



STRIK
BALDINELLI
MONIZ

URBAN DESIGN BRIEF

2118 Richmond Street
London, ON

PROPOSED HIGH RISE APARTMENT BUILDING

June 2024



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1 SECTION 1.0 – PLANNING CONTEXT

1.1 SUBJECT LANDS

Applicant/Proponent:	Encore at Upper Richmond Village Inc.
Site Location:	Located on the northeast corner of the Richmond Street and Sunningdale Road East intersection (See Figure 1).
Municipal Address:	2118 Richmond Street, London, ON
Roll Number:	090450152000000
Legal description:	LONDON CON 6 PT LOT 16 RP 33R5349 PT PART 1 RP 33R21022 PART 18
Site Area:	± 0.88 ha (2.17 ac)
Street Frontage:	Richmond St. N. (± 90 m) Sunningdale Rd. E. (± 62 m)
Existing Features	The subject site is currently vacant. The former single detached dwelling was demolished in 2013.

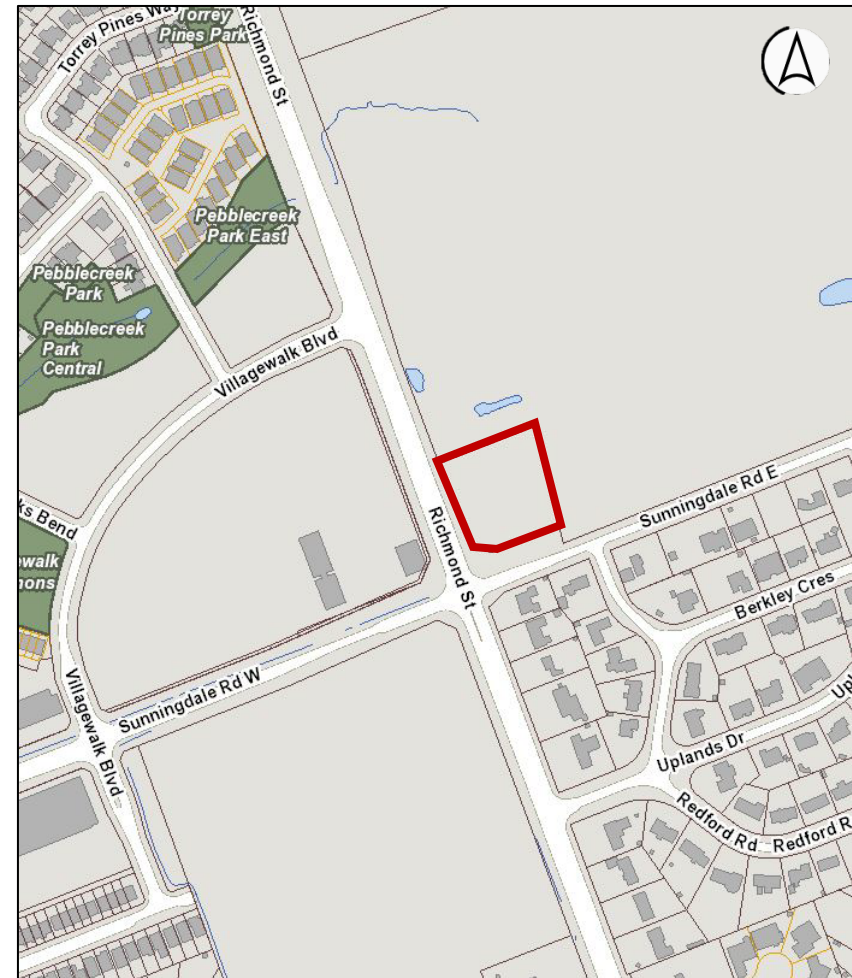


Figure 1. Site Location

1.2 EXISTING SITE IMAGES



Figure 2. Aerial View of Subject Site
Source: City of London Online Mapping

1.3 SURROUNDING LAND USES

The subject lands are located on the northeast corner of the Richmond Street and Sunningdale Road East intersection. Richmond Street is identified as an Urban Thoroughfare in the London Plan Map 3, with a mixture of new and under construction medium, high density residential and commercial uses; existing low density residential; and lands for future residential development. Sunningdale Road East is identified as a Civic Boulevard, London Plan Map 3, predominantly low density residential. The neighbourhood is currently in transition with new residential and commercial development. South of Sunningdale Road, the Uplands community is an established neighbourhood primarily consisting of low density, single detached dwellings. More specifically, the surrounding land uses include:

North and East: Directly adjacent to the site are vacant lands that are for future development, zoned Urban Reserve (UR4). Portions of this land are currently used for cash crops.

South: Across Sunningdale Rd. E. (southeast corner of Richmond & Sunningdale intersection) is an established low density Single Detached Residential neighbourhood, under the Residential (R1-10) Zone.

West: Across Richmond St. N. (northwest corner of Richmond & Sunningdale intersection) are mixed commercial and residential lands (under construction) with zoning allowing for commercial uses and mixed-use commercial and residential apartment buildings, under the Business District Commercial (BDC(25)) Zone. The southwest corner of the Richmond and Sunningdale intersection are lands currently used for cash crops with zoning allowing for a wide variety of commercial and office uses, under the Commercial Shopping Area (CSA3(6)) Zone.

1.4 PROPOSED DEVELOPMENT

The proposed 11-storey, “L” shaped apartment building would be approximately 2,699.8m² (28,875 sq. ft) of ground area. It is proposed to have 158 apartment units in total. Rooftop amenity area is proposed on the 11th level for the residents of the building

in addition to private balconies and communal outdoor amenity in the form of landscaped open space.

The proposed residential apartment development would contribute to the intensification of this major intersection which is developing into a mixed-use residential and commercial node,

known as ‘Upper Richmond Village’. The proposed residential units would contribute to the overall viability of the incoming commercial uses and transit service in the area.

The proposed building is “L” shaped and is placed along the two frontages of Richmond St. N. and Sunningdale Rd. E. Ground level lobby accessed from Richmond St. N. and a promenade along Sunningdale Road provides a landscaped features that improves the streetscape and establishes a sense of place at this gateway corridor into the city.

Ground floor residential units would be provided with pedestrian connections along Sunningdale Rd. E. to enhance the public realm and encourage pedestrian activity at the street. Grading along Richmond Street prohibits direct access to ground-floor units, but a terraced landscape feature ensures that no blank walls are provided along the streetscape.

A significant building setback is applied from Sunningdale road to allow for separation from an existing gas pipeline within the road right-of-way but would allow for enhanced landscaped and walkways. The eastern leg of the building, fronting onto Sunningdale Rd, is 3 storeys in height. This creates a low-rise scale fronting onto the established community to the south, and reduces the prominence of the point tower at the intersection. Building step-backs are applied from Sunningdale Road above the

3rd and 8th storeys. A preliminary site plan has been designed and can be found in **Appendix A** and **Figure 4** below.

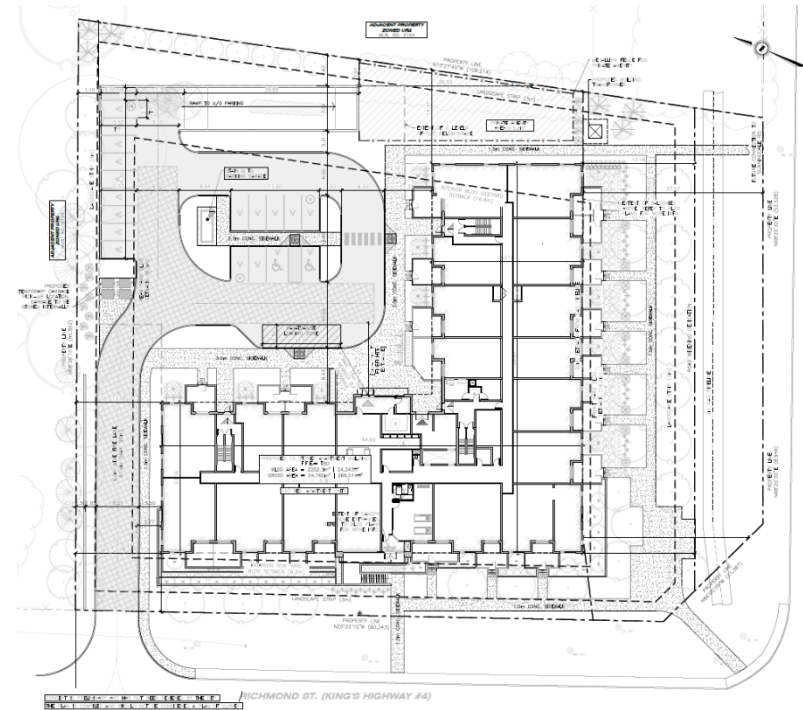


Figure 3. Site Plan focused on proposed development.

One vehicle connection is proposed from Richmond St. N. and connects to a small surface parking area of 18 surface spaces (mainly barrier free and visitor parking), as well as ramp access to the proposed underground parking with 209 parking spaces. Internal walkways would surround the building and provide connections to building entrances, surface parking, ground floor

units and municipal sidewalks. Landscaping is proposed around all sides of the building and along property boundaries (**Figure 5**).

Conceptual elevations for the apartment building (**Appendix B**) show a high degree of architectural detail and design through utilization of extensive glazing, building articulation, awnings, and cladding materials.

The proposed building has been positioned along the street frontages to strengthen the streetscapes of both Richmond and Sunningdale, as well as the public realm at the intersection. The proposed building and landscaping would screen the surface parking area from view.

The proposed building façade makes use of horizontally and vertically oriented panelling, variation in height, lighting, and use of angles to create a visually interesting transition between building materials and overall aesthetic building. The proposed building has been illustrated through the renderings in **Appendix C**.

The Landscape Plan in **Appendix D** identifies the proposed enhanced landscaping, as well as the conceptual layout of walkways servicing the proposed apartment building.

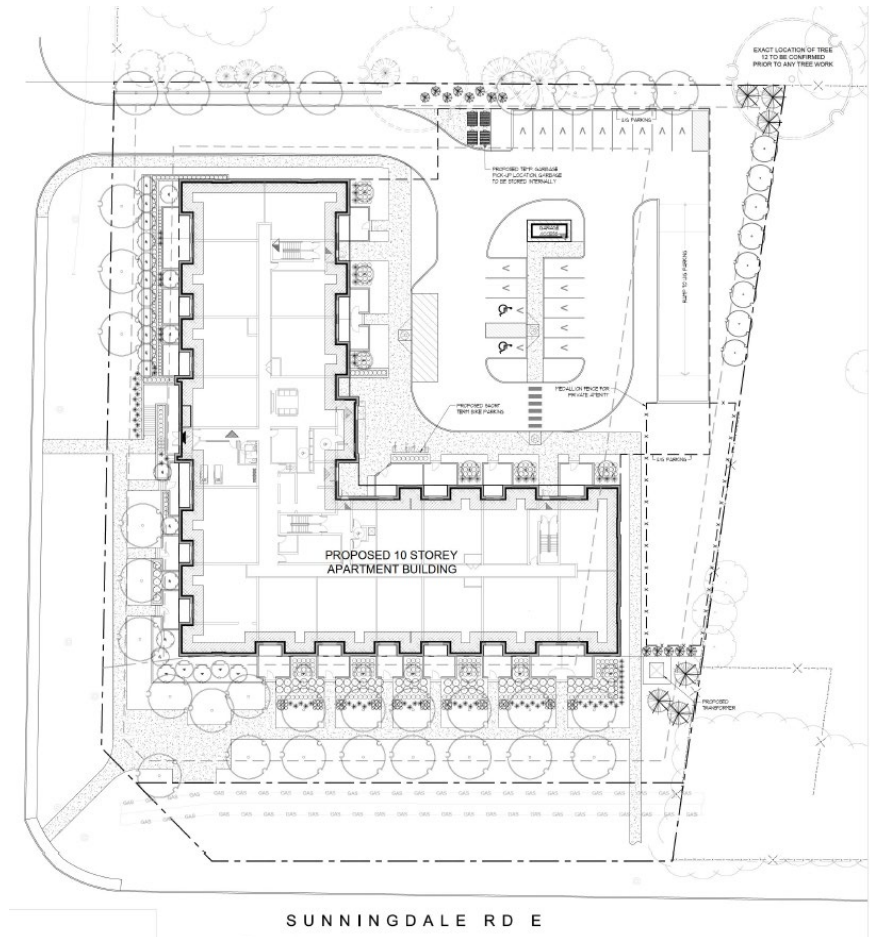


Figure 4. Landscape Plan

1.5 GOALS AND OBJECTIVES

The subject lands are located at a prominent intersection and gateway into the City of London at Richmond St. N. and Sunningdale Rd. E.

The proposed development strives to create a high-quality urban environment that will enhance the streetscapes and mixed-use node. The proposed apartment building aims to create a pedestrian friendly environment and support the development of commercial uses in the area.

1.6 CITY OF LONDON PLANNING FRAMEWORK

1.6.1 ZONING BYLAW

The subject lands are currently zoned Residential h, h-5, h-11, h-183, R6-5, R8-4, B-30. The various holding provisions are present to ensure the appropriate and orderly development of the site.

h: to ensure the orderly development of lands ensuring adequate municipal services are available.

h-5: To ensure development is compatible with adjacent land uses.

h-11: To ensure the orderly development of lands and the adequate provision of municipal services.

h-183: To ensure that development will not have any negative impacts on the groundwater of the area, specifically existing wells.

Under the B-30 zoning provisions, development is permitted to a maximum height of 33m with a density of 123 UPH (107 units) and includes other site-specific provisions for: reduced exterior &

interior side yard setbacks; reduced rear yard setback; increased lot coverage and reduced landscaped open space; increased height; and increased density. It is the intent of the proposed development to amend these site-specific provisions to meet the needs of the revised development plan.

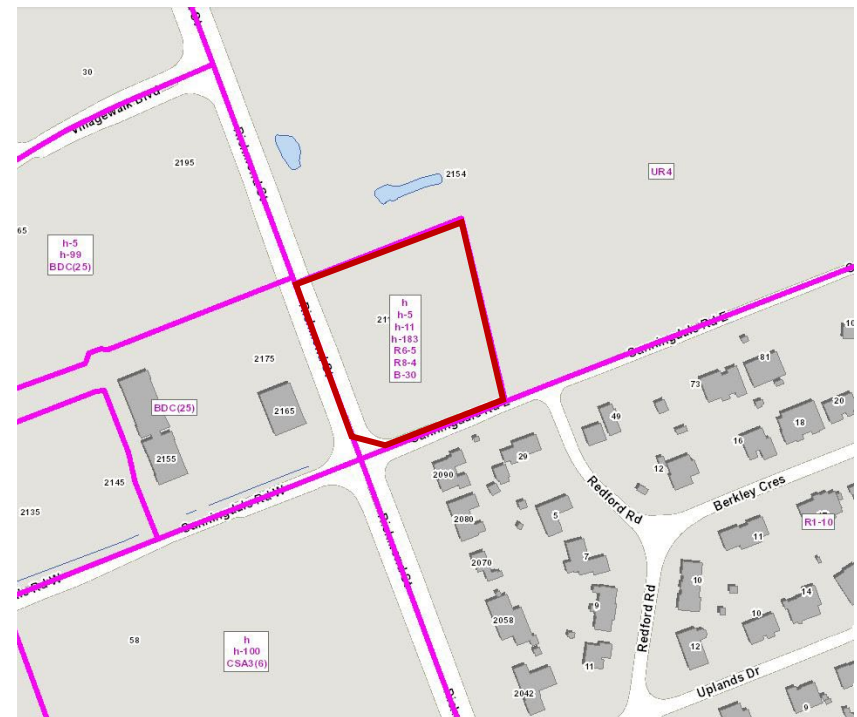


Figure 5. Existing Zoning

1.6.2 OFFICIAL PLAN DESIGNATIONS

The Subject Lands are designated “Neighbourhoods” as identified on Schedule ‘A’ – Land Use (Figure 6) with frontage onto an Urban Thoroughfare (Richmond St N) and Civic Boulevard (Sunningdale

Rd E). Residential development under the Neighbourhood Place Type, located at the intersection of an Urban Thoroughfare and a Civic Boulevard is permitted to have a standard maximum height of 4 storeys and an upper maximum of 6 stories (London Plan: Table 11).

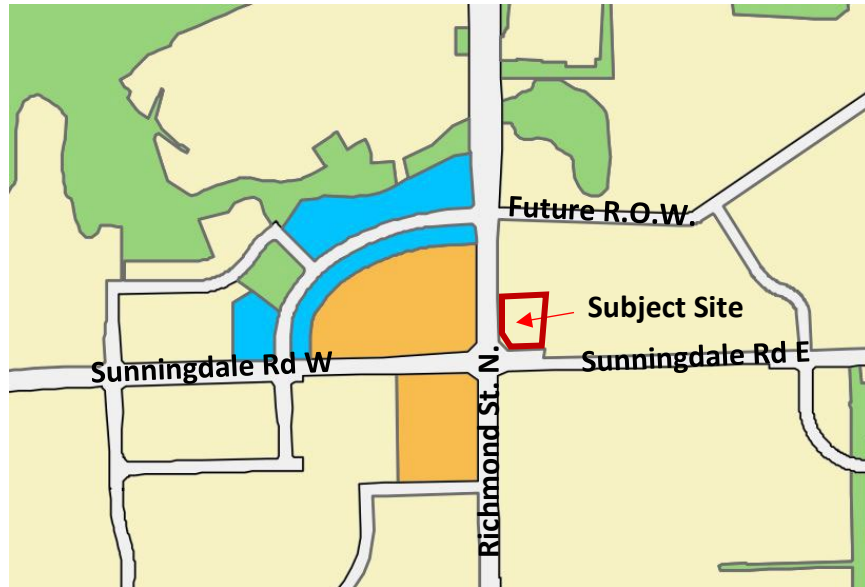


Figure 6. The London Plan – Place Types, Map 1

The Subject Lands are also located within Specific Policy Area (SPA) 16 – 2118 Richmond Street (Figure 7) and located directly south of lands designated within the High-Density Overlay (Figure). The Specific Policy Area 16 was created to allow a development height of 11 storeys and a density of 182 units per hectare (UPH). The proposed development does not conform with to the London Plan

designation and will require an Official Plan Amendment to amend the text of Specific Policy Area 16. The proposed development would be compatible with the planned development surrounding the site and preserves the intent of SPA 16.

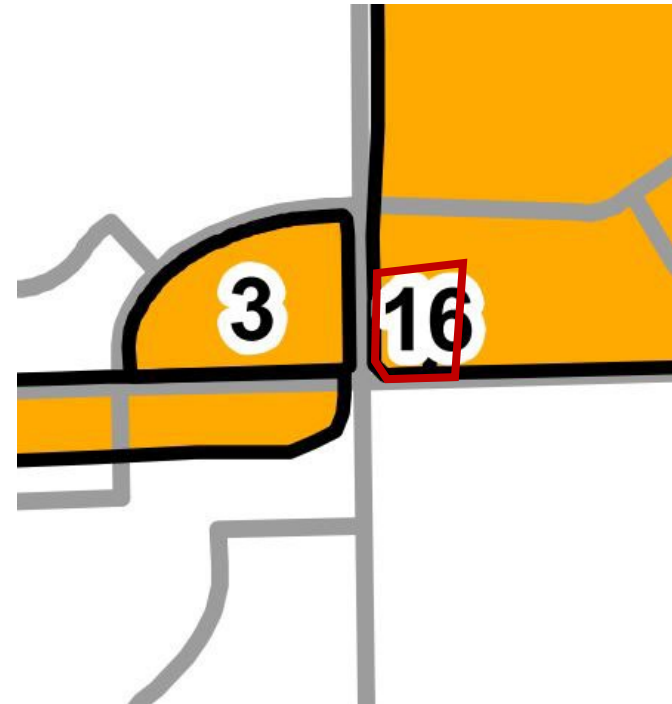


Figure 7. Special Policy Areas (London Plan Map 7)

1.7 LONDON PLAN URBAN DESIGN PRINCIPLES

The London Plan places an emphasis on urban design throughout the Place Types citywide. The following outlines the relevant policies to this proposed development.

1.7.1 CHARACTER

The character at the intersection of Richmond and Sunningdale is currently under development. The London Plan envisions this intersection as a mixed-use commercial and high-density node. Proposed walkways with connections to municipal sidewalks, lush landscaping opportunities, and residential uses at ground level focus on a pedestrian friendly public realm enhancing the developing character of the node.

The proposed development, described in the following sections, would help solidify and support the commercial and residential node at Richmond St and Sunningdale Rd. The proposed built form includes building façades with high amounts of glazing, appropriate signage, and high-quality building materials.

1.7.2 STREET NETWORK

The proposed development does not create any new roads or street network. The site is ideally situated at a major intersection within London. Only one vehicle access is proposed for the development and would be from Richmond St. Sunningdale Road East is planned for roadway widening from 2 to 4-lanes, initiating construction in 2024. A traffic impact study has been completed by Paradigm to investigate the proposed development and the operations of the surrounding intersections.

1.7.3 STREETSCAPES

Richmond Street is an urban thoroughfare and experiences a high-volume of vehicle activity. Sunningdale Road East is a Civic Boulevard, also experiencing a high-volume of vehicle traffic. Both abutting arterials would be improved with public sidewalk and 4-lane urban cross section.

The frontage along Sunningdale Road East would be supplemented with a treed promenade, including walkway and treed plantings. The enhanced landscaping would create a focal point along the street, improving the public realm.

As the surrounding area continues to develop with residential and commercial uses, there is an opportunity to create a focus on increasing the pedestrian activity and improving the public realm.

The Richmond streetscape is currently developing into a mixed-use commercial and residential node. The proposed development would supplement this envisioned high-volume activity node.



Figure 8. Partial elevation illustrating building setbacks from Sunningdale Road

1.7.4 PUBLIC SPACE

Internal walkways with connections to municipal sidewalks encourages pedestrian activity along both Richmond and Sunningdale. A large building setback from Sunningdale provides for landscape amenity space. The promenade feature at the front

of the proposed building would be a focal point for pedestrian activity. Landscaped open space would also be located to the east of the proposed building and would be used as amenity space for seating and social gathering. Lastly, the 11th storey of the building would feature a rooftop amenity room and outdoor patio space, to be used privately by the residents.

1.7.5 SITE LAYOUT

The proposed development orients the new building along the two road frontages and frames the intersection. Surface parking is oriented behind the proposed building with access to underground parking. The site has been efficiently designed to provide for all users of the site, including parking and amenity space, walkways, landscaping, and all “back of house” features located internal to the site.

1.7.6 BUILDINGS

The proposed 11-story apartment building has been designed with appropriate massing for a gateway corridor. Building facades would be provided with a high proportion of glazing, articulation, variation in colour and materials, and generally well designed on all sides without blank walls. Building entrances are all accessible by walkways that also connect to the public sidewalk, and into the surface parking area.



Figure 9. Render of building looking from Richmond St. N and Sunningdale Rd. Intersection

1.8 SPATIAL ANALYSIS

Figure 10 shows the subject lands and land uses within 400m and 800m radius from the Subject Lands. The two radii represent approximate walking distances of approximately five and ten minutes, respectively.

The subject lands are located on the northeast corner of a prominent intersection (Richmond and Sunningdale) within a planned mixed-use commercial and high-density node. The intersection is currently serviced by bus public transit (Route 34) with stops located along Sunningdale on the west side of Richmond St. N.

West of the subject site includes a large commercial shopping centre, planned to include various shops, services, restaurants, grocery store, among other day-to-day amenities. Several high density residential (HDR) development sites are planned for construction north, west and south of the site. -

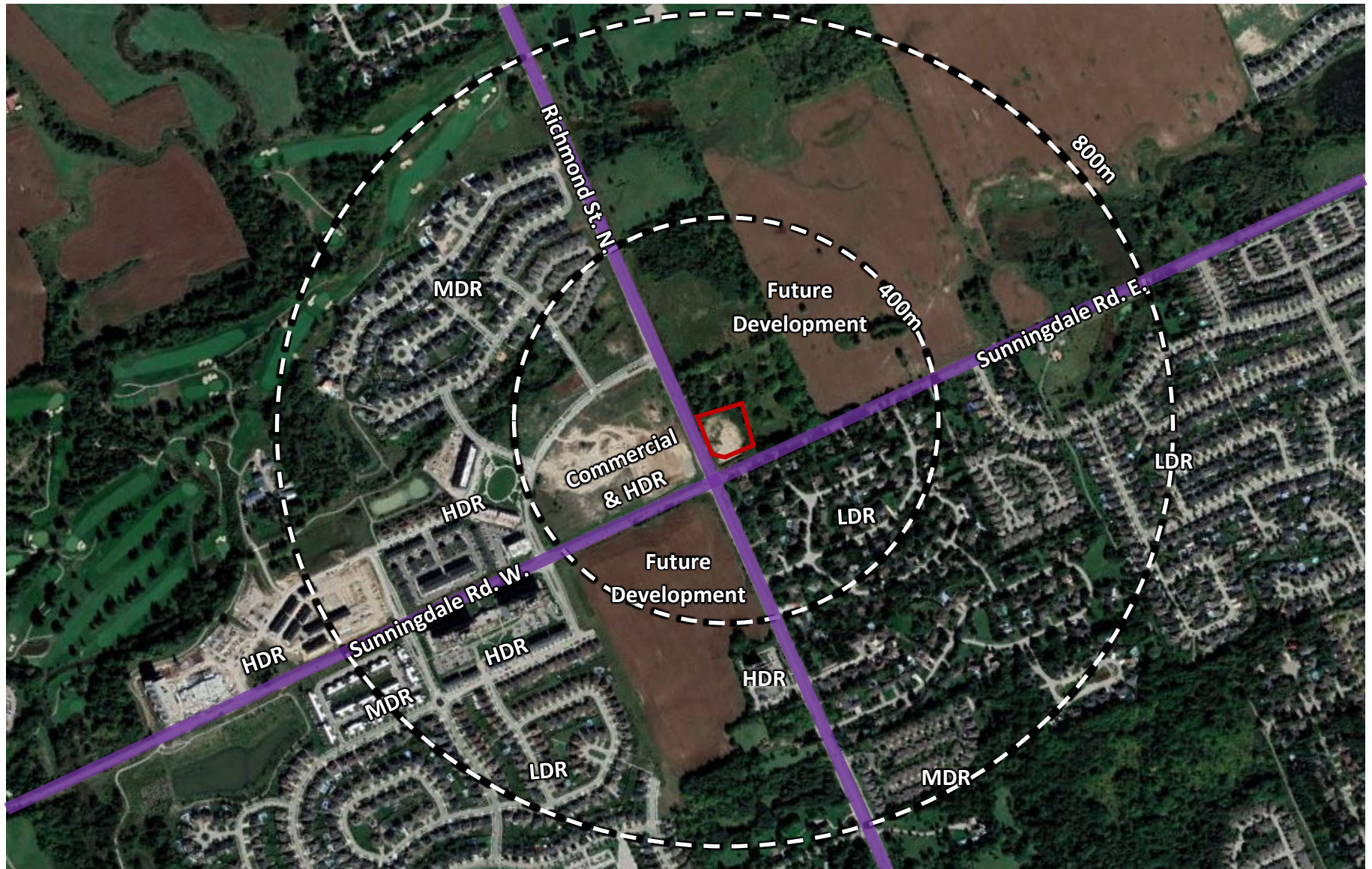


Figure 10. Regional Spatial Analysis, 400m and 800m Radius

1.9 SITE SPECIFIC SPATIAL ANALYSIS

A Site-Specific Spatial Analysis was conducted on the Subject Lands, including:

Composition and Built Form: The site is currently vacant and surrounded by lands for future development; commercial and high-density residential uses currently under development; and low density single detached residential dwellings. Located at the intersection of Richmond Street and Sunningdale Road East.

Edge Conditions: The site is afforded with a “Public Street Interface” along two sides of the site: west (Richmond St. N.), and south (Sunningdale Rd. E.).

The building would be architecturally treated with articulation and high-quality materials to emphasize the street edges and stimulate pedestrian activity with large windows, building entrances and walkways connected to the public sidewalk.

Connectivity: There is one proposed vehicle access to the subject site, from Richmond St. N. and multiple pedestrian walkways throughout the site.

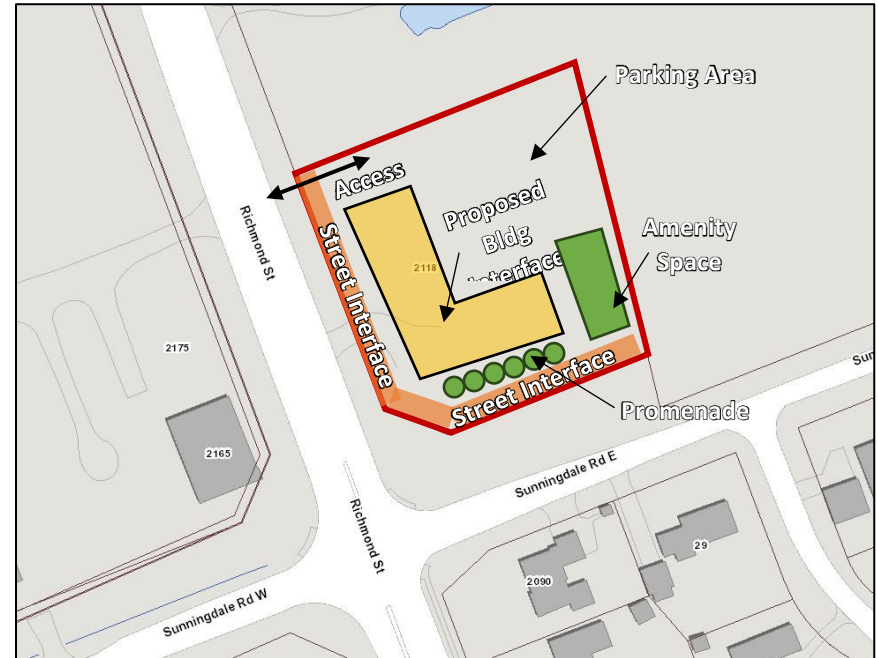


Figure 11. Site Specific Spatial Analysis

2 SECTION 2.0 – DESIGN PRINCIPLES AND DESIGN RESPONSES

2.1 CONCEPTUAL DESIGN:

With respect to the conceptual design for this project, the project team has defined design principles that will inform this aspect of the proposed development:

- **Building Orientation** – The new building has been located along Richmond St. N. and Sunningdale Rd. E. The intended layout would yield a development that enhances the prominent intersection while concealing utilitarian functions such as parking, loading areas, etc.
- **Massing and Articulation** – The building shall be contemporary in nature and arranged in a manner that allows for building articulation. Massing will be “broken up” through variation in colour, materials, and accentuated façade elements and balconies.
- **Connectivity** – The building’s main lobby would be oriented towards Richmond St. N with secondary orientation to the surface parking area. Internal walkways around the buildings would connect all entrances and public sidewalks.



Figure 12. West Elevation looking from Richmond St.



Figure 13. Proposed south elevation looking from Sunningdale Rd.

2.1.1 BUILDING MASSING

- The proposed massing for this project has been carefully articulated to match the scale required for a residential apartment along both Urban Thoroughfare and Civic Boulevard.
- To accommodate the concept of “human scale”, the building would be broken into compartments, using material breaks, to avoid a monotonous uninspired design response.

2.1.2 BUILDING DESIGN

- The material palette for this project offers a contemporary mix of grey, black, and brown painted concrete.
- The final building form creates a dynamic design response that provides visual interest through the shifting articulated frames along the exterior – providing varied opportunities for balconies. Shifting projected frames provide pattern to exterior design while articulating exterior balconies.
- The built form provides a variation of white, light, and dark grey concrete finishes varying the built form while bringing a warmth and richness to the building. Balconies and windows divide and articulate the building.

2.1.3 PUBLIC REALM

- Entrances have been provided on the street face to encourage walkability to and from the development.
- The primary public realm offering in this development is the enhanced landscaping and a promenade feature along Sunningdale Road. This area is complimented by the open space / amenity area east of the building

2.2 SUSTAINABILITY

It is anticipated that the developer and builder may consider energy-efficient building construction, low impact design features, and the incorporation of native plants into landscaping features for future development.

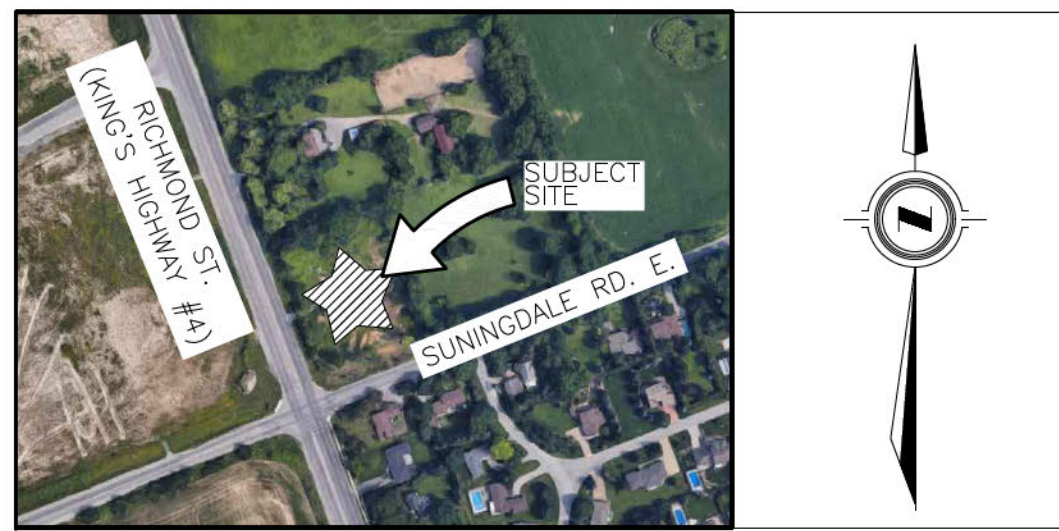
3 CONCLUSION

The proposed development is consistent with the urban design policies of The London Plan and addresses comments received from City staff during Pre-Consultation. The proposed development has been designed to have regard for The London Plan policies regarding City Design and infill/intensification. The proposed building would enhance the Sunningdale Road East and Richmond Street streetscapes and set a high standard for future development in the area.

Appendix A – Site Plan

LEGAL INFORMATION

PART OF
LOTS 16
CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE
CITY OF LONDON
 REGIONAL MUNICIPALITY OF MIDDLESEX



KEY PLAN

LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	ROOF PLAN
SHEET SP3	DETAILS

ZONING DATA CHART

GROSS LOT AREA:	8,766.5m ²	BUILDING AREA:	2252.3m ²
NET LOT AREA:	8,048.6m ²		
ASPHALT:	1,400.1m ²	LANDSCAPE AREA:	5114.1m ²

No.	ITEM	REQUIRED	PROPOSED
1	ZONES	RESIDENTIAL R8-4 B30	
2	LOT AREA (m ² MIN.)	8,000	8,766.5m ²
3	LOT FRONTAGE (m MIN.)	60.0	62.474m
7	FRONT YARD SETBACK	16.0m	17.13m
7	EXTERIOR SIDE YARD SETBACK	8.2m	9.03m*
8	INTERIOR SIDE YARD SETBACK	16.8m	13.06m*
10	REAR YARD SETBACK	8.7m	11.04m*
11	LOT COVERAGE (MAX. %)	30	25.7
11	LANDSCAPE OPEN SPACE (% MIN.)	55	58.3*
12	HEIGHT (MAXIMUM)	33.0m	40m*
12	DENSITY (UNIT/ha MAX.)	123	182*

*ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	RESIDENTIAL (APARTMENT)	0.5/UNIT (158 UNITS)	79 SPACES (1.44 SPACES/UNIT)
2	TOTAL	SEE ABOVE	227 SPACES
3	B.F. PARKING	2+2% OF TOTAL REQUIRED PARKING (227 SPACES)	7 SPACES (4 TYPE A, 3 TYPE B)
4	VISITOR PARKING	1/10 UNITS	16 SPACES

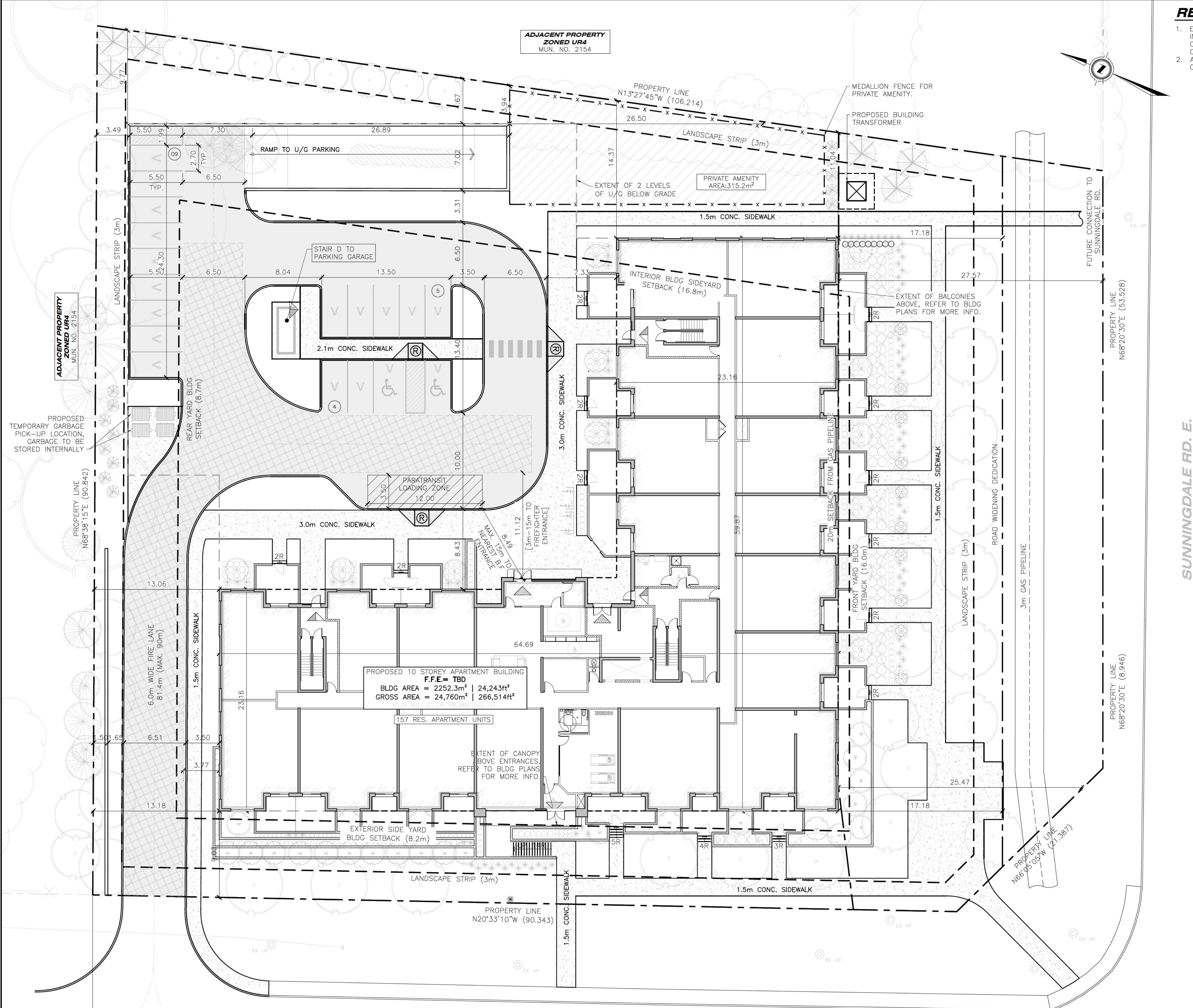
BICYCLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	RESIDENTIAL (SHORT TERM)	0.1/UNIT (158 UNITS)	16 SPACES
2	RESIDENTIAL (LONG TERM)	0.9/UNIT (158 UNITS)	142 SPACES

LEGEND

SYMBOL:	DESCRIPTION:
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
	SECONDARY BARRIER FREE ENTRANCE
	EMERGENCY EXIT
	GARBAGE ROOM DOOR
	PROPOSED SIGNAGE: REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
	PROPOSED BUILDING
	PROPOSED SNOW STORAGE - ALL SNOW TRUCKED OFF SITE, COORDINATION BY OWNER/BLDG MANAGEMENT
	PROPOSED BARRIER FREE S/W ACCESS CURB RAMP, REFER TO DETAILS FOR ADDITIONAL INFO.
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

REFERENCE DOCUMENTS:

- EXISTING LEGAL AND TOPOGRAPHICAL INFORMATION OBTAINED FROM PAN BY CALLON, DIETZ, FIRE No. 13-19306, COMPLETED NOVEMBER 2013
- AS-BUILT INFORMATION OBTAINED FROM THE CITY OF LONDON JANUARY 9, 2018



CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
 THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

RICHMOND ST. (KING'S HIGHWAY #4)

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.09.19
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.02.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.05.22
07	ISSUED FOR ZBA	2024.06.12

PROJECT:
10 STOREY APARTMENT BLDG
(157 UNITS)
2118 RICHMOND ST. N.,
LONDON, ON

CLIENT:

 303 RICHMOND ST.
 SUITE #201
 LONDON, ON.
 N6B 2H8
 P: 519.433.7587
 F: 519.433.4469
 E: info@yorkdev.ca

PATRICK DAVID TROTTER
 ARCHITECT

PRELIMINARY FOR REVIEW ONLY

DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

SUNNINGDALE RD. E.

LEGAL INFORMATION

PART OF
LOTS 16
CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE
CITY OF LONDON
 REGIONAL MUNICIPALITY OF MIDDLESEX



KEY PLAN

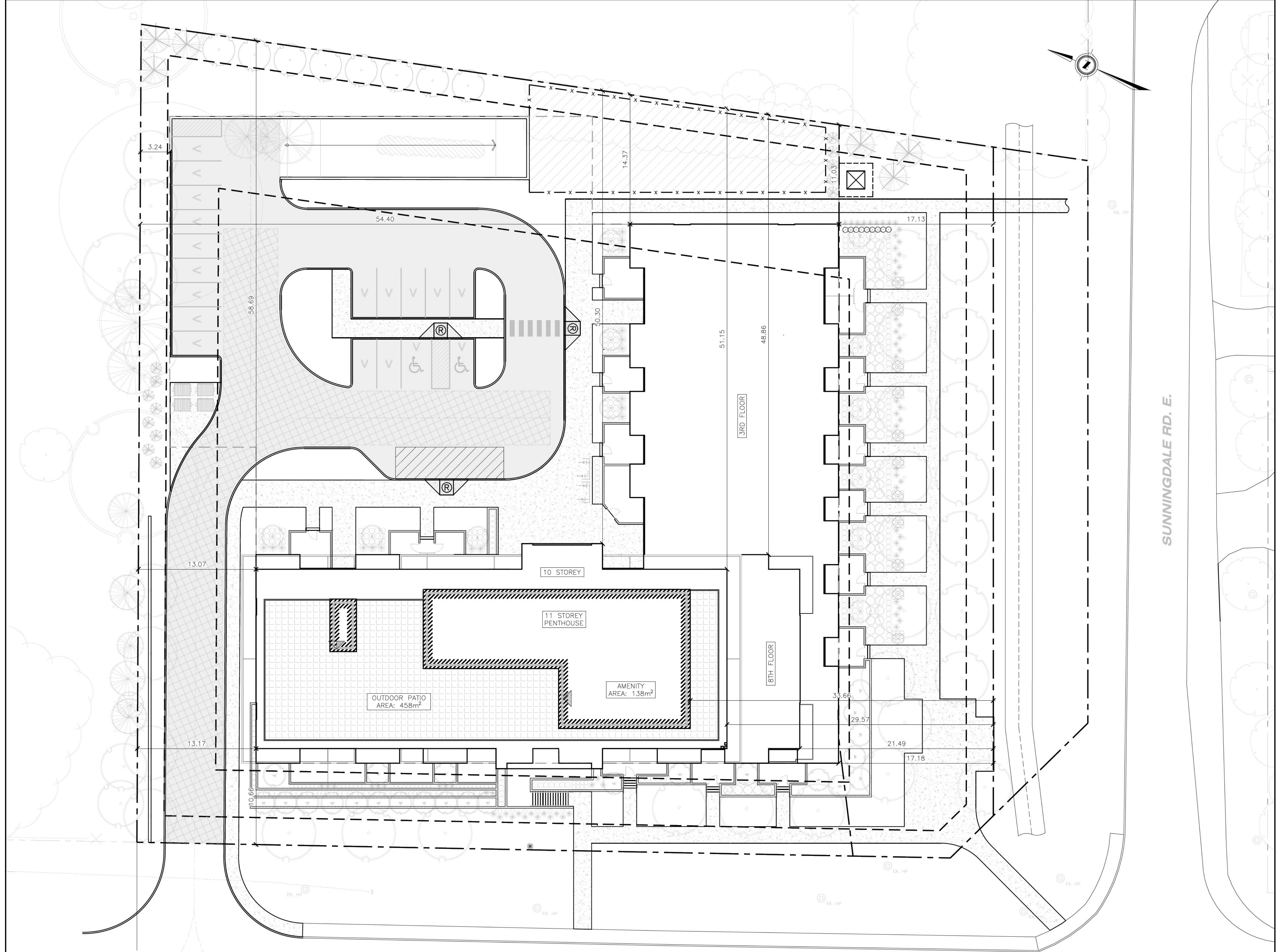


LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	ROOF PLAN
SHEET SP3	DETAILS

LEGEND

SYMBOL:	DESCRIPTION:
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	GARBAGE ROOM DOOR
	PROPOSED SIGNAGE; REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
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	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT



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RICHMOND ST. (KING'S HIGHWAY #4)

SUNNINGDALE RD. E.

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.09.19
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.02.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.05.22
07	ISSUED FOR ZBA	2024.06.12

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LONDON, ON

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 E: info@yorkdev.ca

PATRICK DAVID TROTTER
 ARCHITECT

**PRELIMINARY FOR
 REVIEW ONLY**

DRAWING DESCRIPTION
ROOF PLAN

PROJECT #XX-XX
 SBM-17-1164
 SCALE: AS INDICATED
 REVIEWED: PDTA
 DRAWN: OMP

SP2

Appendix B – Building Elevations

MARK	DESCRIPTION	COLOR	HATCH
(F1)	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	[Hatch]
(BR1)	PAINTED CONCRETE FINISH	LIGHT GREY	[Hatch]
(PC1)	PAINTED CONCRETE FINISH	BLACK	[Hatch]
(PC2)	PAINTED CONCRETE FINISH	DARK GREY	[Hatch]
(PC3)	PAINTED CONCRETE FINISH	WHITE	[Hatch]
(EC1)	EXPOSED CONCRETE FINISH	CLEAR COATING, LIGHT GREY	[Hatch]
(HS1)	HORIZONTAL METAL SIDING	WOOD GRAN, TBD BY CLIENT	[Hatch]
(AC1)	DIAGONAL, ACM METAL PANELS	WHITE	[Hatch]
(AC2)	PAINTED CONCRETE w/ HORIZONTAL CONTROL JOINTS @ 6" O.C. MAX.	LIGHT GREY	[Hatch]



WEST ELEVATION (RICHMOND ST)
SCALE: 1/8"=1'-0"

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.08.19
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.03.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.06.12

PROJECT:
10 STOREY APT. BLDG
2118 RICHMOND ST.
LONDON, ON

CLIENT:
York
DEVELOPMENTS
303 RICHMOND ST.
SUITE #201
LONDON, ON
N6B 2H6
P: 519.433.7587
F: 519.433.4469
E: info@yorkdev.ca



DRAWING DESCRIPTION
**WEST ELEVATION
(RICHMOND ST.)**

PROJECT #20-KK-PTA
SWM-17-1164
SCALE: AS INDICATED
REVIEWED: PTAT
DRAWN: CMP DWG # **A400**

MARK	DESCRIPTION	COLOUR	HATCH
F1	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	[Hatch]
BC1	PAINTED CONCRETE FINISH	LIGHT GREY	[Hatch]
PC1	PAINTED CONCRETE FINISH	BLACK	[Hatch]
PC2	PAINTED CONCRETE FINISH	DARK GREY	[Hatch]
PC3	PAINTED CONCRETE FINISH	WHITE	[Hatch]
EC1	EXPOSED CONCRETE FINISH	CLEAR COATING, LIGHT GREY	[Hatch]
HS1	HORIZONTAL METAL SIDING	WOOD GRAIN, TBD BY CLIENT	[Hatch]
AC1	DIAGONAL ACM METAL PANELS	WHITE	[Hatch]
AC2	PAINTED CONCRETE c/w HORIZONTAL CONTROL JOINTS @ 8" O.C. MAX.	LIGHT GREY	[Hatch]



SOUTH ELEVATION (SUNNINGDALE RD)
SCALE: 1/8"=1'-0"

NO.	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.08.19
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.03.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.06.12

PROJECT:
10 STOREY APT. BLDG
2118 RICHMOND ST.
LONDON, ON

CLIENT:
York DEVELOPMENTS
303 RICHMOND ST.
SUITE #201
LONDON, ON
N6B 2H8
P: 519.433.7587
F: 519.433.4469
E: info@yorkdev.ca



DRAWING DESCRIPTION
SOUTH ELEVATION
(SUNNINGDALE RD)

PROJECT #20-KY-PTA
SUN-17-1164
SCALE: AS INDICATED
REVIEWED: PTDA
DRAWN: CMP DWG #

A401

MATERIAL LEGEND

MARK	DESCRIPTION	COLOUR	HATCH
F1	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	[Hatch]
BR1	PAINTED CONCRETE FINISH	LIGHT GREY	[Hatch]
PC1	PAINTED CONCRETE FINISH	BLACK	[Hatch]
PC2	PAINTED CONCRETE FINISH	DARK GREY	[Hatch]
PC3	PAINTED CONCRETE FINISH	WHITE	[Hatch]
EC1	EXPOSED CONCRETE FINISH	CLEAR COATING, LIGHT GREY	[Hatch]
HS1	HORIZONTAL METAL SIDING	WOOD GRAIN, TBD BY CLIENT	[Hatch]
AC1	DIAGONAL ACM METAL PANELS	WHITE	[Hatch]
AC2	PAINTED CONCRETE S/W HORIZONTAL CONTROL JOINTS @ 8' O.C. MAX.	LIGHT GREY	[Hatch]



EAST ELEVATION
SCALE: 1/8"=1'-0"

NO.	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.08.16
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.03.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.06.12

PROJECT:
10 STOREY APT. BLDG
2118 RICHMOND ST.
LONDON, ON

CLIENT:
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LONDON, ON
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PATRICK DAVID FROTER
ARCHITECT

DRAWING DESCRIPTION
EAST ELEVATION

PROJECT: 801-KX POTA
SWM-17-1164
SCALE: AS INDICATED
REVIEWED: POTA
DRAWN: CMP DWG #

A402

MATERIAL LEGEND

MARK	DESCRIPTION	COLOUR	HATCH
F1	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	[Hatch]
BR	PAINTED CONCRETE FINISH	LIGHT GREY	[Hatch]
PC	PAINTED CONCRETE FINISH	BLACK	[Hatch]
PC2	PAINTED CONCRETE FINISH	DARK GREY	[Hatch]
PC3	PAINTED CONCRETE FINISH	WHITE	[Hatch]
EC	EXPOSED CONCRETE FINISH	CLEAR COATING, LIGHT GREY	[Hatch]
HS	HORIZONTAL METAL SIDING	WOOD GRAIN, TBD BY CLIENT	[Hatch]
AC	DIAGONAL ACM METAL PANELS	WHITE	[Hatch]
AC2	PAINTED CONCRETE S/W HORIZONTAL CONTROL JOINTS @ 8' O.C. MAX.	LIGHT GREY	[Hatch]



NORTH ELEVATION
SCALE: 1/8"=1'-0"

NO.	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.21
02	ISSUED FOR CLIENT REVIEW	2023.08.16
03	ISSUED FOR CLIENT REVIEW	2023.10.26
04	ISSUED FOR CLIENT REVIEW	2024.03.20
05	ISSUED FOR CLIENT REVIEW	2024.04.02
06	ISSUED FOR CLIENT REVIEW	2024.06.12

PROJECT:
10 STOREY APT. BLDG
2118 RICHMOND ST.
LONDON, ON

CLIENT:
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DEVELOPMENTS
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PATRICK DAVID FROTHER
ARCHITECT

DRAWING DESCRIPTION
NORTH ELEVATION

PROJECT #20-KY-PDFA
SWM-17-1164
SCALE: AS INDICATED
REVIEWED: PDFA
DRAWN: CMP DWG #

A403

Appendix C – Architectural Renderings

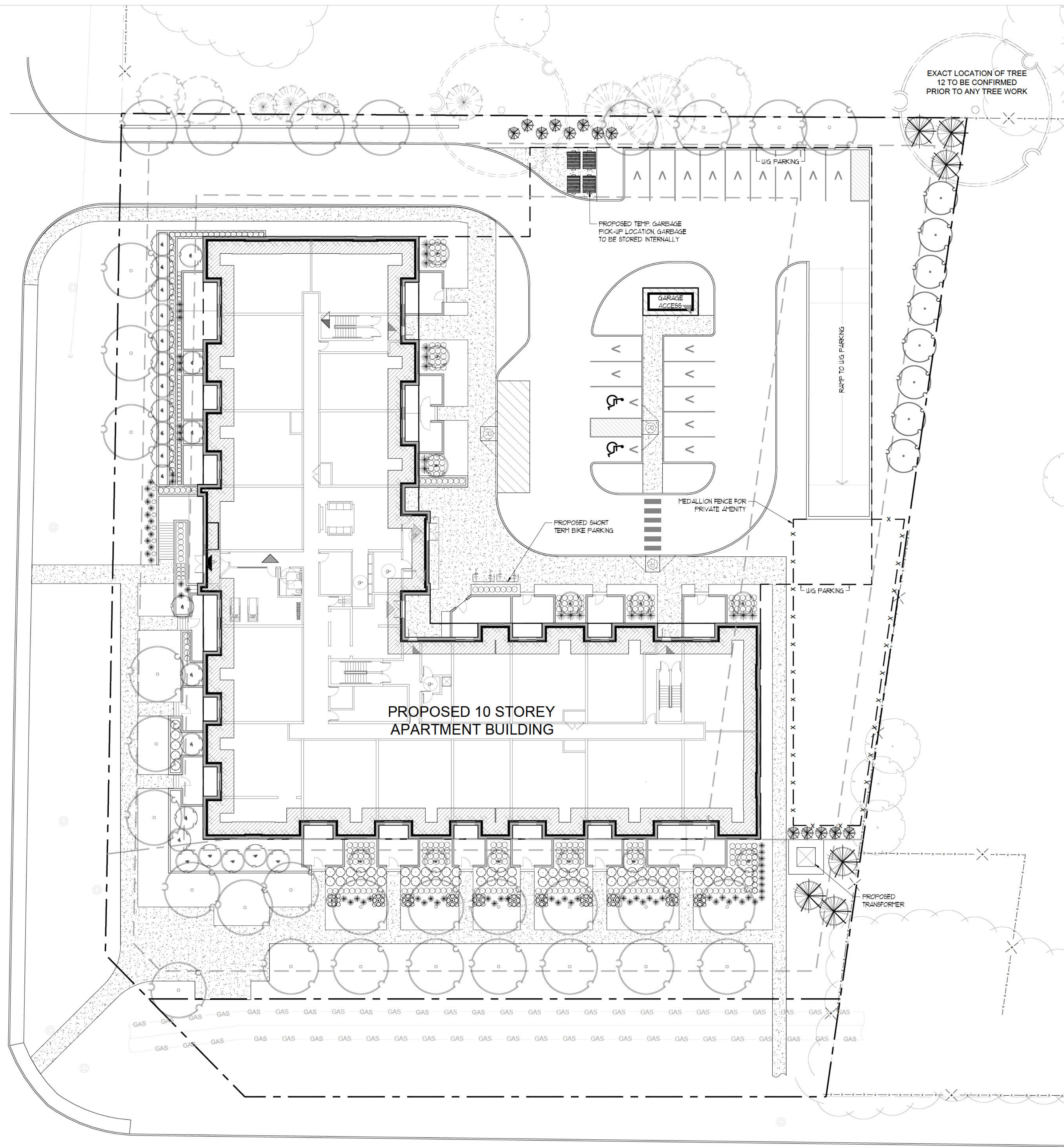


2118 richmond



Appendix D – Landscape Plan

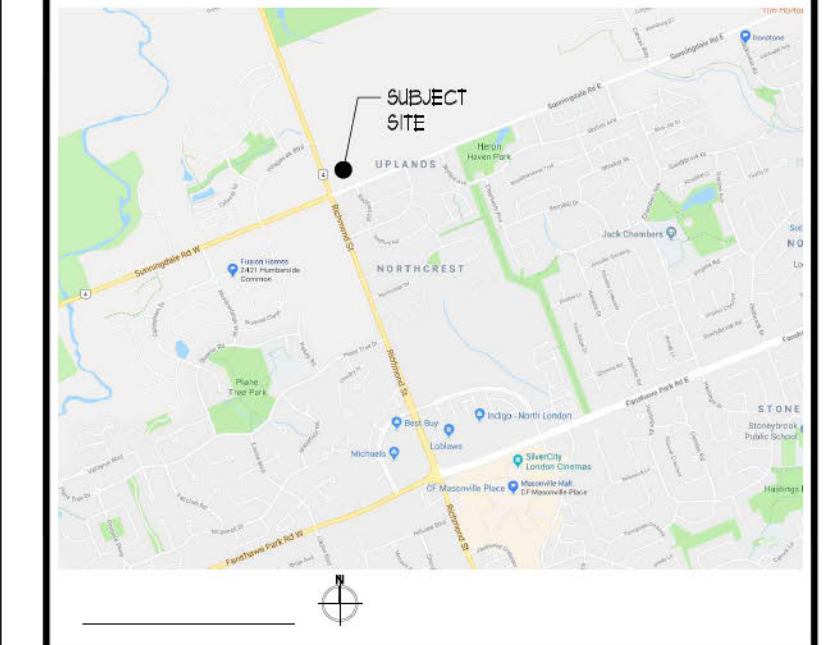
RICHMOND ST



SUNNINGDALE R D E

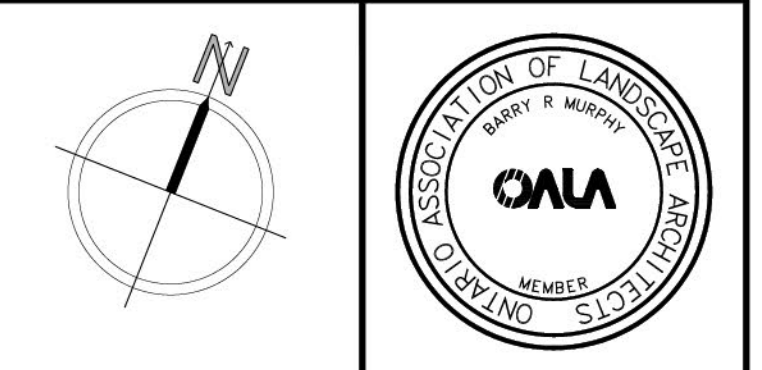
LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PROPOSED CONCRETE PAVING
- PROPOSED BIKE RACK



DATE	DESCRIPTION	No.
JUNE1024	ISSUED FOR ZBA	3.
JUN0424	ISSUED FOR REVIEW	2.
SEPT.0723	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION
 PLOTTED DATE • JUNE 10, 24
 PLOTTED SCALE • 1:1



PROJECT TITLE
PROPOSED RESIDENTIAL
 2118 RICHMOND ST
 LONDON, ONTARIO

DRAWING TITLE
LANDSCAPE PLAN

DATE SEPTEMBER 2023	SCALE AS NOTED	DRAWING No. L-1
DRAWN RKL4 Inc.	CHECKED BY B.R.M.	
PROJECT No. 17-258Lq ZBA		

LANDSCAPE PLAN
 SCALE = 1:250