

# COMMUNITY INFORMATION MEETING

PLEASE NOTE: This information represents the Developer's initial proposal and is subject to change.

As of the date of this presentation, no application has been submitted to the Municipality of Middlesex Centre for review.

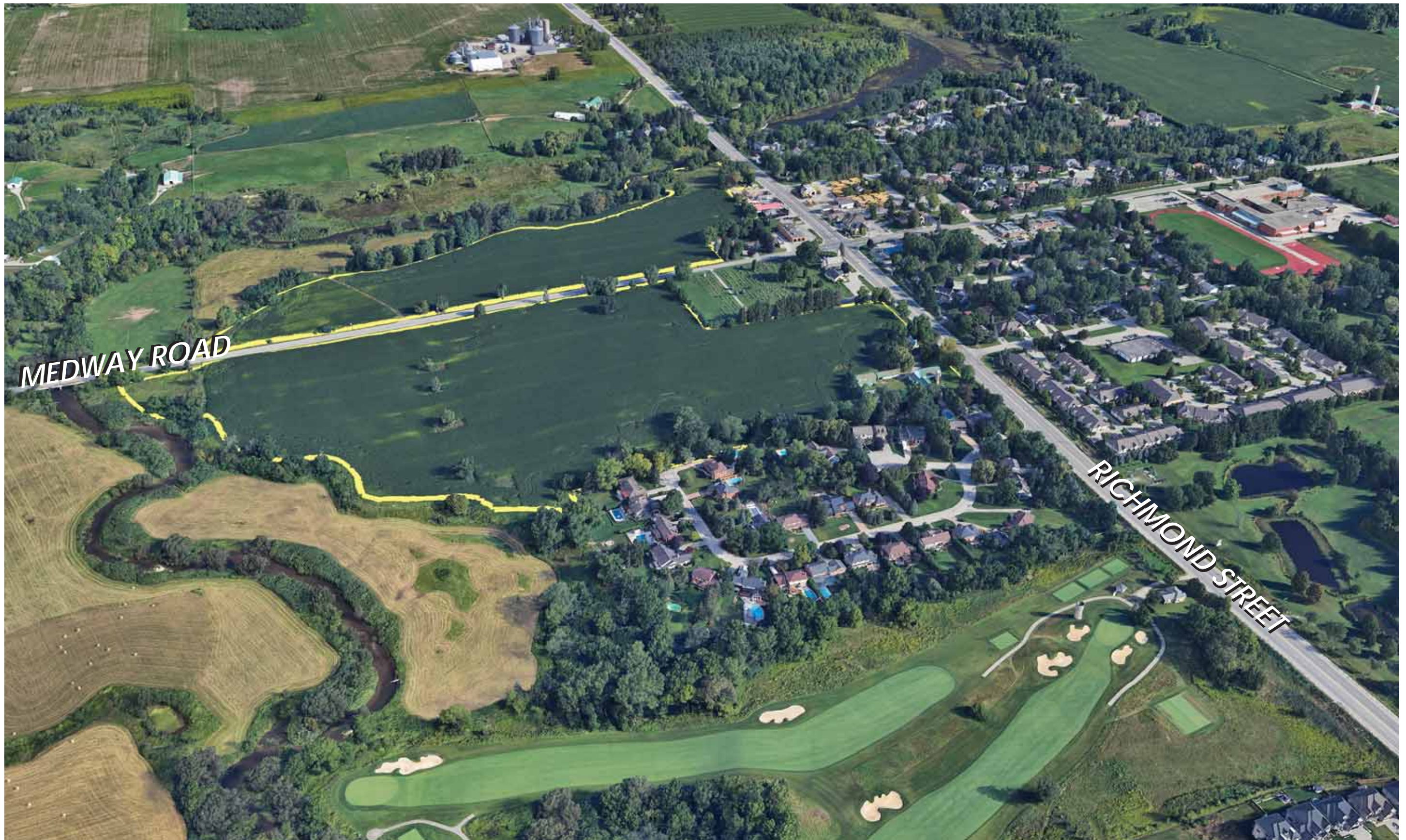
**August 8, 2024, 6:30 - 8:00 PM**

## Proposed Draft Plan of Subdivision 'Bridle Path'

### Community of Arva



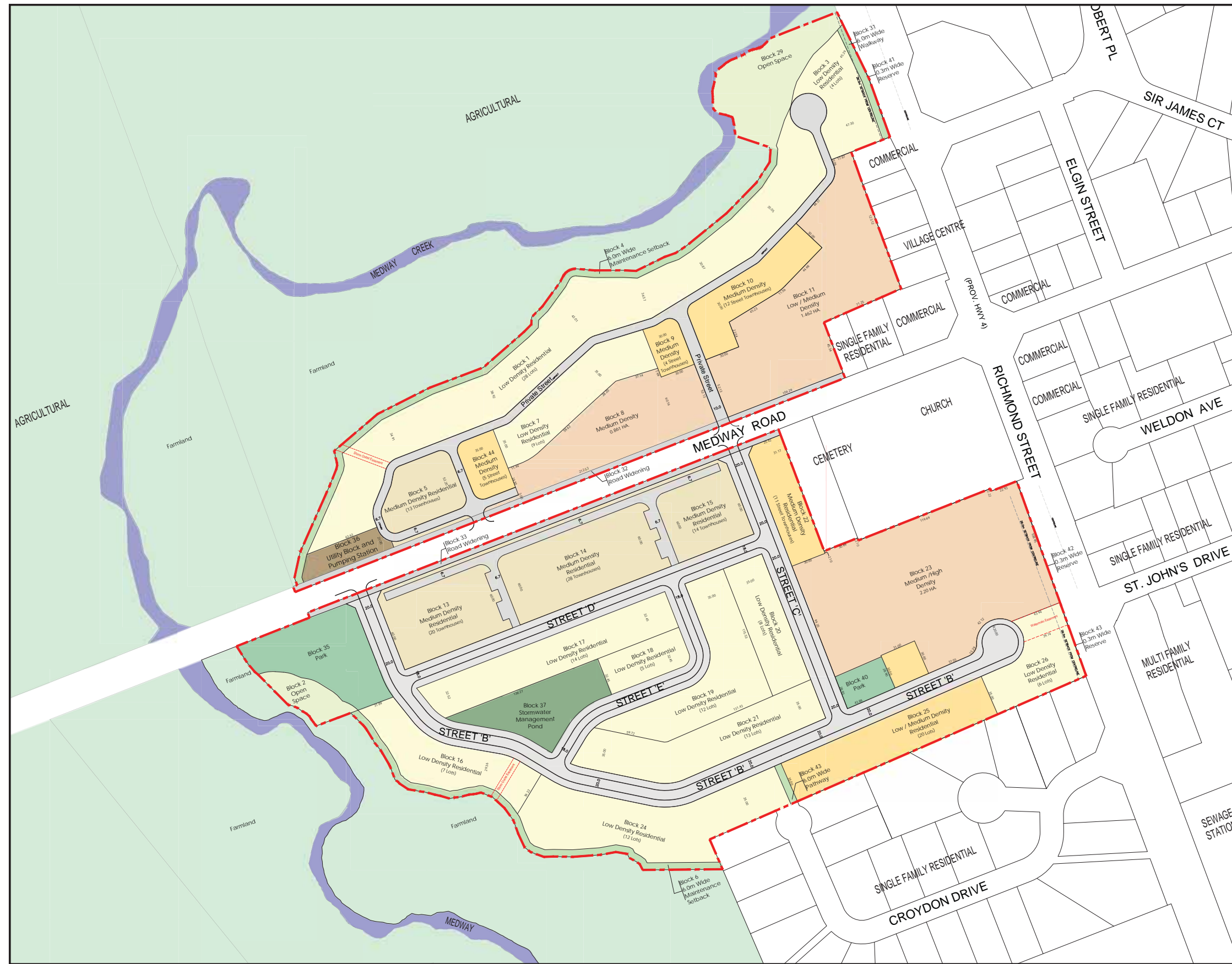
# GENERAL SITE LOCATION



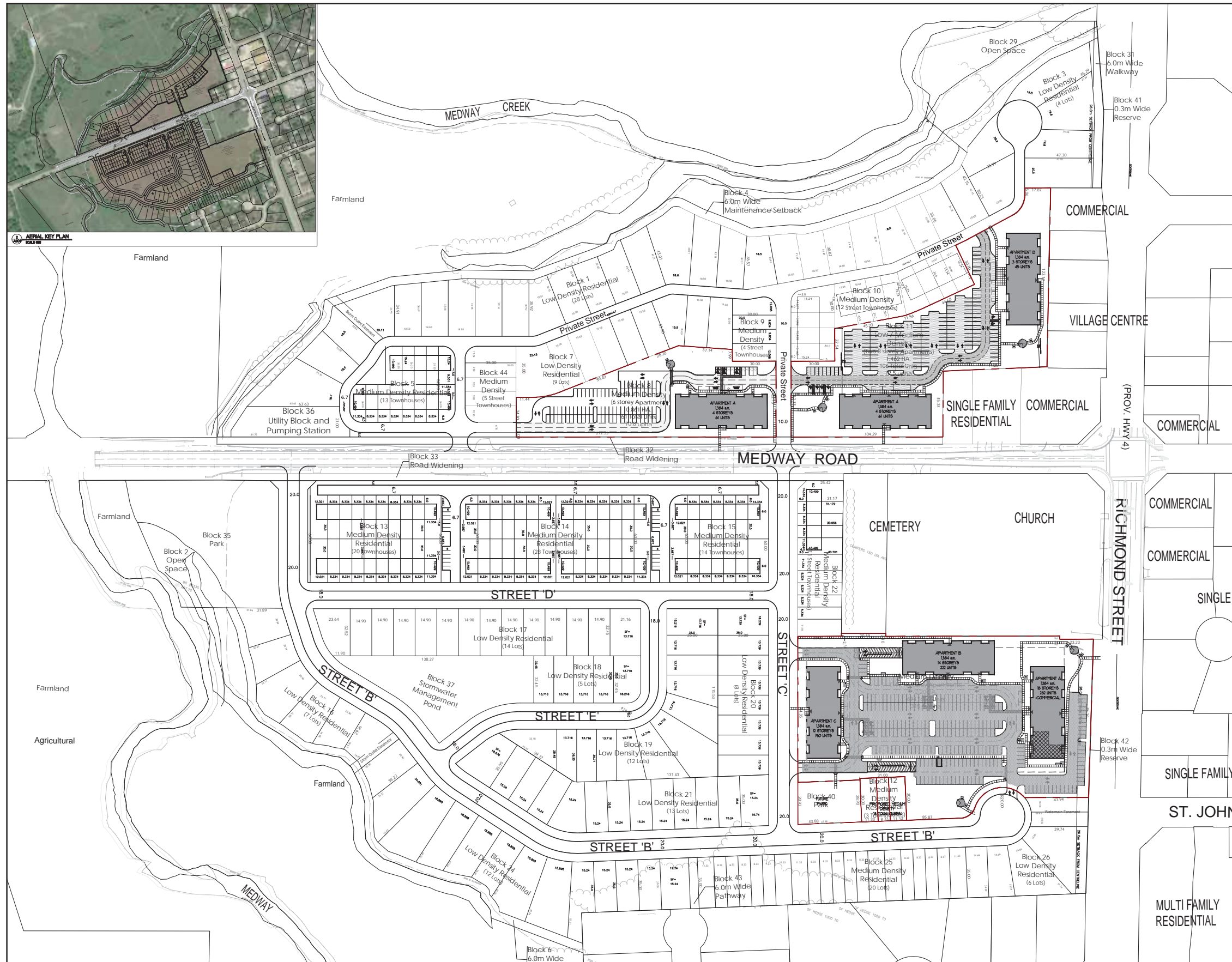
# GENERAL SITE CONTEXT



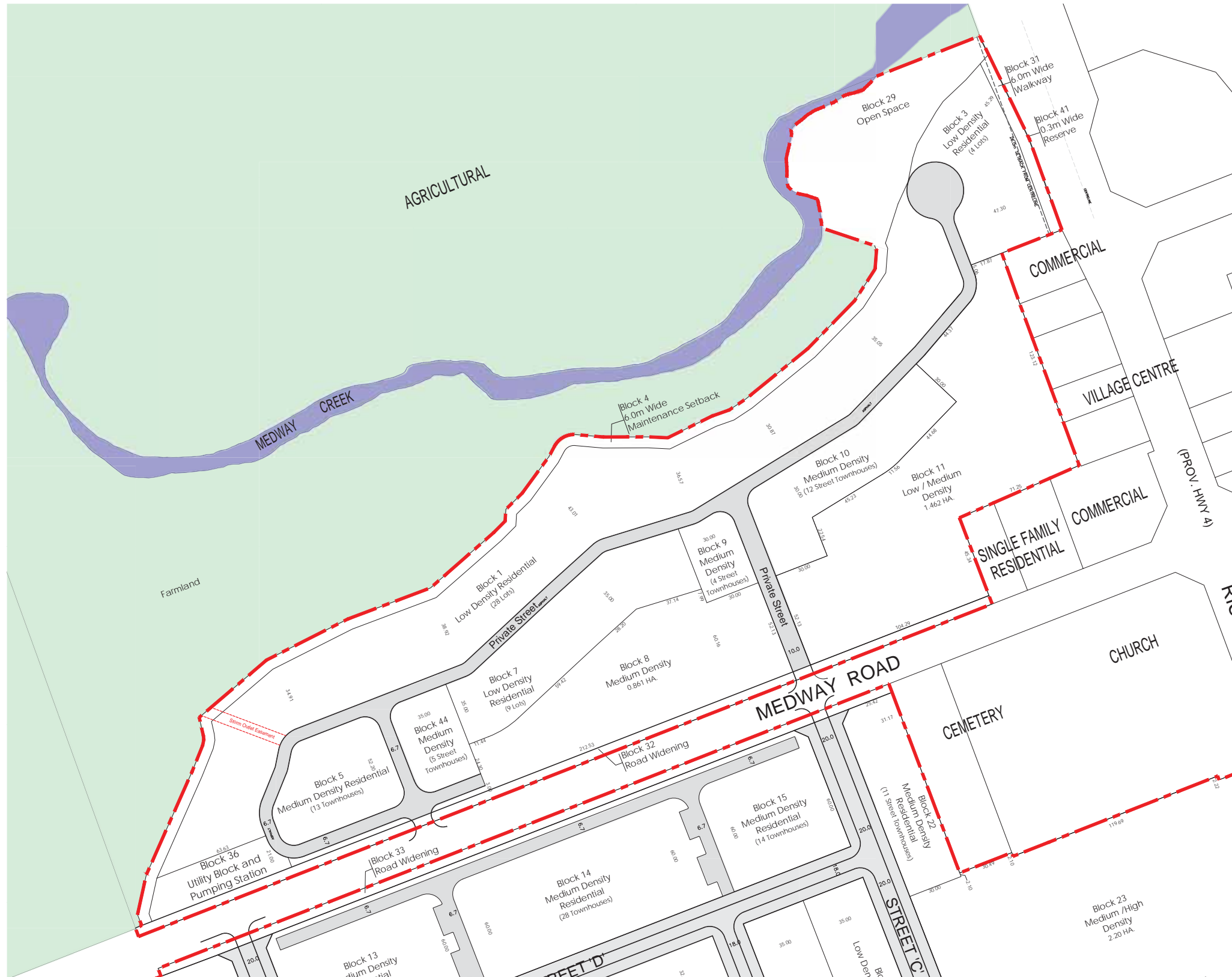
# CONCEPTUAL 'BRIDLE PATH' SUBDIVISION



# PROPOSED DEVELOPMENT LAYOUT



# DEVELOPMENT CONSIDERATIONS



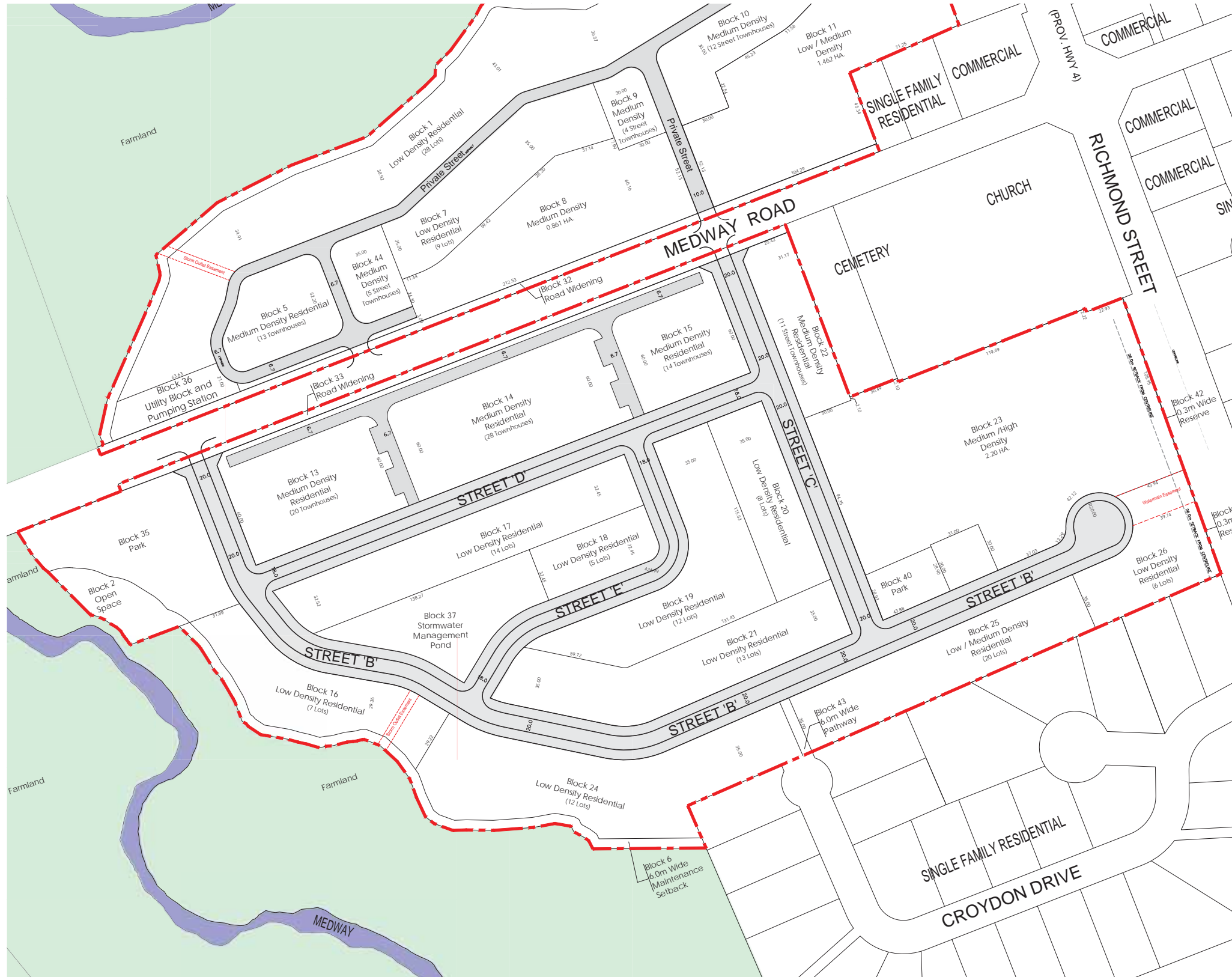
## General Location:

- Positioned west of the Richmond Street corridor, north and south of Medway Road.
- Located outside of the Medway Creek development setback requirements (to maintain slope stability, flood management).

## Design Objectives:

- Promote a range of housing options within the development to broaden housing choice and respond to market demand.
- Integrate multiple parks within the design to encourage active and passive recreation.
- Provide opportunities for limited (complementary) retail/service commercial uses and office space adjacent to Richmond Street.

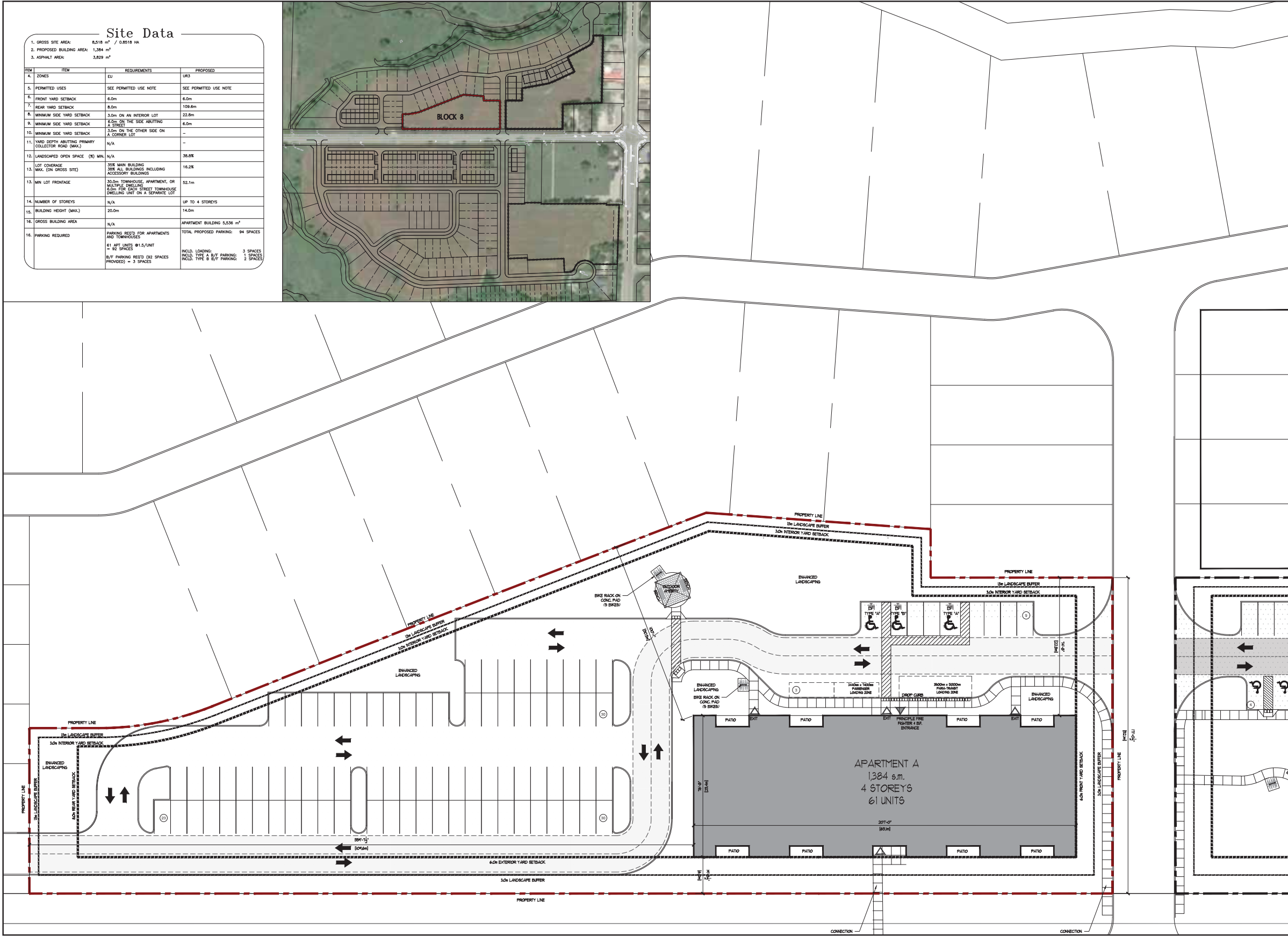
# DEVELOPMENT CONSIDERATIONS



## Core Project Components:

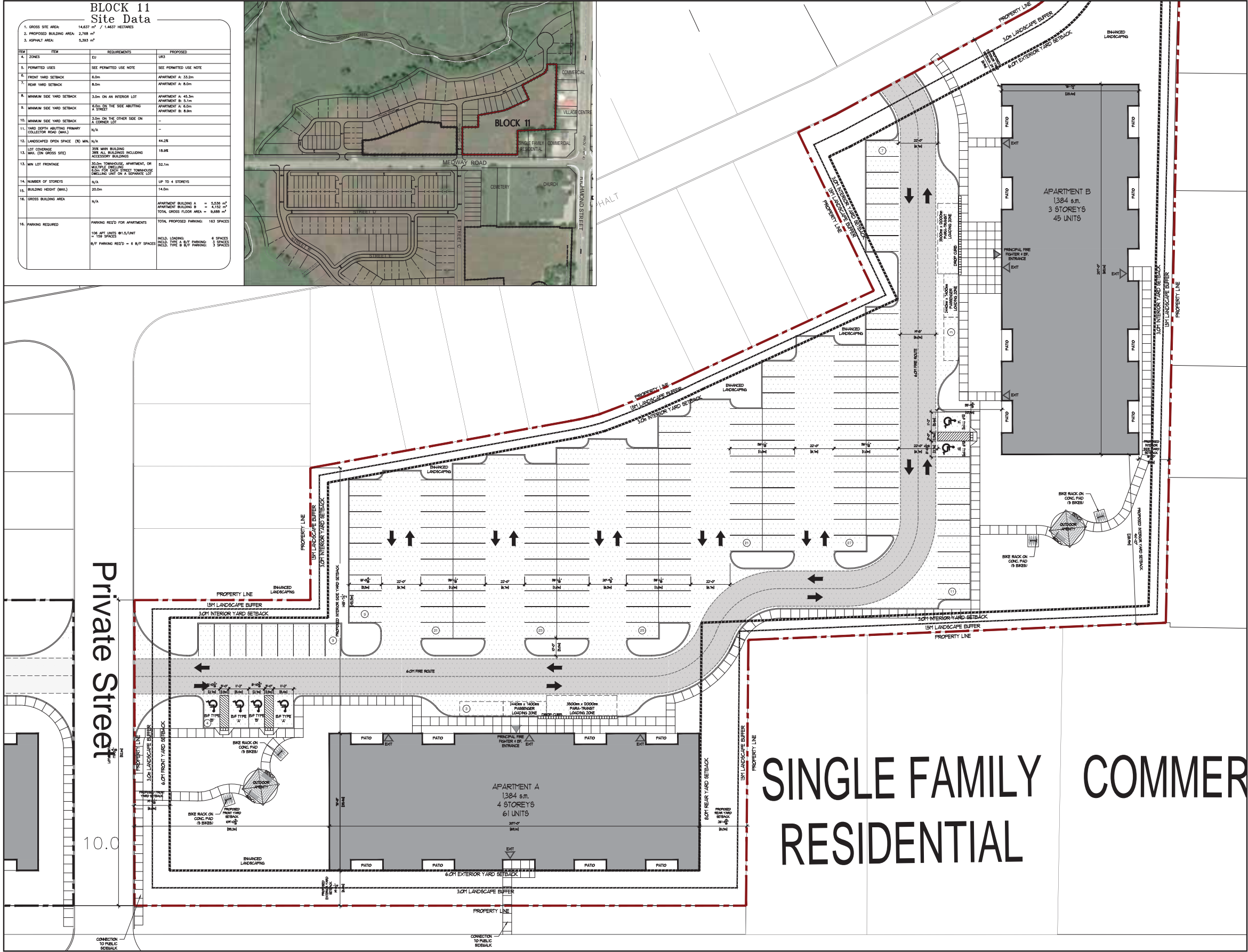
- Two (2) internal development patterns organized by public streets for the southern portion of the site and private streets for the northern portion.
- Three (3) medium density residential blocks positioned adjacent to the Medway Road and Richmond Street corridors and intended primarily for apartment buildings.
- Four (4) medium density residential blocks positioned adjacent to the Medway Road corridor intended for cluster townhouses.
- Six (6) medium density residential blocks intended for street townhouses.
- Low density housing forms within 11 development blocks.
- Park and open space blocks situated at strategic locations for passive/active recreation.

# BLOCK 8 CONCEPTUAL LAYOUT

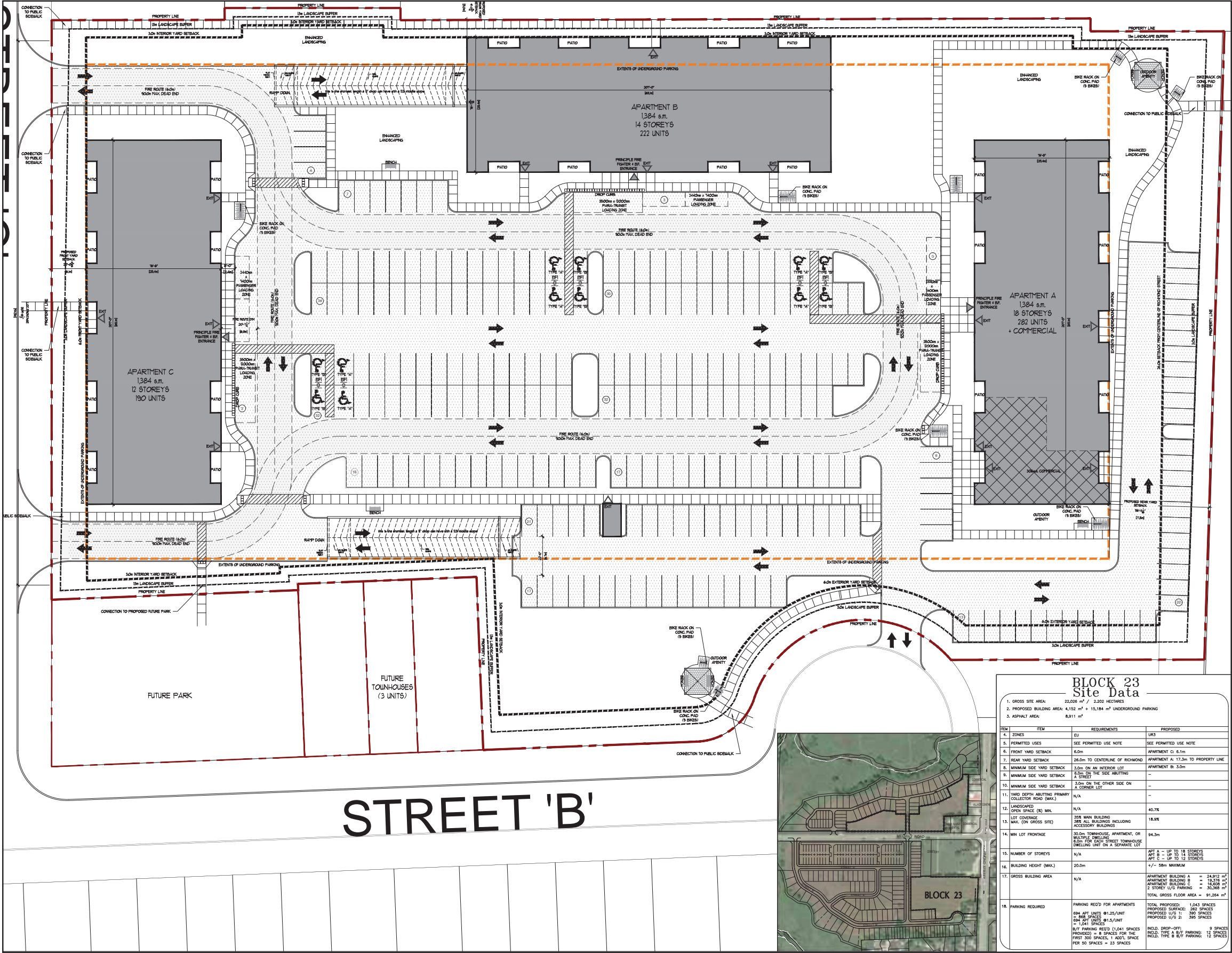




# BLOCK 11 CONCEPTUAL LAYOUT



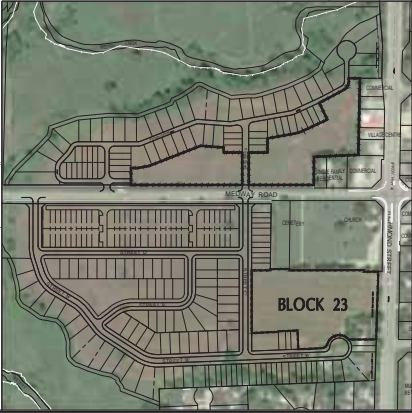
# BLOCK 23 CONCEPTUAL LAYOUT



### BLOCK 23 Site Data

- GROSS SITE AREA: 32,028 m<sup>2</sup> / 2,322 HECTARES
- PROPOSED BUILDING AREA: 4,152 m<sup>2</sup> + 15,184 m<sup>2</sup> UNDERGROUND PARKING
- ASPHALT AREA: 8,911 m<sup>2</sup>

ITEM	REQUIREMENTS	PROPOSED
4. ZONES	EU	URS
5. PERMITTED USES	SEE PERMITTED USE NOTE	SEE PERMITTED USE NOTE
6. FRONT YARD SETBACK	6.0m	APARTMENT C: 6.1m
7. REAR YARD SETBACK	24.0m TO CENTERLINE OF RICHMOND	APARTMENT A: 17.3m TO PROPERTY LINE
8. MINIMUM SIDE YARD SETBACK	3.0m ON AN INTERIOR LOT	APARTMENT B: 3.0m
9. MINIMUM SIDE YARD SETBACK	3.0m ON THE SIDE ADJUTING A STREET	-
10. MINIMUM SIDE YARD SETBACK	3.0m ON THE OTHER SIDE ON A CORNER LOT	-
11. YARD DEPTH ADJUTING PRIMARY COLLECTOR ROAD (MAX)	N/A	-
12. LANDSCAPED OPEN SPACE (N) MIN.	N/A	40.7%
13. LOT COVERAGE MAX. (ON GROSS SITE)	35% MIN BUILDING 20% ALL BUILDINGS INCLUDING ACCESSORY BUILDINGS	18.9%
14. MIN LOT FRONTAGE	30.0m TOWNHOUSE, APARTMENT, OR MULTIPLE DWELLING 6.0m FOR EACH STREET TOWNHOUSE DWELLING UNIT ON A SEPARATE LOT	94.3m
15. NUMBER OF STOREYS	N/A	APT A - UP TO 18 STOREYS APT B - UP TO 14 STOREYS APT C - UP TO 12 STOREYS
16. BUILDING HEIGHT (MAX.)	20.0m	+/- 55m MAXIMUM
17. GROSS BUILDING AREA	N/A	APARTMENT BUILDING A = 24,912 m <sup>2</sup> APARTMENT BUILDING B = 13,278 m <sup>2</sup> APARTMENT BUILDING C = 16,658 m <sup>2</sup> 2 STOREY U/O PARKING = 30,398 m <sup>2</sup> TOTAL GROSS FLOOR AREA = 91,264 m <sup>2</sup>
18. PARKING REQUIRED	PARKING REQ'D FOR APARTMENTS 694 APT UNITS @ 1.25/UNIT = 867 SPACES 694 2PT UNITS @ 1.5/UNIT = 1,041 SPACES B/I/P PARKING REQ'D (1,041 SPACES PROVIDED) = 8 SPACES FOR THE FIRST 300 SPACES, 1 ADD'L SPACE PER 90 SPACES = 23 SPACES	TOTAL PROPOSED: 1,043 SPACES PROPOSED SURFACE: 390 SPACES PROPOSED U/O: 2: 395 SPACES INCL. DROP-OFF/ PICK-UP: 9 SPACES INCL. TYPE A B/I/P PARKING: 12 SPACES INCL. TYPE B B/I/P PARKING: 12 SPACES



# BLOCK 23 - PERSPECTIVE VIEW FROM STREET B (FACING NORTH)



# BLOCK 23 - PERSPECTIVE RENDERING FROM RICHMOND STREET (VIEW SOUTHWEST)



# APARTMENT A, BLOCK 23 - GROUND LEVEL PERSPECTIVE (VIEW EAST FROM PARKING AREA)



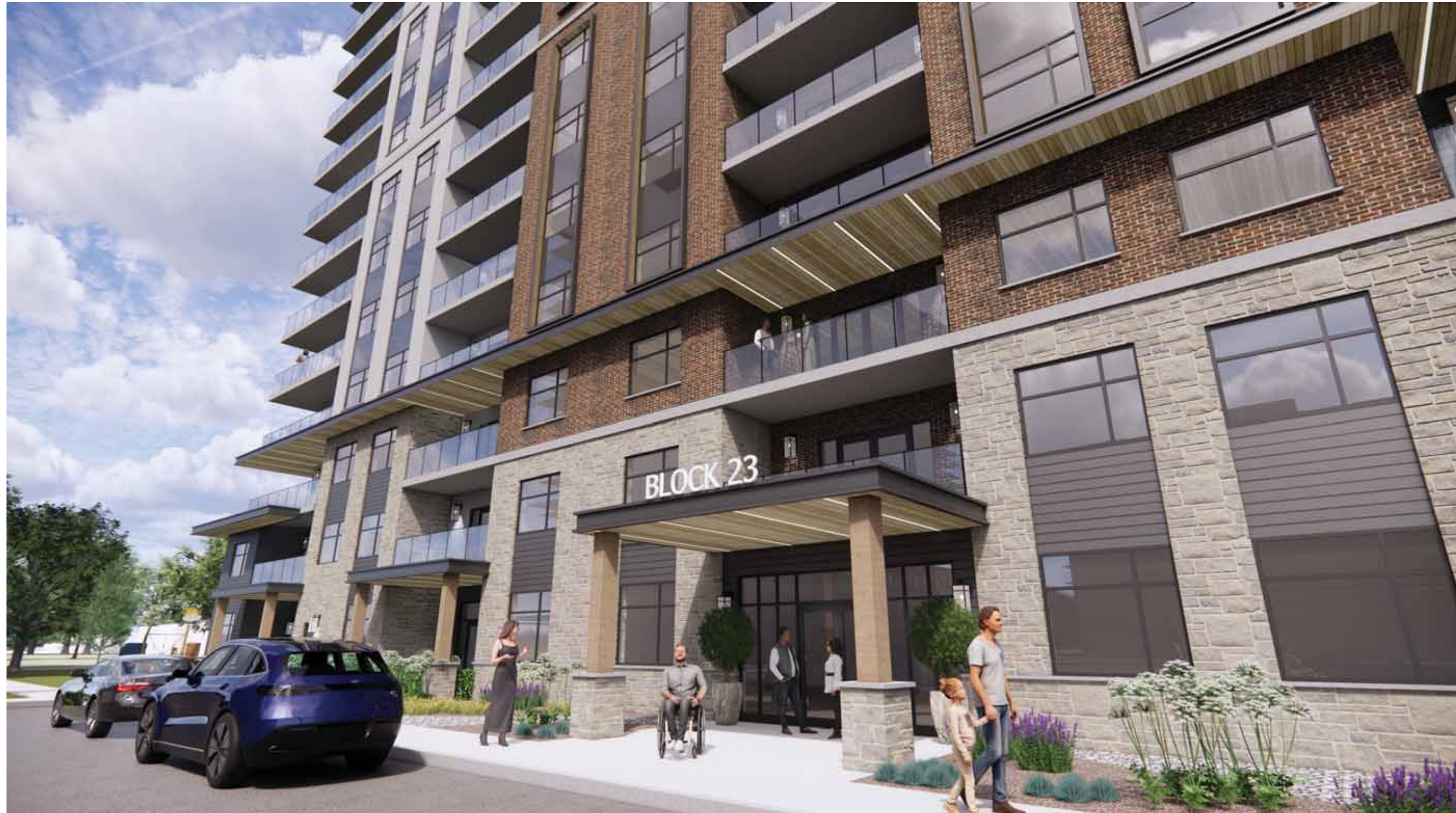
# APARTMENT A AND B, BLOCK 23 - GROUND LEVEL PERSPECTIVE (VIEW NORTH FROM PARKING AREA)



# APARTMENT A, BLOCK 23 - GROUND LEVEL PERSPECTIVE (VIEW NORTHEAST FROM PARKING AREA)



# APARTMENT A, BLOCK 23 - GROUND LEVEL PERSPECTIVE (VIEW SOUTHWEST FROM RICHMOND STREET)





# APARTMENT A, BLOCK 23 - GROUND LEVEL PERSPECTIVE (VIEW NORTHWEST FROM COMMERCIAL SPACE)



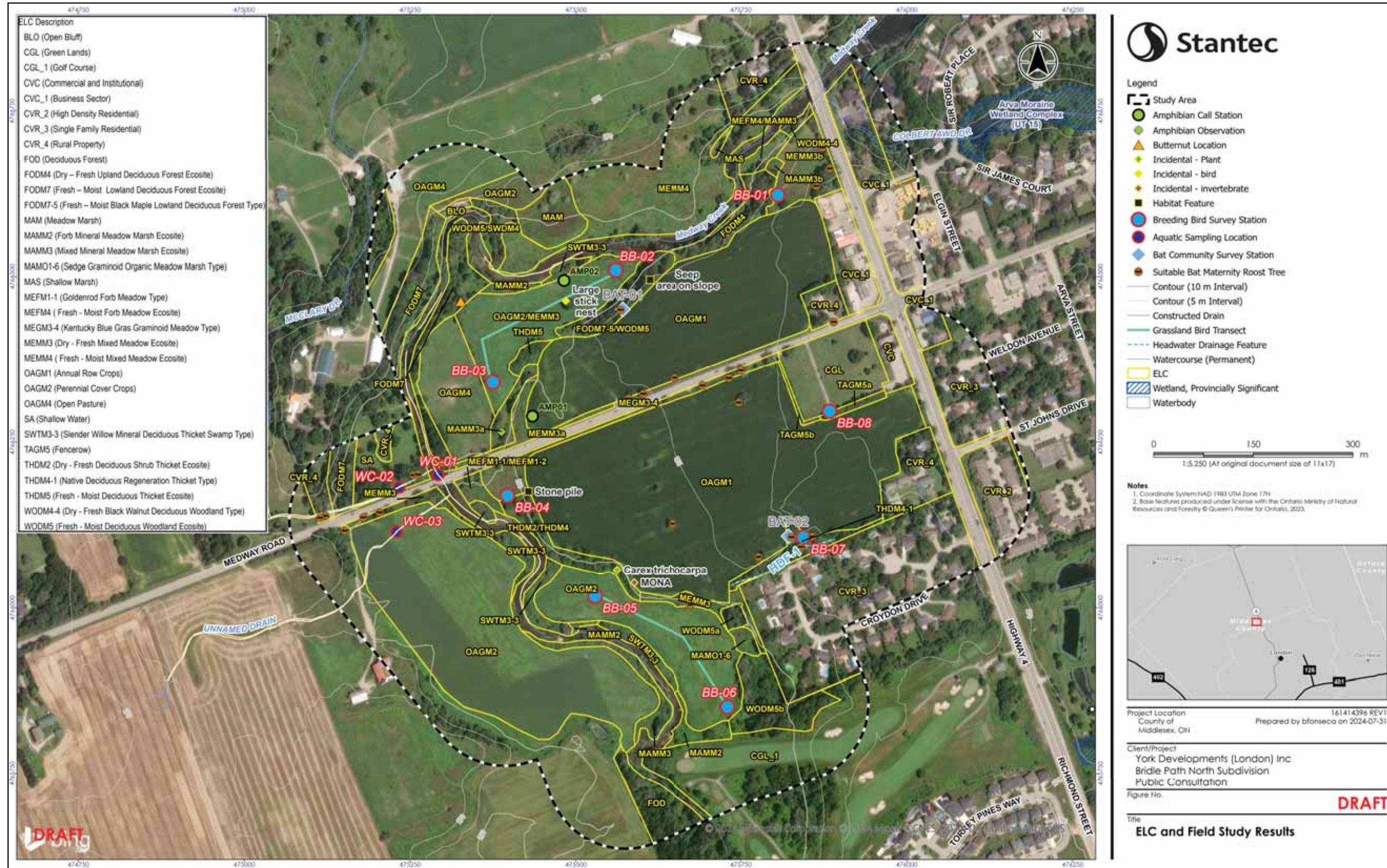
# APARTMENT A, BLOCK 23 - SKYLINE PERSPECTIVE (VIEW NORTHEAST)

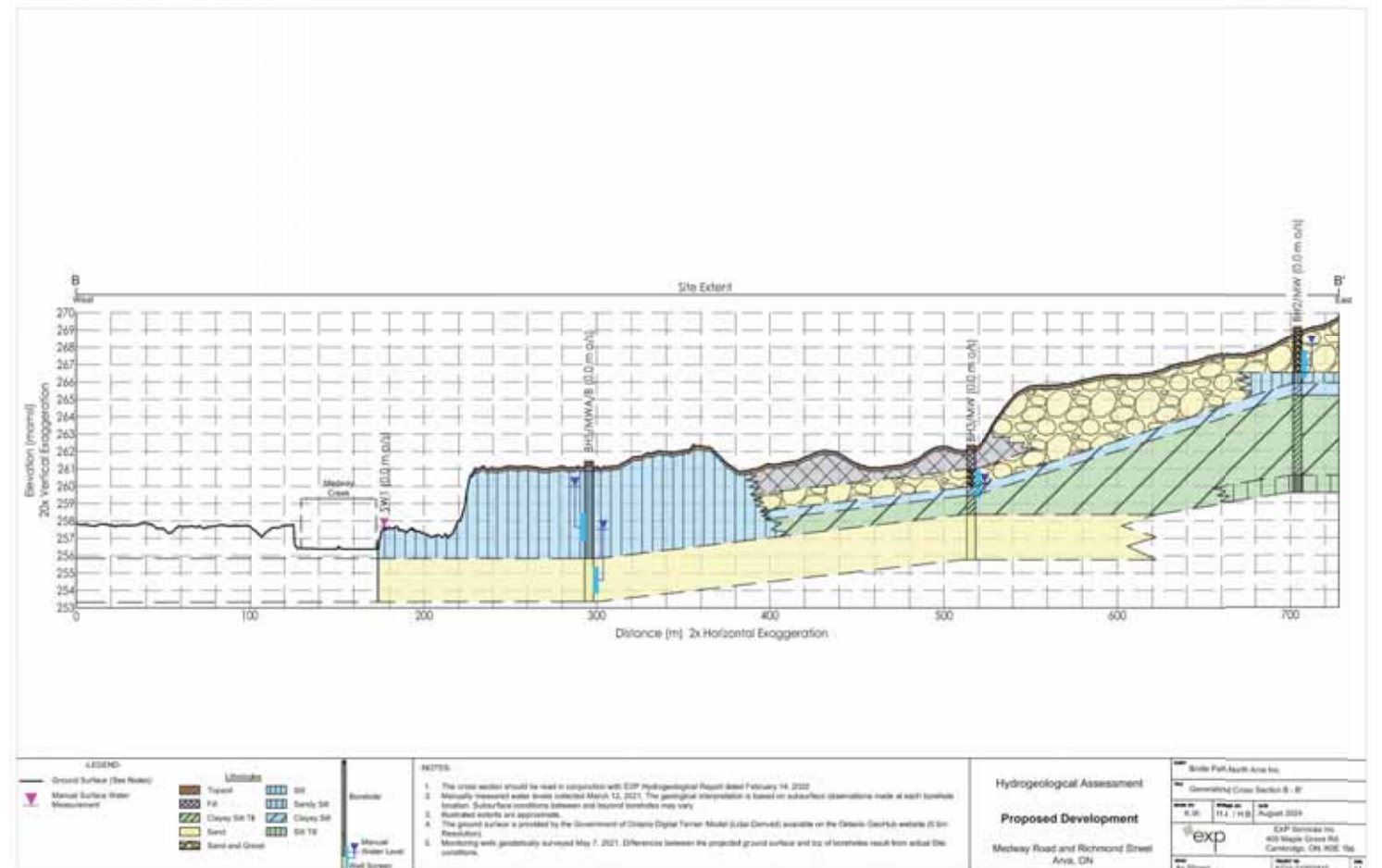
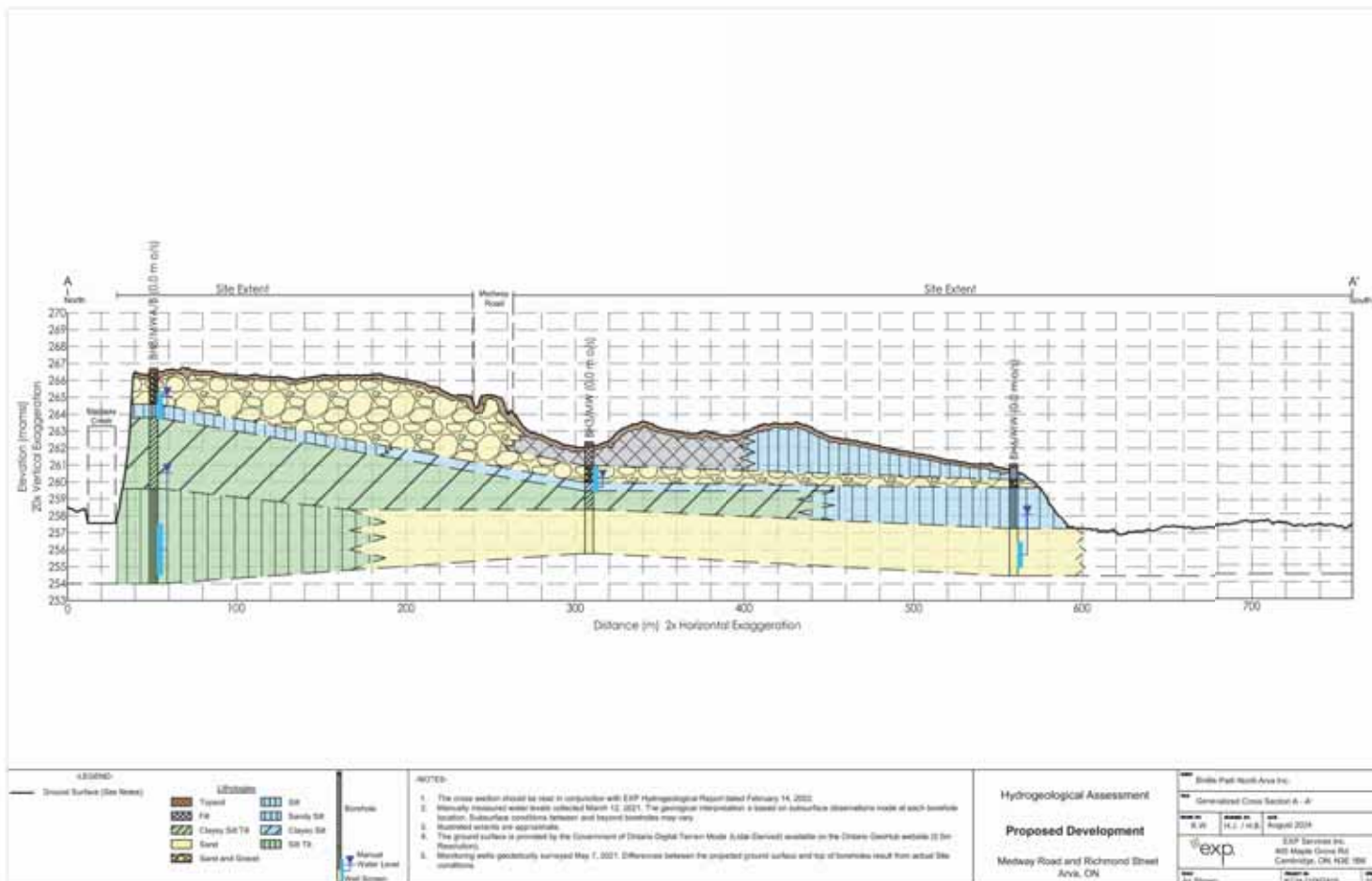
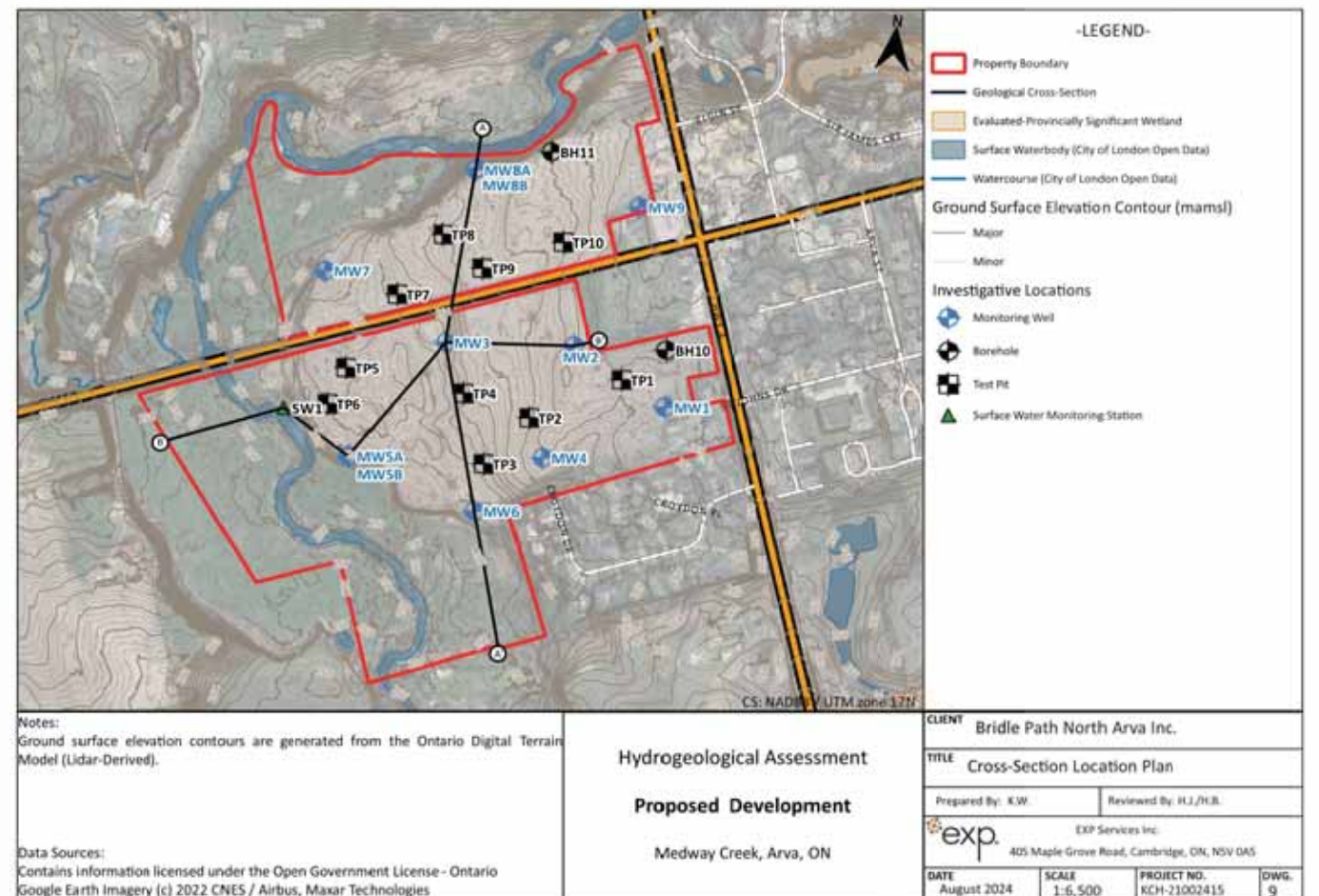


# DRAFT PLAN WITH SERVICING



# ECOLOGICAL LAND CLASSIFICATION FIELD STUDY RESULTS







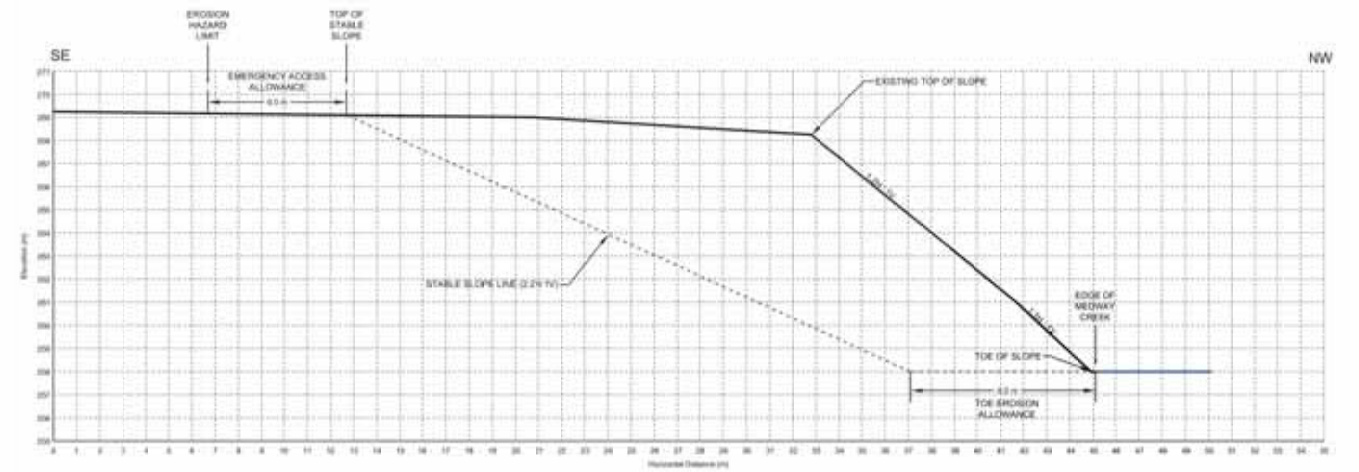
**NOTES:**  
1. The site plan has been reproduced from drawing provided by AGM Engineering Inc. and should be read in conjunction with EXP Slope Stability Assessment Report LON-23015294-AJ.

**LEGEND:**  
 A-A' Cross Section Location  
 Top of Slope  
 Top of Existing Slope  
 Top of Stable Slope  
 Top Erosion Allowance  
 Erosion Hazard Limit

Geotechnical Investigation  
**Slope Stability Assessment**  
 Medway Road and Richmond Street  
 Arva, Ontario

Brady Path North Area Incorporated  
 Cross Section Location Plan  
 C.S. E.B. MARCH 2024  
 EXP Services Inc.  
 15751 Roby's Hill Road  
 London, ON, N6Y 3A5  
 T: 519 837 1100  
 LON-23015294-AJ 2

Cross Section A - A'

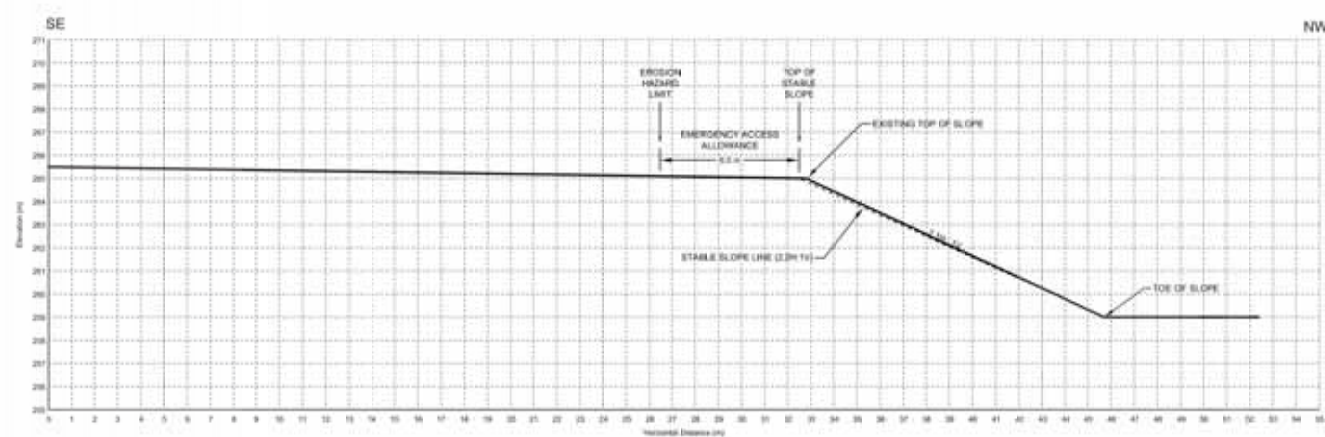


**NOTES:**  
1. The cross section should be read in conjunction with EXP Slope Stability Assessment Report LON-23015294-AJ.

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 Cross Section A - A'  
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 T: 519 837 1100  
 LON-23015294-AJ 3

Cross Section D - D'

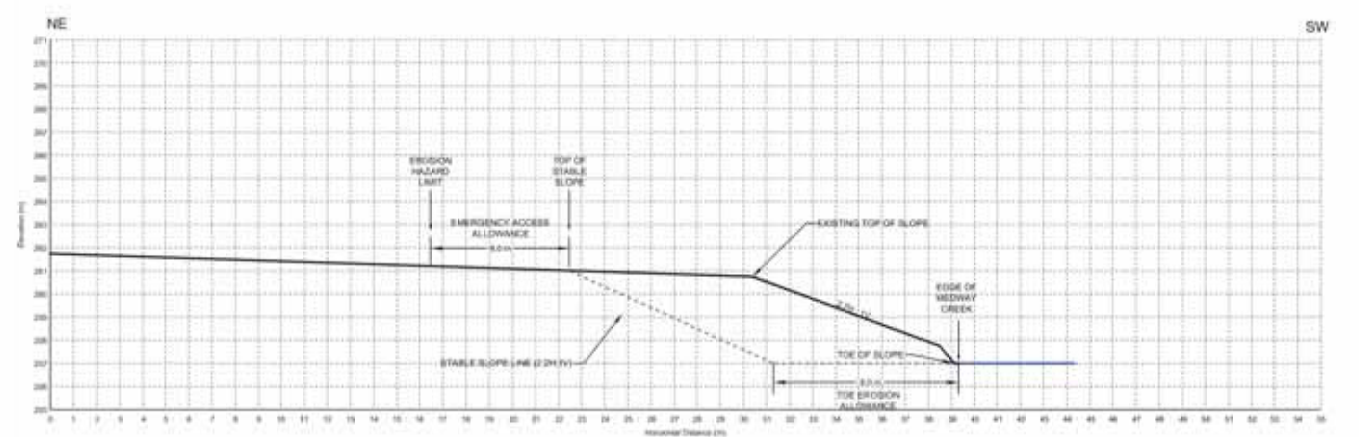


**NOTES:**  
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Geotechnical Investigation  
**Slope Stability Assessment**  
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 LON-23015294-AJ 4

Cross Section G - G'

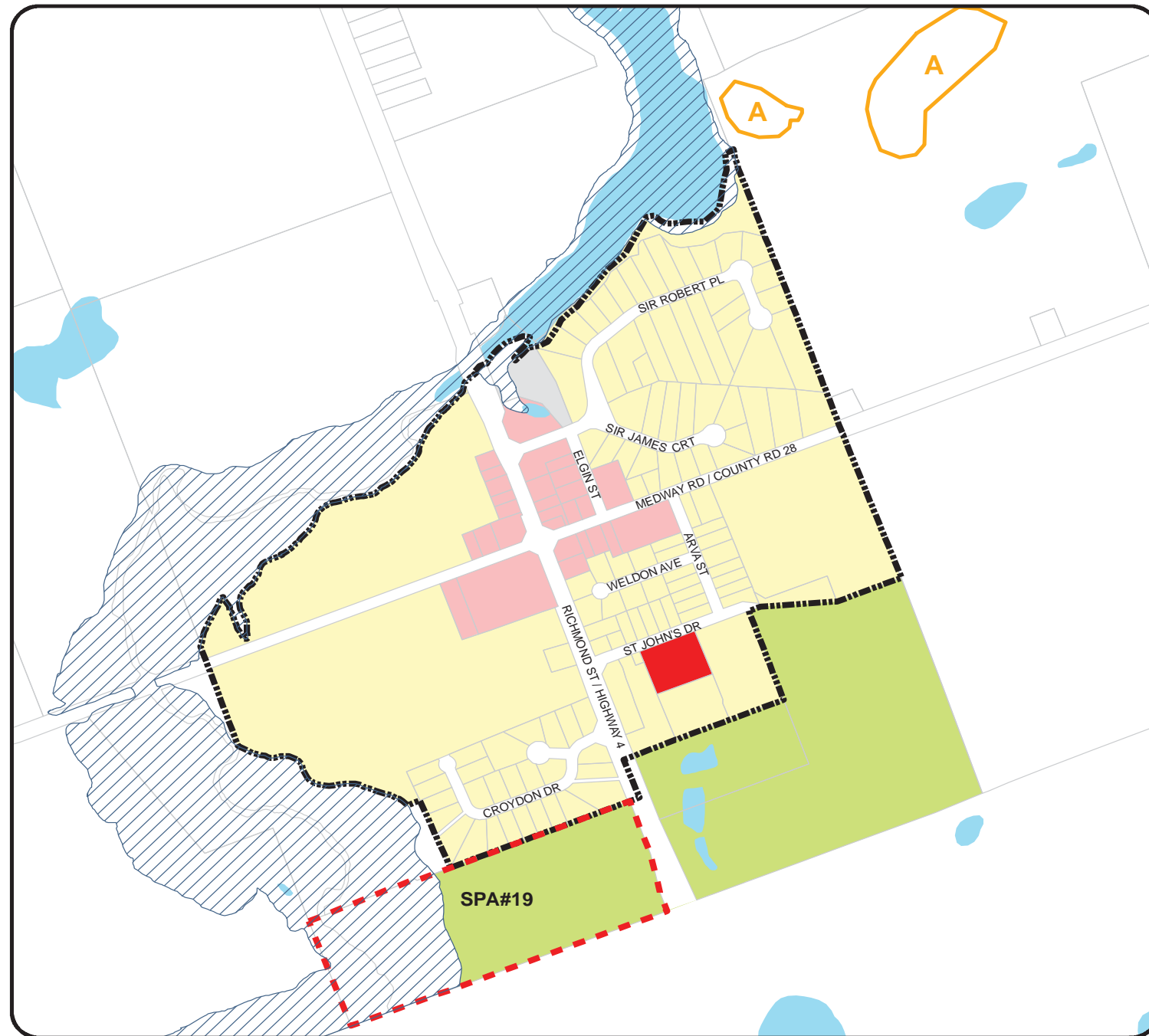


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 LON-23015294-AJ 5

# Middlesex Centre Official Plan Schedule A-3 (Arva Settlement Area)



## LEGEND

Special Policy Area	Settlement Boundary	Aggregate Overlay	Flood Plain
<b>Official Plan Designation</b>			
Agriculture	Parks and Recreation	Residential	Settlement Commercial
Village Centre	Settlement Employment		

# OFFICIAL PLAN AMENDMENT

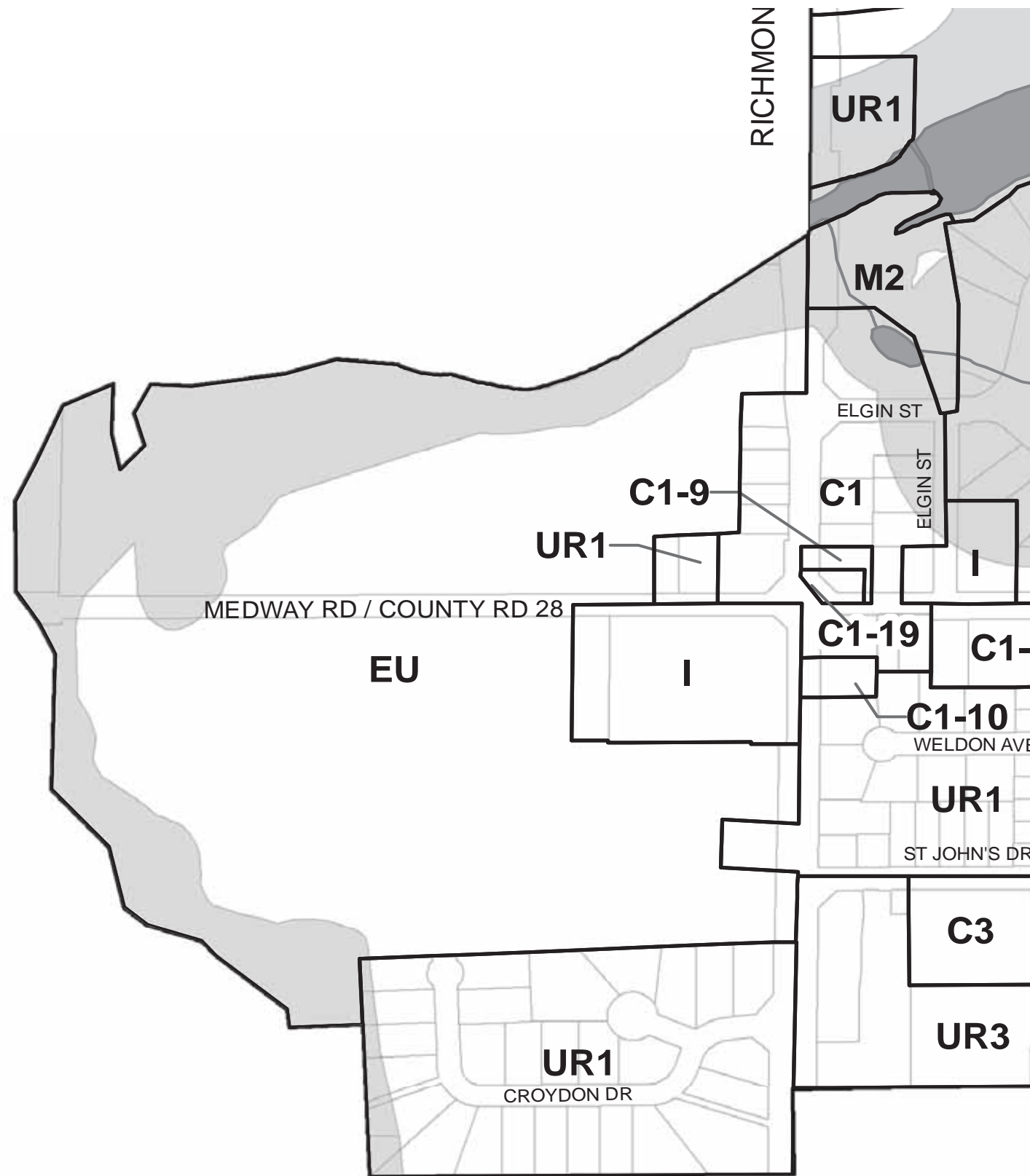
## County of Middlesex Official Plan

- Designates the subdivision lands as a 'Community Area', which is a settlement that demonstrates the potential to accommodate growth. Community Areas are Settlement Areas that are to be the focus of growth.
- The County Official Plan encourages a wide variety of housing by type, size and tenure to meet projected demographic and market requirements for current and future residents.

## Middlesex Centre Official Plan

- Includes subdivision lands within defined Arva 'Community Settlement Area'. This designated settlement area supports a full range of housing opportunities in a manner compatible with existing neighbourhoods and community character.
- Designates the project site 'Residential', which permits single detached, semi-detached, townhouses, fourplex dwellings, and low- to mid-rise apartments.
- **An Official Plan Amendment is anticipated to permit high-rise apartment forms and non-residential uses.**

## Schedule 'A' (LAND USE)



# ZONING BY-LAW AMENDMENT

## Existing Zoning and Related Regulations:

- Development lands zoned Existing Use (EU)
  - ◇ Permits only existing uses

## Proposed Zoning:

- Urban Residential Second Density Exception (UR2-(\_))' for low density residential blocks
  - ◇ Permitted Uses: Single detached, semi-detached, duplex dwellings
  - ◇ Minimum Lot Frontage: 12.5 m
  - ◇ Minimum Site Yard Setback: 1.2 m
  - ◇ Maximum Lot Coverage: 50%
- Urban Residential Third Density Exception (UR3-(\_))' for medium and high-density residential blocks
  - ◇ Permitted Uses: Townhouses, apartment buildings, complementary commercial uses (Block 23)
  - ◇ Maximum Building Height: 4 storeys (Blocks 8 and 11); 18 storeys (Block 23)
  - ◇ Maximum Density: 75 units/ha (Blocks 8 and 11); 325 units/ha (Block 23)
- Proposed parks and servicing blocks (Blocks 34, 37 and 40) may be rezoned 'Parks and Recreation (PR)'



# PROJECT PLANNING

## FUTURE MILESTONES AND ANTICIPATED SCHEDULE



**CURRENTLY HERE**