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Urban Design Brief

November 2024

Victoria on the River, Phase 6: Block 22 33M-843



View of Block 22 from Commissioners Road East

Submitted by: *Sifton Properties Limited*

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1.0 INTRODUCTION

This Urban Design Brief is submitted by Sifton Properties Limited, as part of the requirements for a zoning by-law application for property owned by Sifton and located within the Victoria on the River subdivision. The medium density block is more specifically located within Phase Six (6) of the property on the east side of Barn Swallow Place, as the cul-de-sac terminates at Commissioners Road East right-of way limit.

The address, as assigned, to this property is 2634 Barn Swallow Place and alternatively, legally described as Block 22 Registered Plan 33M-843, Part Lot 8 & 9 Concession 1, Geographic Township of Westminster in the City of London, County of Middlesex.

Geographically speaking, the registered block has 54.7m of frontage onto Barn Swallow Place (neighbourhood street) and approximately 171.5m of side-yard frontage onto Commissioners Road East (civic boulevard), as identified on Map 3 (street classifications) of the London Plan.

Lastly, with an area of 0.63 Ha (1.56 Acres), the proposed conceptual site plan shows one (1) 6/7-storey apartment building inclusive of seventy-nine (79) residential units, with current street access from Barn Swallow Place.

Due to the orientation of the building on the lot and having the sixty-two (62) surface level parking spaces shown to the north and east of the building, it is anticipated that the architectural positioning and exterior treatment will create a grand visual impact onto the higher order street, being Commissioners Road East. To supplement the surface parking area, an additional forty-seven (47) spaces being contemplated between two (2) partially below grade parking facilities.

2.0 SECTION 1

2.1 Design Goals and Objectives

The site, as mentioned above, is located in London's Old East Village and specifically within Sifton's Victoria on the River Subdivision. The general area can be found north of Commissioners Road East, south of Hamilton Road and west of Old Victoria Road.

While there is no direct street access to the site from Commissioners Road, it is easily accessed through Sheffield Boulevard, approximately 150 meters from Barn Swallow Place.

The overall design objectives for the site are to create a development that includes:

- Defining a strong street edge through architectural facades.
- Presenting an aesthetically pleasing gateway feature to London's east end.

- A building form that compliments and works with the existing landscape.
- Building placement that enhances the natural environment views and vistas.
- A building form with appropriate scale.

2.2 Design Response to City Documents

2.2.1 City of London: The London Plan

Chapter 5 of The London Plan’s City Building Policies have been used and applied during the creation of the proposed plan for Block 22 VOTR Phase 6.

The following policies and justification are listed below.

Policy number 193 speaks to the following overarching themes that should be contemplated in future development. This plan focuses on each.

1. Well-designed built form
2. Development that is designed to be a good fit and compatible within its context
3. High-Quality Distinctive and memorable
7. Mix of housing types to support aging in place and affordability
9. Healthy, diverse, and vibrant neighbourhoods that promote a sense of place and character.

Policy 252 speaks to future developments responding to a pre-existing identity or character of a neighbourhood. The proposed apartment concept was designed to respond to the existing and planned character of the Victoria on the River subdivision. The building aesthetics propose similar exterior materials to the existing lower density dwellings along Sheffield Boulevard, with the use of the darker finishes next to brick, stone or siding material.



Figures 1/2:
Existing Back-to-back
townhomes on Sheffield Blvd.

Policy 254 speaks to development responding to existing topography. It is our opinion that by situating the building to the west side of the block, it allows for:

1. the integration of a sense of depth by stepping of the building foundation down the hill; and
2. The opportunity for enhanced creativity of the building design by integrating portions of the lower storeys to accommodate covered parking.

Refer to Figure 8 to see illustration showing this.

Policy 259 under 'Site Layout' speaks to creating inviting and comfortable pedestrian environments. The proposed building has been designed to have minimal exterior side yard setback to create a pleasant and intimate space for pedestrians walking within or adjacent to the site. A reduction of 1.5 meters is being requested through the associated Zoning By-Law Amendment.

272/273_ These two policies pertaining to parking have been addressed by designing the majority of the surface level parking for this on the east side (rear) of the site plan, with entrances to the parking facilities from both, north and east ends of the building, strategically located to suit grading and to not impact the aesthetics of the building as seen from the active frontages.

Policy number 287 as defined on Table 10 of the Neighbourhoods Policy, sites situated with frontage on civic boulevards have an upset building height of 6 stories. While this site does not have accessible frontage directly onto Commissioners Road, it does have a significant length of side yard frontage and, as such, we believe the proposed plan demonstrates a proportional relationship with the abutting right-of-way.

298_ Considerations were given to massing, scale, orientation, and height as these design criteria pertain to creating a plan that provides an adequate transition from lower density uses to the north.

Lastly, policy number 301 speaks to adding interest to a building façade. A diversity of materials is being shown to visually break up the building, add interest and create an interactive and transitional space between residents and the surrounding landscape.

2.2.2 Old Victoria Community Plan:

Feature elements of the community vision that pertain to Block 22: VOTR Phase 6 are:

- Policy #1A-XXX of the Victoria Plan -

“These lands recognize the gateway entrance that this area holds to London’s east side and as such, are proposing a building façade which is aesthetically pleasing and identifiable, thus creating a sense of ‘place.’

These lands recognize the gateway entrance that this area holds to London’s east side and as such, are proposing a building façade which is aesthetically pleasing and identifiable.

- The proposed plan respects and looks to conserve the natural rolling and wooded ravine, terrain by designing and constructing a building which serves to maintain existing elevations. In doing this, by taking advantage of the rolling elevations, a unique and functional “walk-out’ style building both serves to satisfy medium density goals, but also advantageously use partially below grade levels for vehicular storage, thus increasing area for green amenity space for residents. This to say that the topography is maintained and highlighted through creative building design.
- Based on the Old Victoria Area (OVA) plan for medium density residential along Commissioners Road East, shown in Figure 2 (right) this 6/7 storey building being proposed serves to preserve and enhance the wonderful views and vistas of the OVA. Residents will benefit from views of the adjacent greenspace and parkland, as well as conservation efforts of preserved vegetative communities near and far.

The OVA policy then splits into two realms, Public and Private. The plan, as proposed, speaks to distinctive design components as follows.

Public Realm:

A. Street Pattern and Design

While the proposed building does not have front doors facing neither Barn Swallow Place, nor Commissioners Road East, the building orientation, as well as the building façade lend to a strong presence to both street classifications.

Private Realm:

A. Town Centre

A short distance from the Subject Lands, adjacent (north) of Kettering Place is the Sheffield Park that acts as a form of Town Centre for residents to gather, play and connect. From here, there is access to trails and areas for interactive passive recreation with the neighbourhood’s naturalized features.

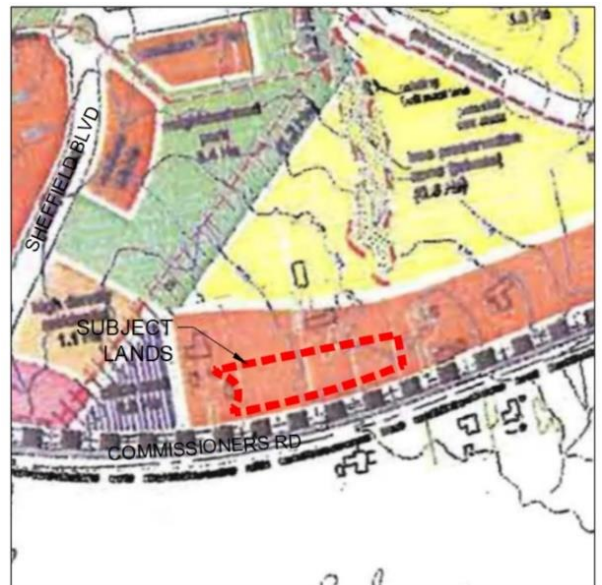


Figure 3- Old Victoria Community Plan

B. Residential Housing

Based on the design criteria of the OVA, all types and tenures of residential housing are encouraged. Specifically, when it comes to the proposed development, the apartment style building is being designed to be built into the slope, as to respect existing topography.

The front of the proposed building is well defined through a planned front door overhang, as shown on the building elevations; however, detailed design and window placement on other sides of the building act as aesthetic components of the building, as well as to have views to streets in which they have address or orientation.

To create a harmonious style building, private terraces were advantageously designed into the topography to benefit overall site grading design, as well as, to create separation between private vs. public amenity space.

The proposed building, while pleasing and interesting to look at, could not be oriented towards Barn Swallow Place, yet still prioritized accommodating surface level parking to the rear of the building, and the rest through two levels of podium covered garages. The main entrance, while not able to be accommodated on the street to which it has addressing, the design of the building focused on creating a highly visible main entrance from Barn Swallow Place.

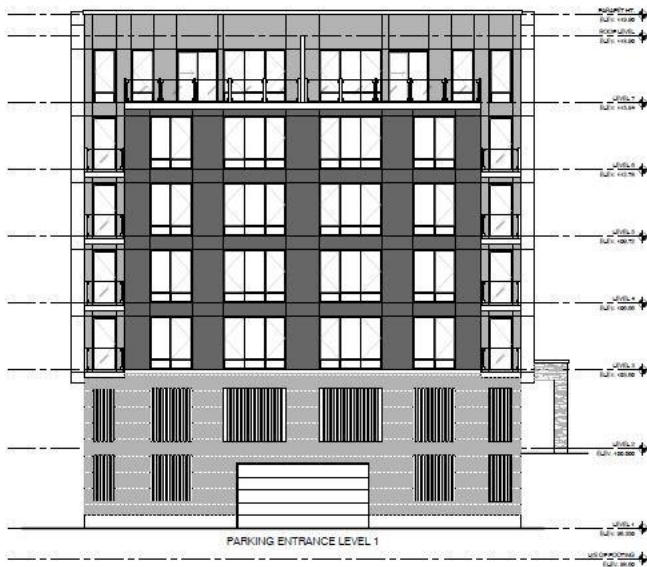
2.2.3 City Wide Urban Design Guidelines (UDG) October 2019:

The proposed plan demonstrates symmetry with the UDG in the following ways.

1. The proposed building will contribute to the unique character of the neighbourhood based on some dynamic exterior design choices.
 - a. The building face features recesses along its building face from private terraces in specific locations, where the darker (heavier) materials are projected out from lighter materials.
 - b. There is interest, texture and contrast created by having multiple exterior façade selections.
2. The plan has been laid out to provide residents with views to local environmental areas and nearby parkland.
3. The building form was chosen to utilize existing topography and avoid flattening the site.
 - a. Design to the proposed building accommodated change in elevation by proposing adding an additional storey on the east side of the building, to reduce the use of retaining walls.
4. Block 22 VOTR Phase 6 was purposefully designed to accommodate a more intense building form along Commissioners Road East, being the higher order street. With

this, access and parking are designed off the side of the building with less street presence.

5. The private interior street and parking has been designed on the north side of the proposed apartment building to provide separation and function as a buffer between new and existing buildings of different intensities.
6. The proposed plan is designed to utilize significant grade changes to optimize and hide underground parking.
7. As Block 22 VOTR Phase 6 is situated on the corner, being, Barn Swallow Place and Commissioners Road East, the building has been placed in the corner to create both a comfortable pedestrian environment and massing edge through introduction of height, material changes and architectural features.
8. The majority of the surface parking allotment for this building has been focused in the rear of the building, so not to take emphasis from the architectural design of the building, nor the aesthetics of the street presence.
9. Large, planted islands are being proposed throughout the parking area to tie it together with the surrounding environmental areas.
10. The covered parking portion of the building has been designed with the entrance to the lower level being shown at the east end of the building, in attempts to create minimal exposure to it and not take away from the aesthetic appeal of the building façade.



2 PRELIMINARY EAST ELEVATION (PARKING)

Figure 4: Building Elevation
 From east looking west



1 PRELIMINARY WEST ELEVATION (BARN SWALLOW DR)

Figure 5: Building Elevation
 From Barn Swallow Place looking east

2.3 Spatial Analysis

The Subject Lands, located within the Victoria on the River Phase 6 lands are surrounded by a meandering street network, typically found in irregularly shaped sites or those that have topographic constraints. Generally speaking, the Old Victoria Area is commonly found to be rolling in nature, and it is the known vegetative community that separates VOTR from Sifton’s older Old Victoria subdivision, ‘Victoria Flats’ (east) that pose significant challenges to developing of some areas of this parcel. Specifically on Block 22, one will notice distinctive grade changes from both north to south and from west to east. Elevations range from 275.5m at Constance Avenue to 281m at Commissioners Road East and 281.5m-274m at the westerly and easterly limits of the block, respectively.

The site is bordered by Commissioners Road East to the south, Barn Swallow Place to the west, future Constance Avenue low-density residential units to the north and an existing Commissioners Road residence to the east.



Figure 6: Kep Map

Surrounding land uses include:

- North: Low Density Residential
- South: Commissioners Road East (civic boulevard)
- East: Neighbourhoods (low density residential)
- West: Barn Swallow Place (neighbourhood street)

Figures 7 and 8 (below) illustrate the major site opportunities and constraints in the immediate area and within the larger surrounding context. Of note is that the site contains two ‘active frontages,’ being Barn Swallow Place (primary) and Commissioners Road East (secondary). The built form, paired with the existing topography, will enhance the current streetscape, and provide an active focal point along Commissioners Road (a gateway into London’s downtown). This built feature is also intended to create a strong street edge and create an attractive street-oriented development, while also functioning as a noise buffer between the internal amenity areas and the higher order street, being Commissioners Road East.

Surrounding the site, some major landmarks include:

- Major intersection: Hamilton Road and Commissioners Road E. (East)
- Thames River (North)
- Meadowlily Woods ESA (West)
- Major Intersection: Highbury Ave S. and Commissioners Road E. (West)

It is understood that upon build out of all known medium/high density blocks in the area, (Block 22 33M-843, Block 67 33M-672 and Block 6, 33M-773) as defined in the Old Victoria Community plan, the proposed six (6) storey low rise apartment proposed on the subject lands will seamlessly blend into the surrounding landscape.

To this, it is also anticipated by this office that the building heights and densities will increase the closer they are planned to Sheffield Boulevard.

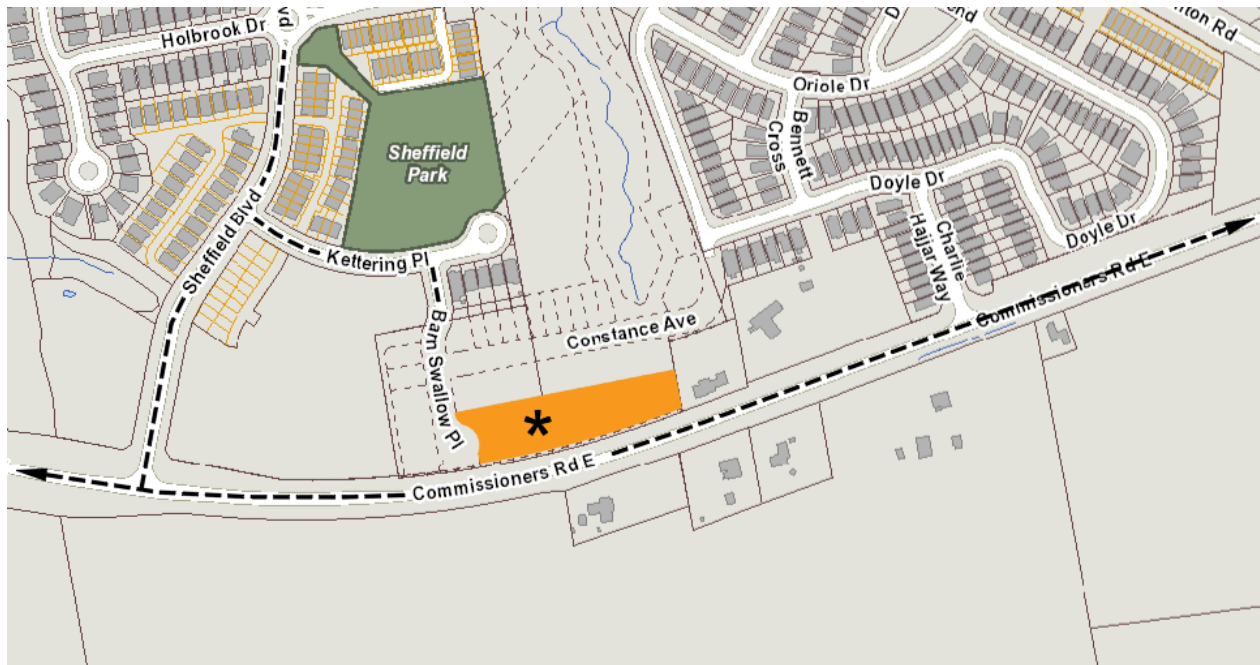


Figure 7: Site Location

2.4 Zones of Sensitivity

The next consideration must be given to the 'Zone of Sensitivity,' an urban design guideline within the City of London. This site has planned low density residential bordering the subject lands to the north and though they are not yet constructed, design considerations have been given to this plan to soften the interface between these two densities. First being a +/- 1.5m high retaining wall that is set to span the entire northern property line of the subject lands. This retaining wall is different heights along the property line, with the bulk of the wall being proposed where the side yard property line meets Barn Swallow Place to the west and the natural vegetative feature to the east. This wall will act to soften the proposed grades and allow for more "usable" rear yards on the low-density housing and a less sloped common element on Block 22.

To accommodate an increased transitional zone between the apartment building and low-density dwellings, the apartment building has been positioned closer to Commissioners Road, to accommodate the internal street, covered entrance area, accessible parking stalls, walkways, and associated landscaping. These amenities, while required to service the future residents, also act as a buffer between residential uses.

Block 22 33M-843 is approximately 160m from a neighbourhood landmark. Sheffield Park is immediately north of Kettering Place right-of-way and is conveniently located steps away from Block 22, for residents to use for more active recreational needs.

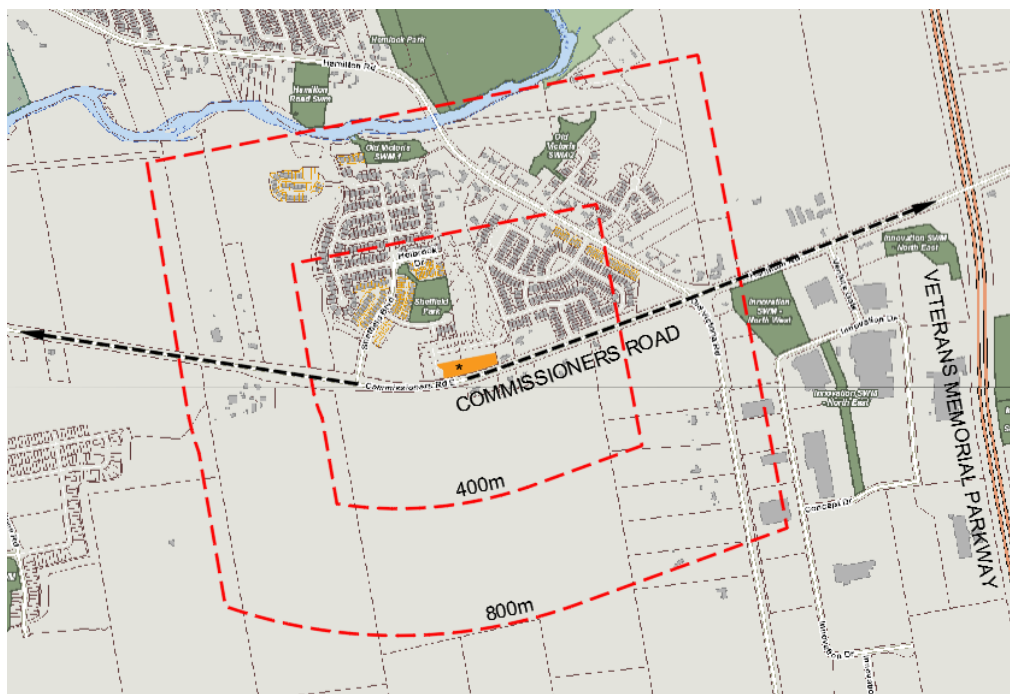


Figure 8: Surrounding Distances

2.5 Pedestrian Connections and Trail Systems

The City of London has a vast off and on-road trail network, primarily within the central areas of the city. Most notably, the Thames Valley Parkway runs as far west as Boler Rd., as far east as the Meadowlily Woods ESA on Hamilton Rd., and north almost to Fanshawe Park Rd. E.. The proposed development of 2634 Barn Swallow Place is only a short distance away from this major pedestrian connection along Hamilton Road E.. Shown in the next figure as the meandering yellow line.

In saying that, opportunities for pedestrian connections are great within the Victoria on the River subdivision and beyond. Sheffield Boulevard is a neighbourhood connector with a high percentage of the road cross-section having sidewalks on either side. Residents can use this corridor to get from the extreme south to the extreme north limits of the overall subdivision. In addition, the new neighbourhood road, Constance Avenue, as newly constructed with Phase 6 of the Subdivision will provide an on-road pedestrian connection to the older Victoria Flats Subdivision. This sidewalk connection outlets to Hamilton Road and Commissioners Road East.

Off road trail networks have been provided through the previously mentioned Sheffield Park, and around the existing older VOTR phases starting at Sheffield Boulevard and ending just past the Old Victoria Stormwater Management Pond 1 adjacent to Hamilton Road. Also shown below as the orange multi-use trail.

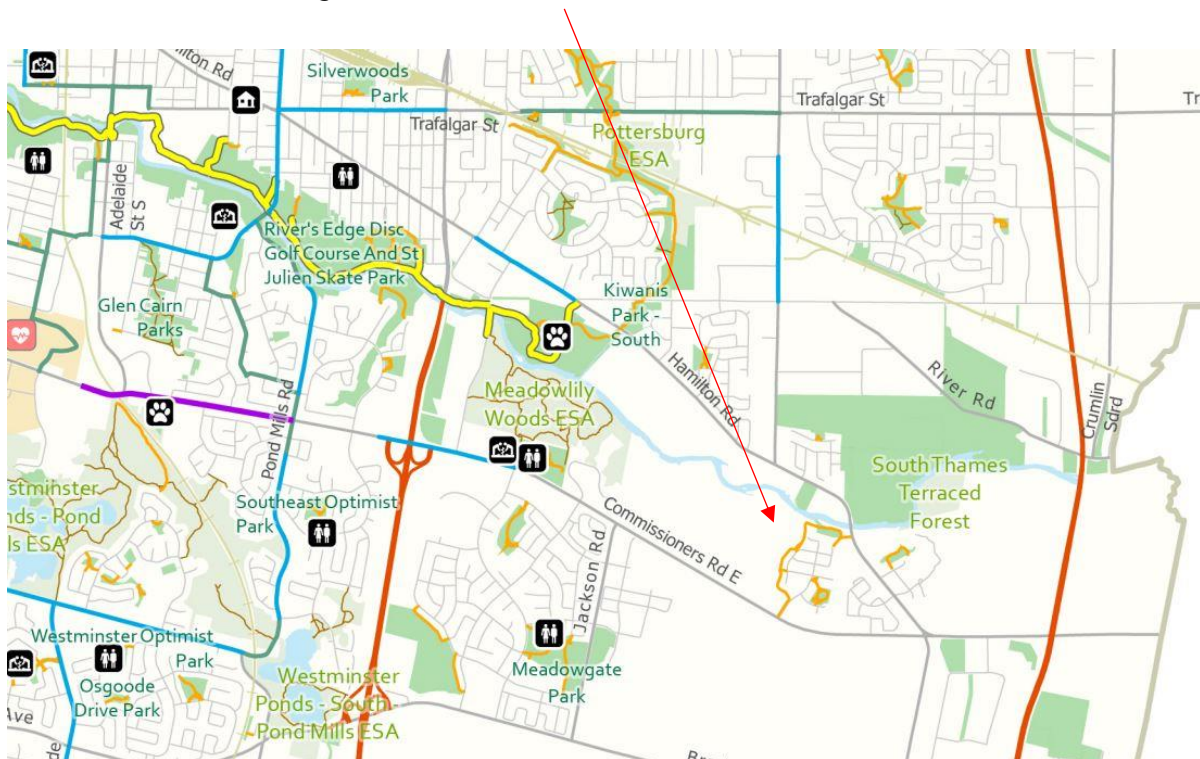


Figure 9: Trail Networks and Bike Paths

2.6 View Corridors

With the incline and orientation of the parcel, as it is situated at the end of Barn Swallow Place, the sightline window of the proposed apartment building from the driving lanes of Barn Swallow Place are not optimal, as there are limited areas for direct viewing. For this reason, the primary view corridor benefitting from this development are those traveling down Commissioners Road, as there are many areas with different perspective opportunities. That being said, existing geometry paired with the slight radius of Commissioners Road E. (travelling either east or west) lends perfectly to viewing several angles of the development.

Views and vistas featuring topographic undulation, open space and natural environmental features will benefit future residents on the north side of the building. Residents on the west side of the building will benefit from an unobstructed view along Commissioners Road E. and those situated on the east and south sides of the building will benefit from overarching views of existing agricultural and environmental uses.

The proposed building will provide an enhanced defined 'street character' in this area as the existing block is currently undeveloped. By developing this block with a medium density use, it will merge the existing Victoria on the River Subdivision with the already developed intersection of Hamilton Road and Commissioners Road East. Also, by developing Block 22 33M-843, it also brings a greater street presence to the higher order street, where there was otherwise a gap in development.

The apartment buildings will bring focus to Commissioners Road, as the average height to the surrounding street fabric is predominantly 2 storey dwellings the architecture of the proposed building would be viewed as a focal point within the informal 'gateway' along the Civic Boulevard on London's east entrance.

Access to the proposed apartment building is located from an internal private road extending from Barn Swallow Place in an easterly direction. Sidewalks will be installed on

Barn Swallow Place.



View from Barn Swallow (Left)

2.7 Existing Conditions

The following are several photos of the site and surrounding area for context.



View to the west along Commissioners Road E. towards Sheffield Blvd.



View to the southeast from Commissioners Road East



View to the southwest from Commissioners Road E.



View to the north from Commissioners Road East (above)



View towards Block 22 and Commissioners Rd. E from above.



Existing Residential to the east on Commissioners Rd. E



3.0 SECTION 2

3.1 Conceptual Design

3.1.1 Site Design

The proposed development plan for this site is intended to create a functional, harmonious, and aesthetically pleasing plan that will add to creating a vibrant urban landscape. The proposed concept plan is provided in the appendices as Appendix A.

The proposed building is located close to the front (Barn Swallow Place) and exterior (Commissioners Road E.) property boundaries, which lends to frame both streets and enhance the pedestrian realm, while allowing sufficient space for landscaping and sidewalks.

Entrances and at-grade amenity areas oriented to the street add vibrancy and functionality to the streetscape. The proposal considered design aspects such as balance and scale between residential uses while determining the form and density for the site, to which, the proposed increase in density serves to function as a transitional use between the higher order street and more sensitive lower density dwellings.

The six (6) storey building at the west end of the proposed building creates a sense of weight and closure at the termination of Barn Swallow Place yet provides a visual destination along both adjacent corridors.

With the proposed apartment framing the Barn Swallow Place & Commissioners Road interface, this building placement allows for most surface level parking to be accommodated to the east of the building (rear). In addition to surface level parking, residents also have the option to utilize either first or second level covered parking. This covered parking accounts for portions of both lower levels of additional building height. Access to the site will be from private roads/driveways extending from Barn Swallow Place for the apartment.

The proposed site plan has contemplated small private amenity areas for residents on the ground floor of the building. These areas where they encroach both Barn Swallow Place and Commissioners Road E. interfaces will be delineated by fencing, as to create some separation between private and public spaces.

Other passive green spaces are being shown around the building where landscaping, seating and tables could be incorporated for residents to enjoy the outdoors and take part in social conversation. Detailed landscape plans will be developed at the time of submission for Site Plan controls.

Interior roads and associated parking will be screened by a combination of landscaping and the proposed retaining wall (shown along the northerly boundary of the site) from the adjacent low density residential.

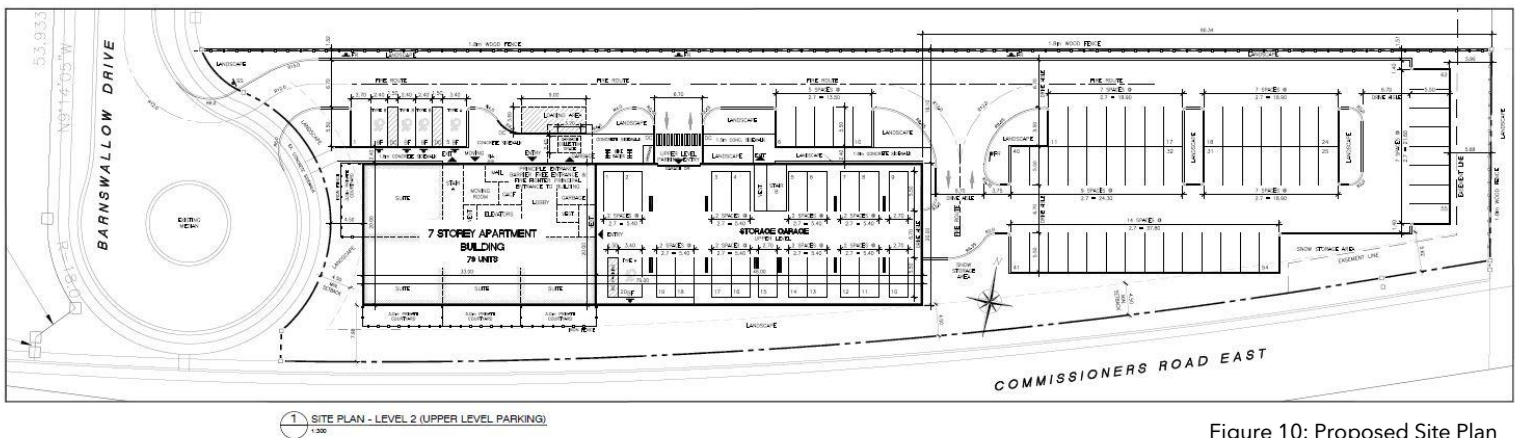


Figure 10: Proposed Site Plan

3.1.2 Built Form and Architectural Treatment

The proposed building has been designed to have five full floors of residential units above grade and a ground level storey designed to have units on occupying the west half of the building and covered parking on the east.

Additionally, the requested seventh floor is being shown similar to a walk out and to be used for additional covered parking.

The unit breakdown is as follows:

- Thirty-two (32) - 1 Bedroom Units
- Forty-two (42) - 2 Bedroom Units
- Five (5) - 2 Bedroom + Den Units

The ground floor, along with nineteen (19) regular parking stalls + one (1) accessible parking stall, features a lobby, vestibule, moving room, mail room and garbage room for the ease and convenience of residents. It also features four (4) suites with private courtyards (as mentioned in 3.1.1 above).

The lower level offers residents twenty-seven (27) covered parking spaces and three (3) areas dedicated to locker, storage, or amenity areas.

It was recommended by staff during the pre-consultation meeting that Sifton as the developer, should contemplate stepping the building to bring a more transitional and 'human-scale' feel to the development.

Issues that present themselves when contemplating the recommendation:

1. Geography (It is an exceptionally long and narrow building envelope)
2. Six stories is considered 'low-rise' based on the definition of the word within The London Plan and;
3. A special policy area in combination with specific zoning allows for six storeys.

It is our opinion that based on the points above, we as the developer, are unable to reflect a tiered approach on the building design; however, one design aspect that reflects these qualities are the sixth-floor presidential style balconies on the east end of the building. This feature steps the roof structure of the building back slightly at the tallest building elevation point, which gives the building façade a stepped feel.



Figure 11: Building Elevation
 From Commissioners Road East looking north

PRELIMINARY SOUTH ELEVATION (COMMISSIONERS RD)

This building will provide a focal point for the Victoria on the River development, providing much needed density, an alternative building form and architectural feature seen from all areas of VOTR, as well as users of Commissioners Road.

3.1.3 Massing and Articulation

As indicated, the proposed building is six (6) storeys on the west end of the site and seven (7) storeys on the east. Also mentioned, the building was orientated in an east/west direction, as the block where it is to be placed is long and skinny with the short frontage on Barn Swallow

Place and longer active frontage onto Commissioners Road East. We are not anticipating any shading impacts to adjacent low density residential.

Building articulation is provided through material variation and colour, interplay of vertical and horizontal elements, balcony recesses, and window location and size variation. These architectural features break down the mass of the building and contribute to a pedestrian friendly, human-scaled street environment.

The roof structure over the ground floor entrance delineates an area from loading and unloading and serves as a visual cue in locating the primary entrance to the building.

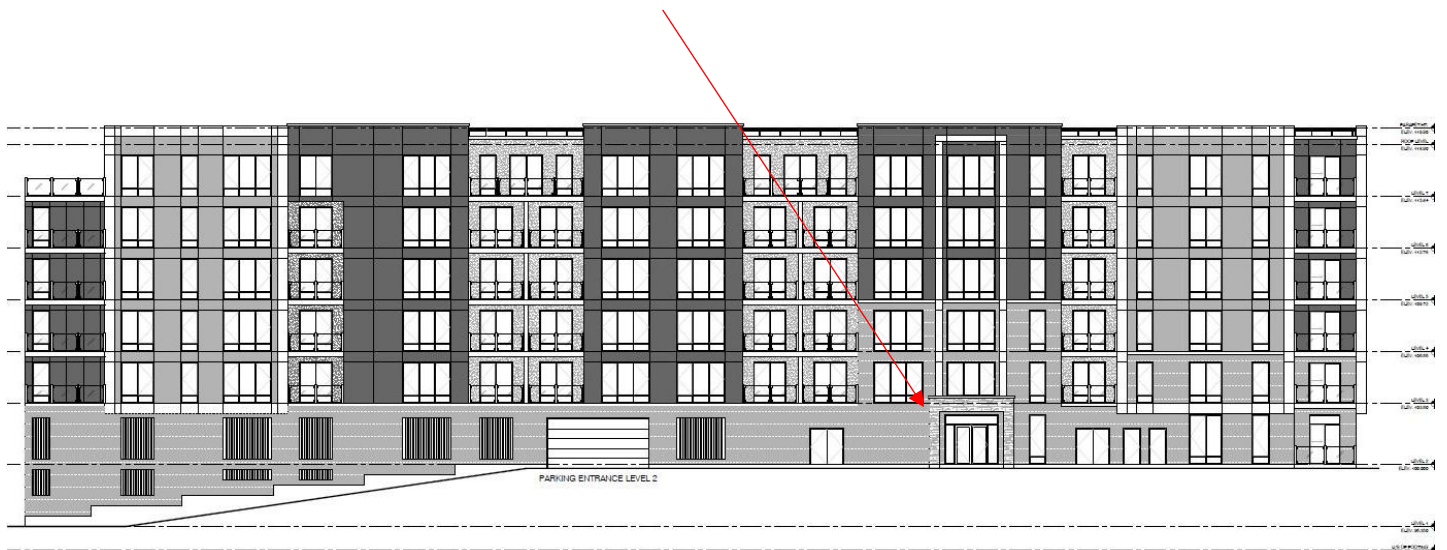


Figure 12: Building Elevation
From Constance Avenue looking south

1 PRELIMINARY NORTH ELEVATION

3.1.4 Character and Image

The proposed building is intended to demonstrate a contemporary aesthetic that conveys a sense of order and permanence in service to the street wall fabric of the overall VOTR development. Notwithstanding the primacy of the public streets, the building is designed to be attractive from all sides and equal consideration has been given to the building's visibility from internal driveways.

Interactive private and public spaces around the perimeter of the building, combined with trees and ornamental plantings, will create a very pedestrian-friendly environment.

3.1.5 Lighting

Lighting for the site will be in accordance with site plan requirements. Lighting for the buildings will be designed to complement the building style and details as well as contribute to safety and visibility. Lighting intrusion on surrounding uses will be minimized through the use of appropriate fixtures and lighting angles.

3.1.6 Signage

Placemaking and marketing signage will be placed on Barn Swallow Place and will compliment the design of the existing neighbourhood, as well as identify the specific building through strategic placemaking designs.

3.1.7 Servicing

No issues are anticipated with respect to servicing of the proposed apartment building on Block 22 33M-843 and was anticipated at the onset of original servicing design for the overall Victoria on the River subdivision.

To that, construction of all mainline servicing on Barn Swallow Place and Constance Avenue is now complete and awaiting acceptance from the City of London. Included as part of this servicing exercise, all future connection stubs for sanitary, stormwater and water for Block 22 33M-843 are existing on Barn Swallow Place.

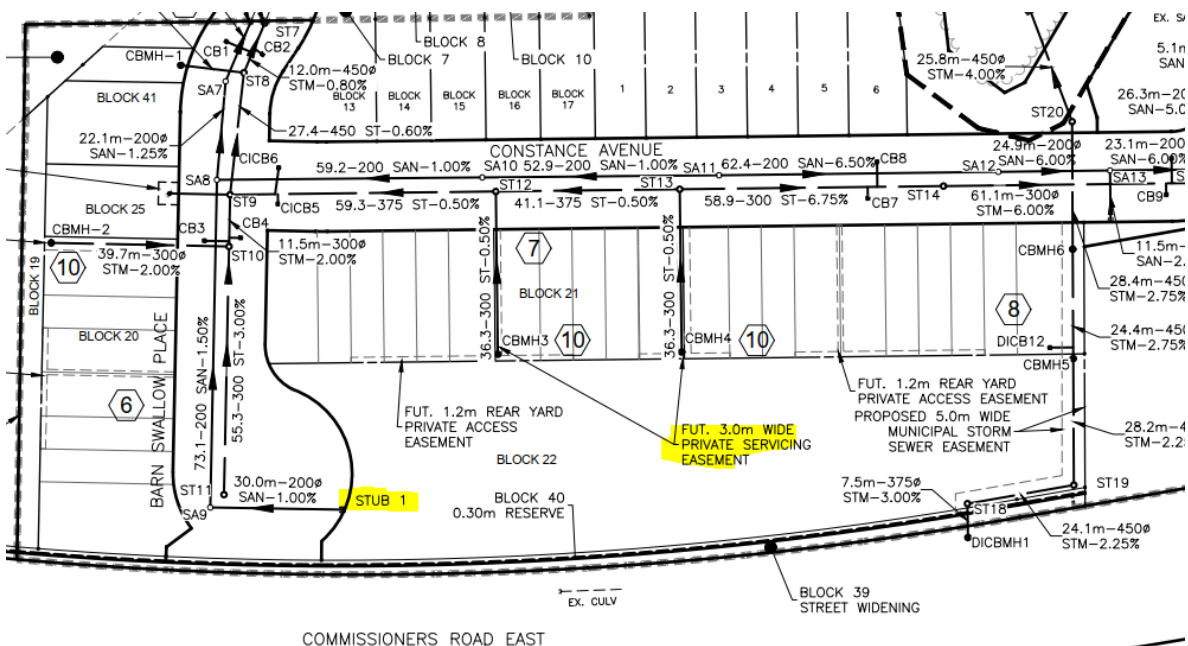


Figure 13: Servicing

3.2 Public Realm

3.2.1 Public Spaces

The west side of the apartment building abuts the 'front lot-line' of the site on Barn Swallow Place. The area separating the building face and public sidewalk provides an interactive space that can be utilized as a pedestrian corridor, as well as a gathering area for socializing for residents and visitors alike.

3.2.2 Private Spaces

There are 4 main zones of private/common element spaces that support residents and visitors using the grounds.

1. The interior roadway and covered shelter.
 - a. This area is the main area for intentional congregation. Pick-ups, drop-offs, mail delivery etc. all would use the main indoor and outdoor lobby space for daily living.
2. The private balconies and terraces.
 - a. Exclusive private amenity areas have been designed in this building to serve as relaxation spaces for residents.
 - b. Ground floor terraces are defined by landscape treatments, especially where a terrace would be in proximity to the public space.
3. Parking area
 - a. Parking areas to the rear (east) of the building are shown a short distance from the main door.
 - b. Intentional green space has been designed amongst the hard-surface areas to bring more natural elements into the site plan, break up the impenetrable area and provide snow storage in the winter.
4. Green space around the building
 - a. The passive green space around the building (concentrated between Commissioners Road and the southern building face) will provide residents and guests with areas to lounge and play lawn games. To be defined by a landscaping plan submitted to accompany a site plan application.

3.2.3 Pedestrian Circulation

Public sidewalks have been approved by the City of London most recently with Victoria on the River Phase 6 approved contract drawings. As shown on the existing plan, sidewalks have been approved (to be constructed at the time of construction of the proposed project) from Constance Avenue on the west side of Barn Swallow Place and extending around the bulb of Barn Swallow Place, back to Kettering Place on the east side of the right-of-way

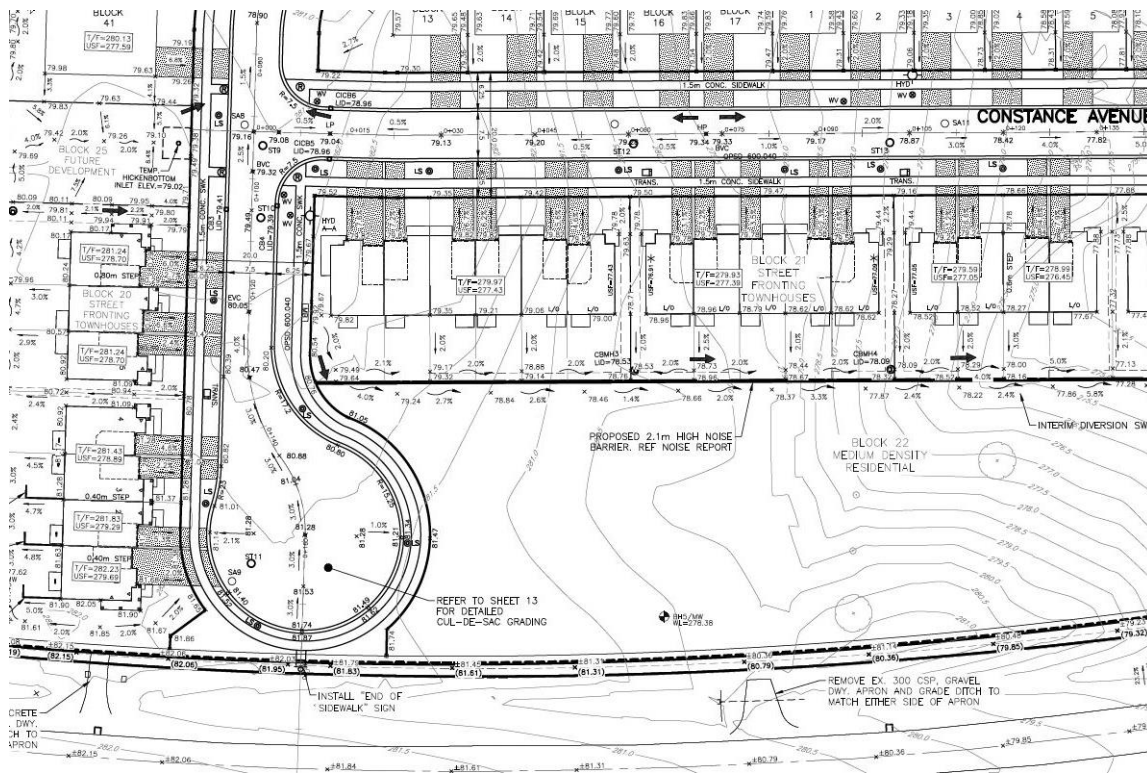


Figure 14: Pedestrian Connection

3.2.4 Integration with Transit

There are currently no transit routes in the Victoria on the River development, nor on Commissioners Road adjacent to the development. This area does seem slightly under served, however, if residents were looking to utilize public transportation, the closest stop within walking distance to the proposed building would be found adjacent to Old Victoria on the Thames, and more specifically on Hamilton Road at Oriole Drive.

3.2.5 Landscape Design

There are numerous landscaped areas shown throughout the current proposed site plan and a formal plan will be completed and submitted as part of future Site Plan Application submissions for this block. Focus should be given to areas that have the space requirements necessary to form future tree canopy for the City of London, based on the City Building policy of The London Plan. Shade trees will provide strategic screening opportunities and offer spaces for lounging and entertaining during the warm weather months.



3.2.6 Streetscape Improvements

It is anticipated that street trees will be planted in the boulevards, as well as within the landscaped areas and planters fronting the perimeter street network. The enhanced street interface will include street furnishings, decorative lighting and other streetscape enhancements will be implemented. To be formally designed to support a site plan application.

3.3 Sustainability Features

There is an emphasis on mixed residential uses, compact form, and ambitious standards of site and architectural design. The building will be constructed in accordance with the Ontario Building Code and is oriented east-west to provide favourable active and passive solar exposure. In addition, proximity to parks, natural open spaces and the Thames Valley multi-use trail system within less than 1 km will offer residents with a variety of options to lead active lives and use alternative modes of transportation.

4.0 CONCLUSION

Based on the reasoning within this text, it is our opinion that the proposed building form will be complimentary to the surrounding existing and future landscape of the Victoria on the River Subdivision. To this, it is also our opinion that the design of both the grounds and apartment building provide adequate buffering between uses, stunning views of the surrounding urban environment and enhanced architectural design that will support both residents and visitors alike.

Report prepared by:

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Sifton Properties Limited

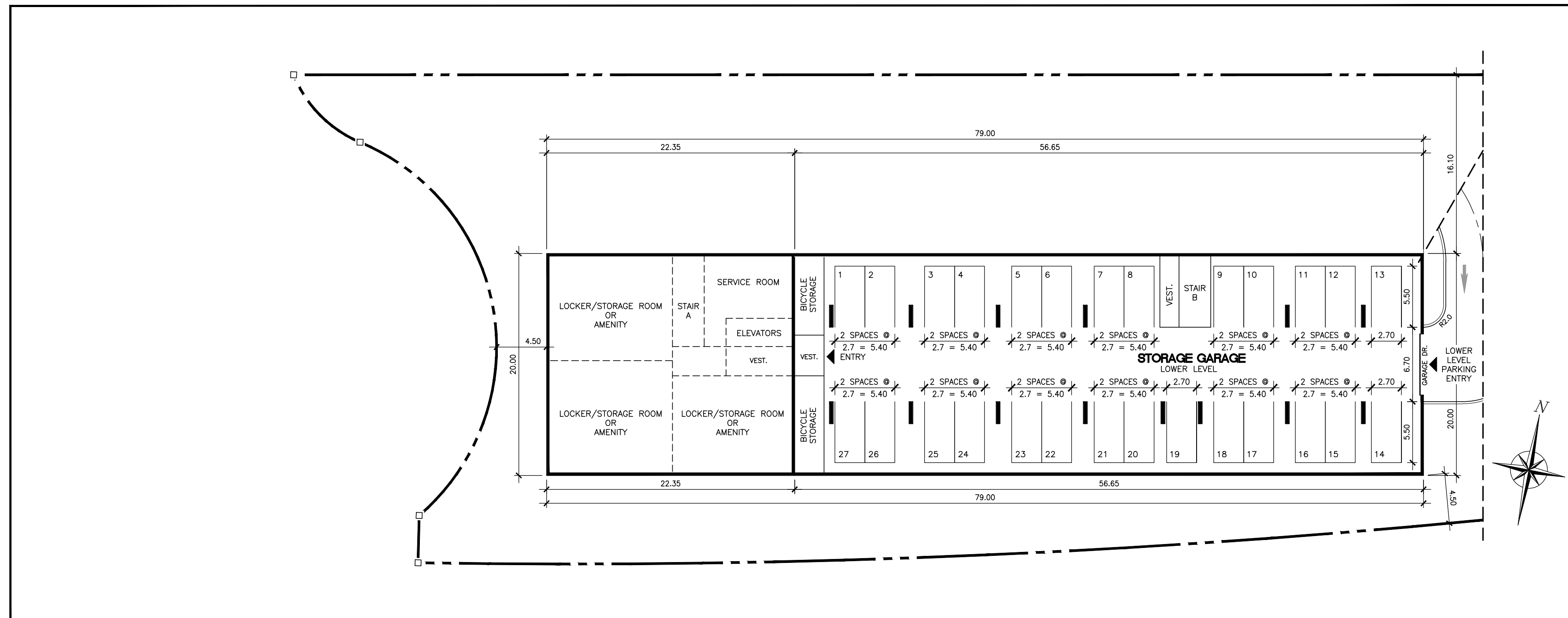


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Urban Design Brief
Block 22, Victoria on the River

Appendix A

Site Plan



2 SITE PLAN - BSMT FLOOR LEVEL (LOWER LEVEL PARKING)
1:300

SITE DATA - Existing Zoning R5-6(8) + R6-5(31) - Proposed Zoning R8-4				
REGULATION	EXISTING R5-6(8) (REQUIRED)	EXISTING R6-5(31) (REQUIRED)	PROPOSED CHANGE TO R8-4 (REQUIRED)	PROPOSED
LOT AREA (MINIMUM)	1,000 sq.m. (0.1ha)	850 sq.m. (0.085ha)	1,000 sq.m. (0.1ha)	6,682.51 sq.m. (0.67ha)
LOT FRONTAGE (MINIMUM)	30.0 m	10.0 m	30.0 m	50.78 m
LOT COVERAGE (MAXIMUM)	45%	45%	40.0%	22.4% (1,580 sq.m.)
FRONT YARD & EXTERIOR SIDE YARD (MINIMUM)	4.50 m	4.50 m	6.0 m + 1.0 m PER 10.0 m OF BUILDING HEIGHT ABOVE THE FIRST 3.0 m = (24-3) / 10 = 2.1 = 6.0 m + (1.0 m x 2.1) = 8.1 m	*FRONT YARD (LOCAL) = 4.50 m *EXTERIOR SIDE YARD (ARTERIAL) = 4.50 m
INTERIOR SIDE YARD & REAR YARD (MINIMUM)	0.5 m PER 1.0 m OF BUILDING HEIGHT, BUT NO LESS THAN 6.0 m WHEN THE WALL CONTAINS WINDOWS TO HABITABLE ROOMS = 0.5 m x 24.0 m = 12.0 m	0.4 m PER 1.0 m OF BUILDING HEIGHT, BUT NO LESS THAN 6.0 m WHEN THE WALL CONTAINS WINDOWS TO HABITABLE ROOMS = 0.4 m x 24.0 m = 9.6 m	1.2 m PER 3.0 m OF BUILDING HEIGHT ABOVE THE FIRST 3.0 m, BUT NO LESS THAN 4.5 m = (24-3) / 3 = 7.0 = 1.2 m x 7.0 = 8.4 m	REAR YARD = 80.34 m INTERIOR SIDE YARD = 16.10 m
BUILDING HEIGHT (MAXIMUM)	12.0 m	12.0 m	13.0 m	*21.0 m (AVERAGE GRADE LEVEL TO TOP OF UPPER PARAPET)
LANDSCAPED OPEN SPACE (MINIMUM)	30.0%	30.0%	30.0%	34.4% (2,298.02 sq.m.)
DENSITY (MAXIMUM)	50 UPH	35 UPH	75 UPH	*118 UPH

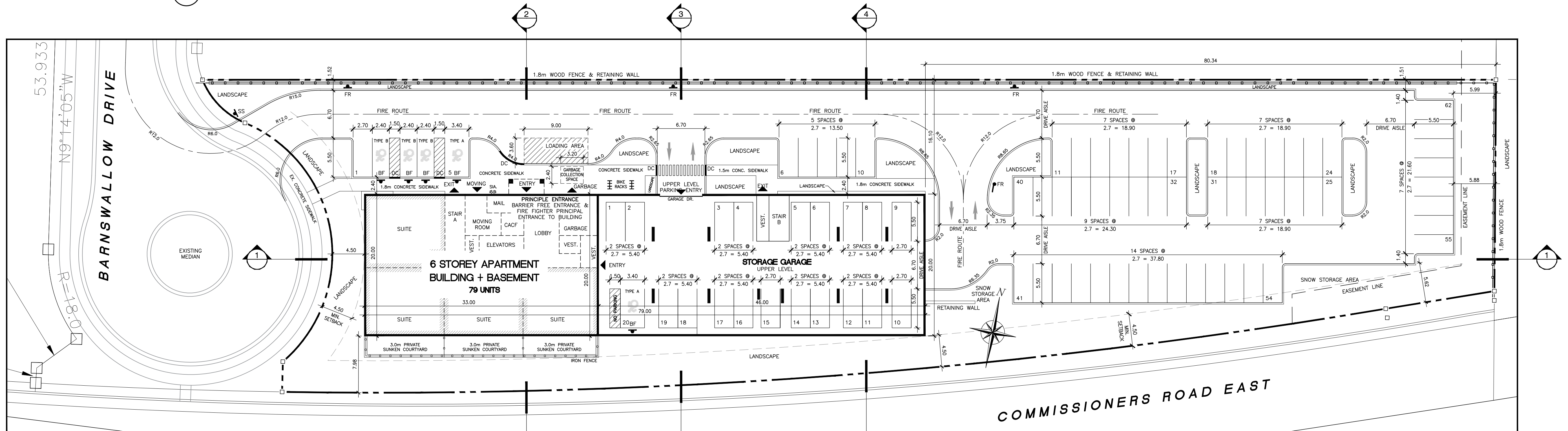
* MINOR VARIANCE REQUIRED

BUILDING DATA
 SIX (6) STOREY 79 UNIT RESIDENTIAL APARTMENT BUILDING + BASEMENT
 32 - 1 BEDROOM UNITS
 42 - 2 BEDROOM UNITS
 05 - 2 BEDROOM + DEN UNITS

PARKING DATA
 PARKING REQUIRED:
 0.50 SPACES PER UNIT: 79 UNITS x 0.50 = 40 SPACES
 PARKING PROVIDED:
 1.40 SPACES PER UNIT: 79 UNITS x 1.38 = 109 SPACES
 62 - SURFACE PARKING SPACES
 20 - UPPER LEVEL STORAGE GARAGE SPACES (INTERIOR)
 27 - LOWER LEVEL STORAGE GARAGE SPACES (INTERIOR)

BARRIER-FREE PARKING DATA
 PARKING REQUIRED:
 1 SPACE + 3% OF PROVIDED SPACES: 1 + (109 SPACES x 0.03) = 5 SPACES
 PARKING PROVIDED:
 5 SPACES TOTAL
 2 - TYPE 'A'
 3 - TYPE 'B'

BICYCLE PARKING DATA
 REQUIRED:
 LONG-TERM SPACES = 0.9 SPACES / UNIT = 0.9 x 79 = 72 SPACES
 SHORT-TERM SPACES = 0.1 SPACES / UNIT = 0.1 x 79 = 8 SPACES
 PROVIDED:
 LONG-TERM SPACES = 72 SPACES (INDOOR - LEVEL 1)
 SHORT-TERM SPACES = 8 SPACES (OUTSIDE NEAR PRINCIPLE ENTRANCE)



1 SITE PLAN - FIRST FLOOR LEVEL (UPPER LEVEL PARKING)
1:300



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Appendix B

Elevations and Renderings









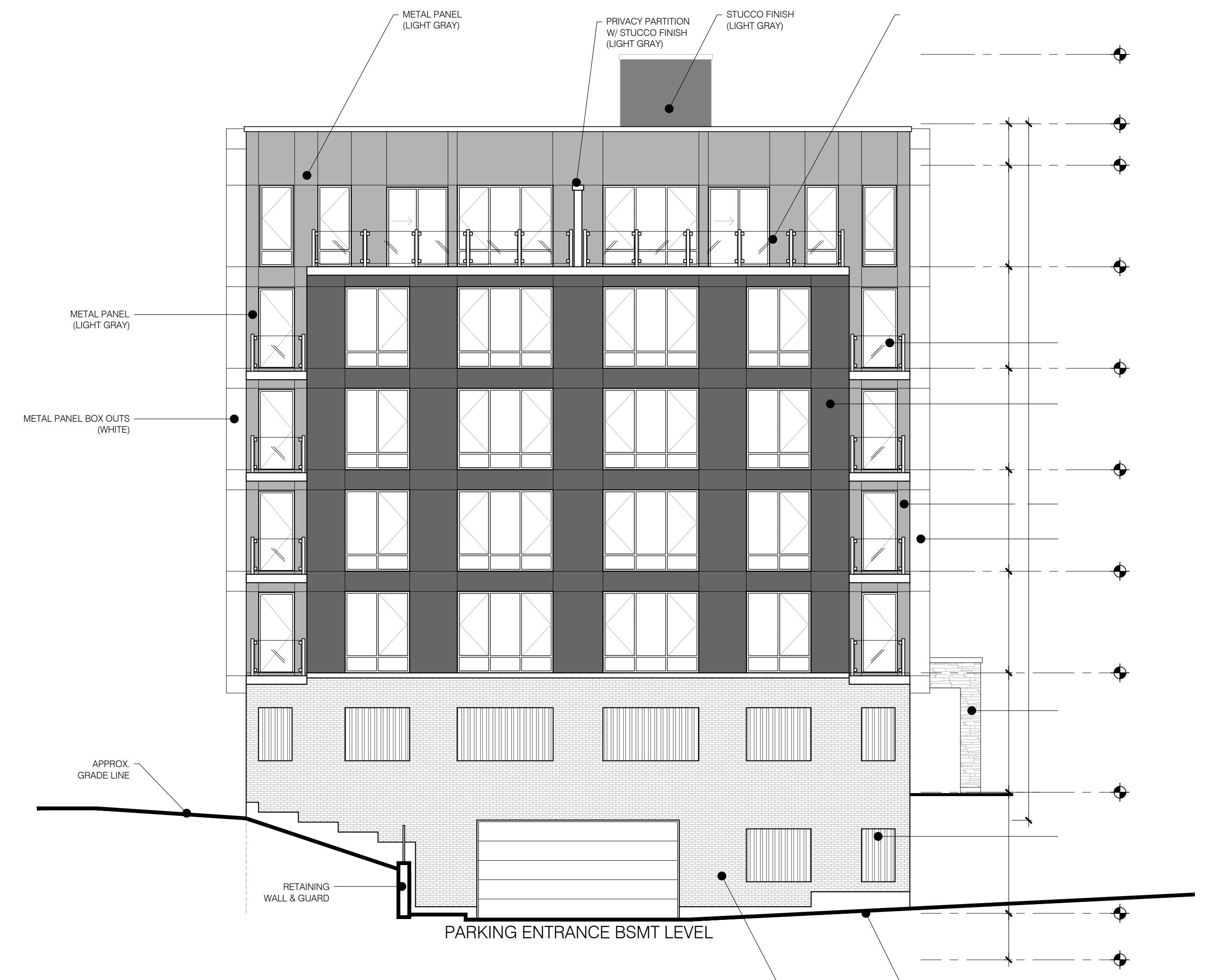
1 PRELIMINARY SOUTH ELEVATION (COMMISSIONERS RD)
1:100



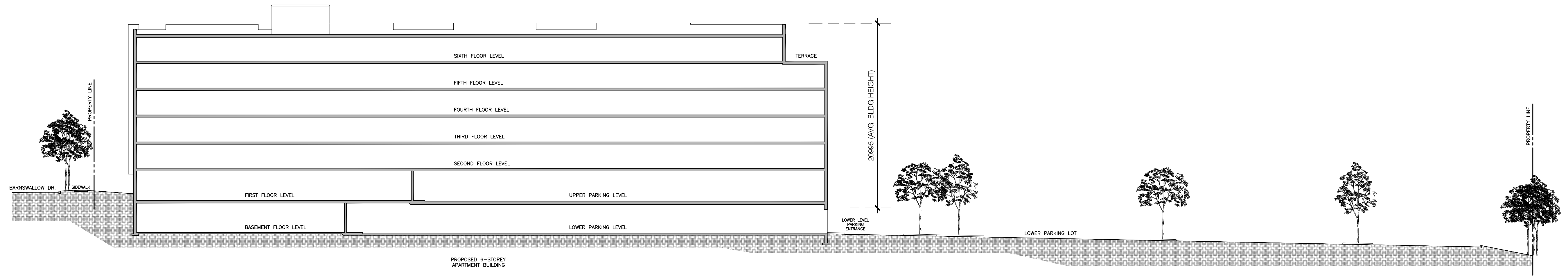
1 PRELIMINARY NORTH ELEVATION
1:100



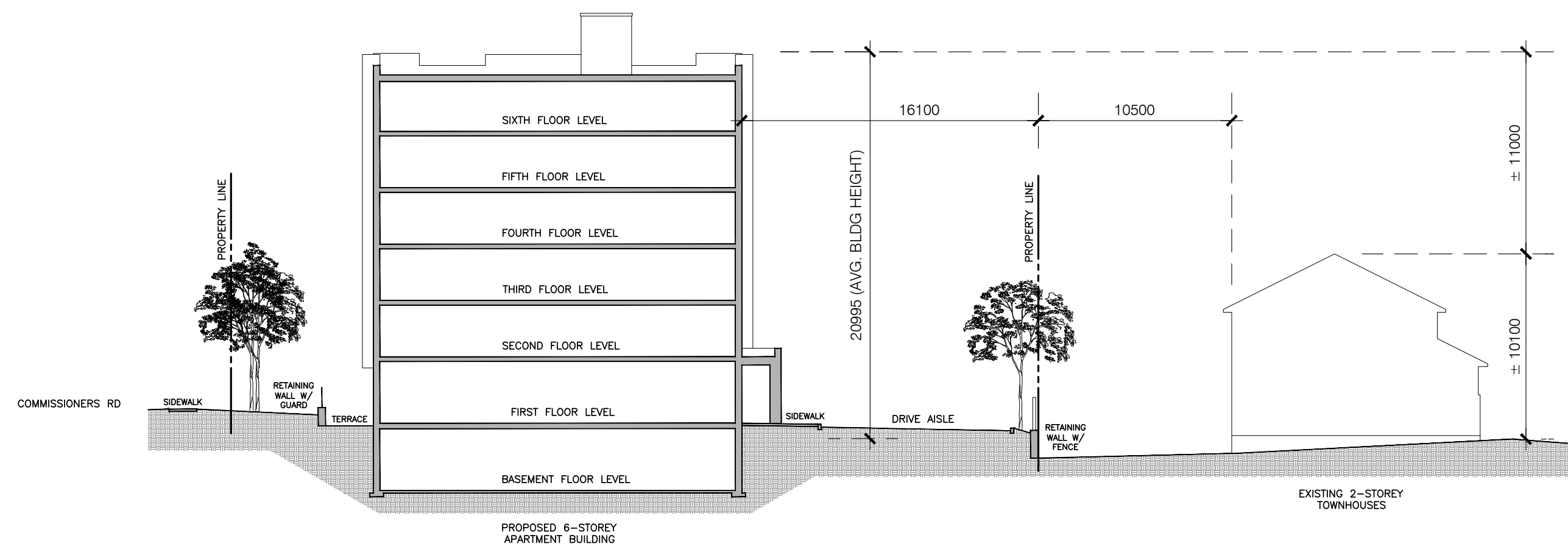
1 PRELIMINARY WEST ELEVATION (BARNSWALLOW DR)
1:100



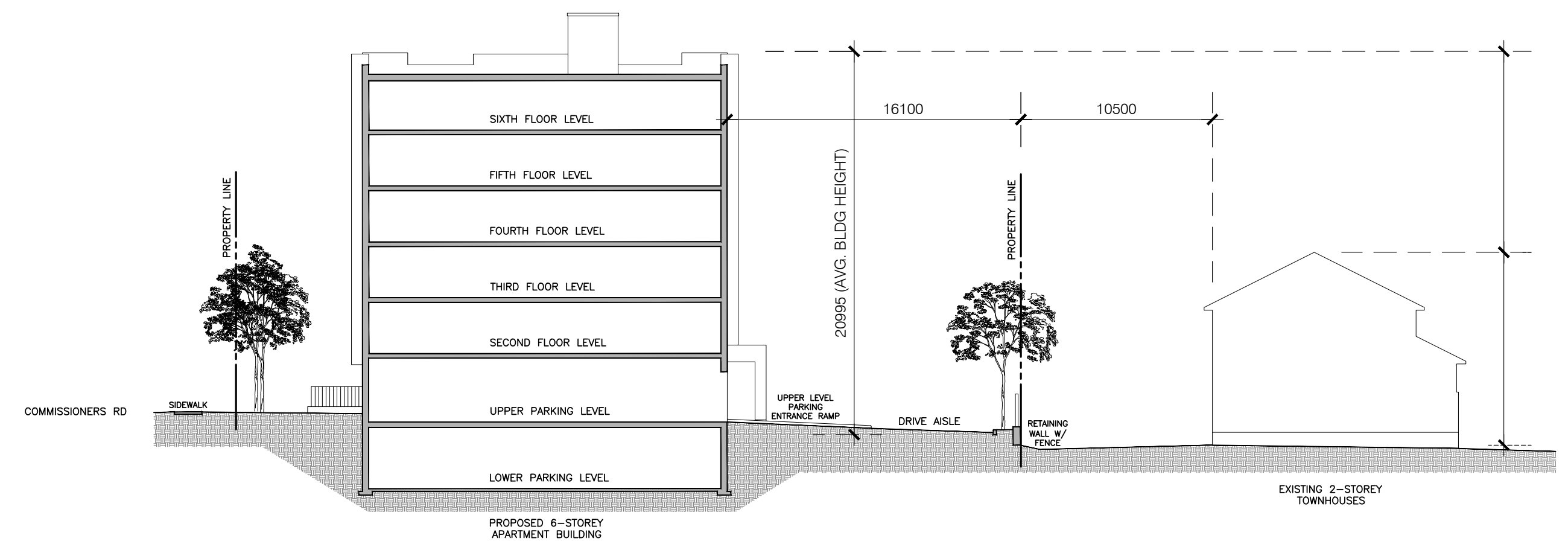
2 PRELIMINARY EAST ELEVATION (PARKING)
1:100



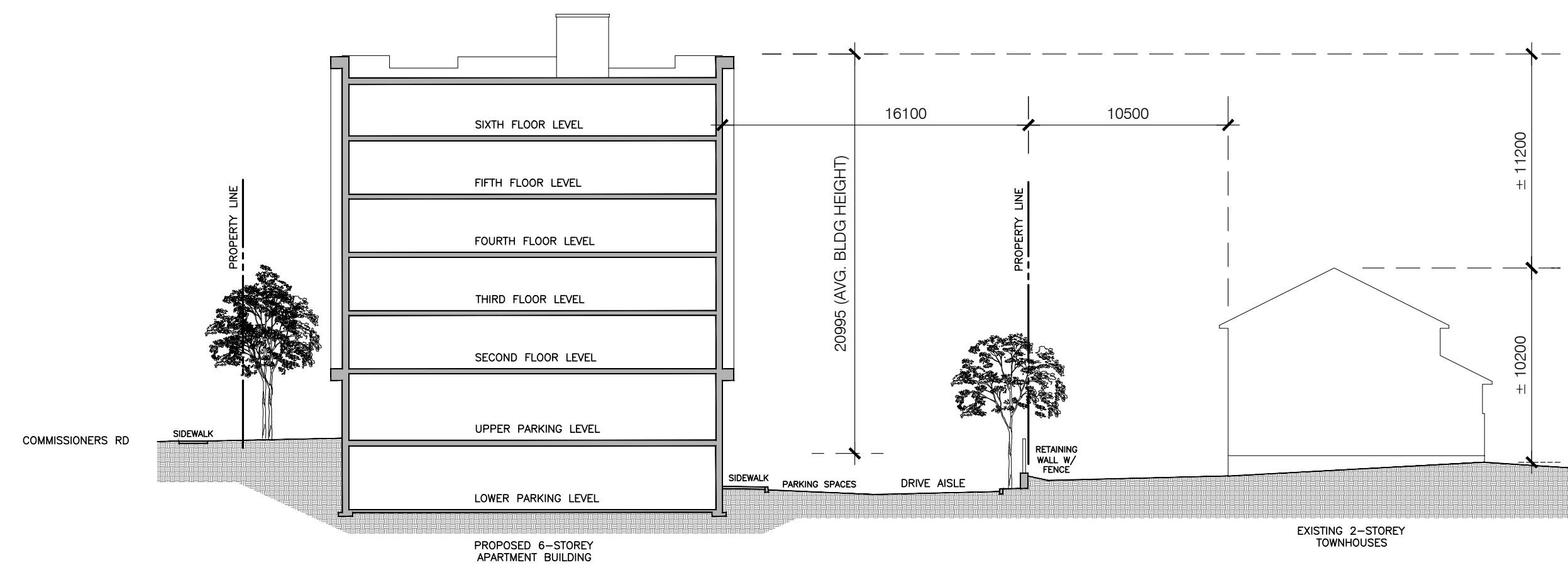
1 PRELIMINARY SITE SECTION - WEST-EAST
1:250



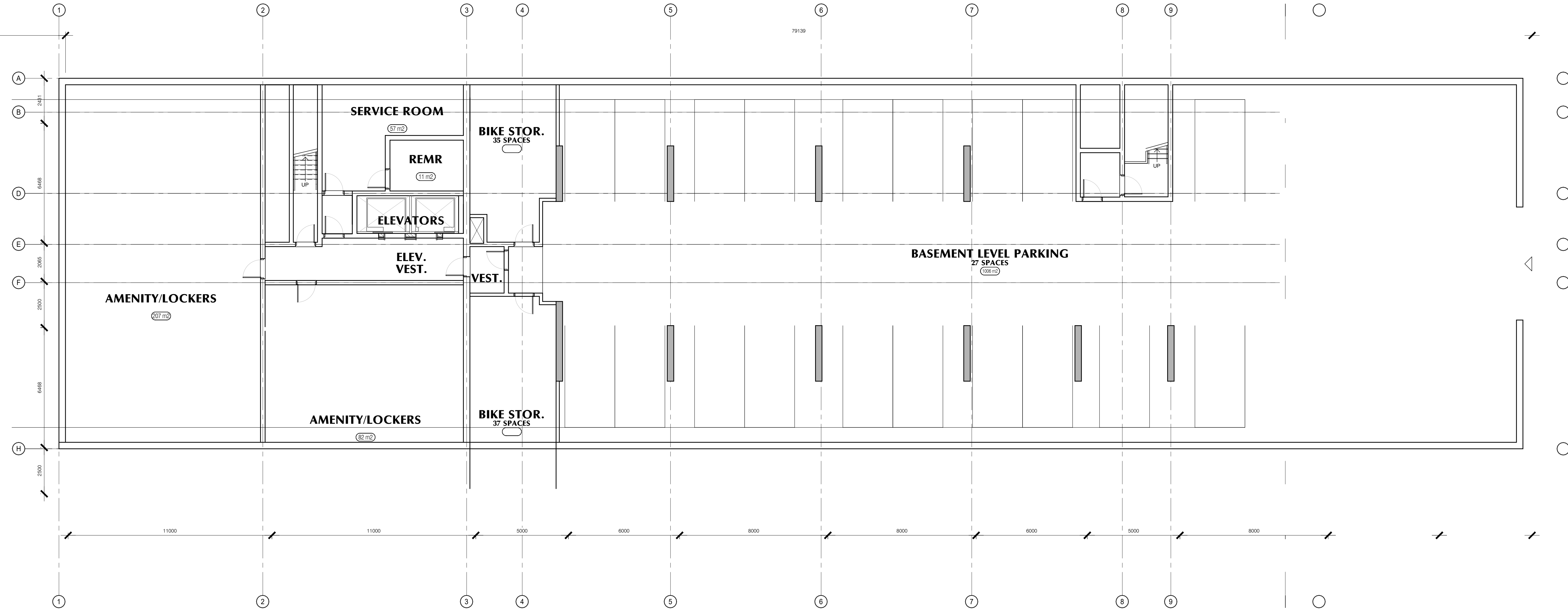
2 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250



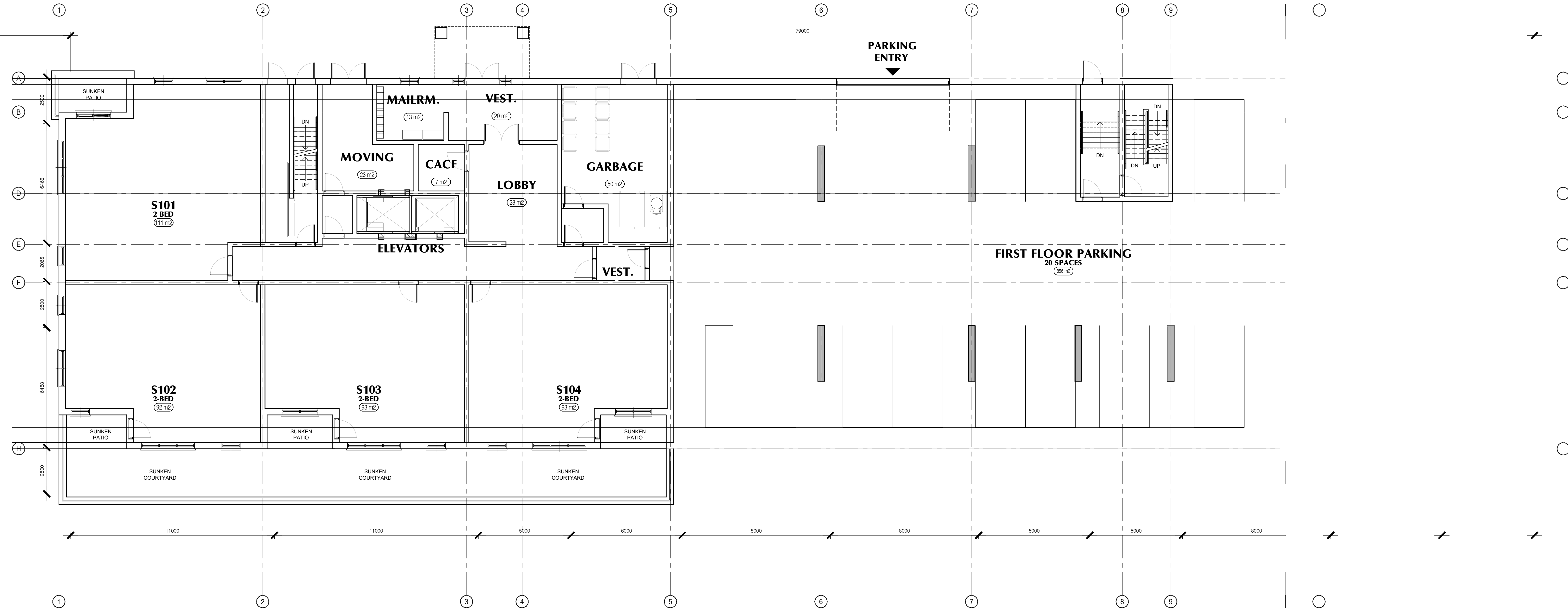
3 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250



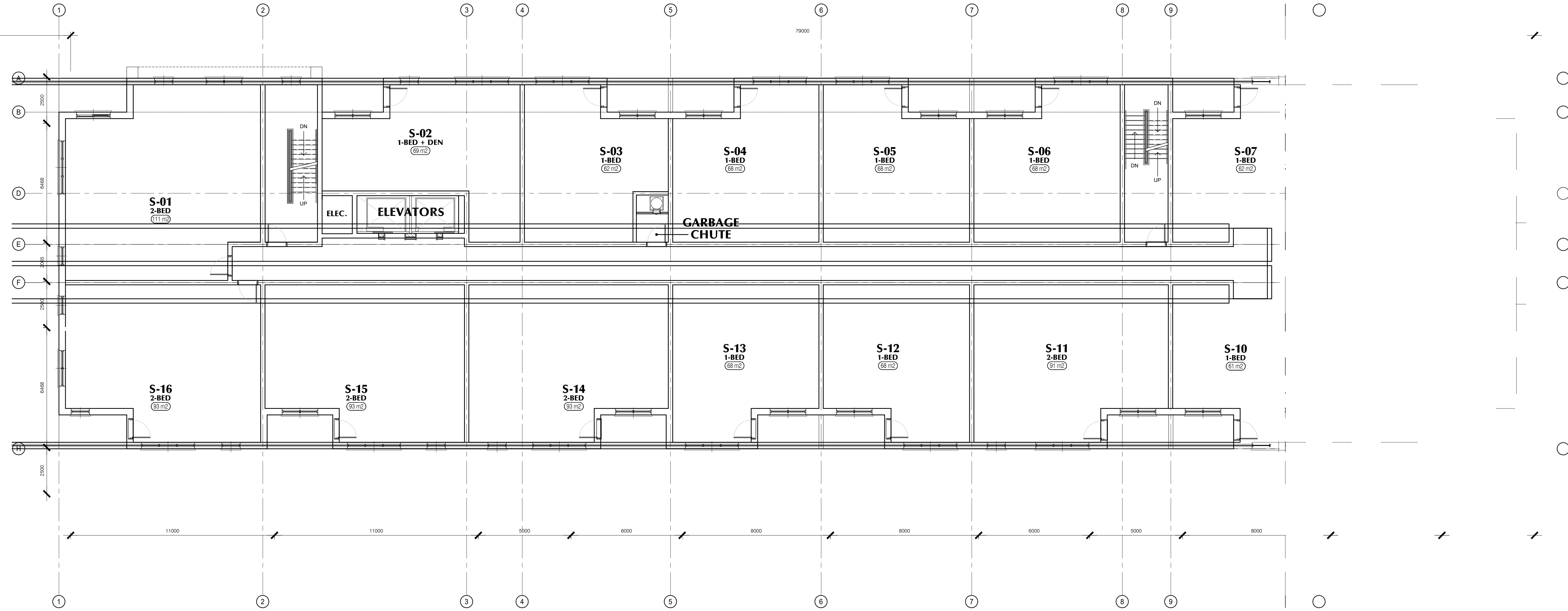
4 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250



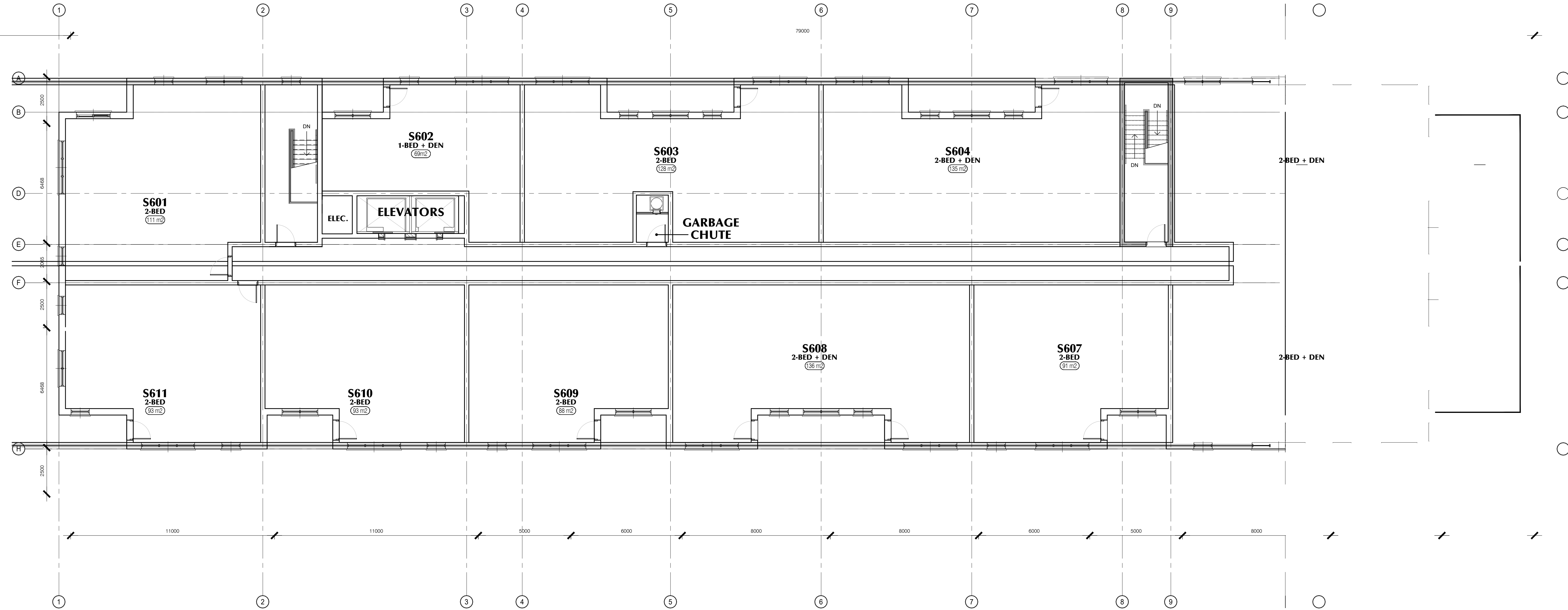
1 PRELIMINARY PLAN - BASEMENT FLOOR (UTILITY/LOWER PARKING)
1:100



1 PRELIMINARY PLAN - FIRST FLOOR (LOBBY/PARKING)
1:100



1 PRELIMINARY PLAN - SECOND TO FIFTH FLOORS
1:100



1 PRELIMINARY PLAN - SIXTH FLOOR (PENTHOUSE)
1:100