



Experience. The Difference.™

PLANNING JUSTIFICATION REPORT

November 2024

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



Submitted by: *Sifton Properties Limited*



Sifton Properties Limited | Sifton.com

1295 Riverbend Road, Suite 300, London, ON N6K 0G2

519.434.1000 Fax 519.434.1009





Experience. The Difference.™

Table of Contents

1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION	1
3.0 EXISTING CONDITIONS	4
4.0 PROPOSED DEVELOPMENT	5
4.1 Conceptual Site Plan (Block 22)	5
5.0 PRE-CONSULTATION SUMMARY	6
6.0 SUPPORTING INFORMATION	7
6.1 Natural Heritage	7
6.2 Regulation Limits	7
6.3 Site Contamination	7
6.4 Archeological/Built Heritage Concerns	8
7.0 POLICY	8
7.1 Planning Act and Provincial Planning Statement (2024)	8
7.2 City of London “The London Plan”	10
7.3 City of London Zoning By-Law	12
7.4 Old Victoria Community Plan	14
8.0 CONCLUSION	17
<u>Appendices</u>	
Conceptual Site Plan	18
Elevations and Renderings	19
Zoning Data Sheet	20
Cross Sections	21



Experience. The Difference.™

INTENT

Though a conceptual site plan has been created to support this zoning by-law amendment, it is not the applicant's wish to proceed with a site plan application at this time and thus the plan is being used to show what a probable land use could be for this property.

All future correspondence pertaining to this proposal should be directed to Nicole Ooms of Sifton Properties Limited (519-434-3622 x 3275).

1.0 INTRODUCTION

This Planning Justification Report (PJR) is submitted by Sifton Properties, for a portion of Sifton's Victoria on the Ridge subdivision located in London off Commissioners Road E., immediately west of Old Victoria Road.

This report is being submitted to justify amendments to the existing zone to permit an increased maximum building height and density, as well as reduced front and exterior side-yard setbacks to offer flexibility for a future site plan application submission.

The purpose of completing this planning justification report is to support a zoning by-law amendment requesting the following concessions be made as it relates to the proposed conceptual site plan.

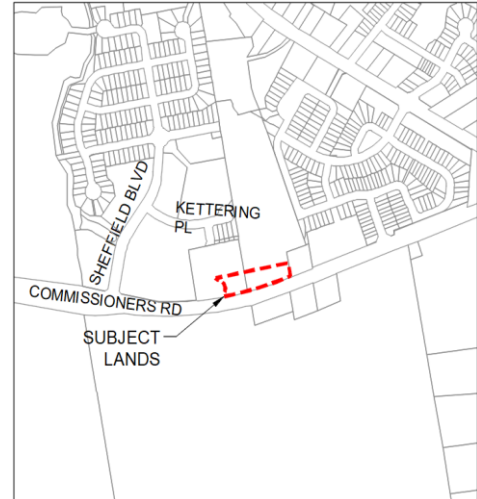


Figure 1 – VOTR BLK 22- Key Map

1. To allow for an apartment up to 24m (6-7 stories) in height; **(13m/4 storeys)**
2. To allow for a maximum density of 118 UPH; **(75 UPH)**
 - a. For reference, 118 UPH is representative of the proposed plan.
3. To allow a minimum front yard setback of 4.5 metres; **(6m)** and
4. To allow for a minimum exterior side yard setback of 4.5 metres **(7m).**

All correspondence pertaining to the accompanying Zoning By-Law Amendment application should be directed to Mrs. Nicole C. Ooms, Project Manager of Sifton Properties Limited (519-434-3622 X 3227).

2.0 SITE DESCRIPTION

The Plan known as 33M-843 was registered within the Land Registry Office's Land Titles Division on July 2nd, 2024, formally creating the subject lands and dedicated right of ways as referenced throughout this document, further required to construct the proposed medium density development. The municipal address, as assigned for this property, is shown to be

2634 Barn Swallow Place. Alternatively, can be 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.

The subject lands, as shown in Figure 1: “VOTR BLK 22 - Key Map” above, are rectangular in shape with an area of 0.63 ha (1.56 acres), inclusive of 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.

This block is bound by Commissioners Road E. to the south, an existing low density dwelling to the east, and future low-density dwellings to the north and west.

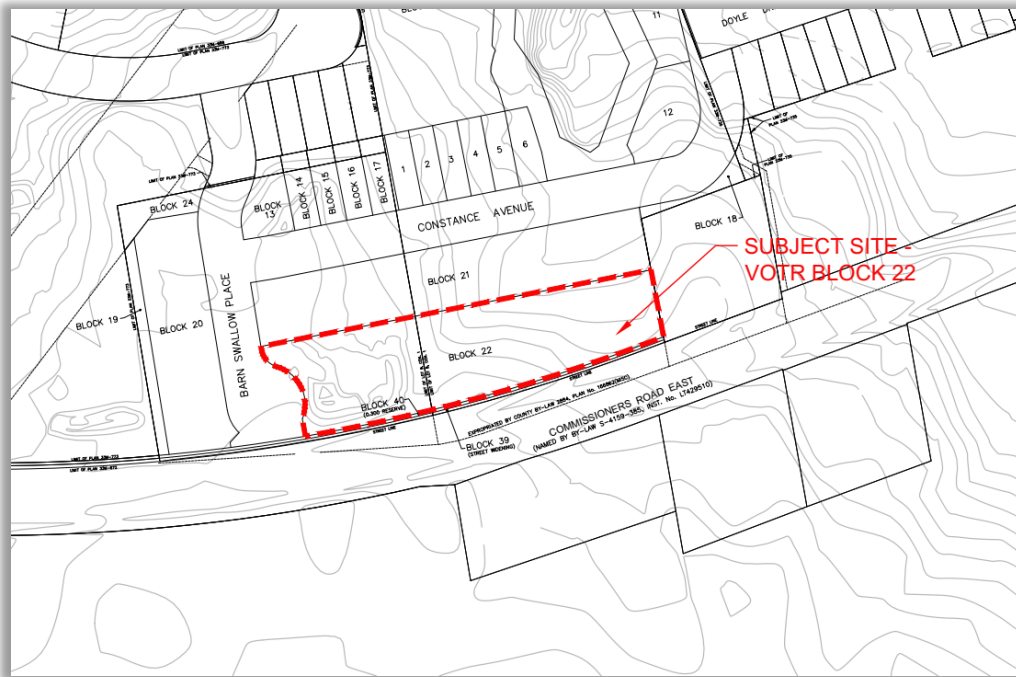
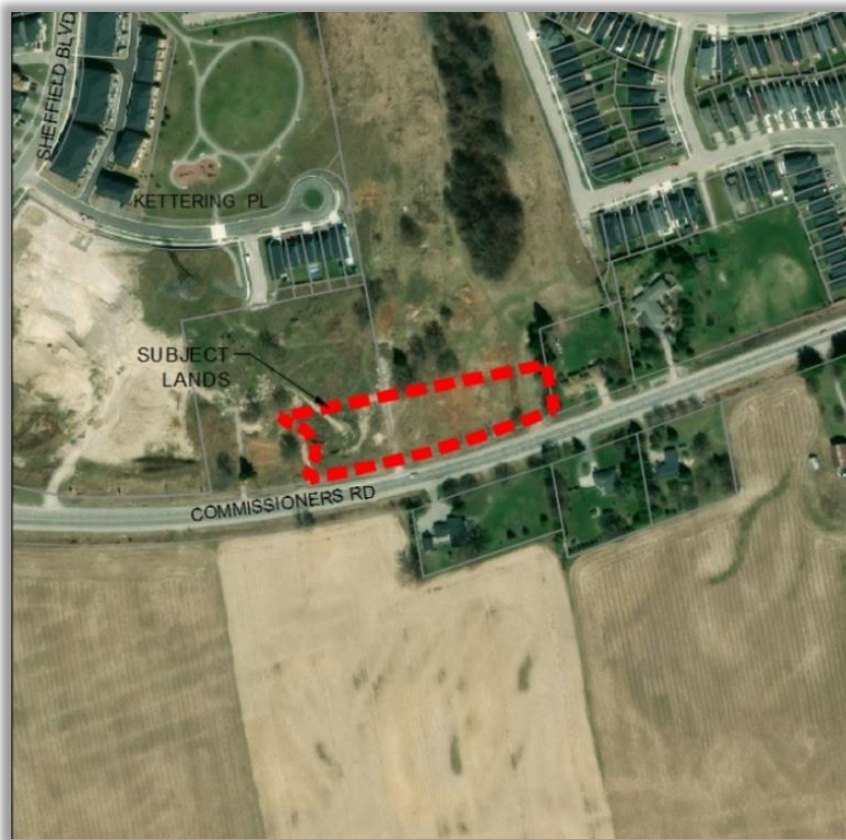


Figure 2- Block 22 VOTR Location

The subject lands are located on the east side of Barn Swallow Place where the public road terminates in a cul-de-sac at Commissioners Road East. The lands are currently vacant and are being utilized as temporary storage for construction materials associated with site servicing for Phase 6 of subdivision development.

There are significant changes in the grade of the slope, sloping downwards from south to north and from west to east. Elevations on the site range from 281m at Commissioners Road East, to 275.5m at Constance Avenue and 281.5m-274m at the westerly and easterly limits of the block, respectively.

The subject lands form part of a draft approved plan of subdivision (39T-19501, as redlined) and has recently been registered as 33M-843 dated 2024-07-02.



Adjacent land uses include the following:

- North - Future medium and low density residential (townhomes/single detached)
- East - Future medium density residential;
- South - Commissioners Road East, existing agricultural
- West - Barn Swallow Place, future medium/high density residential (townhomes/apartment dwellings)

3.0 EXISTING CONDITIONS

The subject lands are currently vacant with site servicing concluding on VOTR- Phase 6 rights-of-way, being, Barn Swallow Place and the extension of Constance Avenue. There is no significant vegetation presently growing on site, nor identified through the Environmental Impact Study completed for the Phase 6 Draft Plan of Subdivision Submission. This block currently is being used by the sit servicing contractor for the temporary storage of construction materials.

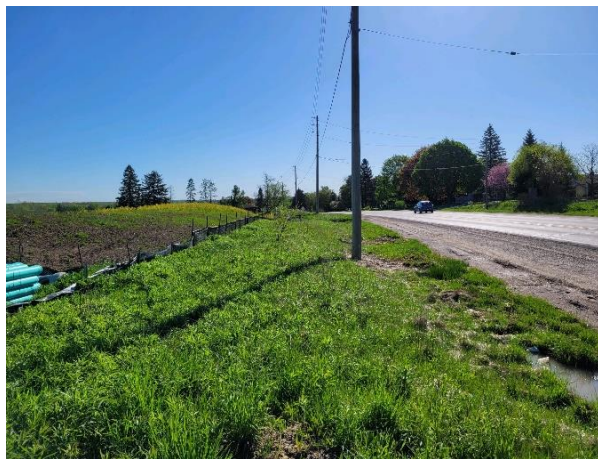
The following are a number of photos of the site and its surroundings.



View to the north from Commissioners Road East (above)



View of Victoria on the River and surrounding land uses



View to the east along Commissioners Road East



View to the south (above) towards Commissioners Rd. E.



4.0 PROPOSED DEVELOPMENT

Phase 6 of Victoria on the River includes the development of a medium density block, being Block 22. This application is to permit a 24m tall apartment building (whereas 13m is currently permitted) with a maximum density of 118 units per hectare (whereas 75 UPH is currently permitted). The application also seeks to have a reduced minimum front yard and exterior side yard setback of 4.5m (whereas 7m is the permitted minimum).

The details of the building will be determined at the Site Plan stage.

4.1 Conceptual Site Plan (Block 22)

A conceptual plan has been submitted to support a zoning by-law amendment application.

This plan includes:

1. One (1), 6/7 storey apartment dwelling accessed through a private laneway from Barn Swallow Place and inclusive of 79 residential units (providing of a mix of 1, 2 and 2 + bedroom options).
 - a. The building is situated on the westerly portion of the lands and designed to be built into the existing grade (sloping west to east).
2. A combination of parking, landscaped areas, interior roadway and an overland flow route are being provided on the north side of the building to ensure proper buffering from future residential units. Oppositely, passive green space is being provided for future residents to the south of the proposed apartment dwelling which also acts as a buffer from the higher order street.
 - a. Private terraces and ground floor amenity spaces provided to all units.
3. A combination of surface and underground parking (built into lower floors of the building).
4. A series of retaining walls will be required to accommodate the proposal. Details including but not limited to specific locations and heights will be defined as part of a future site plan application.
5. A 1.8m high wood privacy fence is proposed along the north property line to comply with recommendations of the Noise Report prepared by Development Engineering, dated December 2022. Additionally, a 1.8m high wood privacy fence is proposed along the eastern limit of the site to provide for screening and privacy from existing/future residential.

In terms of density, the proposed development can be summarized as follows.



PLACE TYPE	BUILDING TYPE	# OF UNITS	AREA (ha)	DENSITY (uph)
Neighborhoods	Low Rise Apartment	79	0.67	118

Though conceptual elevations and proposed renderings are included as part of this submission, as Appendix B to this report, all details pertaining to floor plans, elevations, and minor site details will be finalized during the Site Plan approval process.

A copy of the proposed site plan is included at the end of this report as Appendix A.

5.0 PRE-CONSULTATION SUMMARY

Pre-consultation with the City of London was held in early 2024 and discussion outlined through a record dated, May 6th, 2024. The pre-consultation considered a Site Plan and Rezoning combined application. As such the comments City Staff appropriately made on Site Plan matters will be deferred to the Site Plan process, at which time Sifton is not proceeding with on the subject site.

The following matters were presented in the record and are satisfied below:

Staff recommendation: *Consider an R8 Zone variation.*

- Sifton sees merit to this classification and has amended our proposal to now request an R8-4 zone be applied to the existing list of permitted zones.

Staff recommendation: *Provide a 1.5-3 metre step back to the building to create a comfortable pedestrian environment.*

- Deferred to Site Plan process.

Staff requirement: *Ensure the following are included: Massing Model, Building Renderings, Floor Plans, Section Drawings, Cross Sections*

- We believe that through multiple 3D colour renderings, this sufficiently satisfies the requirement for a massing model.
- All other supporting illustrations are located in appendices of the Urban Design Brief.

Staff requirement: *Verify and Label "average finished grade" on elevations.*

- Completed. See building elevations.





Staff requirement: *Include special provisions being requested.*

- Site specific provisions being requested are found in section **1.0, 'Introduction'**, of this report and differences further shown in the zoning data chart located in section **5.3, 'City of London Zoning By-law'**.

Staff requirement: *Confirm encroachments of any balconies and/or canopies.*

- No encroachments are being proposed.

6.0 SUPPORTING INFORMATION

6.1 Natural Heritage

There is only one Natural Heritage feature that is present immediately adjacent to the site. It is defined on Map 1 of the London Plan as Green Space.

As an excerpt from the Environmental Impact Study (EIS) completed by AECOM dated: May 2022 for Victoria on the River Phase 6.

Item 1.3, located on page 5 of the document, states: "No identified Natural Heritage Features are located within the study area; however, key Natural Heritage Features within proximity of the subject site include the Meadowlily Woods Environmentally Significant Area (ESA), and the Meadowlily Woods Provincially Significant Wetland (PSW), which is wholly contained within the ESA boundaries to the west of the study area."

6.2 Regulation Limits

Based on EIS Study findings (Figure 2) there is a permanent watercourse and associated vegetation patch generally meandering along the east side of the phase limit. Block 22, being situated on the east side of Barn Swallow Place and extending to the most easterly limit within 33M-843 lands, this block is approximately 2/3rds encumbered by the UTRCA regulation limit, as shown on Figure 3 of the EIS document.

6.3 Site Contamination

Based on previous and current uses (agricultural crop production) there is no reason to suspect any site contamination on the subject property.



6.4 Archeological & Built Heritage Concerns

A Stage 1-4 Archaeological Assessment was undertaken in support of approval of the subdivision (39T-19501), where the Stage 4 assessment concluded that no further work is required. Clearance from the MCTS was received confirming acceptance of the recommendations of the Stage 4 assessment. As such, no further archeological work is required with respect to the subject lands.

The subject lands are not listed on the City's list of cultural heritage resources nor are the lands located within proximity to a listed property. As such, there are no built heritage concerns.

7.0 POLICY

7.1 Planning Act and Provincial Planning Statement (2024)

The Province of Ontario has made several changes recently to the Planning Act to implement a grand plan of building 1.5 million homes by 2031. These changes include the More Homes Built Faster Act, 2022 (Bill 23) and the Cutting Red Tape to Build More Homes Act, 2024 (Bill 105); in both cases these amendments sought to increase the number of housing units built in Ontario in a timely manner by removing barriers to development approvals.

When reviewing a planning application to determine if the requested Zoning Bylaw Amendment (ZBA) makes sound planning, it is imperative that the proposed development is consistent with the Provincial Planning Statement (PPS). As of October 20, 2024, the new Provincial Planning Statement came into effect. "The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goals of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians."

Section 2.1 of PPS - Planning for People and Homes

4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:



a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development;

6. *Planning authorities should support the achievement of complete communities by:*

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

COMMENT:

This rezoning application will help the City of London achieve an appropriate range and mix of housing options as the City needs additional apartment units. The increase in density will contribute to the required 15 years minimum accommodation of residential growth.

Section 2.2 of PPS - Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;

COMMENT:

In my professional opinion, this rezoning application to increase 13m to 24m and increase the maximum units per hectare from 75 to 130 is consistent with the PPS and would contribute positively to the current housing crisis.

The requested amendment would significantly increase the efficiency of the land use and City services.

Section 5.1 of PPS - General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

COMMENT:

There are no environmental or safety concerns with the proposal. The proposal is for increasing density on a vacant site that is surrounded by new housing development.

7.2 City of London "The London Plan"

The City of London approved its Official Plan called the London Plan in June 2016, with final approval by the Ontario Land Tribunal in May 2022. The London Plan is the policy framework for all planning in London. It emphasizes:

- Growing inward and upward to reduce the costs of growth
- Creating walkable communities
- Revitalizing urban neighbourhoods and business areas
- Protecting farmlands
- Reducing greenhouse gases and energy consumption

London Plan Policy 59 Direction #5 Build a mixed-use compact city

2. Plan to achieve a compact, contiguous pattern of growth - looking "inward and upward".
5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

COMMENT:

The proposed rezoning application would permit a more compact development through increasing maximum height and unit density permission – speaking to the “upward” direction of growth and also is within the urban growth boundary speaking to the “inward” direction.

The rezoning will also help contribute to a mix of housing types within a neighbourhood.

The property is currently designated on Map 1 (Place Types) as both Neighbourhoods and Green Space. The Neighbourhoods designation, as defined in The London Plan, is primarily intended for residential uses, including low-rise apartments.

It is understood that the City of London undertook an internal housekeeping OPA to redefine mapping of environmental areas, based on completed studies, as they pertain to previously approved Draft Plans of Subdivision. Updates to Maps 1, 5 and 6 within The London Plan are to be updated. Studies pertaining to Victoria on the River Phase 6, confirm the extents of the green space do not project within Block 22, and to that, it is our interpretation that the 'Green Space' place type will be (or have already been) removed through this update to the London Plan mapping.

As shown on Figure 4 (Map 7 of The London Plan), Block 22 lands are located within Special Policy Area 41 and 96.

As the special policy areas shown on Map 7 correlate to Chapter 6- Place Type Policies of The London Plan, specific policies which we wish to highlight as they relate to our proposal are:

Policy 920_6 'Place Type Policies'

"Where development is being considered on a lot that has frontage on two or more streets of different classifications, but is not located at an intersection, such as an existing rear lotted neighbourhoods:

Subsection (c) "When the higher order street has been used to establish the permitted uses and intensity of development on Tables 10-12, the development will be required to complement the existing or planned character of each street onto which it has frontage."

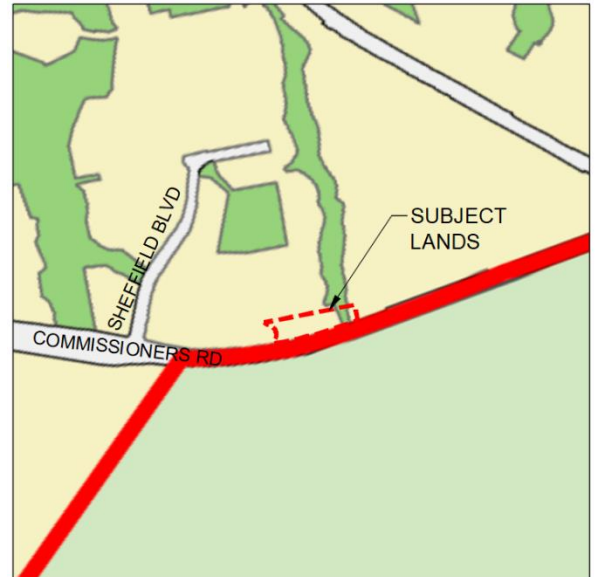


Figure 3– VOTR BLK 22 Place Types

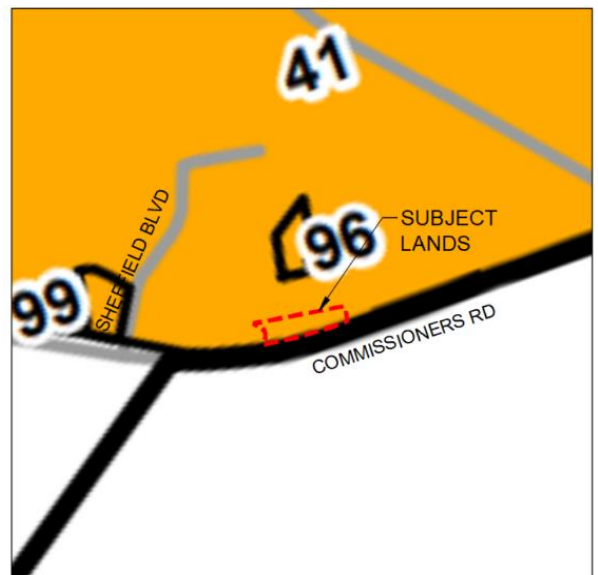


Figure 4 – London Plan (Specific Policy Areas)



- Per Table 10, a range of uses are permitted with frontage onto a civic boulevard inclusive of low-rise apartments, and
- Per Table 11, a standard maximum height of 4 stories and upper maximum height of 6 stories.

COMMENT:

The proponent is planning on using the higher order street in this instance to determine the height and density, as the density is permitted on Table 10, as well as contemplated as part of the Old Victoria Community plan strategy.

Policy 1046A "Place Type Policies"

"In the neighbourhoods Place Type applied to the lands located at 1938 and 1964 Commissioners Road East, an apartment building up to 4 storeys in height may be permitted."

COMMENT:

Based on Map 7 of The London Plan, this policy applies to the VOTR subdivision; however, based on further policy permitting an upper maximum height of six (6) storeys along civic boulevards being achieved through an amendment to the zoning by-law, it is our opinion that Special Policy area 96 is not applicable to this application.

7.3 City of London Zoning By-Law

Based on previously approved Zoning By-law Amendment Z.-1-212964 passed October 5, 2021, the site is currently zoned for residential within the City of London's Zoning By-Law No. 201-2000. The breakdown of applicable permitted zone types and special provisions are as follows:

(h*h-100*h-71*h-100*R5-6(8)/R6-5(31))

A brief summary of how the proposed Zoning By-Law Amendment would comply with relevant London Plan policies is provided below:

- The proposed development is located with frontage onto a civic boulevard, where low-rise apartments are a permitted use in accordance with Table 10;



- The proposed development generally conforms with the upper maximum height (6 stories) in accordance with Table 11;
- The proposed development will provide for a mix of housing and transition from less intense medium density uses proposed to the north and west (street fronting townhomes) to low density, single detached dwelling further to the north and northeast;
- The proposed development will provide for an aesthetically pleasing built form that is oriented towards the higher order street (Commissioners Road East);
- The proposed development includes a more intense building form which will act as a transitional land use from a higher order street; and
- The proposed building form makes efficient use of land and infrastructure, as well as contributes to diversity of housing and sustainability.

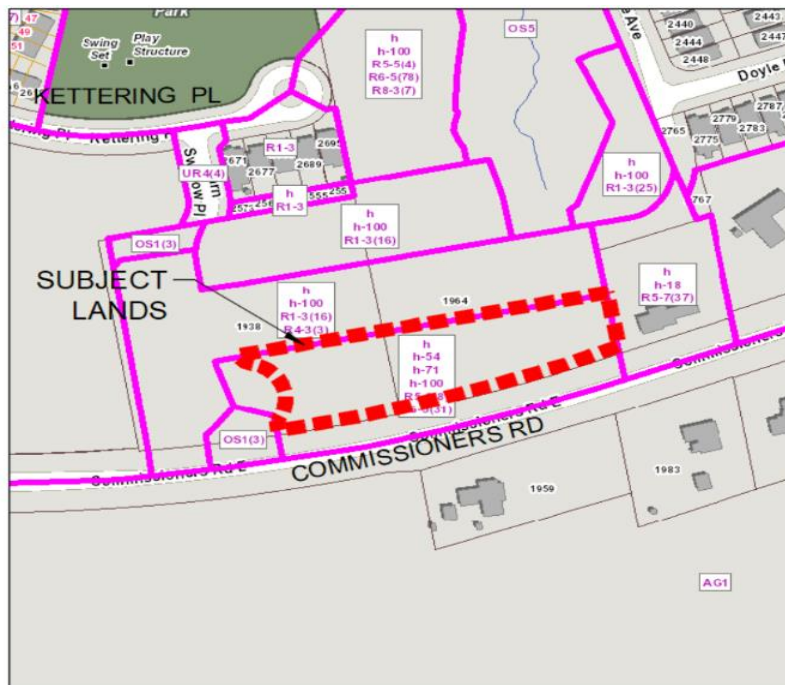


Figure 5 – Existing Zoning

The existing zoning, while offering flexibility for a wide range of building forms, does not offer particular concessions towards slightly larger (yet still neighbourhood scale) apartment style

buildings. Based on the request above, it is understood that this list would be too much of a change and thus cannot be accommodated through a minor variance application.

Based on correspondence with the City of London through previous pre-consultation, it is requested that Block 22, 33M-843 have R8-4 added to the current list of applicable zones to accommodate design criteria being proposed above yet maintain flexibility for the owner to respond to changing market conditions.

Furthermore, development of a low-rise apartment dwelling to the upper maximum height at a density of 118 UPH will provide opportunity for a more intense land use than previously contemplated and provide for additional units to address increasing market demand for alternative forms of housing that are more attainable/affordable from an economic standpoint.

Special provisions will be requested to address an increase in height and to reduce setbacks under the requested zoning.

The zoning data sheet can be found on Appendix C.

7.4 Old Victoria Area Plan (OVAP)

Community Design Guidelines

The subject lands are suggested to be medium density residential, per the recommended land use plan.

The proposed ZBA and proposed site plan is consistent with the OVAP by:

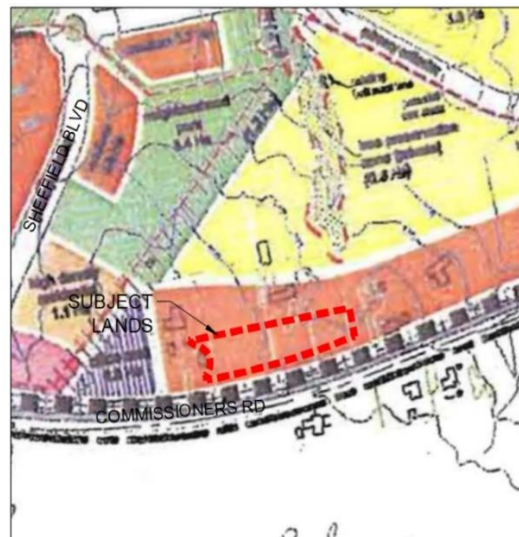


Figure 6- Old Victoria Area Plan

Community Design Vision

II. 2.

Principally to provide a physical environment for a desired quality of life upon which to reside, to recreate and to enjoy nature

COMMENT:

The plan satisfies this based on where it is situated in proximity to environmental areas, parks, and trails.

II. 5.

To respect and conserve the natural rolling and wooded terrain through sensitive land preparation and grading for development.

COMMENT:

The plan satisfies this by designing the proposed building and its amenities to maintain as much of the existing topographical undulation as possible.

II. 10.

To Preserve and enhance the wonderful views and vistas created by the high elevations of the OVA which look northerly over almost the entire City of London.

COMMENT:

By building up rather than out, the plan creates more opportunities for views and vistas of the urban landscape to a broader number of future residents.

Private Realm Components

V. B.

All types and tenures of residential development are encouraged.

COMMENT:

The proposal offers another form of housing, density and form within the entire Victoria on the River subdivision.

V.B.1.

Given the scenic and rolling terrain, variations on base typologies of housing should be encouraged such as "terraced" housing built into slopes.

COMMENT:

The apartment building being proposed maximizes developable land by creatively using stepped foundation space below grade for additional parking, where accessed from design grade on the exterior of the building.



V.B.3

Privacy areas for all dwelling units shall utilize design techniques based on separation space, landscape treatment, privacy fencing, and building orientation.

COMMENT:

All ground floor units are shown to have private amenity areas to be delineated by fencing and/or landscaping treatment as defined by a landscape plan to be submitted with a Site Plan application. All dwellings will have access to amenity areas throughout the plan, that will be identifiable through future landscaping plans.

V.B.6

High elevation topography should be both exploited by building scale, arrangements and orientations and protected for views and vistas.

COMMENT:

It is our opinion that the proposal enhances views/vistas by placing the apartment dwelling on the high side of the subject lands. This placement maximizes views looking north, over existing and future development, rolling terrain, vegetation and the Thames River significant area.

V.B.10

Harmonious but varying built form along residential streets is to be augmented by the use of significantly differing architectural elements such as: building entries, massing, roof design, fenestration and materials.

COMMENT:

Though we are not submitting for Site Plan at this time, it is our opinion that our built form as proposed demonstrates a great use of scale, texture and interest based on exterior details and materials which creates a harmonious transition to lower density housing to the north.

V. B. 12.

Apartment building site planning shall recognize the dominance of the built form on the community landscape and therefore be pleasing interesting and harmonious and shall be street oriented with parking in rear and side yards.



COMMENT:

The interesting exterior building treatment holds a strong, yet scalable presence along the higher order street, being Commissioners Road East, yet acts as a logical and pleasing transition to the lower density uses to the north. By focusing parking to the rear of the building, this allows for a smooth transition from one building form to another.

For this, the proposed land use is generally consistent with the OVAP. Though the proposed development contemplates an increased density to what is contemplated in the OVAP, the plan meets policy by ensuring the efficient use of land/infrastructure and prioritizing housing affordability. Increased density contemplates maximizing efficient use of land, while continuing respecting adjacent existing and proposed residential uses to the north, east and west.

8.0 CONCLUSION

In my professional opinion the requested Zoning Bylaw Amendment:

- 1) is consistent with the policies of the 2024 Provincial Planning Statement;
- 2) conforms with relevant policies of the London Plan;
- 3) maintains the intent of City of London CZB and when the ZBA is passed, it will establish the regulatory framework required for the development to comply with the CZB;
- 4) makes sound planning.

I hereby certify that this report was prepared by a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Report Completed By:

Mrs. Nicole C. Ooms

Project Manager: Planning & Development
Sifton Properties Limited

Report Approved By:

Mr. Beau Wansbrough, MCIP, RPP

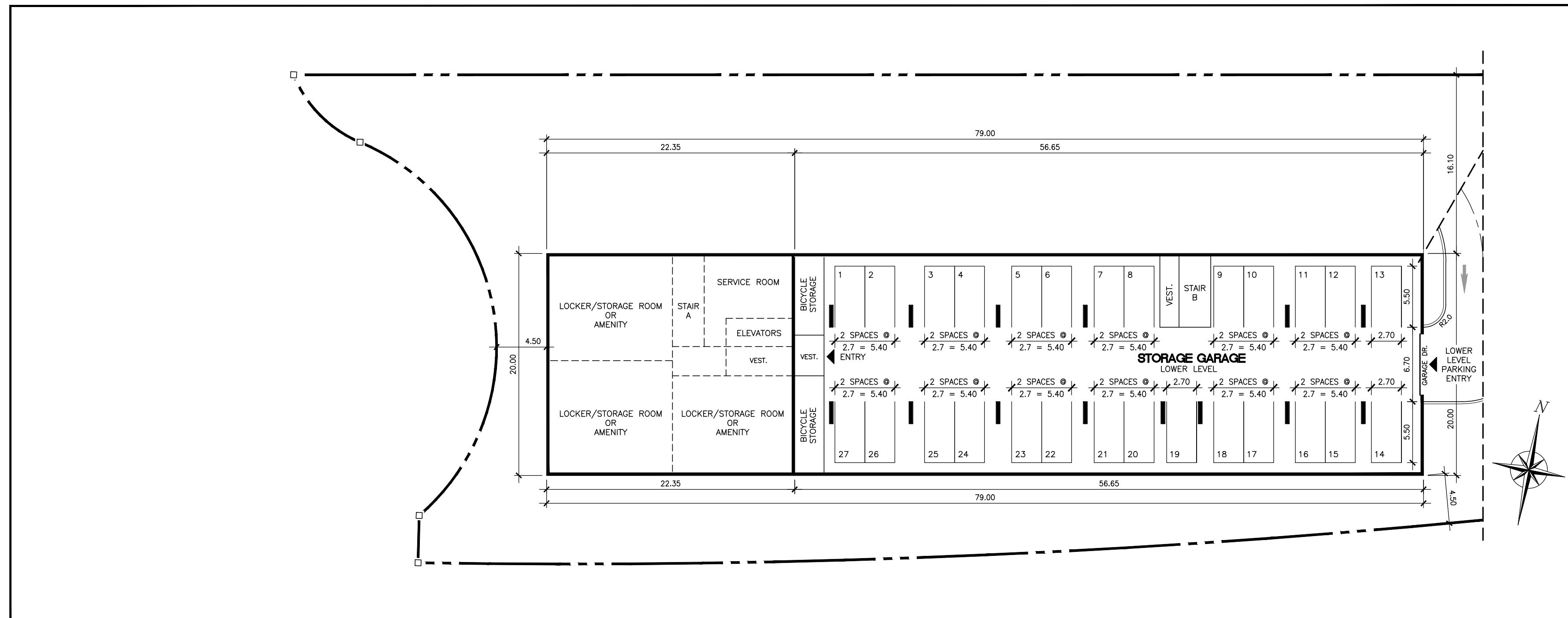
Manager, Planning & Development
Sifton Properties Limited



Experience. The Difference.™

Sifton Properties Limited
Planning Justification Report
Block 22, Victoria on the River

Appendix A Conceptual 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

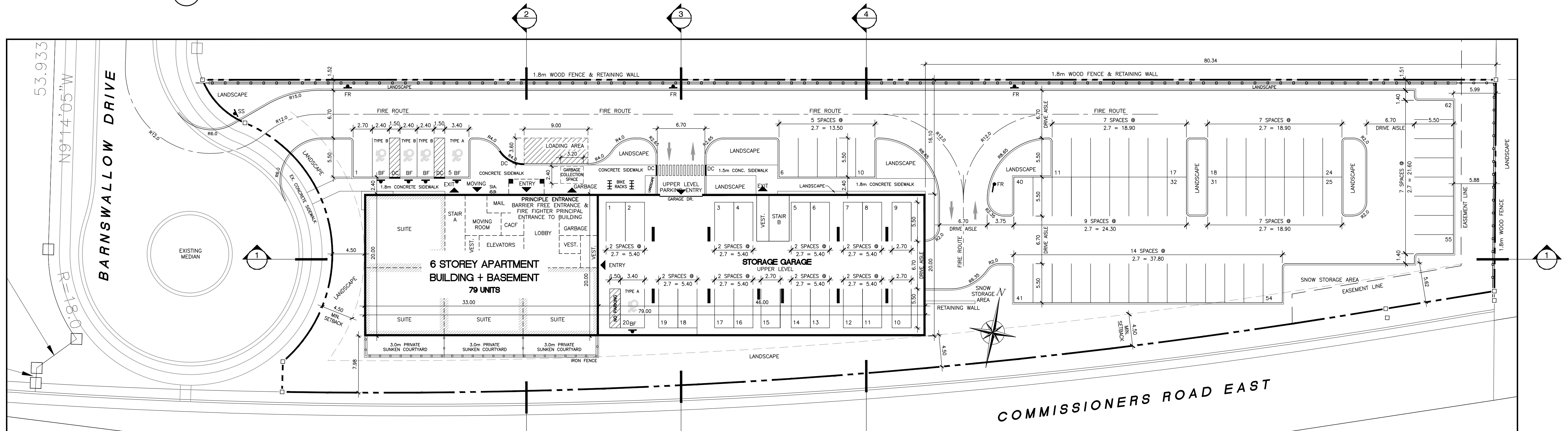
* MINOR VARIANCE REQUIRED

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



Experience. The Difference.™

Sifton Properties Limited
Planning Justification Report
Block 22, Victoria on the River

Appendix B Elevations and Renderings



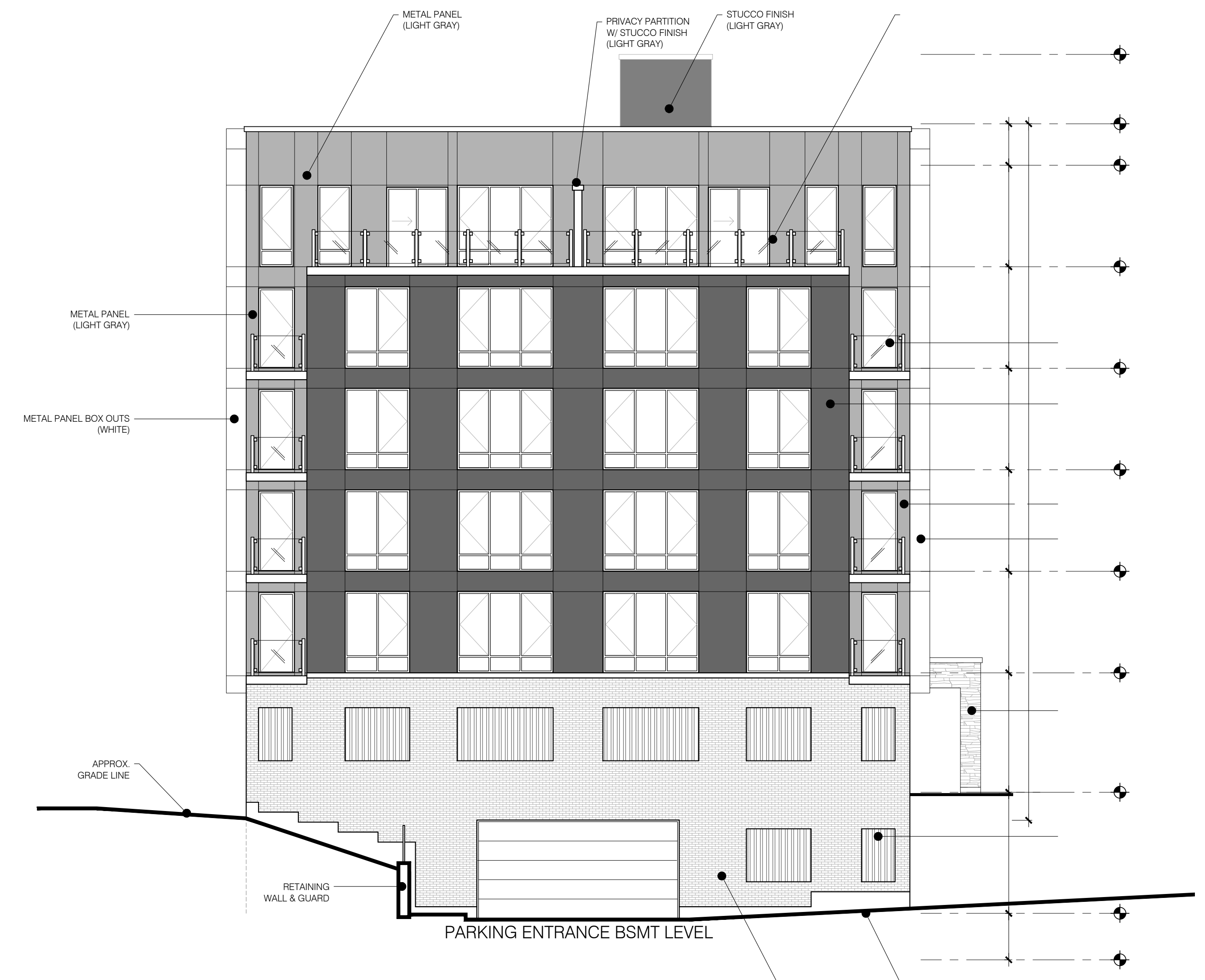
1 PRELIMINARY NORTH ELEVATION
1:100



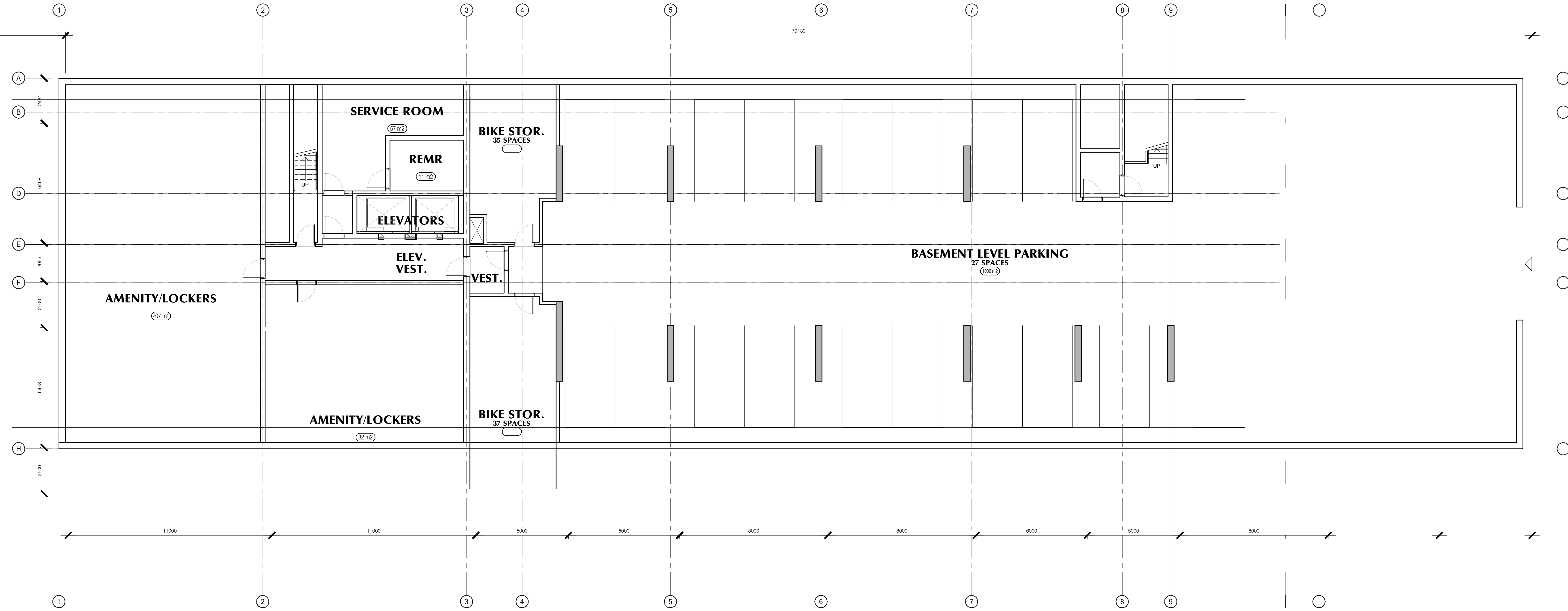
1 PRELIMINARY SOUTH ELEVATION (COMMISSIONERS RD)
1:100



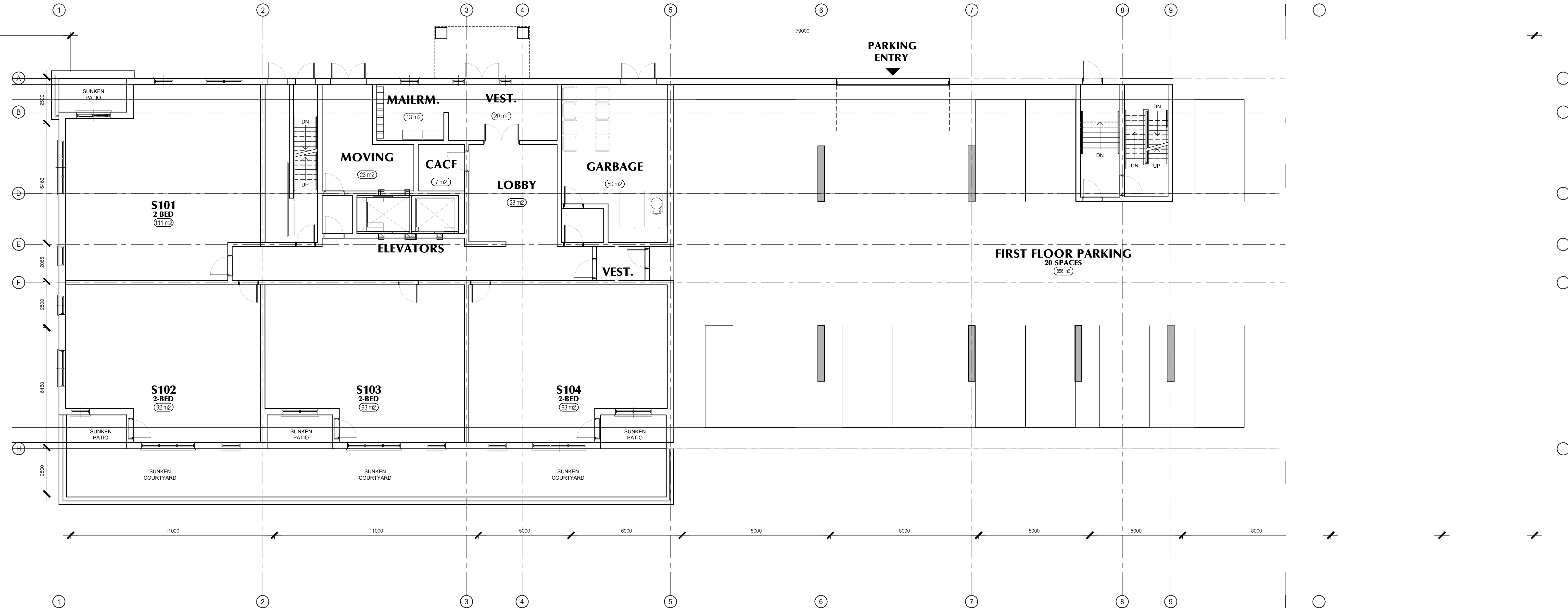
1 PRELIMINARY WEST ELEVATION (BARNSWALLOW DR)
1:100



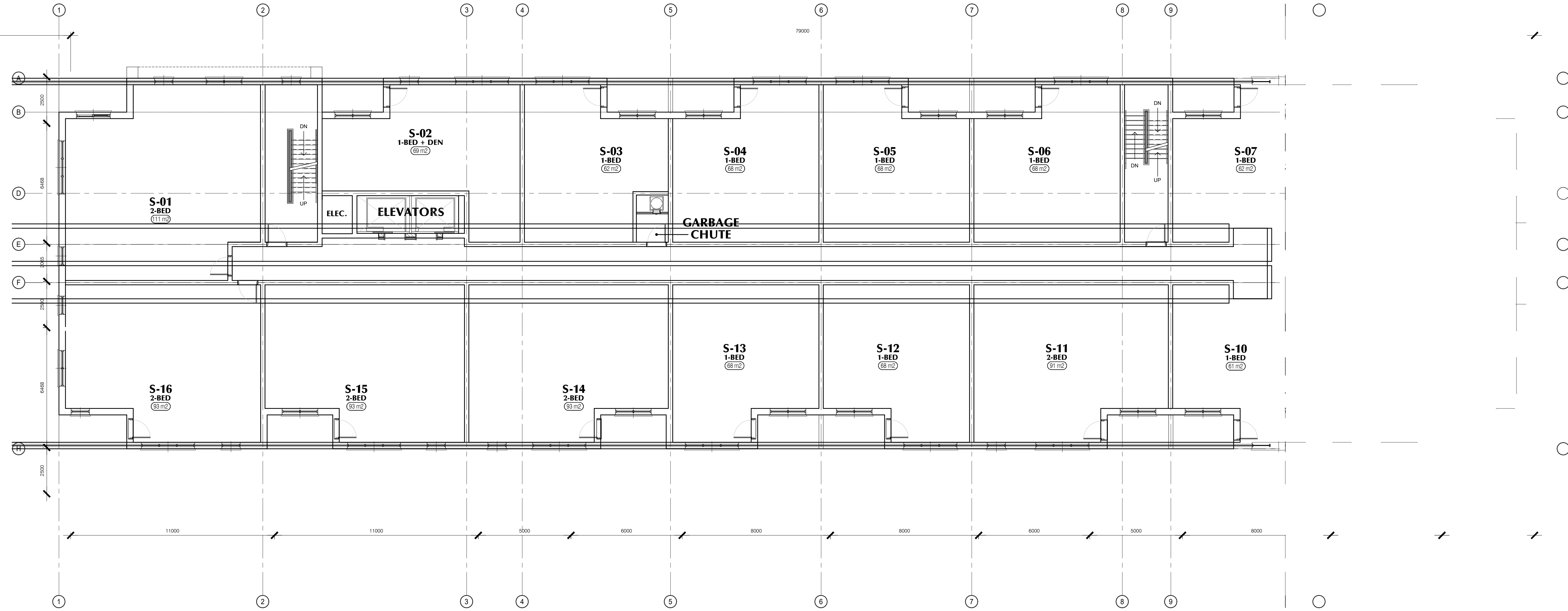
2 PRELIMINARY EAST ELEVATION (PARKING)
1:100



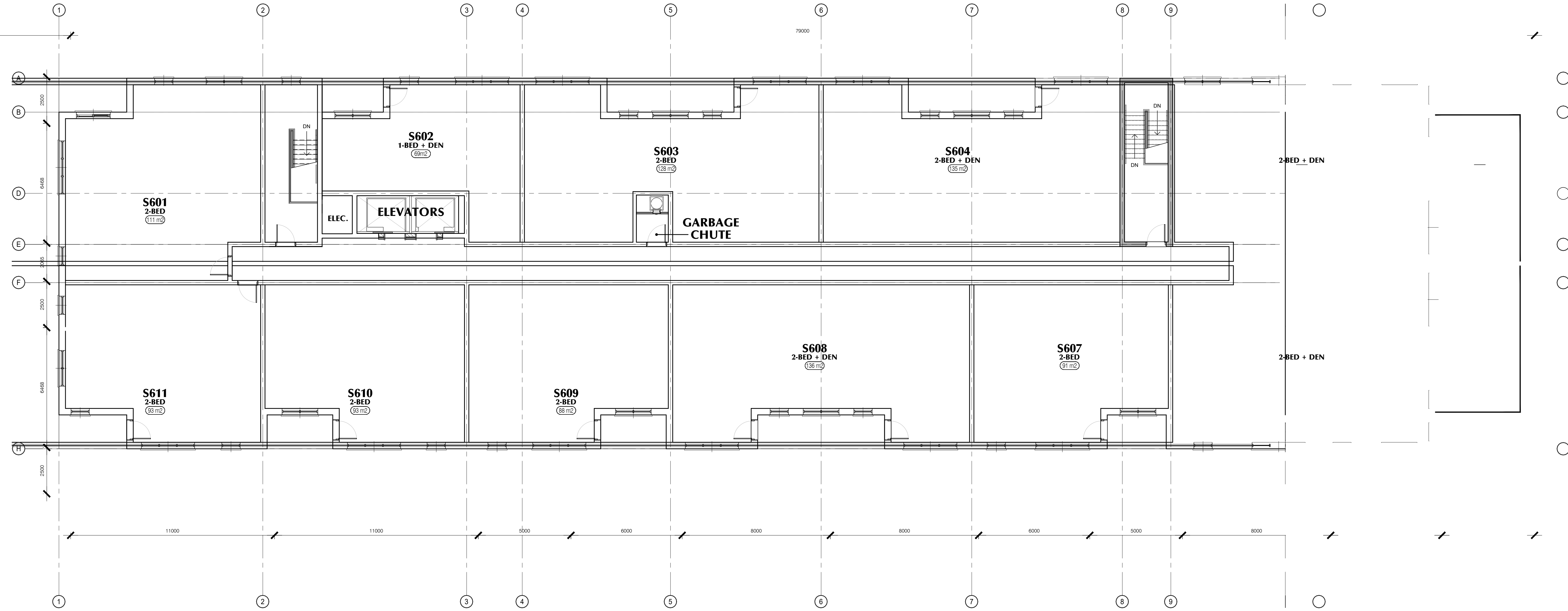
1 PRELIMINARY PLAN - BASEMENT FLOOR (UTILITY/LOWER PARKING)
1:100



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









Experience. The Difference.™

Sifton Properties Limited
Planning Justification Report
Block 22, Victoria on the River

Appendix C Zoning Data Sheet

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

Description of Land	
Municipal street address:	
Legal Description:	
Street Frontage / Street Flankage (name):	
Existing Zone(s) in Z.-1 Zoning By-law:	Proposed Zone(s) in Zoning By-law:
h. h-54, h.71, h-100, R5-6 (8), R6-5 (31)	h. h-54, h-71, h-100, R5-6 (8), R6-5 (31), R8-4

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(a) Use		
(b) Lot Area (m ²) Min		
(c) Lot Frontage (m) Min		
(d) Front Yard Depth (m) Main Building/ Garage (m) Min		
(e) Rear Yard Depth (m) Min		
(f) Interior Yard Depth (m) Min		
(g) Interior Yard Depth (m) Min		
(h) Exterior Yard Depth (m) Min		
(i) Lot Coverage (%) Max		
(j) Landscaped Open Space (% Min)		
(k) Height (m) Max		
(l) Off-street Parking Min (rate/number)		
(m) Bicycle Parking Min (rate/number)		
(n) Parking Area Coverage (%) Max		
(o) Parking Set Back Min		
(p) Gross Floor Area (m ²) Max		
(q) Gross Floor Area For Specific Uses (m ²) Max		
(r) Yard Encroachments (if applicable)		
(s) Density Max (rate/number) (see Section 3.4 1) for mixed-use)		
(t) Special Provisions		
(u) Other By-law Regulations		

COMMENTS**NOTE:**

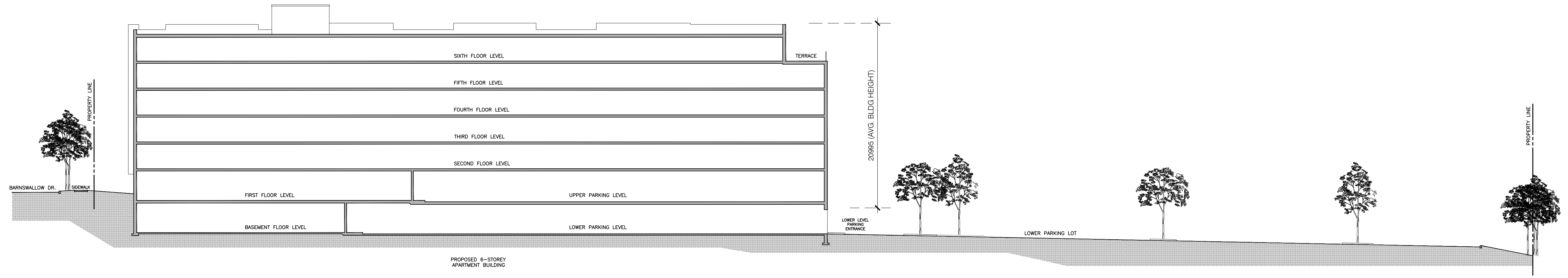
- Please be sure to carefully review and include data / details related to:
 - General Provisions (Section 4) of the Zoning By-law
 - Zones and Zone Symbols (Section 3) of the Zoning By-law
 - Regulations Section and Table for Proposed Zone
 - Zoning By-law Definitions
- The Applicant is responsible for submitting complete & accurate information on the Zoning Data Sheet and associated plans.
- Failure to provide complete & accurate information on the Zoning Data Sheet and associated plans will result in processing delays, and may require the submission of a revised Zoning By-law amendment application.



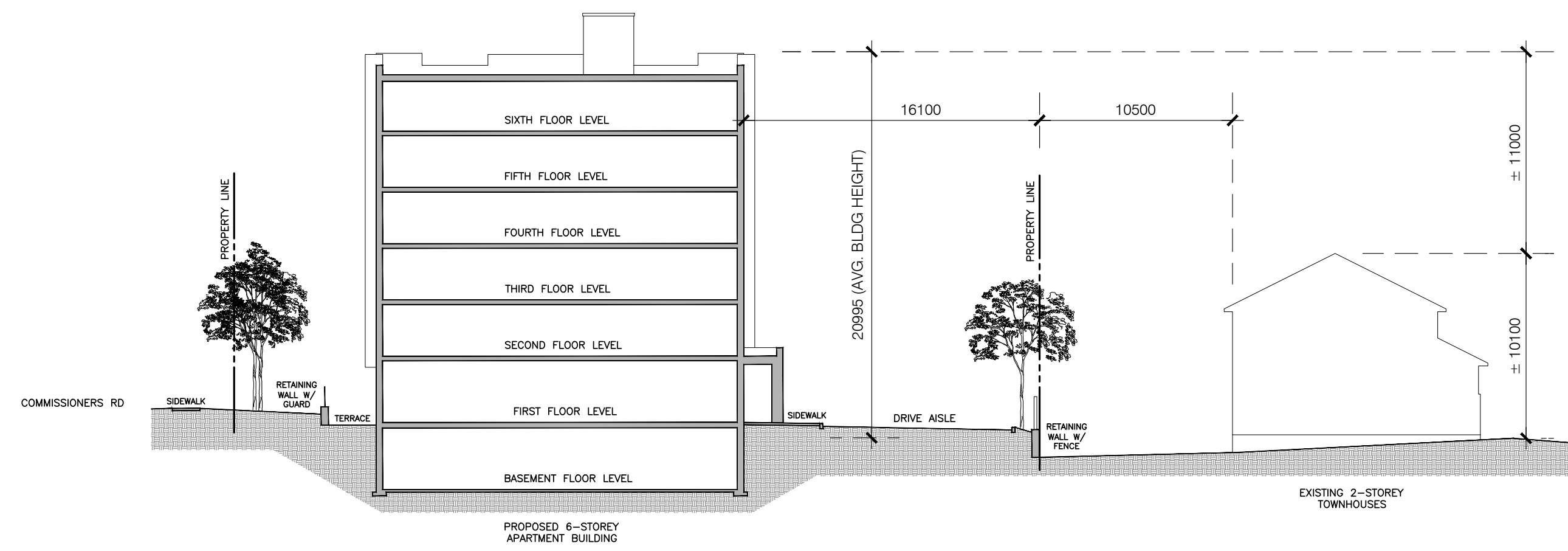
Experience. The Difference.™

Sifton Properties Limited
Planning Justification Report
Block 22, Victoria on the River

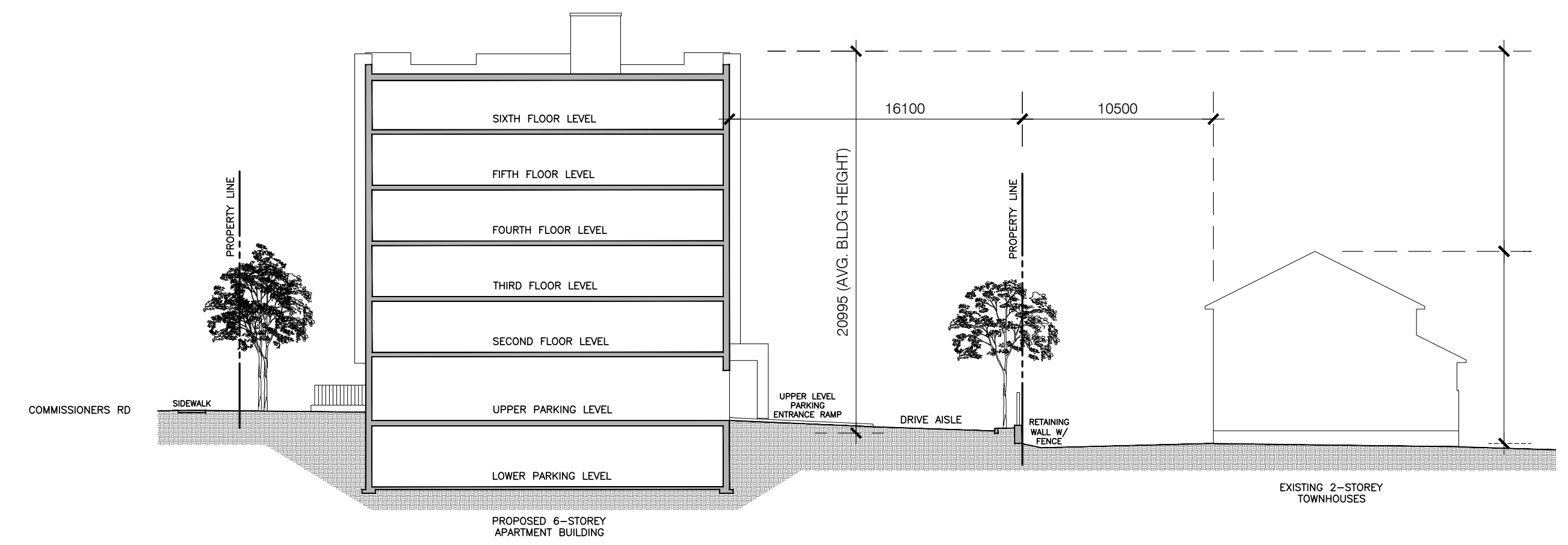
Appendix D Cross Sections



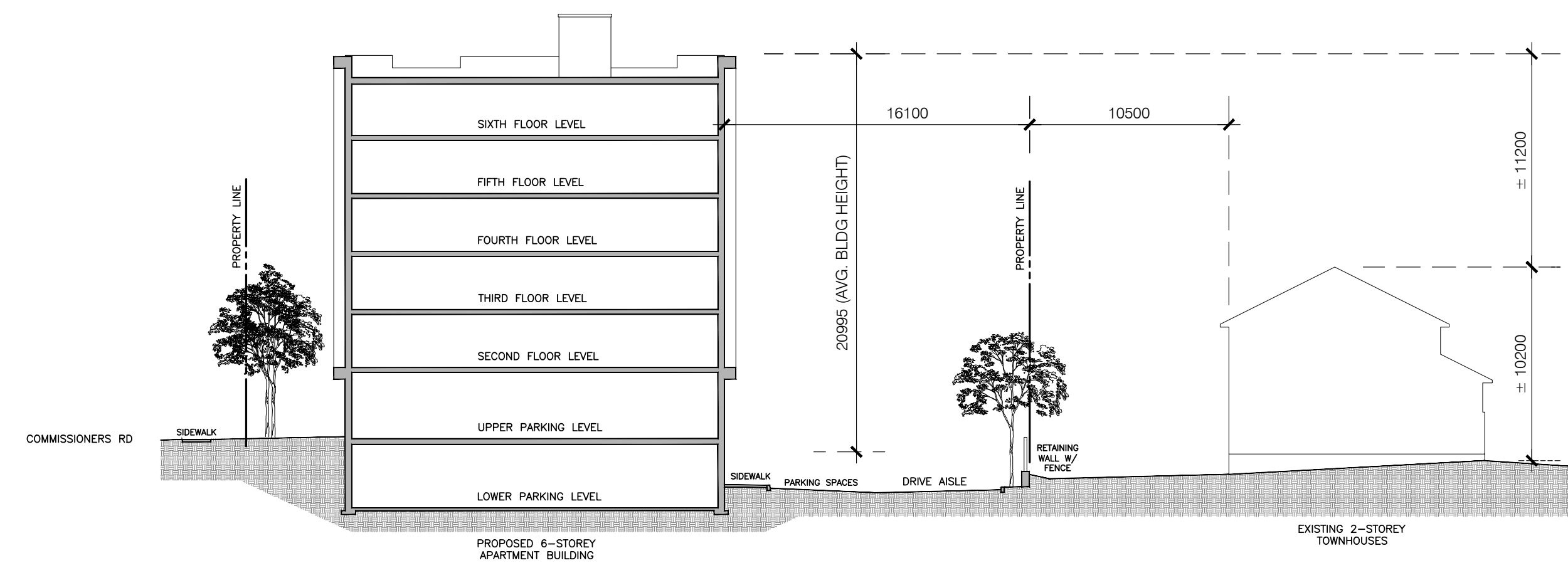
1 PRELIMINARY SITE SECTION - WEST-EAST
1:250



2 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250



3 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250



4 PRELIMINARY SITE SECTION - NORTH-SOUTH
1:250