



## Rand Developments

415 Oxford Street West  
London Ontario

23-030

2024.08.30

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ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 [www.zeddarchitecture.com](http://www.zeddarchitecture.com) [info@zeddarchitecture.com](mailto:info@zeddarchitecture.com)

Building 1 Stats								
Floor Level	Parking	Amenity Area (Sqm)	Retail Area (Sqm)	Floor Area (Sqm)	Total Units	Unit Types		
	Count					1 Bed	2 Bed	Bach.
22				700	7	5	2	
21				700	7	5	2	
20				968	10	6	4	
19				968	10	6	4	
18				968	10	6	4	
17				968	10	6	4	
16				968	10	6	4	
15				968	10	6	4	
14				968	10	6	4	
13				968	10	6	4	
12				968	10	6	4	
11				968	10	6	4	
10				968	10	6	4	
9		71		968	9	5	4	
8				2680	27	21	5	1
7		229		2903	27	21	5	1
6		229		2903	27	21	5	1
5	77			6132	29	23	6	
4	77			6132	29	23	6	
3	77			6132	29	23	6	
2	77			6132	29	23	6	
1	42	384	374	6162	22	18	3	1
	350	913	374	52192	352	254	94	4

Building 2 Stats								
Floor Level	Parking	Amenity Area (Sqm)	Retail Area (Sqm)	Floor Area (Sqft)	Total Unit	Unit Types		
	Count					1 Bed	2 Bed	Bach.
22				700	7	5	2	
21				700	7	5	2	
20				968	10	6	4	
19				968	10	6	4	
18				968	10	6	4	
17				968	10	6	4	
16				968	10	6	4	
15				968	10	6	4	
14				968	10	6	4	
13				968	10	6	4	
12				968	10	6	4	
11				968	10	6	4	
10				968	10	6	4	
9		71		968	9	5	4	
8				2680	27	21	5	1
7		229		2903	27	21	5	1
6		229		2903	27	21	5	1
5	77			6132	29	23	6	
4	77			6132	29	23	6	
3	77			6132	29	23	6	
2	77			6132	29	23	6	
1	42	384	374	6162	22	18	3	1
	350	913	374	52192	352	254	94	4

General & Parking Stats									
Item	Total Parking	B.F Parking REQ. (Incl. Total)	Loading Zone Space REQ. (TYPE A)	Bicycle Total REQ. (INTERNALLY)	Bicycle Total REQ. (EXTERNALLY)	Bicycle-Retail Total REQ.	Retail Parking REQ. (Incl. total)	Visitor Parking (Incl. Total)	Total Proposed Units
Building 2	350	8	1	315	35	5	8	35	352
Building 1	350	8	1	315	35	5	8	35	352
- On Grade Parking	32	2							
<b>Total</b>	<b>732</b>	<b>18 (17 REQ.)</b>	<b>2</b>	<b>630</b>	<b>70</b>	<b>10</b>	<b>16</b>	<b>70</b>	<b>704</b>

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Scale :

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Building 1 & 2

415 Oxford Street West  
London Ontario

Stats

2024.03.01

SD1.0

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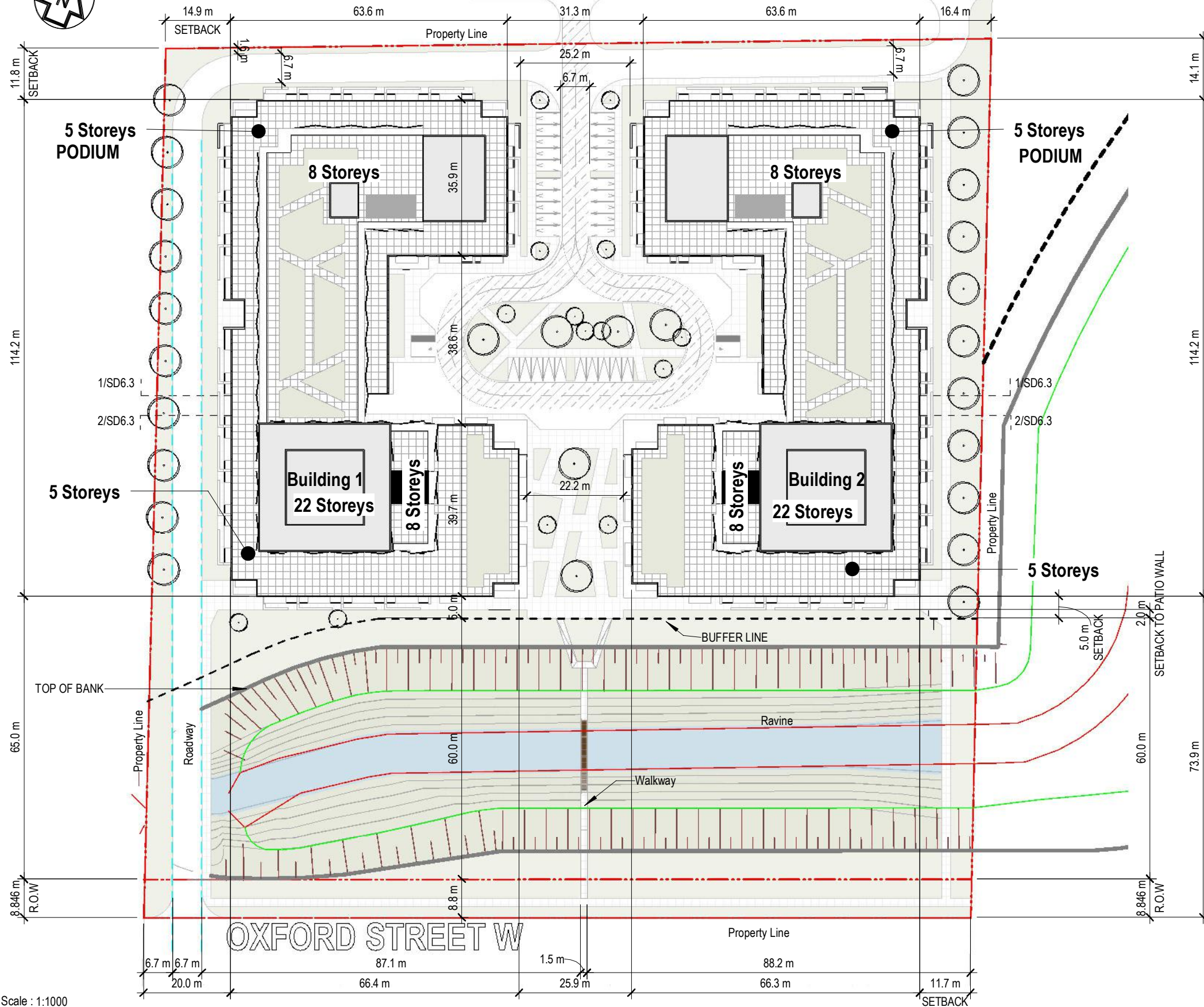
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FUTURE STREET



### PROJECT SITE

**SITE AREA**

3.82 ha

**DEPTH**

202.5m

**FRONTAGE**

189.8m

**PROPOSED ZONE**

R10-3

**EVENTUAL SITE AREA**

2.57 ha (25711 m<sup>2</sup>)

### Concept Data

<b>Units</b>	704
<b>Density</b>	187uph
<b>Building Height</b>	22 storeys: 76m
<b>Parking</b>	Rate +/- 1.01/unit
	1st-5th Floor 700
	Surface 24
Retail 1/50m <sup>2</sup>	= 8 REQ./ Building = 16
<b>Yard Depth</b>	Front 11.8m
	Rear 73.9m
	Side Yard E 11.7m
	Side Yard W 14.9m
<b>Coverage (12,323 m<sup>2</sup>)</b>	32.25 %
<b>Landscape % (8,853.4 m<sup>2</sup>)</b>	51.1 %

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Scale : 1:1000

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London Ontario

Site Plan

2024.08.30

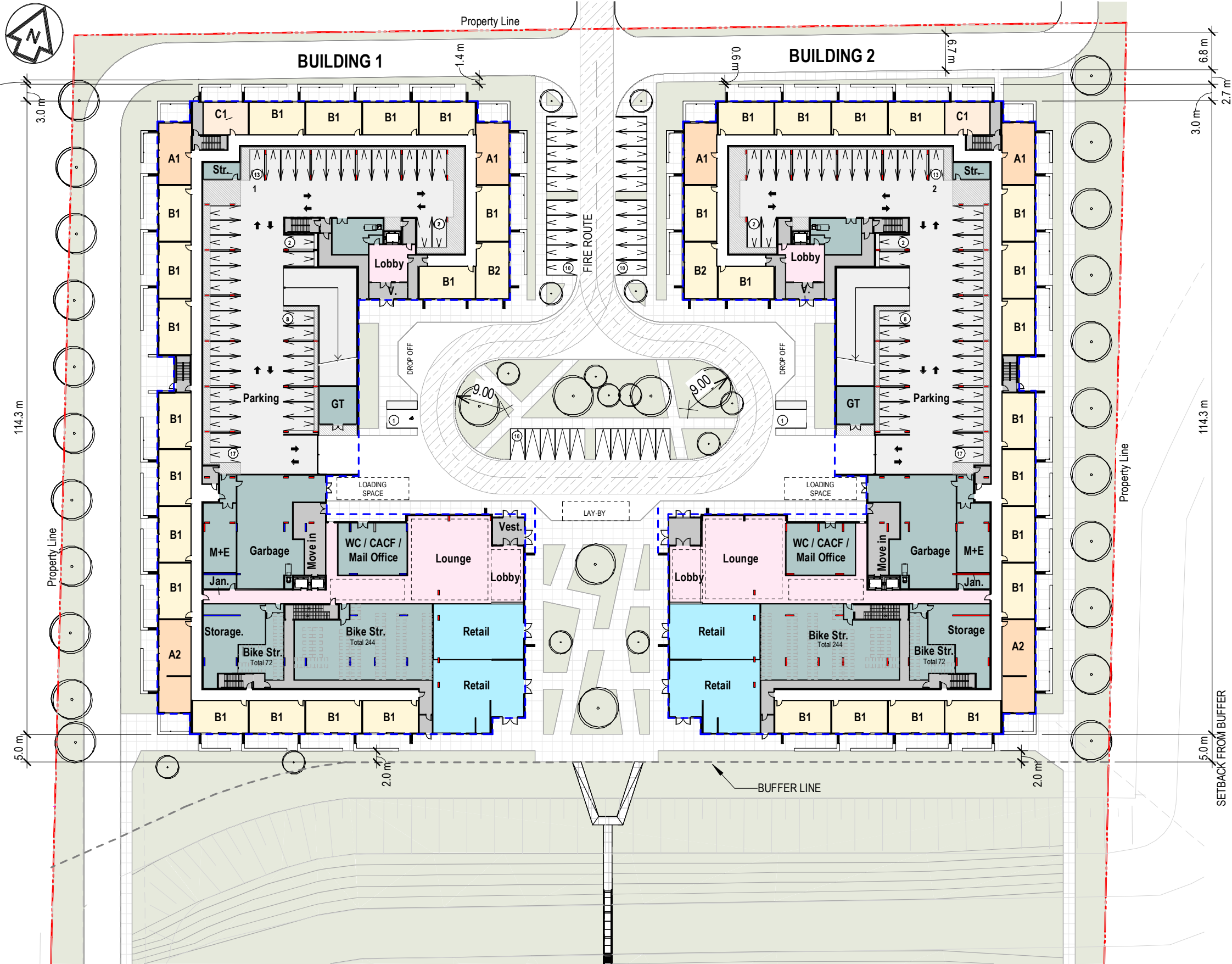
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Legend		
Symbol	Room	Description
[Light Yellow Box]	B1	1 BED 63 m <sup>2</sup>
	B2	1 BED 65 m <sup>2</sup>
[Light Orange Box]	A1	2 BED 71 m <sup>2</sup>
	A2	2 BED 105 m <sup>2</sup>
[Light Peach Box]	C1	BACH 46 m <sup>2</sup>

**AREA CALCULATION**

<u>LEVEL 1</u>	
Residential <b>BLDG 1:</b>	4467 m <sup>2</sup>
Parking:	1695 m <sup>2</sup>
<b>Total Area:</b>	<b>6162 m<sup>2</sup></b>
Parking Spaces =	42
Total Units =	22
Total Bicycle spots =	316
Residential <b>BLDG 2:</b>	4467 m <sup>2</sup>
Parking:	1695 m <sup>2</sup>
<b>Total Area:</b>	<b>6162 m<sup>2</sup></b>
Parking Spaces =	42
Total Units =	22
Total Bicycle spots =	316

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Scale : As indicated

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London Ontario

First Floor Plan

2024.08.30

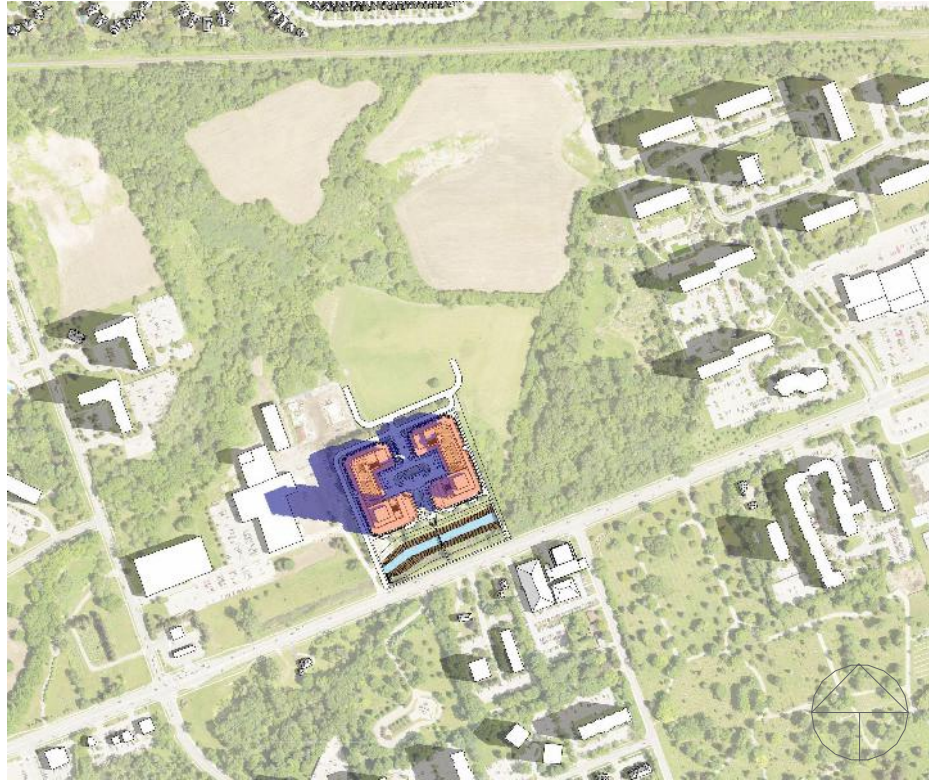
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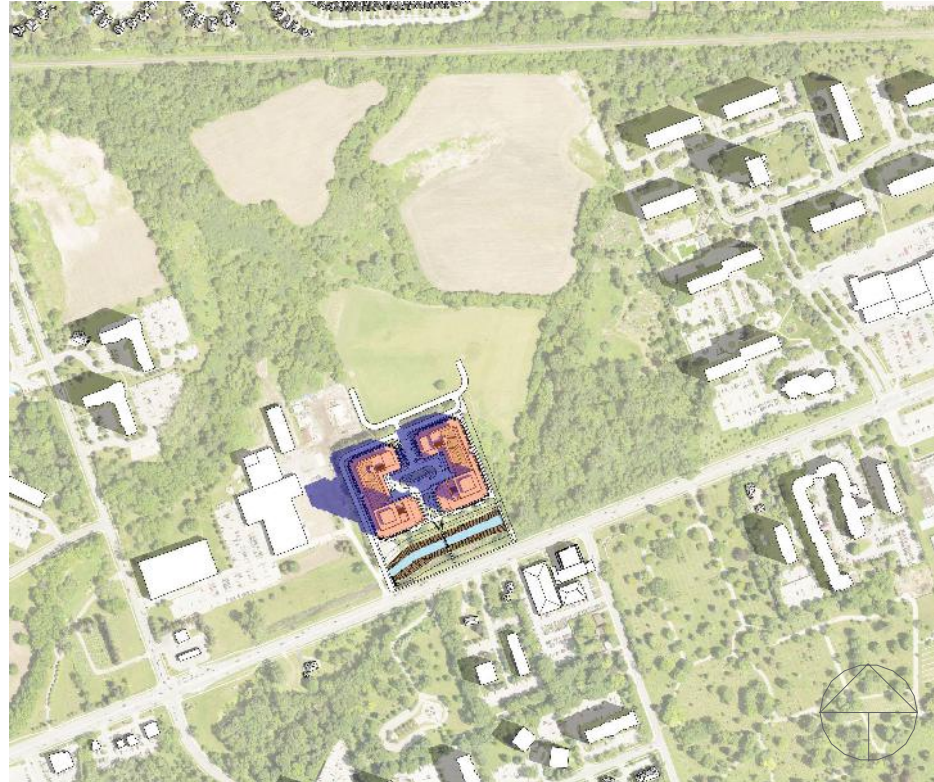


# Shadow Study - April 21<sup>ST</sup>

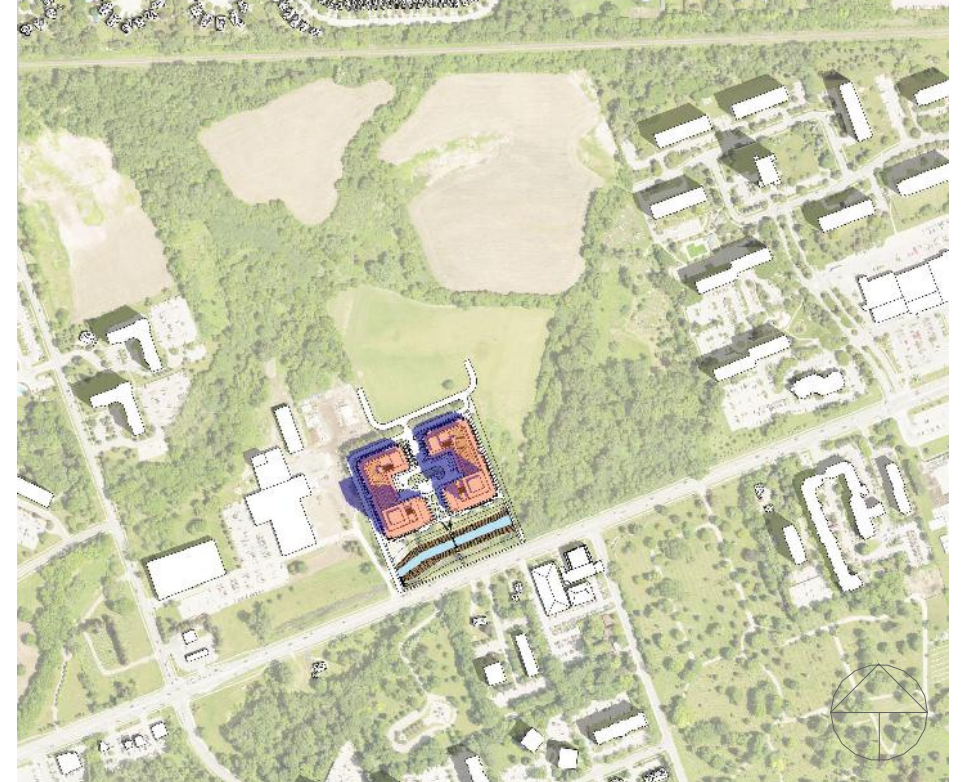
Shadow interval (As per city of London's Urban Design Brief Manual - Shadow study) - Hourly intervals starting 1.5 hrs after sunrise and 1.5 hrs before sunset



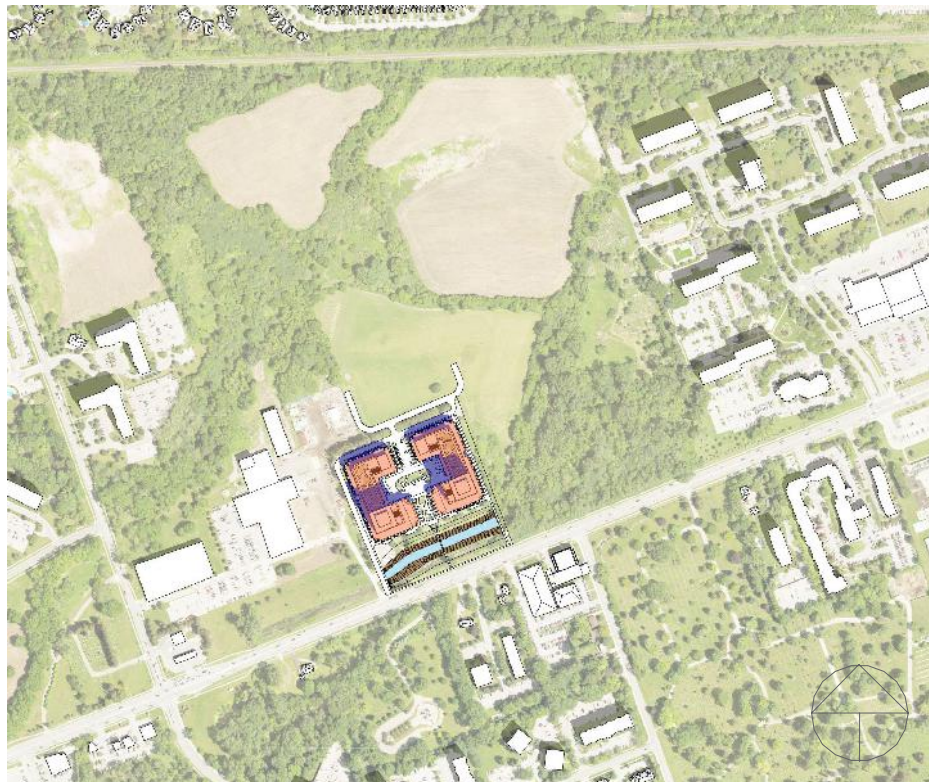
08:00 AM | Sunrise + 1.5 hr



09:00 AM



10:00 AM



11:00 AM



12:00 PM



01:00 PM

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Building 1 & 2

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Shadow Study

2024.08.30

SD8.1

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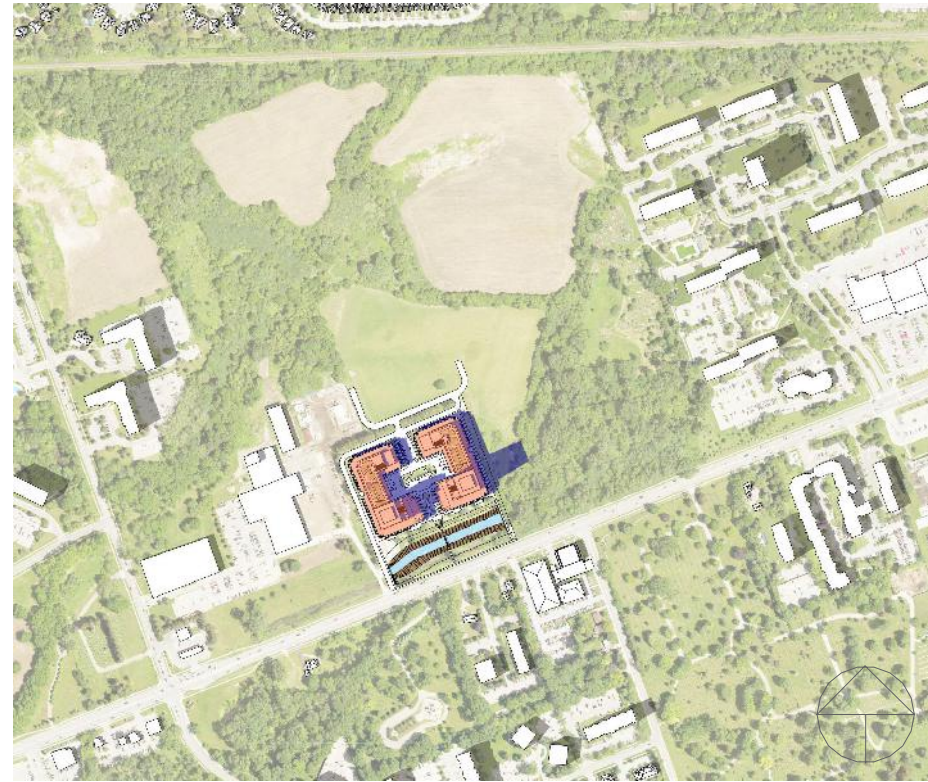
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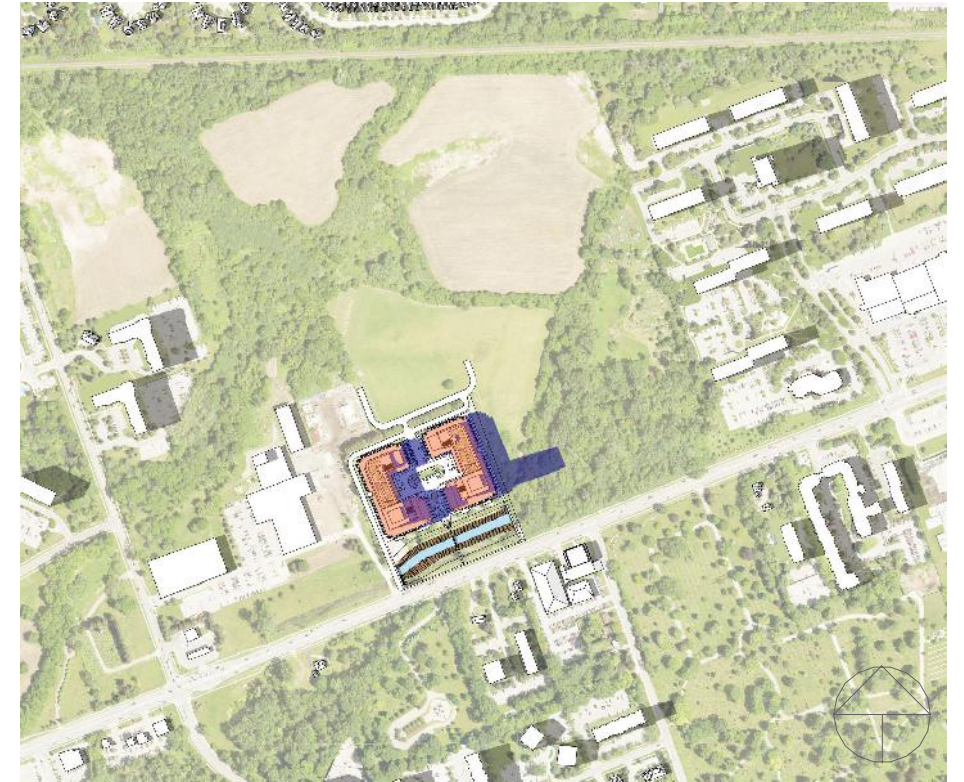
# Shadow Study - April 21<sup>ST</sup>



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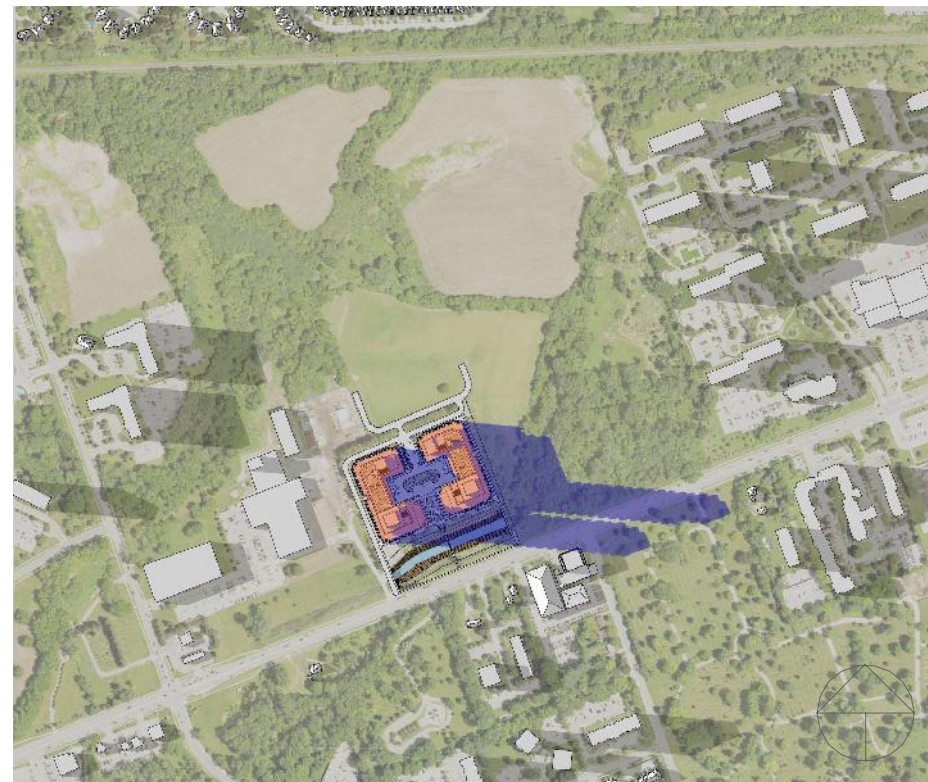
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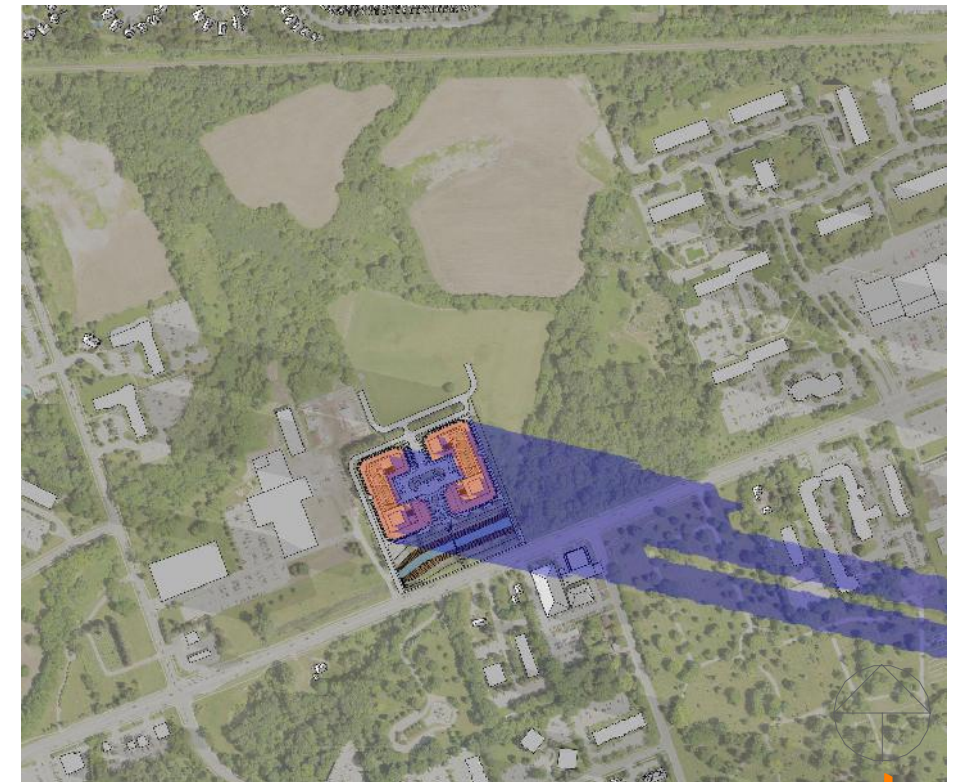
04:00 PM



05:00 PM



06:00 PM



06:45 PM | Sunset - 1.5 hr

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London Ontario

Shadow Study

2024.08.30

SD8.2

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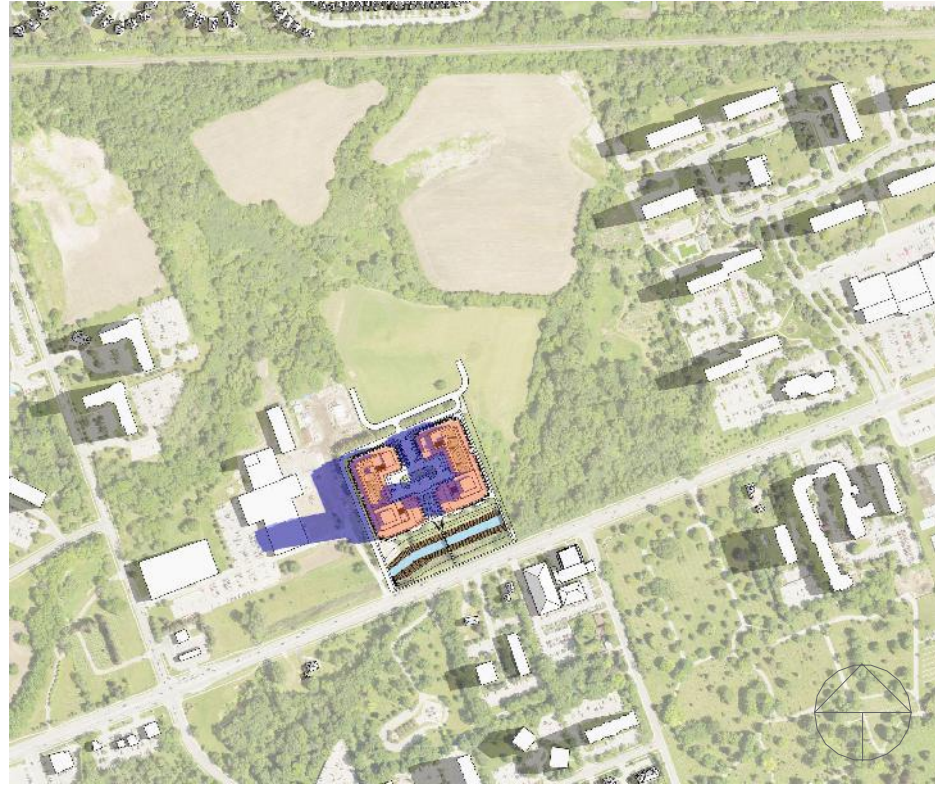
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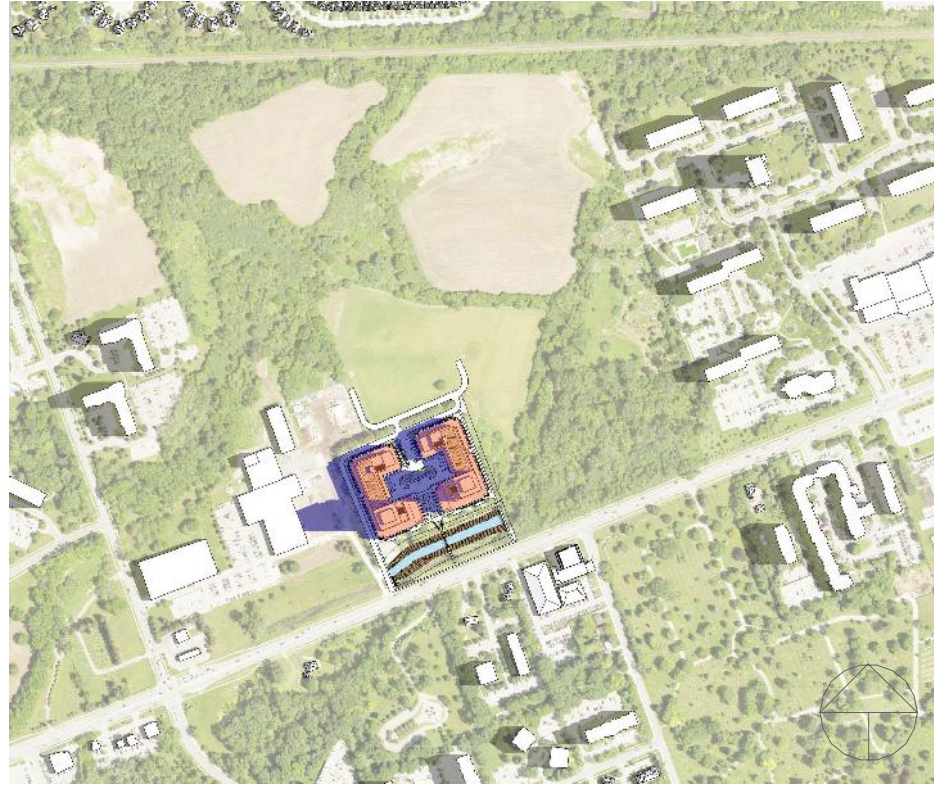


# Shadow Study - June 21<sup>ST</sup>

Shadow interval (As per city of London's Urban Design Brief Manual - Shadow study) - Hourly intervals starting 1.5 hrs after sunrise and 1.5 hrs before sunset



07:15 AM | Sunrise + 1.5 hr



08:15 AM



09:15 AM



10:15 AM



11:15 AM



12:15 PM

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# Shadow Study - June 21<sup>ST</sup>



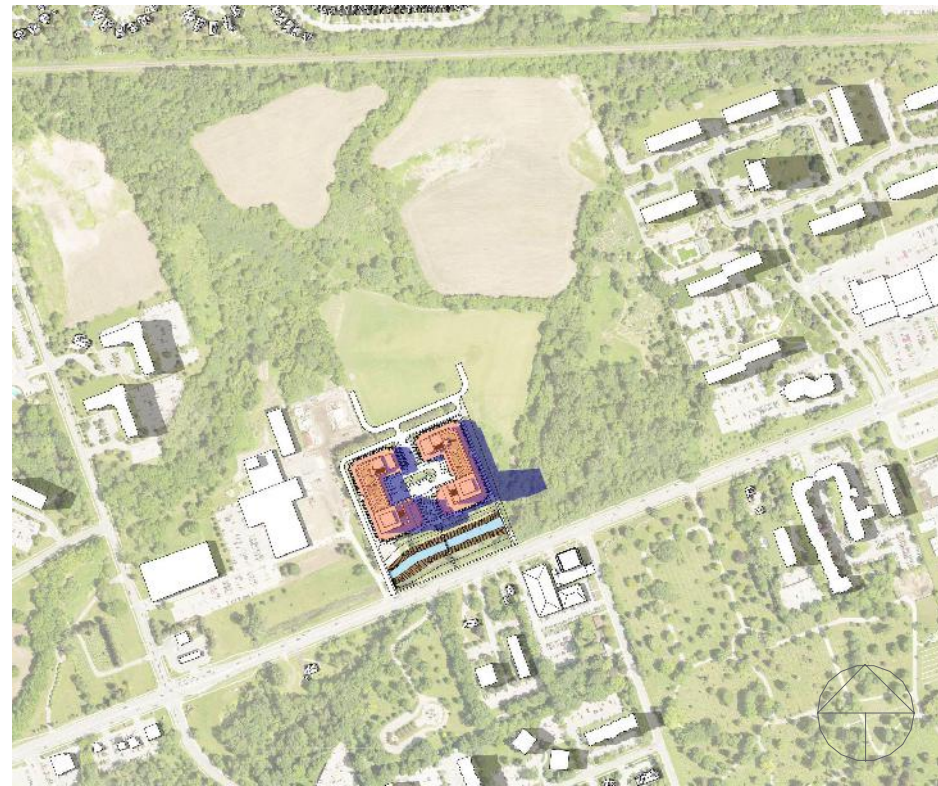
01:15 PM



02:15 PM



03:15 PM



04:15 PM



05:15 PM



06:15 PM

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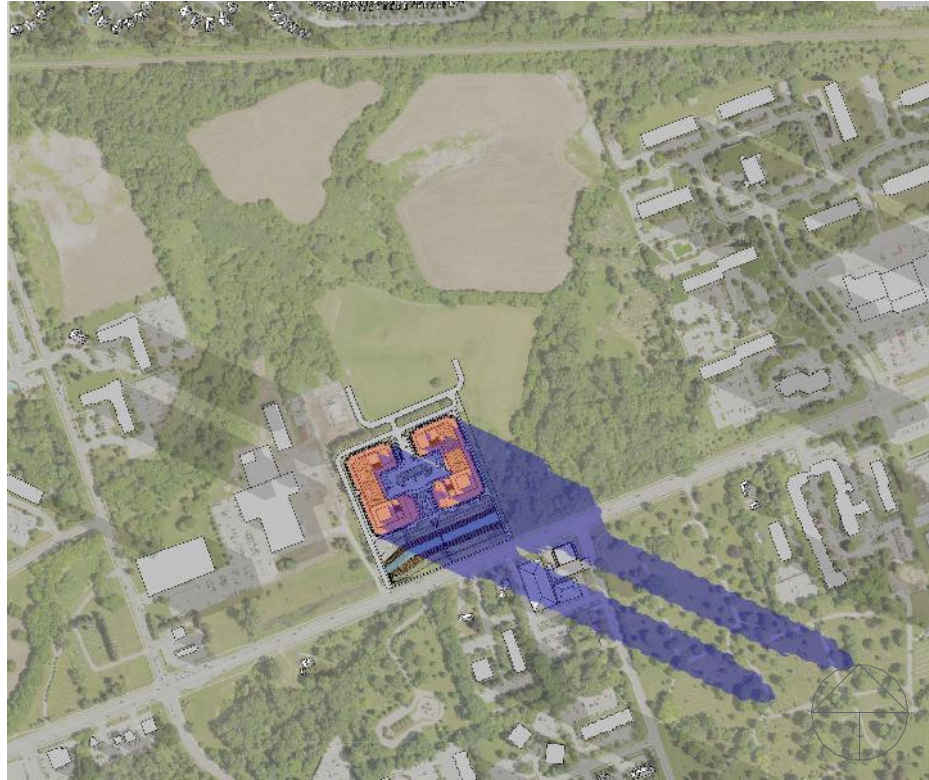
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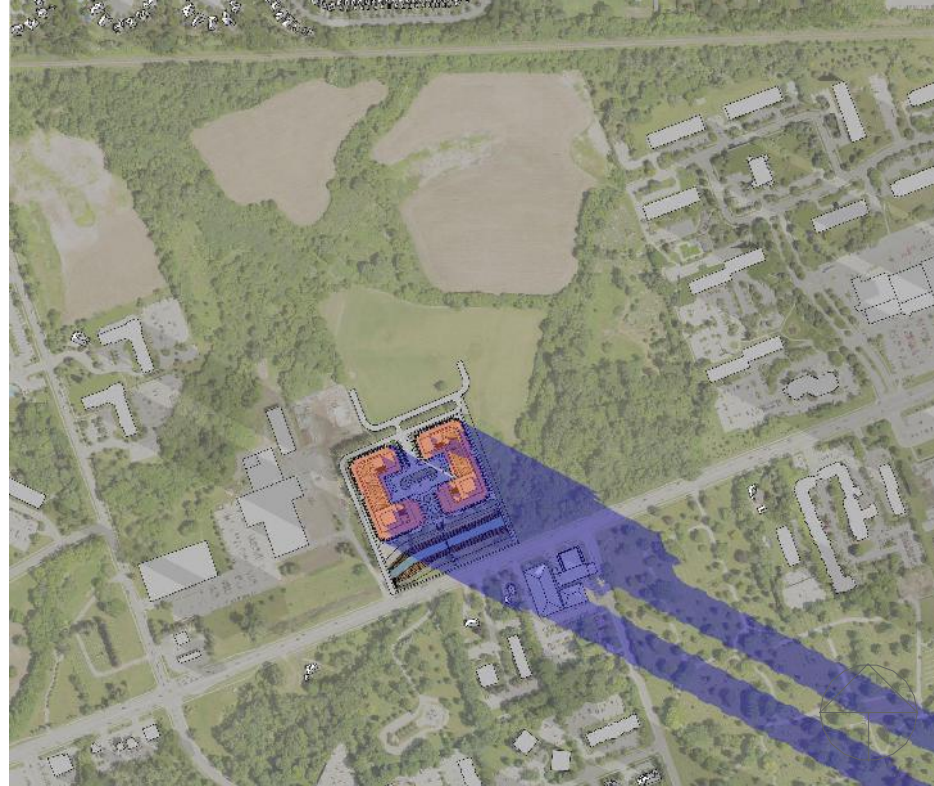
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# Shadow Study - June 21<sup>ST</sup>



07:15 PM



07:30 PM | Sunset - 1.5 hr

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Shadow Study

2023.12.21

SD8.5

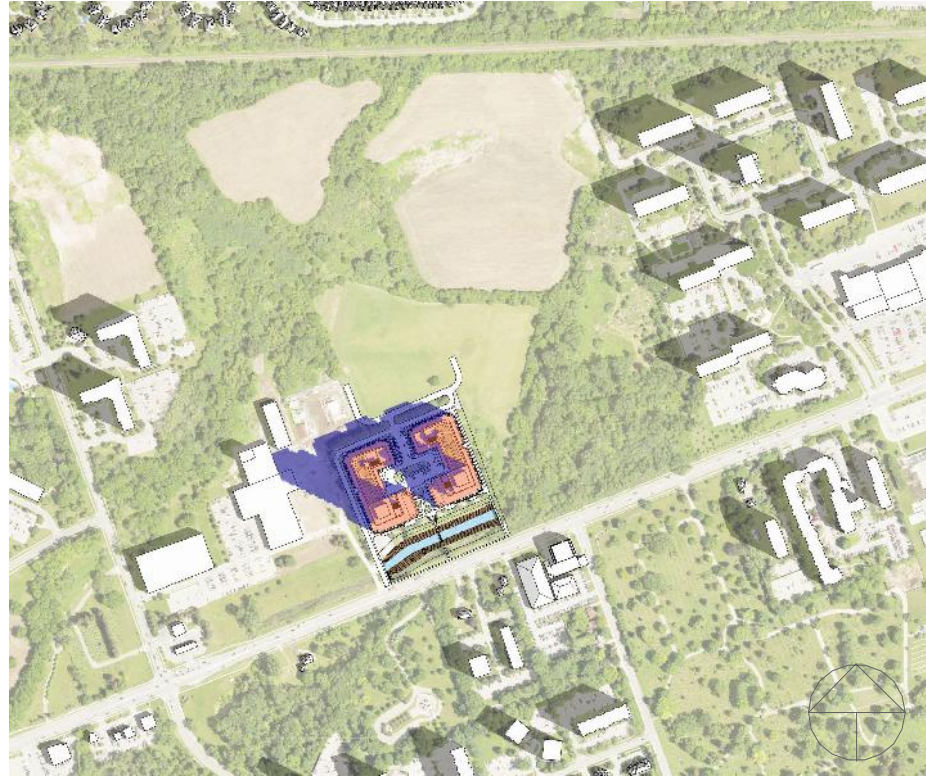
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# Shadow Study - September 21<sup>ST</sup>

Shadow interval (As per city of London's Urban Design Brief Manual - Shadow study) - Hourly intervals starting 1.5 hrs after sunrise and 1.5 hrs before sunset



08:40 AM | Sunrise + 1.5 hr



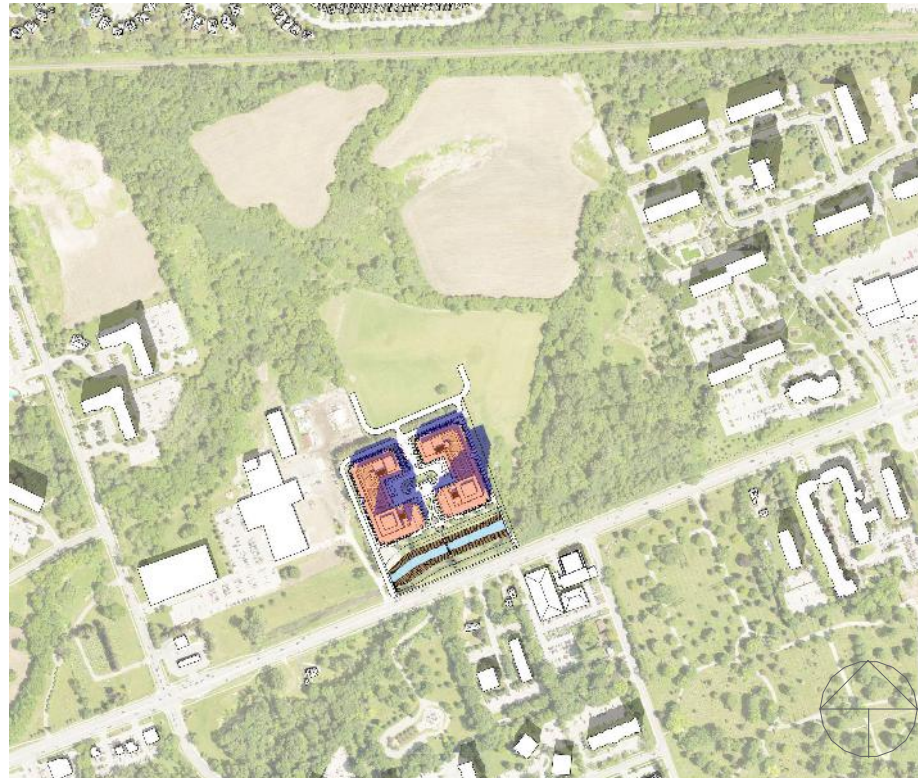
09:40 AM



10:40 AM



11:40 AM



12:40 PM



01:40 PM

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SD8.6

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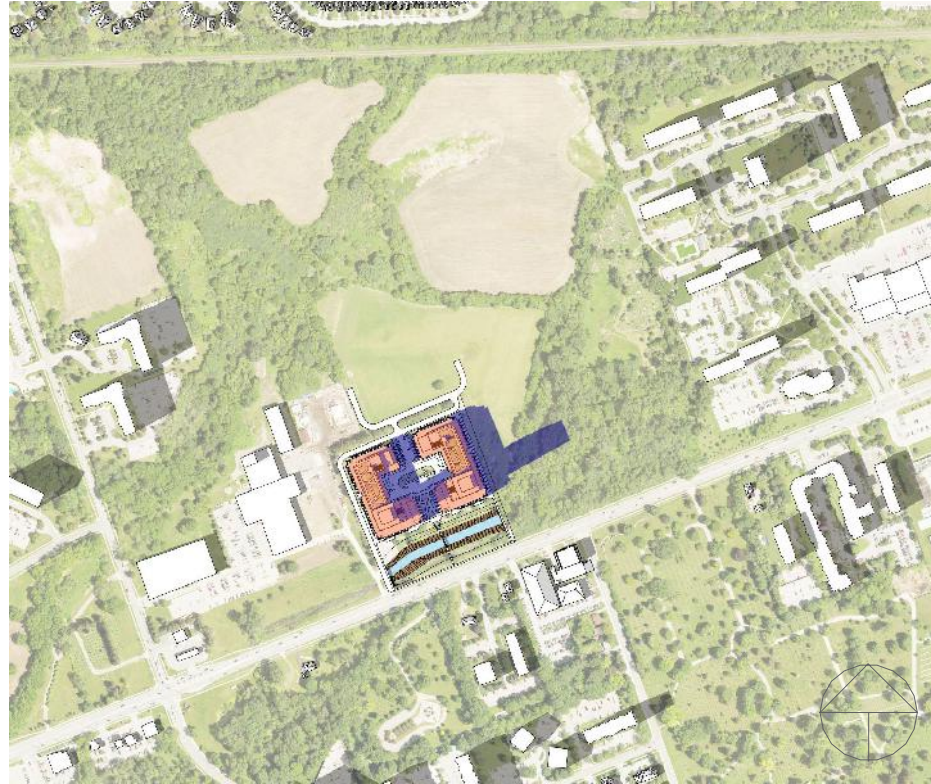
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# Shadow Study - September 21<sup>ST</sup>



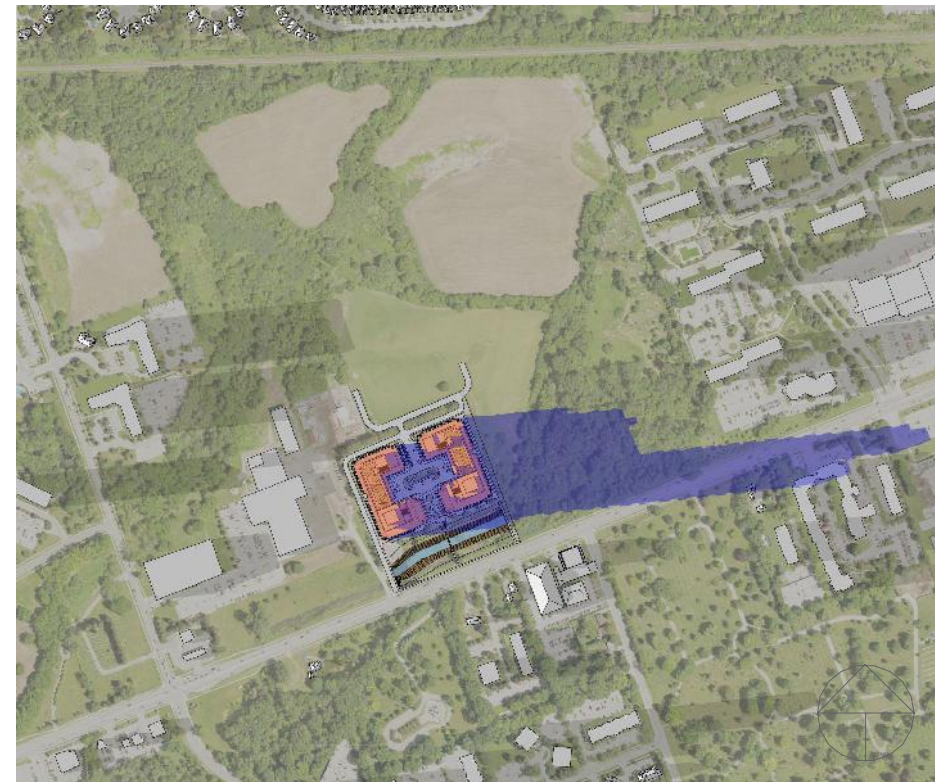
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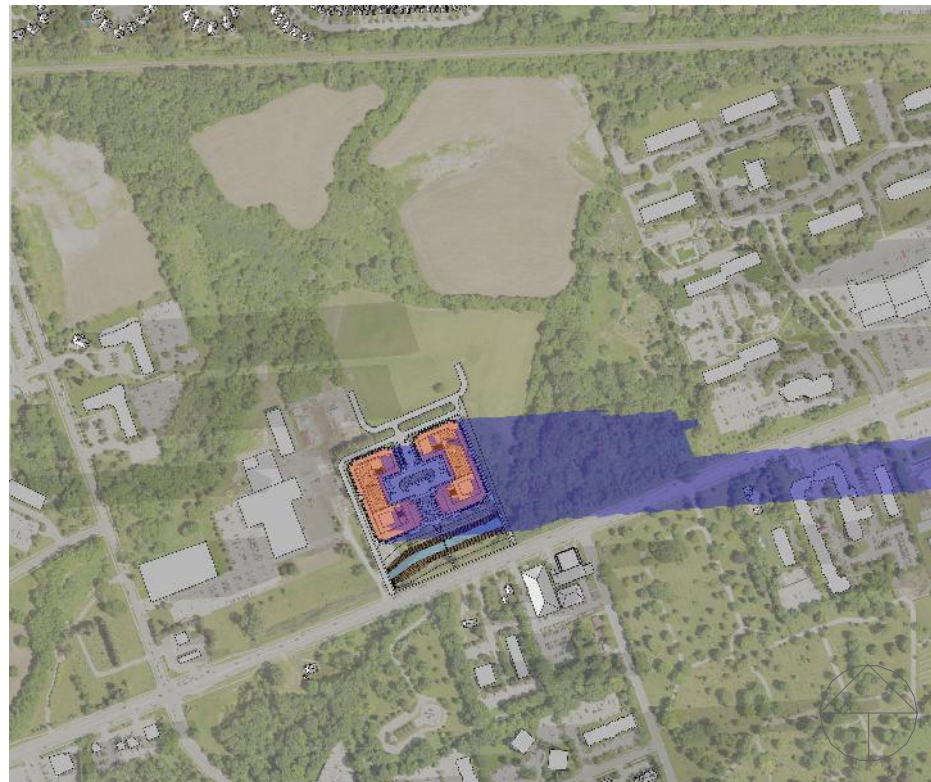
03:40 PM



04:40 PM



05:40 PM



05:50 PM | Sunset - 1.5 hr

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Shadow Study

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SD8.7

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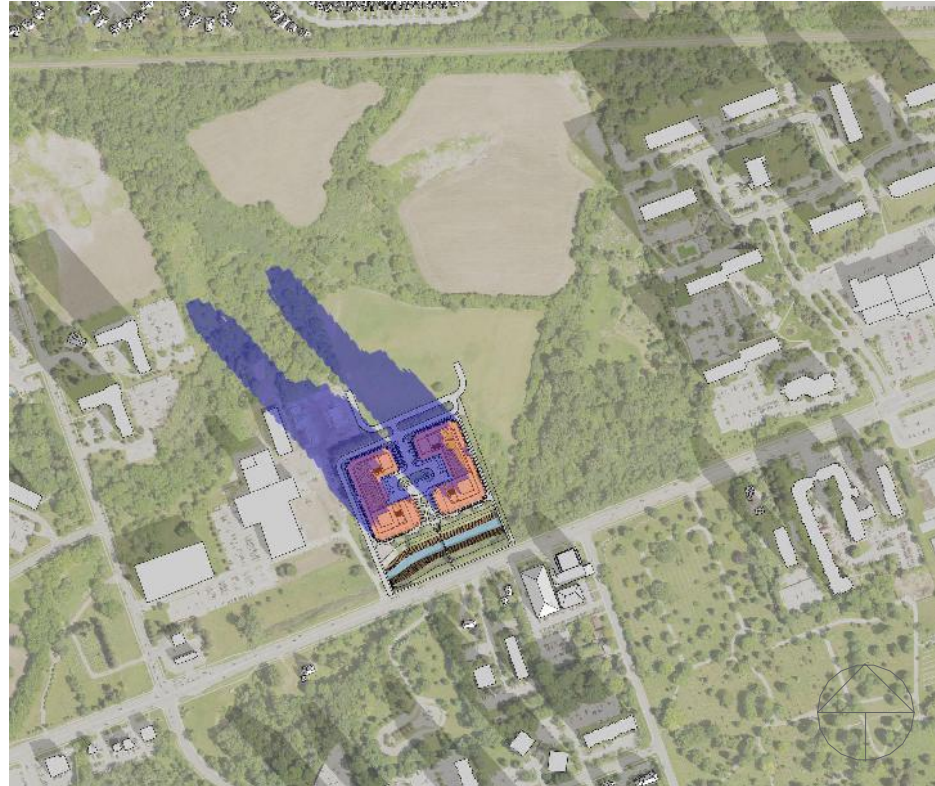
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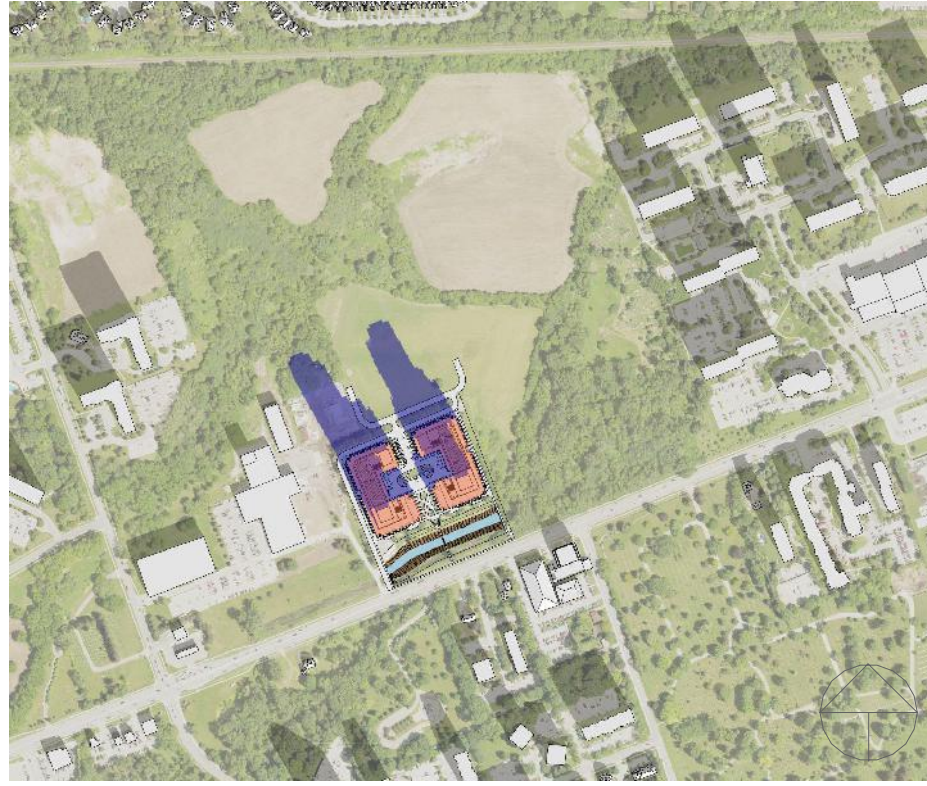


# Shadow Study - December 21<sup>ST</sup>

Shadow interval (As per city of London's Urban Design Brief Manual - Shadow study) - Hourly intervals starting 1.5 hrs after sunrise and 1.5 hrs before sunset



09:20 AM | Sunrise + 1.5 hr



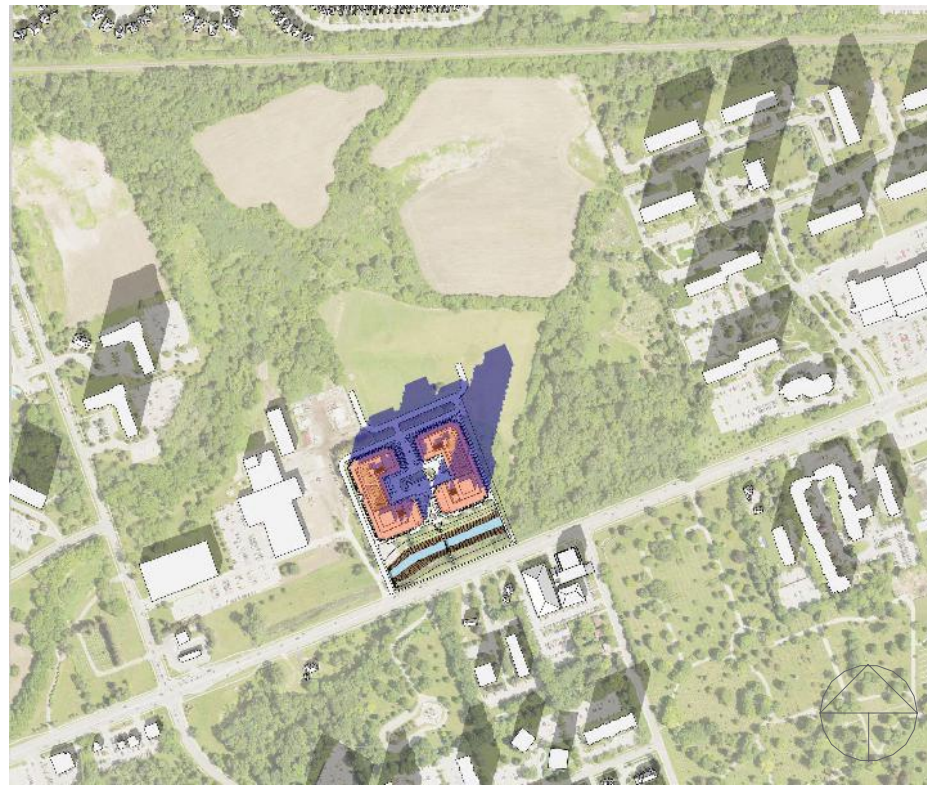
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01:20 PM



02:20 PM

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Shadow Study

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SD8.8

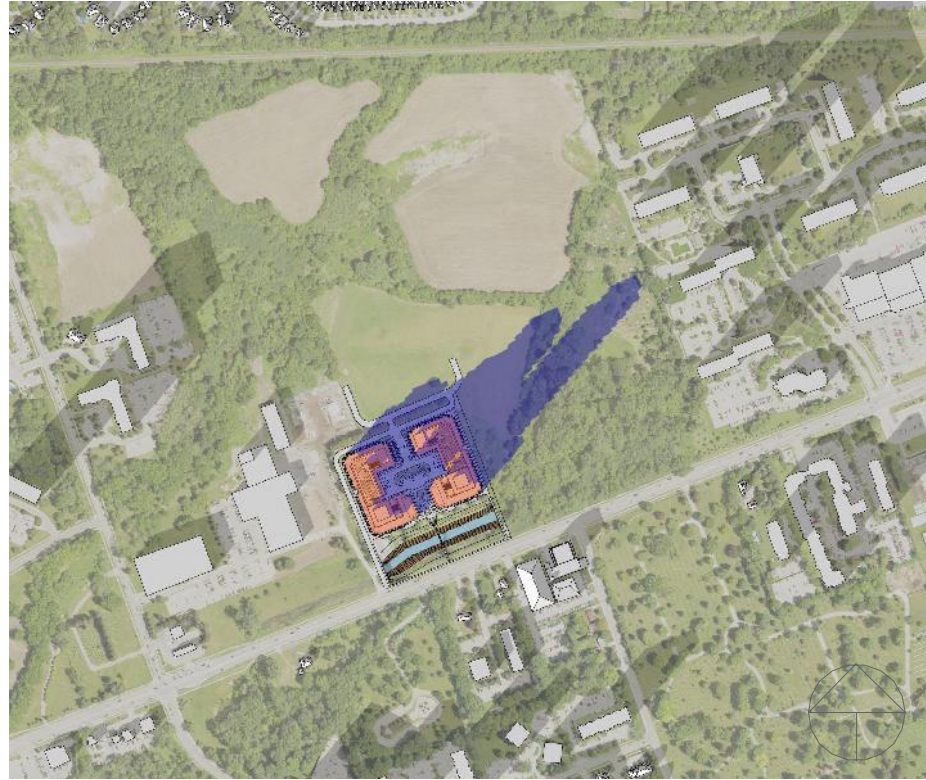
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# Shadow Study - December 21<sup>ST</sup>



03:20 PM | Sunset - 1.5 hr

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