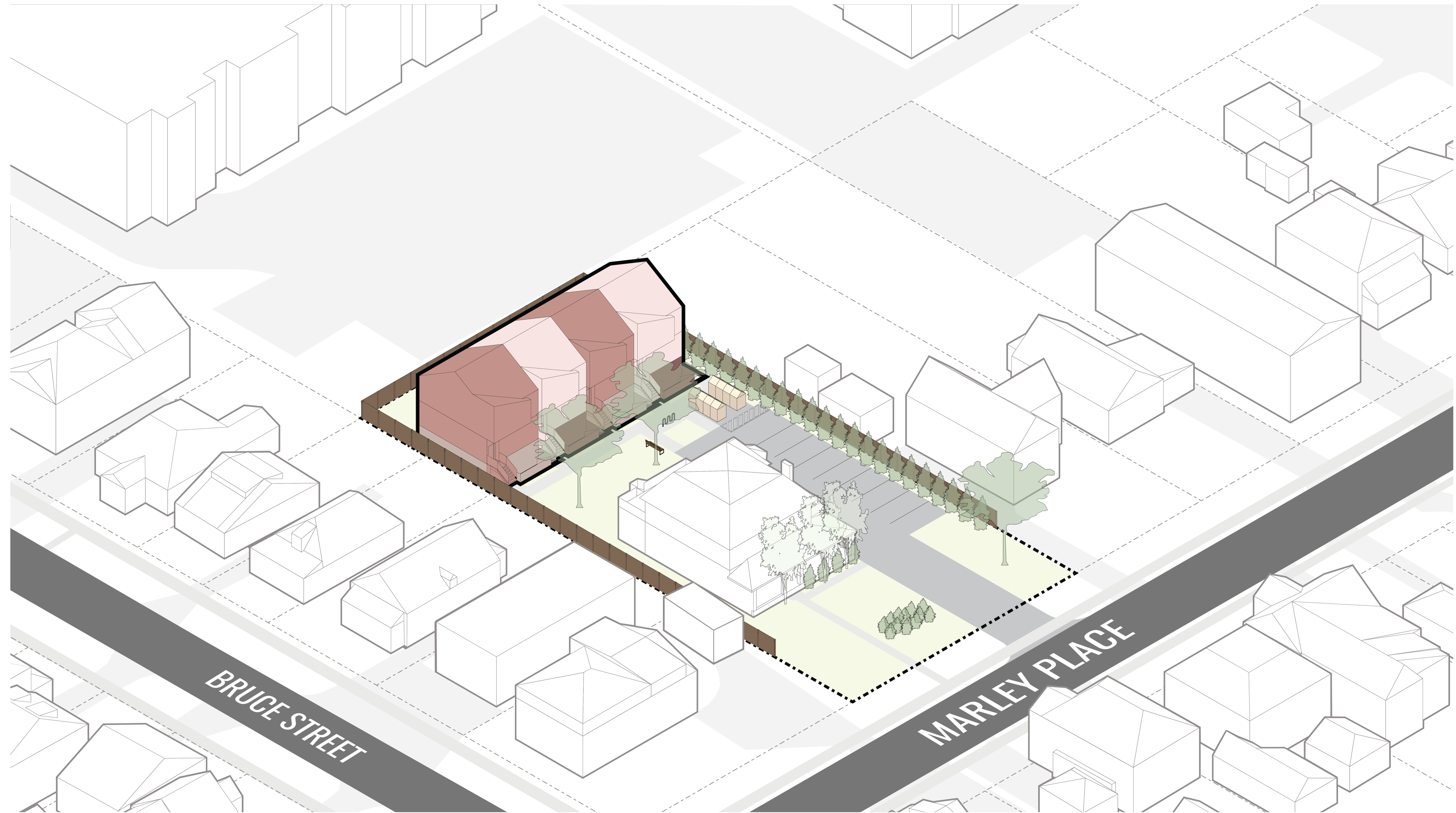
WE WILL MAKE THESE REPORTS AVAILABLE TO THE PUBLIC ONCE THEY ARE COMPLETE.



CONCEPT PLAN: **STATISTICS**



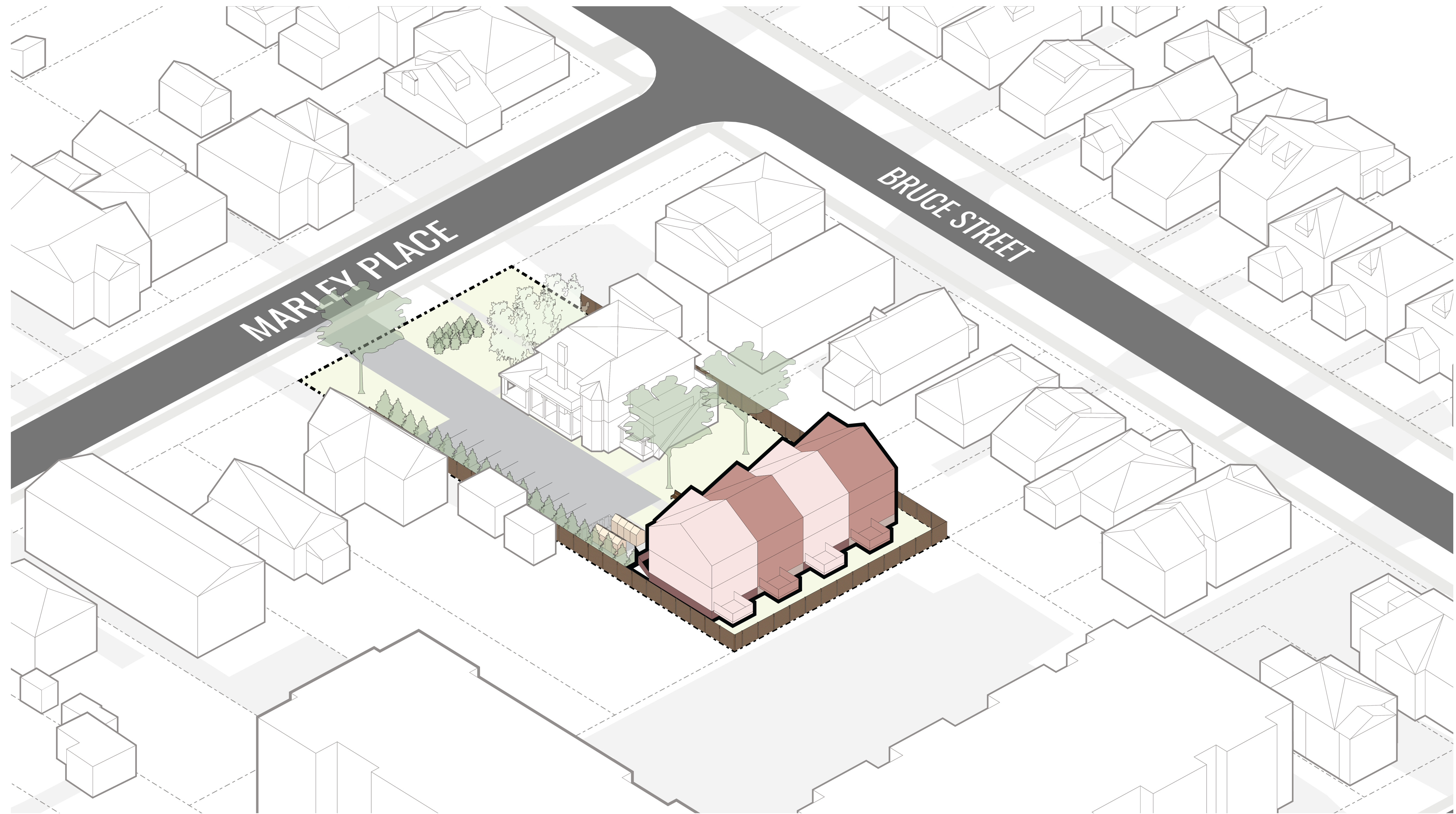
CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking southeast from the intersection of Bruce Street and Marley Place.

Artist's Rendering

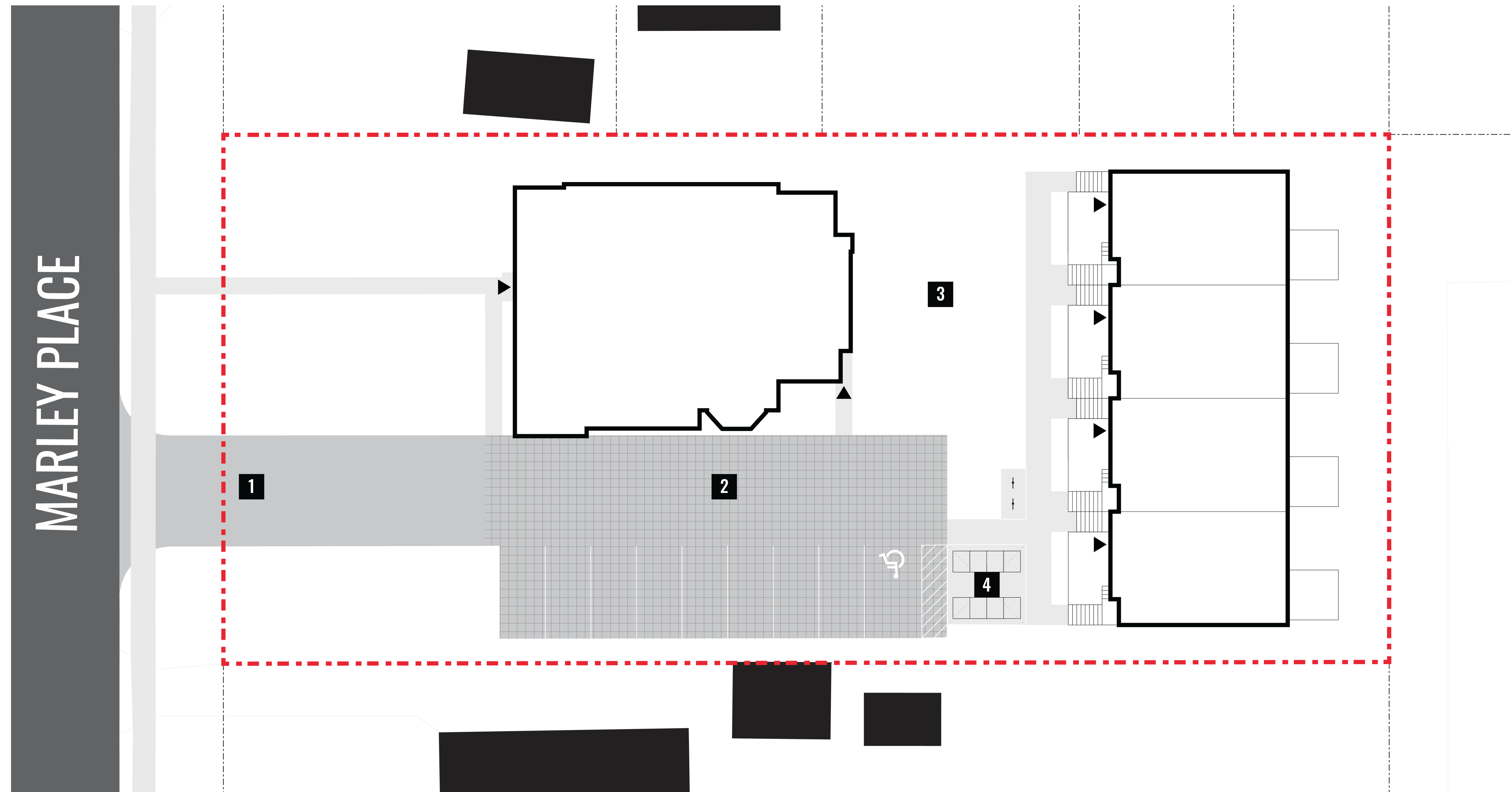
CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking northwest from Ridout Street South.

Artist's Rendering

CONCEPT PLAN: **SITE LAYOUT**

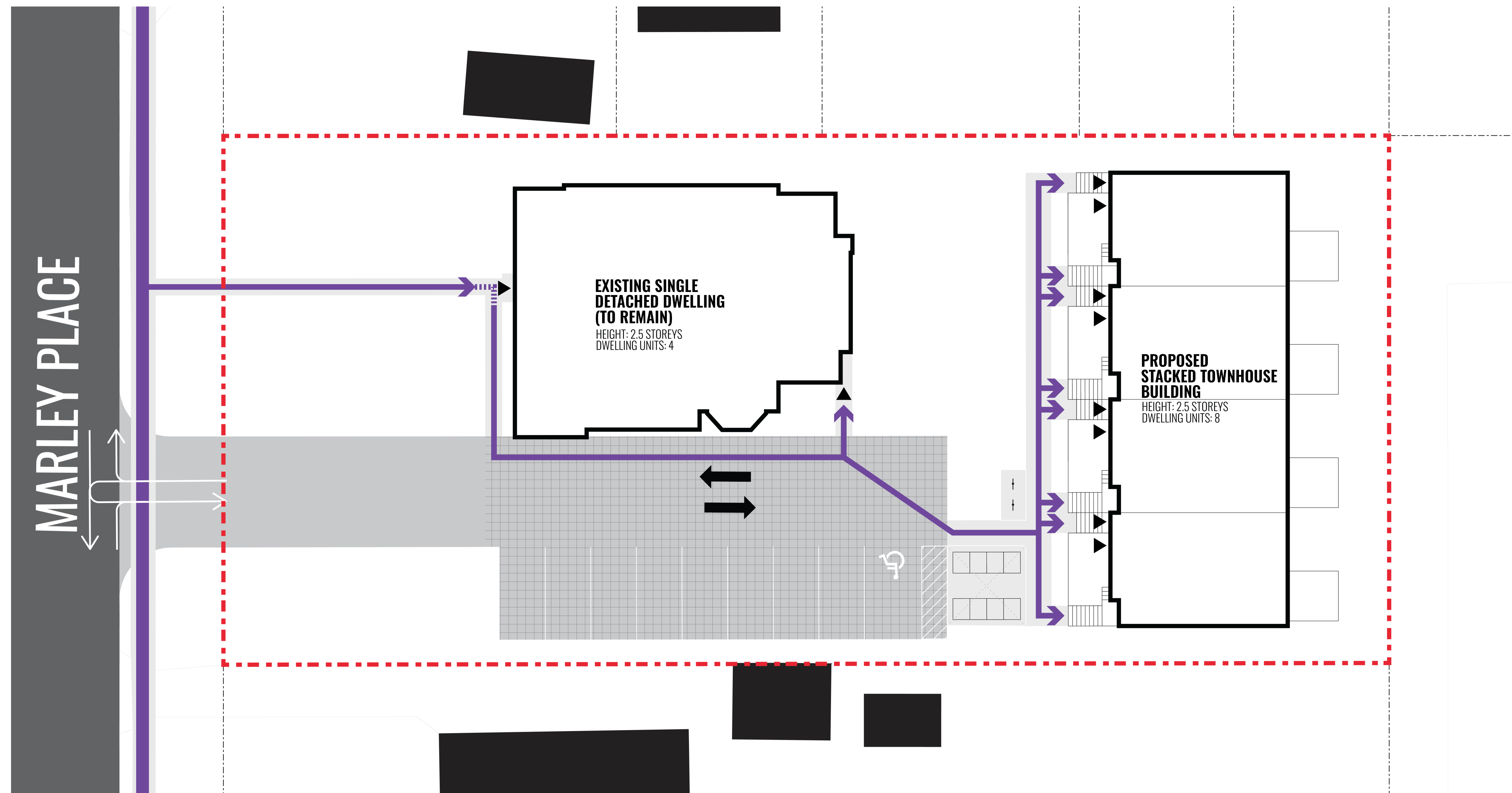


LEGEND

- ▲ Individual Unit Entrances
- Site Boundary
- ▭ New Building Footprint
- 1** New Site Access
- 2** Surface Parking
- 3** Common Outdoor Amenity Area
- 4** Garbage Storage Containers

Note: This simplified site concept plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the key attributes of the development concept. For dimensions and full site details, please refer to the 2024-12-02 conceptual site plan.

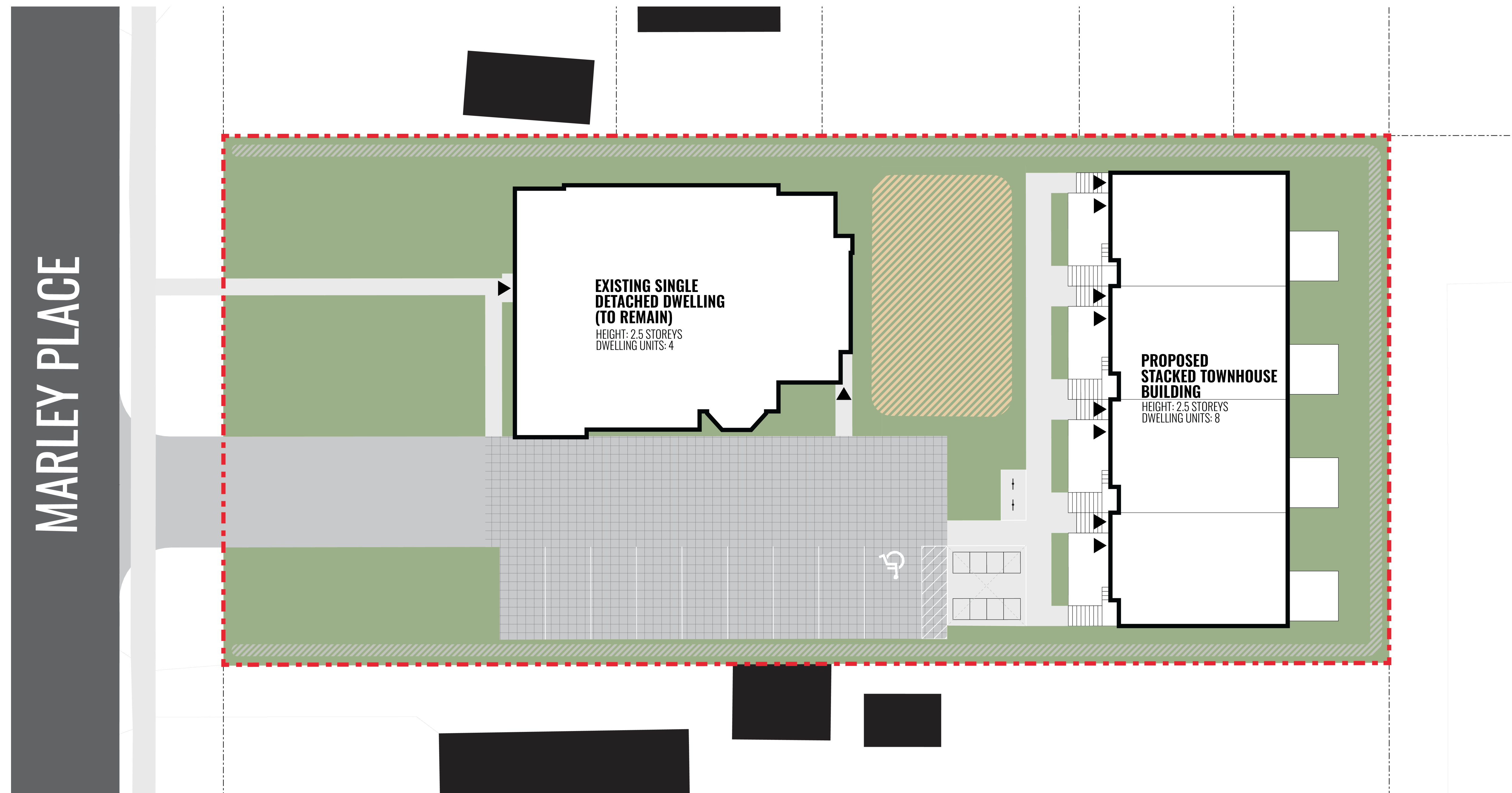
CONCEPT PLAN: CIRCULATION



LEGEND

- | | | |
|---|---------------------------|------------------------------------|
| ▲ | Individual Unit Entrances | Existing Sidewalk |
| ⋯ | Site Boundary | → Pedestrian Connection |
| ▭ | New Building Footprint | → Vehicular Circulation/ Movements |

CONCEPT PLAN: LANDSCAPE

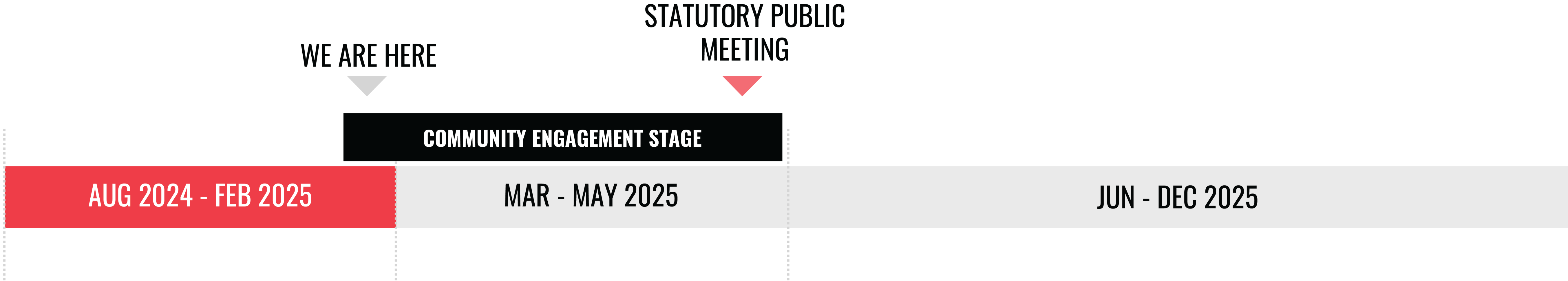


LEGEND

- ▲ Individual Unit Entrances
- Site Boundary
- New Building Footprint
- Landscaped Area
- Enhanced Landscaping
- Common Amenity Area

NEXT STEPS

This timeline shows a general overview of next steps in the planning and development process and how those steps intersect with future opportunities to engage with the project team and the City of London.



Applicant-Led:

- Information Postcards
- Project Website
- ▶ • Virtual Community Information Session

City-Led:

- Notice of Application
- Commenting Period
- ▶ • Statutory Public Meeting



OUR **COMMITMENT**

1. We will provide you with quality and up-to-date information about the project.
2. We will help you understand how you can participate in the process.
3. We will ask you for your thoughts and opinions.
4. We will share what we have heard and our team's response to it.