

# URBAN DESIGN BRIEF

## WESTERN UNIVERSITY - UNIVERSITY DRIVE STUDENT RESIDENCE

London, Ontario  
September 11, 2023





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for  
**WESTERN UNIVERSITY -**  
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Project Site





Western Campus

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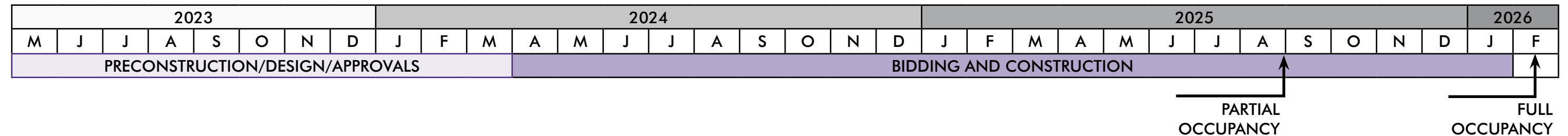
**INTRODUCTION:**

**ABOUT THE PROJECT:**

Western University is located on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak, and Chonnocton (Neutral) peoples. The HuronWendat peoples also have a history of living in this territory. In the London area, there were Treaty 6 London Township, Treaty 7 Sombra Township, and Treaty 21 Longwoods. This land continues to be home to diverse Indigenous Peoples (First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land and vital contributors to our society. By recognizing First Nations Peoples’ relationships to the land, we make explicit Indigenous Peoples’ presence and rights to self-determination.”

Western University has identified a need for a new 774 bed residence on the north side of University Drive east of the existing Elgin Hall residence and across from Alumni House residence at the Richmond Street, University Gates. The new residence will fit neatly into an existing residence neighbourhood on campus and will help to alleviate the pressure on the surrounding residential housing stock as the University continues to grow in alignment with the Strategic Plan 150-Western University. The intensification of the core campus is in alignment with the 2015 Campus Master Plan while at the same time responding to a campus gateway entrance in a respectful and meaningful way. The proposed development is located in a Institutional and Urban Corridor Place Type fronting a civic boulevard (Richmond Street). The new residence has been conceived as a mature piece of urban campus architecture strengthening the physical relationship between the City and the University.

**PROJECT TIMELINE**



## SECTION 1

### 1.1 LAND USE AND PLANNING CONTEXT

The subject lands are located on the north west corner of University Drive and Richmond Street at the traditional gateway entrance. The green field site is covered in a green lawn with perimeter trees and occupied by a single storey university building at the corner of Richmond Street and Tower Lane which will be removed. The existing zoning is Regional Facility (RF) and RF7. The RF7 designation will require re-zoning as it does not allow for the residence use. The site is within a well established residence neighbourhood area with neighbouring Alumni House, Medway Hall, Sydenham Hall and Elgin Hall all fronting University Drive. The campus architecture has a distinctive scale and design quality which will be respected. The portion of the site that fronts Richmond Street and the mix of residential housing across that street will provide interest and character that safely and appropriately responds to this major north-south artery. The site is well served by public transit.



Courtesy: Western University Campus Master Plan 2015

### 1.2 PROPOSED DEVELOPMENT

The University Drive Residence (UDR) will be a 8 storey, 28,300 square meter, dormitory style residence housing 774 beds in 260 units. The building site is at an important component of the gateway entry to the campus. The building will be aligned along University Drive with a main entrance that safely and formally addresses University Drive in the same manner as the 4 existing neighbouring student residences do. Programmatically, the student residence will also have a large dining facility, fitness facility, music rooms, floor lounges, main lobby, meeting spaces and administrative uses. These uses will help to animate the street both along University Drive and Richmond Street. Special attention will be given to the grade level uses around the main stone gates through the placement of an outdoor patio facing Richmond Street, adjacent to the double height dining facility. The loading and receiving area will be accessed from Tower Lane, utilizing the existing access point that currently serves the Child and Youth Development Clinic at 1163 Richmond Street (operated by the Western Faculty of Education). The main and single point of entrance provides an accessible at grade entry served by a large drop-off area to allow for safe access to and from the street during the busy move-in and move-out times. The 24-7 staffed lobby provides a clear view north through the building to the outdoor amenity spaces which includes a landscaped courtyard and outdoor volleyball sand court. The perimeter existing mature trees, that separate the site from the residential properties to the north, will be maintained and augmented. The existing trees that line University Drive, adjacent to the site will also be protected and maintained. The existing bus stop and walkway adjacent to the proposed University Drive Residence will be improved.

The building will utilize materials synonymous with Western's campus architecture which is primarily natural stone. Transparent glazing will be used extensively where facing the streets at ground level. Glass lounges and study rooms will align vertically to add to the interest of the architecture. The form of the building will step back from Richmond Street while creating a strong urban response along University Drive – very similar to Elgin Hall residence directly to the west of the site. The building height will top out at approximately 25m.

The upper floors of the building are developed as distinct residential wings which provide a proper distribution of Dons to Students of not more than 1 to 44 in any one wing. Where the wings come together, a lobby and lounge can be found which is clad in transparent curtainwall from top to bottom. These spaces are active and will animate the streets from morning to evening.

The intent of the design and construction is to achieve LEED Gold Certification and align with the University's Net-Zero strategy.



### 1.3 DESIGN GOALS AND OBJECTIVES

The design objectives of the proposed development include:

- **An improved street scape** Visually strengthens and improves the streetscape along University Drive and Richmond Street.
- **Campus cohesion** with a well-conceived solution that blends a modern touch with respect for the past through building scale and material selections and arrangement;
- **An improved gateway** that creates a strong and identifiable image for the formal University Drive gateway in a manner that supports the Master Plan and the Strategic Plan of Western University;
- **Improved safety and accessibility** through a user-friendly experience and design that promotes accessible and safe interaction between the site and the street, and
- **Supporting student housing** by utilizing the existing site in a contextually appropriate and efficient manner.

### 1.4 URBAN DESIGN PRINCIPLES

The following relevant Urban Design Policies are set out under Section 11.1 of the Official Plan and are addressed as follows:

#### i) Open Views

The design is such that the building will help frame the gateway views from University Drive and along Richmond Street by creating a strong urban edge that is pedestrian friendly.

#### ii) High Design Standards

Western University is committed to developing a high-quality building that is synonymous with their high standing on the national university scene. Recognizing the importance of Richmond Street as a major artery in the City of London, a significant effort has been undertaken in the development of the building form, scale and material selection. The material palette of stone, brick and glass will be complimentary to the collegiate-gothic campus architecture.

#### iii) Streetscape

A significant effort has been made through building placement and landscaping to improve the definition of the Richmond streetscape at this site. The street façades both along Richmond Street and University Drive make use of expansive glazing to animate the complex at the pedestrian level.

#### iv) Access to Sunlight

The design and siting of this building is such that it has minimal shadow impact on adjacent buildings throughout the year. Refer to the attached sun/shadow study located in Appendix C.

#### v) Landscaping

Landscaping is used to: define the street edges; define the perimeter; highlight the front entrance and forecourt; and to accent the pedestrian amenities around the site. Native and drought tolerant species will be selected. An active green roof at level 3 facing Richmond Street has been introduced.

#### vi) Parking and Loading

Parking has been minimized to service vehicles only. The service area for loading has been discretely placed off of Tower Lane and will be screened with soft landscaping.

#### vii) Waste Management

Provisions for waste management and recycling have been provided for within the building. A service compound adjacent to the loading area has also been included and will be visually screened.

### 1.5 SPATIAL ANALYSIS

The subject property is roughly split 86% RF and 14% RF7. The proposed use of this facility will require a zoning amendment to the RF7 zoning and the RF zoning. The subject land sits within a well established regional facility corridor. The site is well served by public transit, as well is within walking distance to several amenities and services.

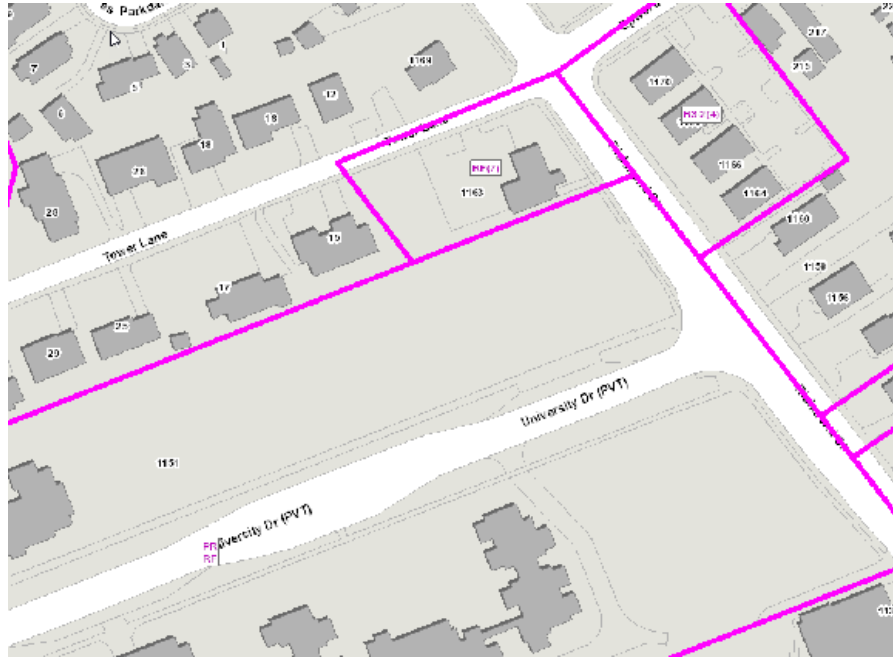


Spatial Analysis of the Neighbourhood

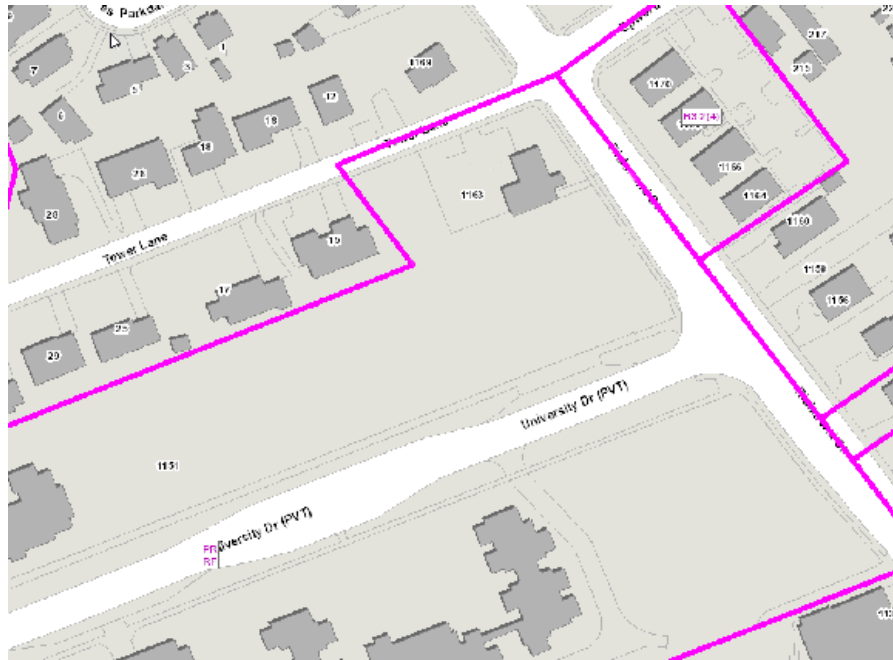


## 1.6 PROPOSED ZONING BY-LAW AMENDMENT

The change in zoning will allow for intensification of the site by allowing the supervised residence use to occupy the existing RF7 property at 1163 Richmond Street. As a part of the re-zoning the setback along Richmond Street has been reduced to 7.0 metres. The proposed residence has been placed as far away as possible from the single family residences on Tower Lane.



Existing Zoning



Proposed Zoning

ZONING BY LAW COMPLIANCE				
UNIVERSITY DRIVE RESIDENCE				
ZONE VARIATION	REQUIRED		PROPOSED	COMPLIANCE
	RF (1151 RICHMOND)	RF(7) (1163 RICHMOND)	RF_(COMBINED)	
PERMITTED USES	B) ANCILLARY RESIDENTIAL I) INSTITUTIONAL USES T) SUPERVISED RESIDENCES U) UNIVERSITIES	SAME AS RF, EXCEPT RESIDENCE, RESTAURANTS AND LICENSED DRINKING ESTABLISHMENTS NOT PERMITTED.	B) ANCILLARY RESIDENTIAL I) INSTITUTIONAL USES T) SUPERVISED RESIDENCE	
LOT AREA (m <sup>2</sup> ) (MIN)	4000.0 m <sup>2</sup>		14289.0 m <sup>2</sup>	YES
LOT FRONTAGE (m) (MIN)	50.0 m		106.0 m	YES
FRONT YARD DEPTH (MIN)	6.0m +1.0m per 3.0m OF MAIN BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0m		14.0 m	FRONT - NO EXTERIOR - NO
EXTERIOR SIDE YARD DEPTH (MIN)	6.0m +1.2m FOR EACH 3.0m OF BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0m		15.6 m	REAR - NO SIDE - NO
REAR SIDE YARD DEPTH (MIN)	6.0m +1.2m FOR EACH 3.0m OF BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0m		VARIES	
LANDSCAPED OPEN SPACE (%) (MIN)	15%	30%	50%	YES
LOT COVERAGE (%) (MAX)	30%		27%	YES
HEIGHT (M) (MAX)	40.0 m	5.0 m	28.8 m	(R.F.) - YES (R.F.(7)) - NO
GENERAL PROVISIONS	REQUIRED		PROPOSED	
PARKING	CAMPUS WIDE		CAMPUS WIDE + 4 SERVICE VEHICLES	WESTERN UNIVERSITY TO CONFIRM
ACCESSIBLE SPACES	CAMPUS WIDE		CAMPUS WIDE	WESTERN UNIVERSITY TO CONFIRM
BICYCLE PARKING (0.2 SPACES / 100m <sup>2</sup> GFA + 2 SPACES)	80		65 (57 INSIDE BUILDING, 28 COVERED OUTSIDE)	YES



EXISTING SITE PHOTOGRAPHS



1. View East Down University Drive



2. View East Down Sidewalk Bordering the Site



3. View South from Site to Alumni House



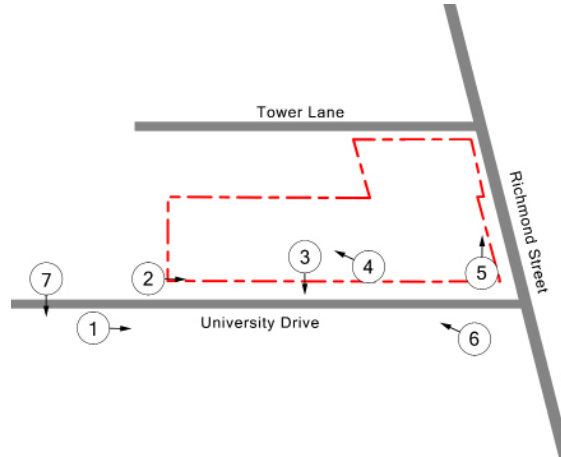
7. View of Medway Hall Gate



4. View North-West Across the Site



5. View North up Richmond Street at Bus Stop



Key Plan



6. View West Across University Drive into the Site





EXISTING SITE PHOTOGRAPHS



1. View South Down Richmond Street



2. View East from Tower Lane



3. View North from Site Across Tower Lane



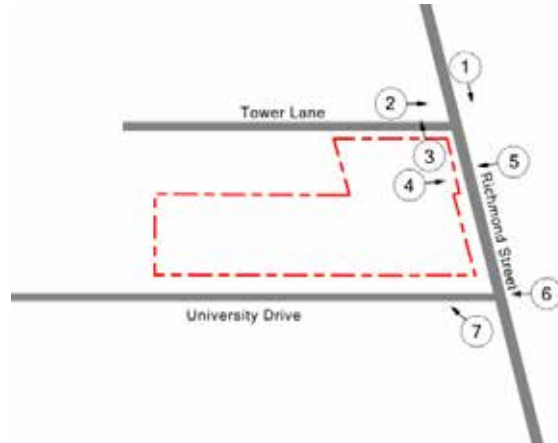
7. The Gateway Entry



4. View East from Site Across Richmond Street



5. View West into the Site Across Richmond Street



Key Plan



6. View West Directly up University Drive



## SECTION 2:

### DESIGN RESPONSE

#### 2.1 CONCEPTUAL DESIGN

The proposed eight storey, dormitory style supervised residence will also contain a large, 350 person plus dining hall and servery, floor lounges and studies, laundry facility, music rooms, concierge (24-hour), meeting rooms, mail and parcel room, fitness facility, large multi-purpose room, administrative offices, a Residence Manager apartment, 13 Don suites, 260 resident suites and a variety of support spaces.

The resident rooms have been arranged similar to the existing and adjacent Elgin Hall residence with one Don for every 44 students – maximum. The residential floors also include two barrier free suites, group study rooms and shared floor lounges. The floor lobbies also provide for informal gathering space helping to add interest to the building through their vertical alignment. The east and north wings of the building at street level will contain the public uses of the residence. The west wing will be entirely residence rooms and a basement level for building support spaces will be located under the east wing.

The building is formally aligned along University Drive but then flares northward opening up to Richmond Street. This move creates a stronger sense of arrival at the University Gates emphasizing the importance of this formal gateway entry. The main entrance to the residence is on University Drive just west of the existing transit stop and is supported by a dedicated drop-off and pick-up lane. This main entrance addresses the front door of Alumni Hall and reinforces the other main entries addressing University Drive at Medway, Sydenham and Elgin Halls. The main entrance is located approximately midway along the building where vehicular traffic drops from 34,000 cars per day on Richmond Street to 3,000 cars per day along University Drive. This main location makes for a proven pedestrian friendly and safe experience.

The Concept at a Glance:

#### Building

- Positive interface with the street with use of transparent curtain wall. Active ground floor uses are placed along these glass walls.
- The building masses at the corner, adding to the prominence of the Richmond Street/University Drive intersection.
- The building wings are angled from each other to emphasize separation and reduce the overall perceived length of the building.
- Building recesses and projections are rhythmically placed along all façades.
- Parapets are set at varying heights at the eighth floor aiding in the articulation of the top of the building.
- Suites (dorm rooms) are expressed along the exterior, breaking up the long façades.
- Privacy of the suites at grade are achieved through soft landscaping similar to the adjacent Elgin Hall.
- Extensive use of natural stone, metal composite panels, precast concrete, transparent glass and fritted glass are arranged in a sophisticated and contemporary manner so as to compliment Western's campus architecture.
- Building materials on exterior are more refined as the building progresses upwards.
- The double height dining hall has transparent glazing facing Richmond Street and University Drive animating this important façade.
- Extended canopies are proposed for the main entrance and as cover for the Dining Hall terrace.
- The building along Richmond Street is aligned on the projected road widening allowance, measured 24 metres from the centre line of the road.



View from Richmond Street looking North West

#### Site

- The existing University Gates are integrated into the development creating a plaza for pedestrians at the intersection of Richmond Street and University Drive.
- Existing pathways and walkways are maintained. Transit stops are enhanced with hard and soft scape and furniture.
- A landscape median is introduced on University Drive to strengthen the gateway arrival experience.
- A crosswalk is provided across University Drive linking the front doors of the new residence with the existing Alumni House.
- Bicycle storage is being provided both inside and outside the building. Outside bicycle parking is protected by a canopy.
- Loading, garbage, recyclables and service area is located discreetly off of Tower Lane. Service vehicle parking will be screened with soft landscape.
- Useful outdoor amenity space is proposed with a volleyball sand pit, formal courtyards and a large 'front porch'.
- The development is being designed to achieve LEED Gold Certification.



## 2.2 PUBLIC REALM

This project addresses the public realm by creating a strong street presence on both University Drive and Richmond Street and by strengthening the existing gateway experience through building massing and transparency. The building has been designed to be experienced as a campus building within an existing residential neighbourhood. Great care has been taken to ensure the building gives back to the public realm through its animated uses and transparency at street level. A patio and a level 3 roof top terrace is proposed along Richmond Street. The existing stone gates, (constructed in 1953), which formalize this entry point, will be enhanced with both hard and soft landscaping.

## 2.3 SUSTAINABILITY

The following sustainable strategies will be included in the design:

- Reduced storm water run-off and on site retention;
- Water efficient landscaping;
- Reduce energy requirements through efficient building systems, like triple glazing;
- Provide storage and collection areas for recycling;
- Utilize recycled content in building materials;
- Use regional materials;
- Use rapidly renewable materials;
- Use low V.O.C. emitting materials;
- Increase natural ventilation effectiveness;
- Exceed required indoor air quality performance;
- Introduce active green roofing;
- Use of a geothermal closed loop system;
- Reduce light pollution;
- Bird friendly glazing on the curtain walls;
- Targeting LEED Gold Certification.



View from the Dining Hall Patio Looking Towards the Gates and Richmond Street

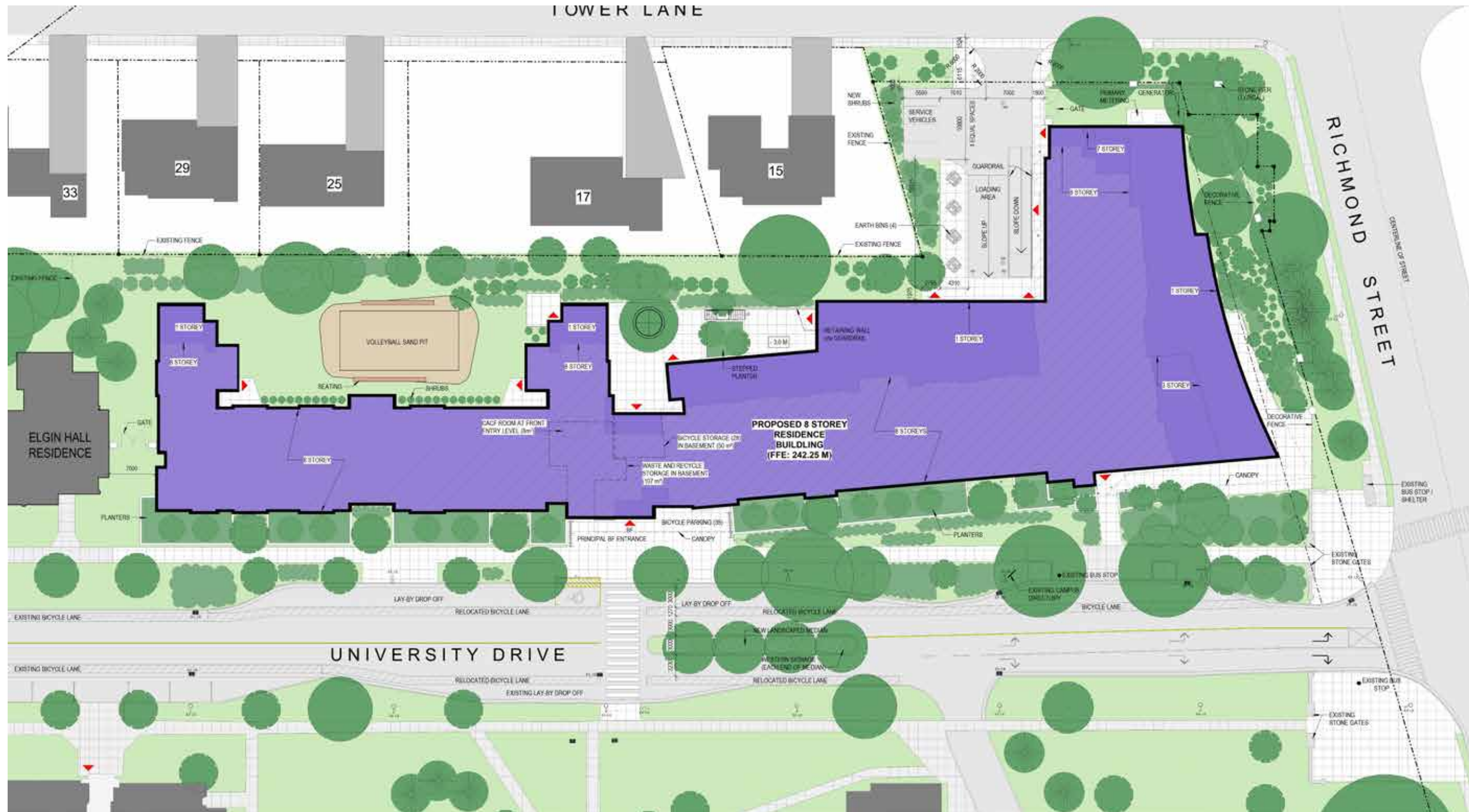


View of Main Entrance on University Drive



SECTION 3 - SUPPORTING FIGURES, DRAWINGS AND ILLUSTRATIONS

APPENDIX A - SITE PLAN

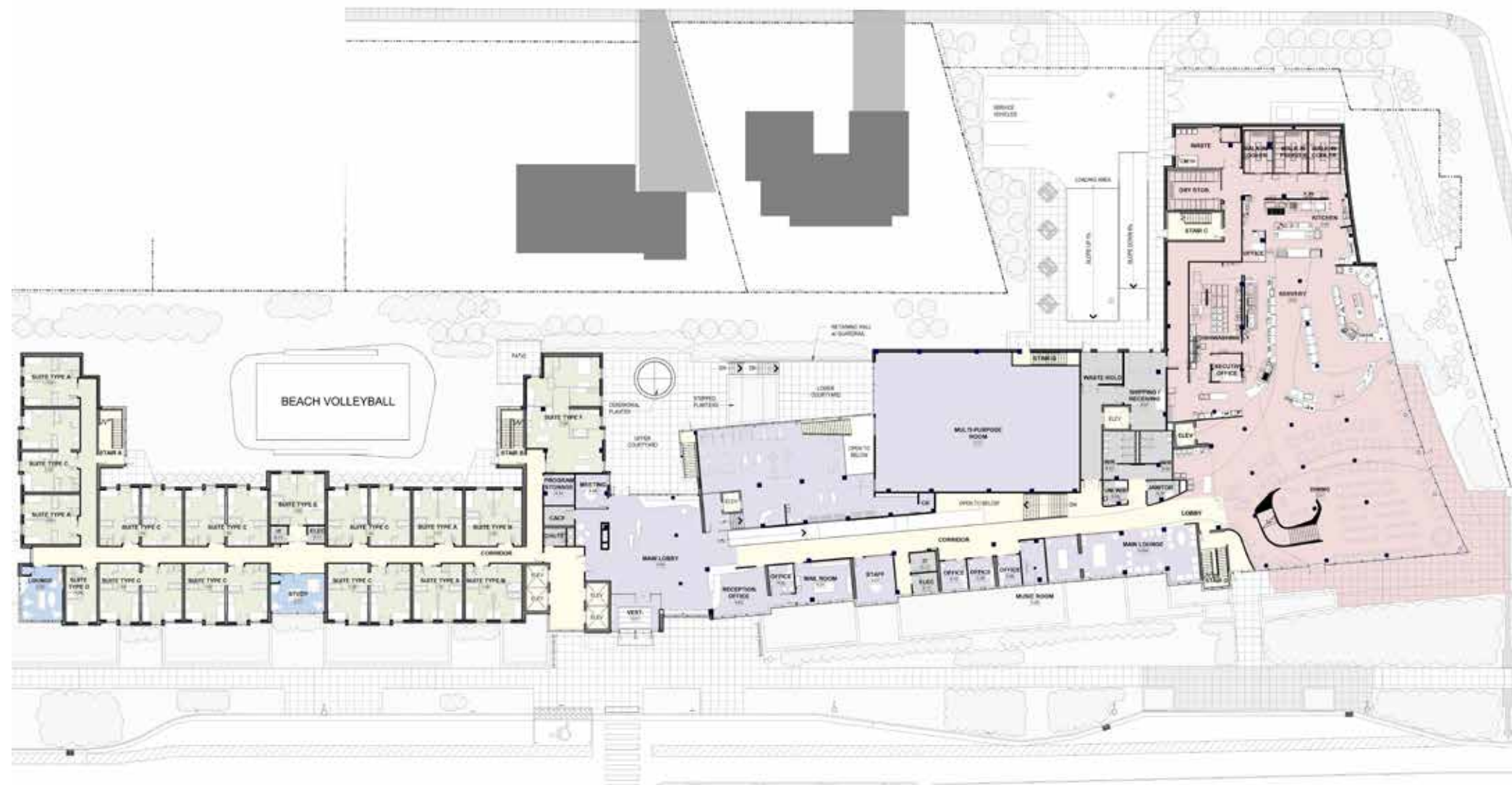


SECTION 3 - SUPPORTING FIGURES, DRAWINGS AND ILLUSTRATIONS

APPENDIX A - FLOOR PLANS



Basement Plan



Level 1 Plan



SECTION 3 - SUPPORTING FIGURES, DRAWINGS AND ILLUSTRATIONS

APPENDIX A - FLOOR PLANS



Level 2 Plan



Level 3 Plan

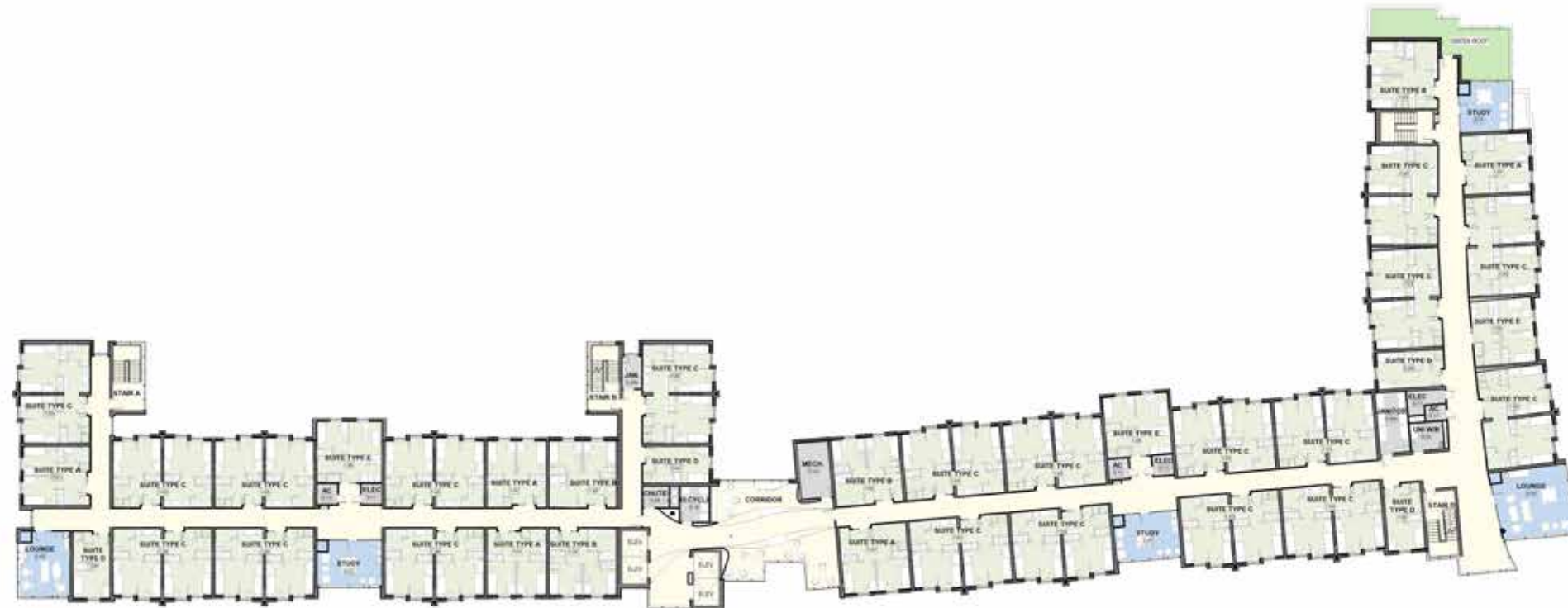


SECTION 3 - SUPPORTING FIGURES, DRAWINGS AND ILLUSTRATIONS

APPENDIX A - FLOOR PLANS



Levels 4-7 Plans



Level 8 Plan



APPENDIX B: BUILDING ELEVATIONS



South Elevation



East Elevation





APPENDIX B: BUILDING ELEVATIONS



North Elevation



West Elevation



APPENDIX C: SUN/SHADOW STUDY



March 10 am



March 12 pm



March 3 pm



June 10 am



June 12 pm



June 3 pm



APPENDIX C: SUN/SHADOW STUDY



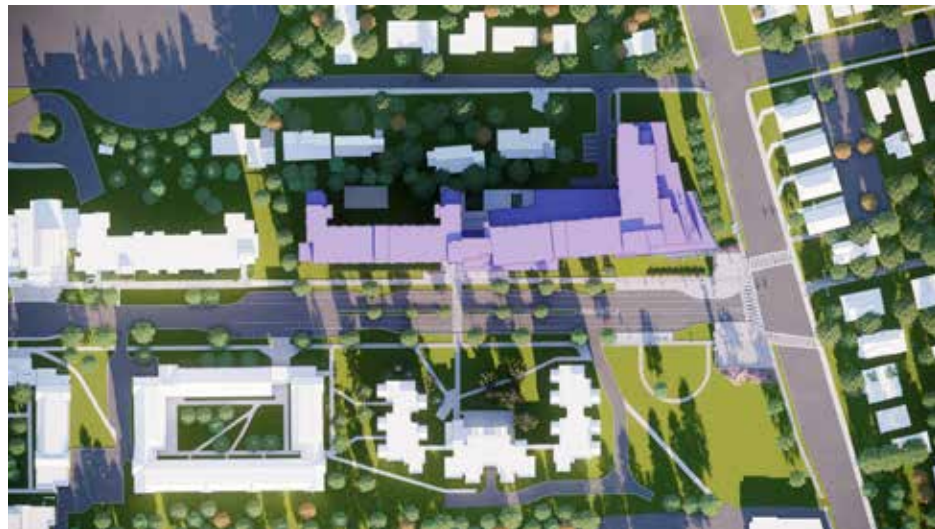
September 10 am



September 12 pm



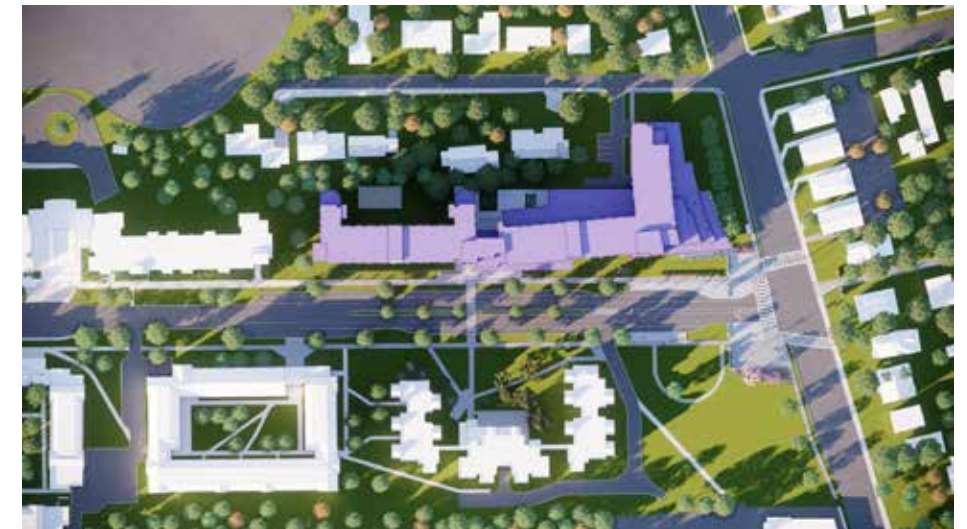
September 3 pm



December 10 am



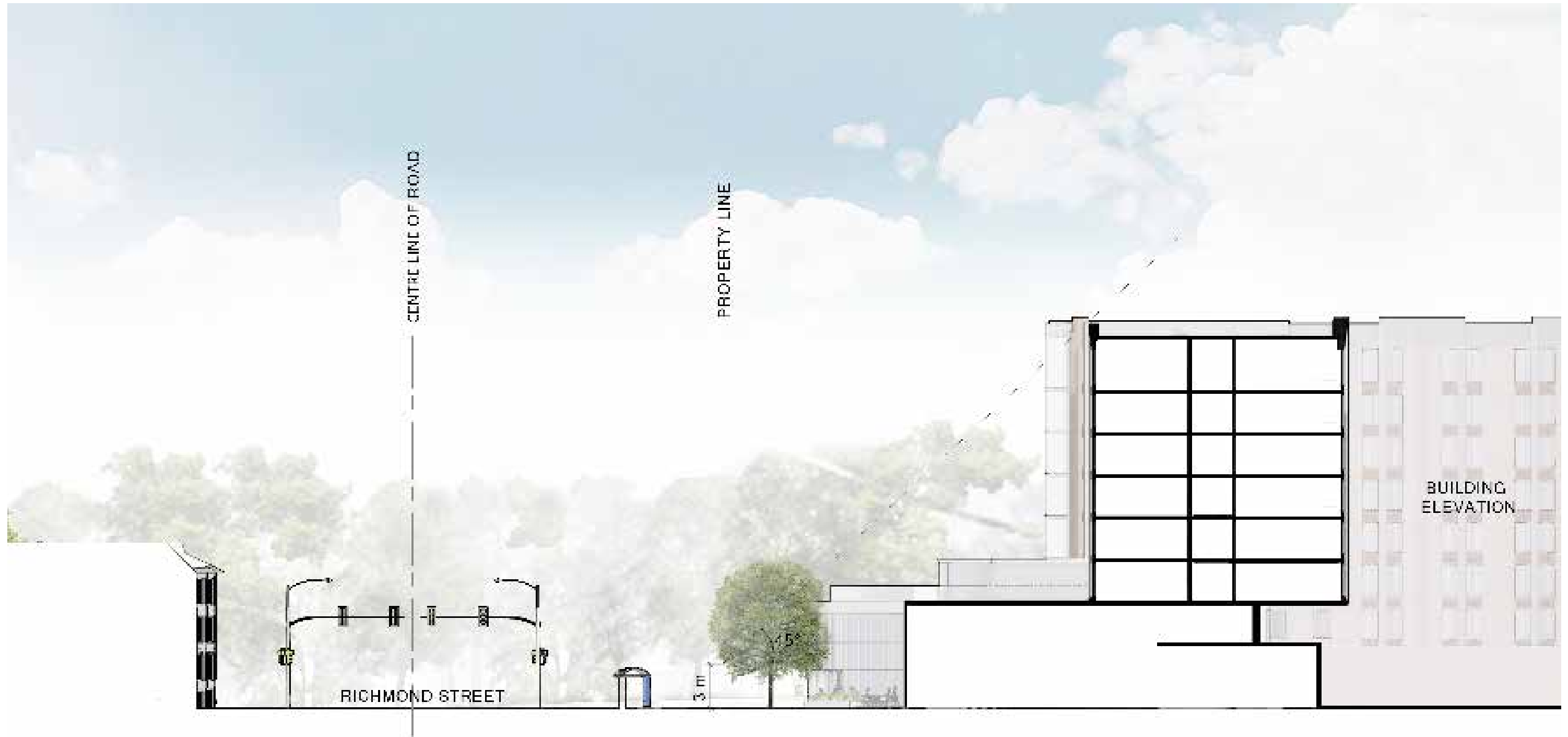
December 12 pm



December 3 pm



APPENDIX D: SITE CROSS SECTIONS



East-West Cross Section Looking South



APPENDIX D: SITE CROSS SECTIONS



North-South Cross Section Looking East

