

**KEY MAP**

N.T.S.

**SITE STATISTICS**

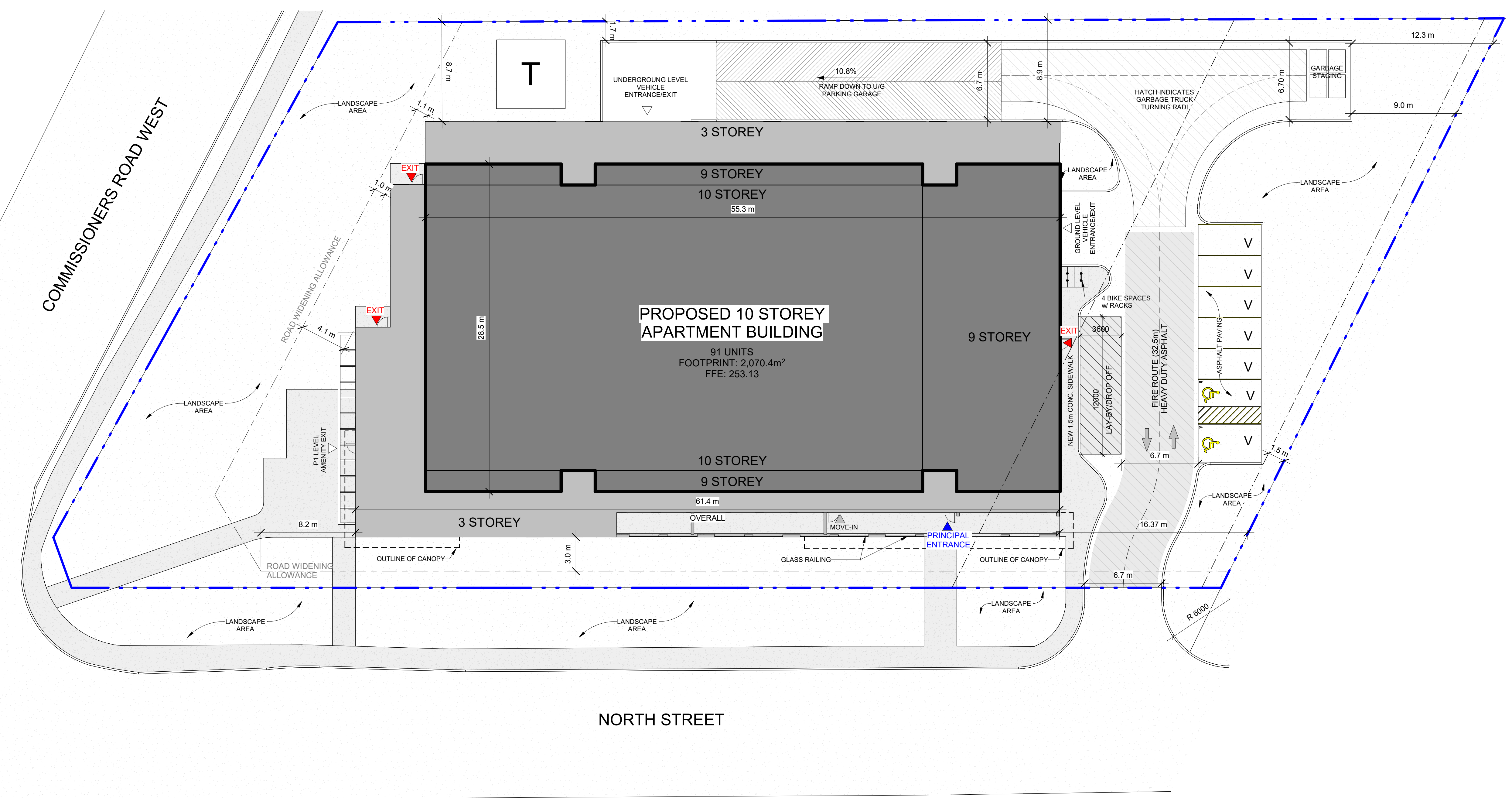
CITY OF LONDON  
EXISTING ZONE: RESIDENTIAL (R1-R9)  
PROPOSED ZONE: RESIDENTIAL (R9-7)

ZONING PROVISIONS	REQUIRED	PROVIDED
PROPOSED USE	APARTMENT BUILDING & SPECIAL POPULATION'S ACCOMMODATIONS	APARTMENT BUILDING
LOT AREA	1000m <sup>2</sup>	<ul style="list-style-type: none"> <li>5,078.2m<sup>2</sup> (PRE-ROAD WIDENING)</li> <li>0.5ha</li> <li>4,269.9m<sup>2</sup> (POST-ROAD WIDENING)</li> <li>0.43ha</li> </ul>
LOT FRONTAGE (MIN.)	30.0m	54.02m (POST-ROAD WIDENING) + COMMISSIONERS ROAD
LOT DEPTH (MIN.)	N/A	89.35m (POST-ROAD WIDENING)
LOT COVERAGE (MAX.)	30%	40.8% [2,070.4 m <sup>2</sup> ] (PRE-ROAD WIDENING)
LANDSCAPE OPEN SPACE (MIN.)	30%	<ul style="list-style-type: none"> <li>39.5% [2,007.7m<sup>2</sup>] (PRE-ROAD WIDENING)</li> <li>LANDSCAPE AREA: 1,709.4m<sup>2</sup></li> <li>SIDEWALK: 258.3m<sup>2</sup></li> </ul>
BUILDING HEIGHT (MAX.)	TO BE IDENTIFIED ON ZONE MAP	35.0 m (AVG. GRADE)
LOT DENSITY RATE/NUMBER	150 uph	162 uph
YARD ENCROACHMENTS	MAX. PROJECTION INTO REQUIRED YARDS <ul style="list-style-type: none"> <li>CORNICE: 0.5m</li> <li>BALCONIES: 1.5m, PROVIDED THE PROJECTION IS NO CLOSER THAN 3m TO THE LOT LINE</li> </ul>	CORNICE: 0.3m

BUILDING SETBACKS		
FRONT YARD (ARTERIAL)	8.0m + 4.0m = 12.0m <ul style="list-style-type: none"> <li>8m PLUS 1m FOR EVERY 10m OF BUILDING HEIGHT ABOVE THE FIRST 3m (43.0 - 3) / 10 = 4.0m</li> </ul>	1m (COMMISSIONERS ROAD WEST)
REAR YARD	6.0m + 37.0m = 43.0m <ul style="list-style-type: none"> <li>6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE (43.0 - 6 = 37.0m)</li> </ul>	16.37m
EXTERIOR SIDE YARD (LOCAL ST.)	N/A	3m (NORTH ST.)
INTERIOR SIDE YARD	6.0m + 37.0m = 43.0m <ul style="list-style-type: none"> <li>6m PLUS 1m FOR EVERY 1m OF BUILDING HEIGHT OVER 6m WHERE ZONE R9 ABUTS A R1 OR R2 ZONE (43.0 - 6 = 37.0m)</li> </ul>	8.7m
PARKING SETBACKS	1.5m MIN. FROM ANY LOT LINE ABUTTING A R1 OR R2 ZONE.	<ul style="list-style-type: none"> <li>1.5m ALONG REAR YARD</li> <li>1.7m ALONG INTERIOR SIDE YARD</li> </ul>

PARKING SCHEDULE	
<b>VEHICULAR PARKING REQUIRED:</b>	
RESIDENTIAL (0.5 PER UNIT)	0.5 x 91
<b>TOTAL NO. OF PARKING SPACES REQUIRED</b>	<b>46 SPACES</b>
<b>VEHICULAR PARKING PROVIDED:</b>	
SURFACE:	
STANDARD PARKING	5 SPACES
B.F. SPACE TYPE A	1 SPACE
B.F. SPACE TYPE B	1 SPACE
PARKING GARAGE (INDOOR):	
STANDARD PARKING	124 SPACES
B.F. SPACE TYPE A	3 SPACES
B.F. SPACE TYPE B	2 SPACES
<b>TOTAL NO. OF PARKING SPACES PROVIDED</b>	<b>129 SPACES</b>
<b>VISITOR PARKING REQUIRED:</b>	
1 PER EACH 10 UNITS(91)	10 SPACES
<b>TOTAL NO. OF PARKING SPACES REQUIRED</b>	<b>10 SPACES</b>
<b>VISITOR PARKING PROVIDED:</b>	
STANDARD PARKING	5 SPACES
B.F. SPACE TYPE A	1 SPACE
B.F. SPACE TYPE B	1 SPACE
<b>TOTAL NO. OF VISITOR SPACES PROVIDED</b>	<b>7 SPACES</b>
<b>BARRIER FREE PARKING REQUIRED:</b>	
1+3% OF TOTAL NUMBER OF PARKING SPACES (101-200)	1+3% OF 129 = 5
<b>TOTAL NO. OF B.F. PARKING SPACES REQUIRED</b>	<b>6 SPACES</b>
<b>SURFACE:</b>	
B.F. SPACE TYPE A	1 SPACE
B.F. SPACE TYPE B	1 SPACE
<b>PARKING GARAGE (INDOOR):</b>	
B.F. SPACE TYPE A	3 SPACES
B.F. SPACE TYPE B	2 SPACES
<b>TOTAL NO. OF B.F. PARKING SPACES PROVIDED</b>	<b>7 SPACES</b>
<b>BICYCLE PARKING:</b>	
LONG TERM PARKING (90% OF RES. UNIT)	82 SPACES
SHORT TERM PARKING (10% OF RES. UNIT)	9 SPACES
<b>TOTAL BICYCLE SPACE REQUIRED</b>	<b>91 SPACES</b>
<b>INTERIOR- STANDARD (LONG TERM)</b>	
SURFACE PARKING (SHORT TERM)	4 SPACES
<b>TOTAL BICYCLE SPACES PROVIDED</b>	<b>86 SPACES</b>



**SITE PLAN**  
1:200

LEVEL	FLOOR AREA
First FLOOR	2070.4 m <sup>2</sup>
P3 FLOOR	2152.8 m <sup>2</sup>
3rd FLOOR	1505.9 m <sup>2</sup>
4th FLOOR	1505.9 m <sup>2</sup>
5th FLOOR	1505.9 m <sup>2</sup>
6th FLOOR	1505.9 m <sup>2</sup>
7th FLOOR	1505.9 m <sup>2</sup>
8th FLOOR	1505.9 m <sup>2</sup>
9th FLOOR	1505.9 m <sup>2</sup>
10th FLOOR	1078.6 m <sup>2</sup>
<b>GROSS AREA</b>	<b>15,843.1 m<sup>2</sup></b>



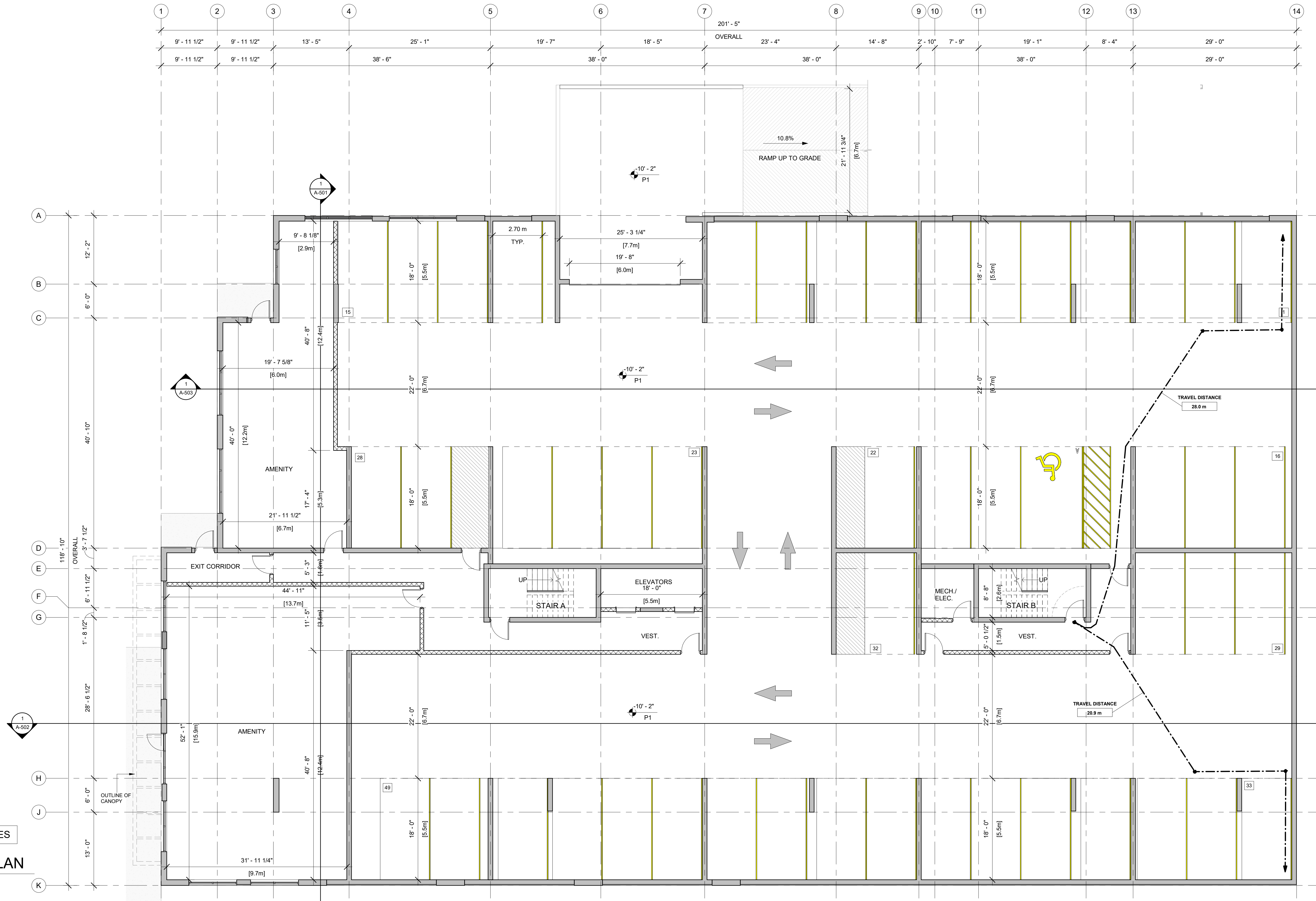
ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.



8		16	
7		15	
6		14	
5		13	
4		12	
3		11	
2		10	
1	MAR. 23, 26	ZBA APPROVAL	9
rev.	date	issued for	rev. date issued for

project:  
**1080 COMMISSIONERS RD**  
address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON  
sheet name:  
**SITE PLAN**

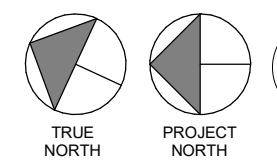
project no.:  
**25-0125**  
sheet no.:  
**A-001**



49 PARKING SPACES

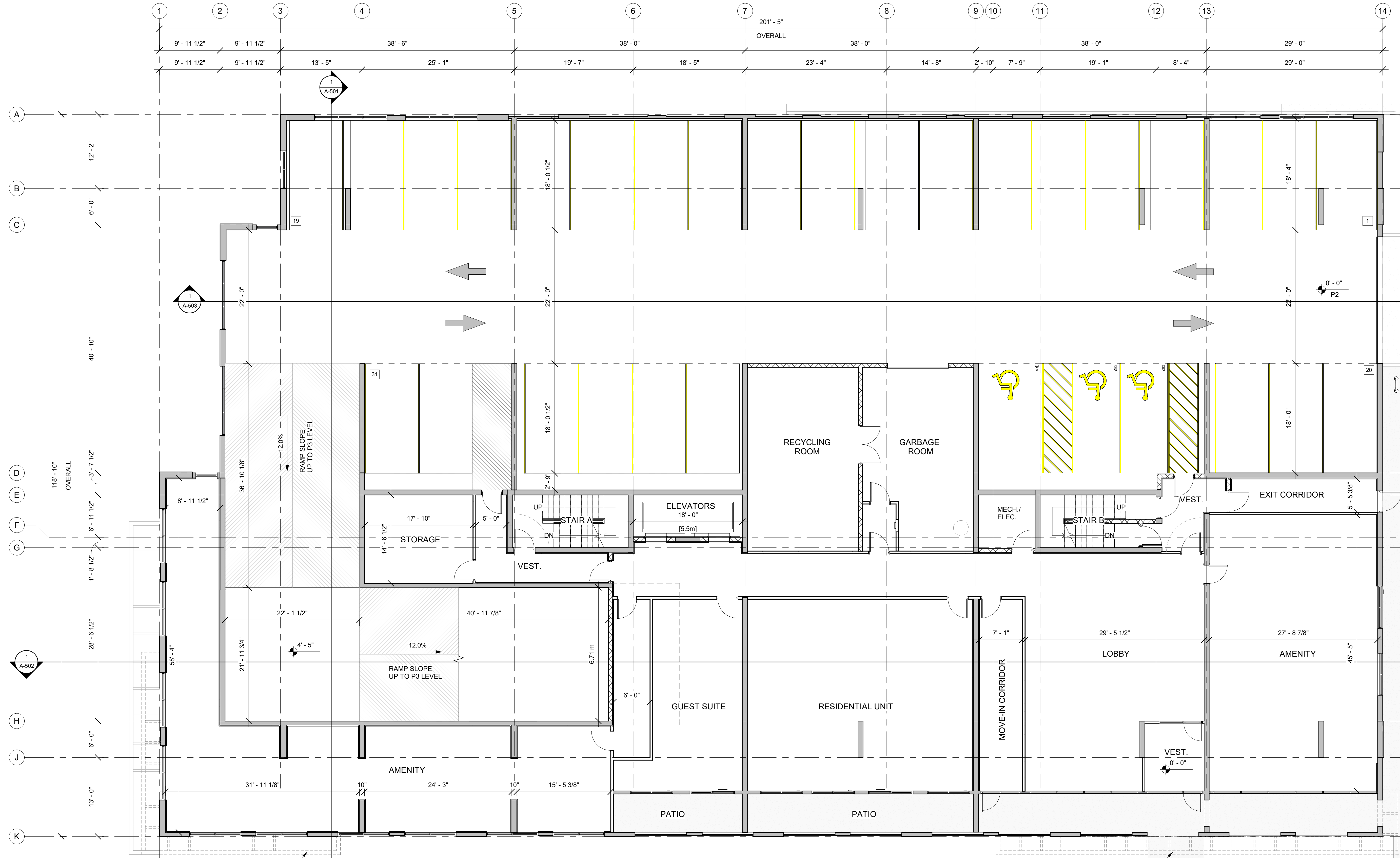
**P1 FLOOR PLAN**

1  
1/8" = 1'-0"



ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

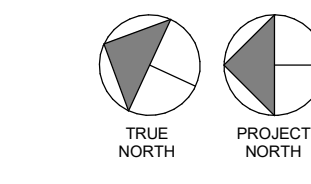
8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	MAR. 23, 26	ZBA APPROVAL	9		
rev.	date	issued for	rev.	date	issued for



31 PARKING SPACES  
**1ST & P2 FLOOR PLAN**  
 1/8" = 1'-0"

**BIKE PARKING LEGEND**

- BIKE PARKING - STANDARD
- BIKE PARKING - HORIZONTALLY STACKED



ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

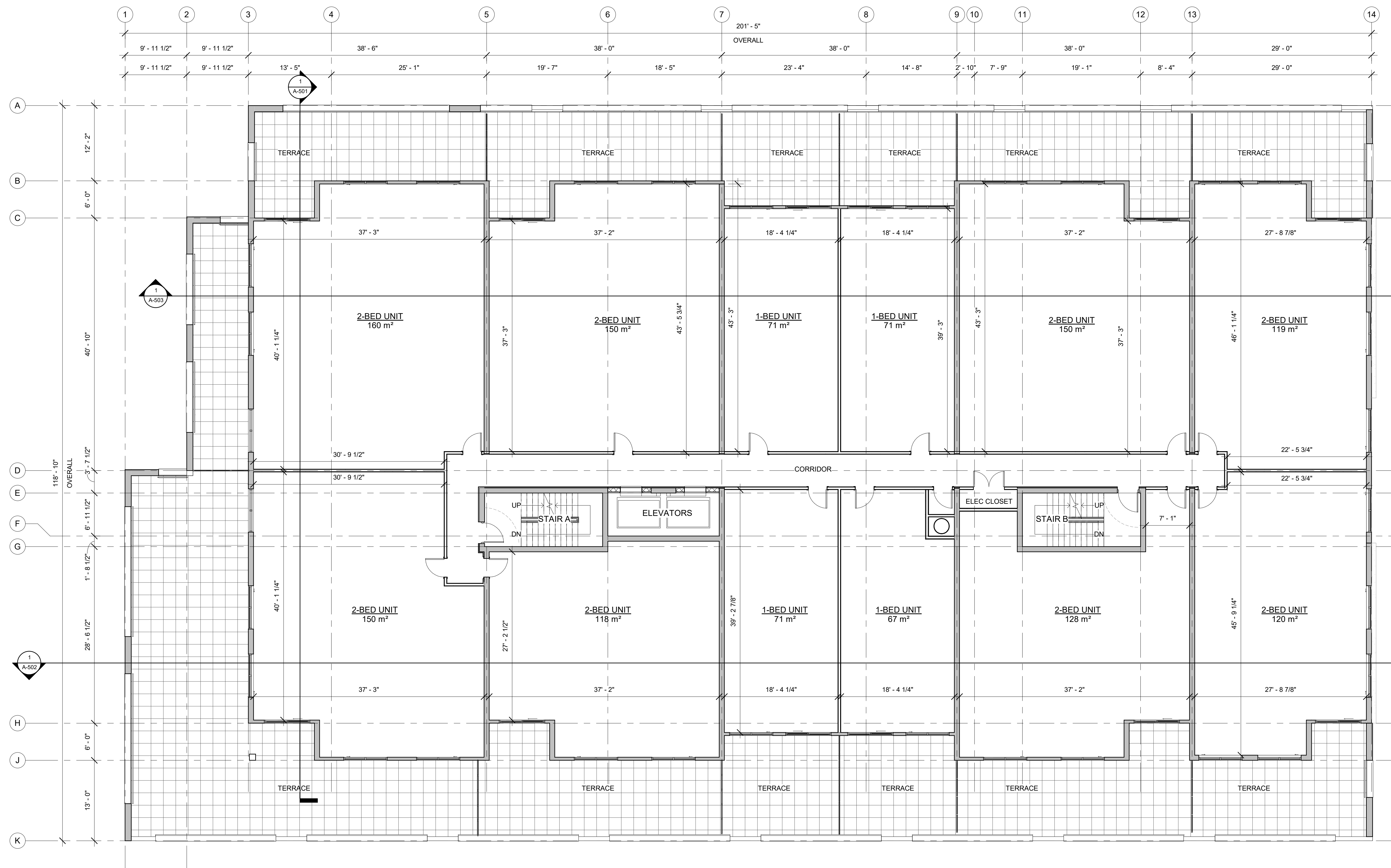


8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	MAR. 23, 26	ZBA APPROVAL	9		
rev.	date	issued for	rev.	date	issued for

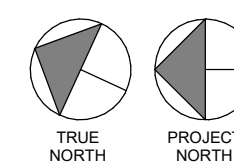
project:  
**1080 COMMISSIONERS RD**  
 address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON  
 sheet name:  
**FIRST & P2 FLOOR PLAN**

project no.:  
**25-0125**  
 sheet no.:  
**A-201**

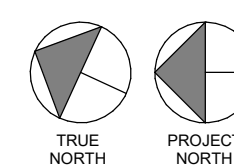
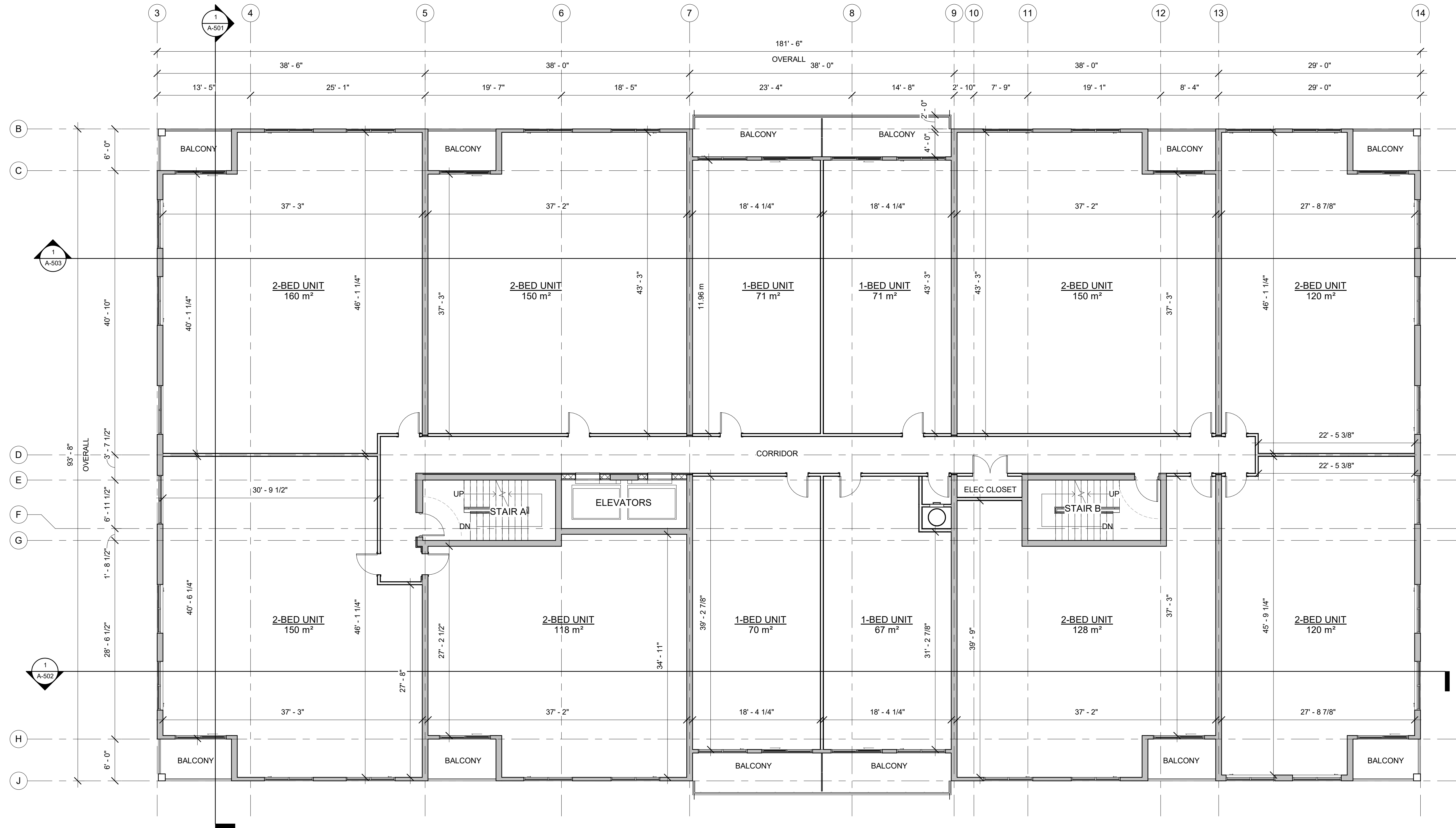




1 3rd FLOOR PLAN  
1/8" = 1'-0"

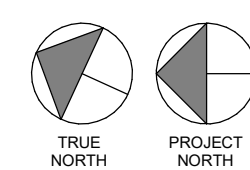
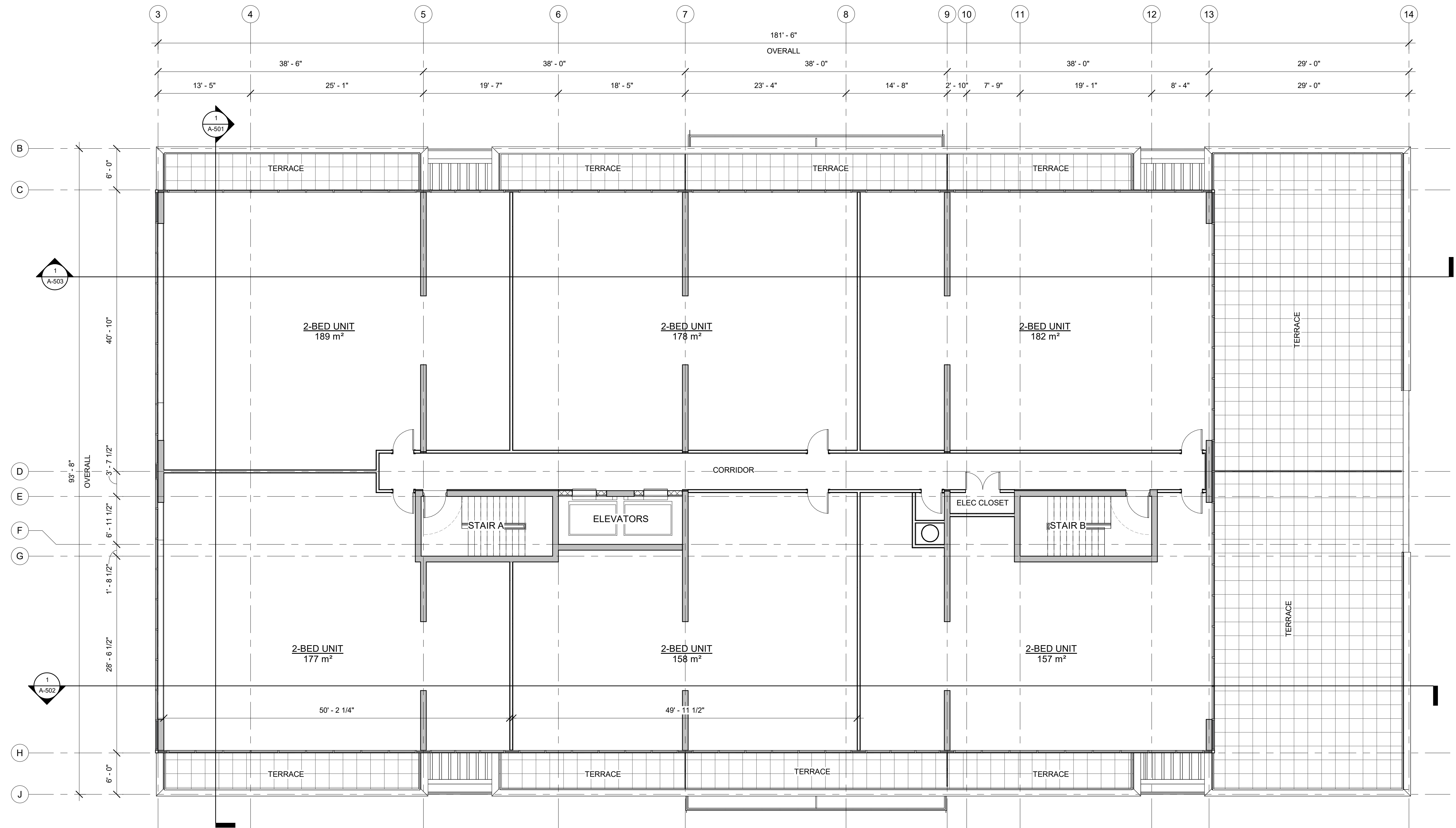


8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for



**1** 4TH-9TH FLOOR PLAN  
1/8" = 1'-0"

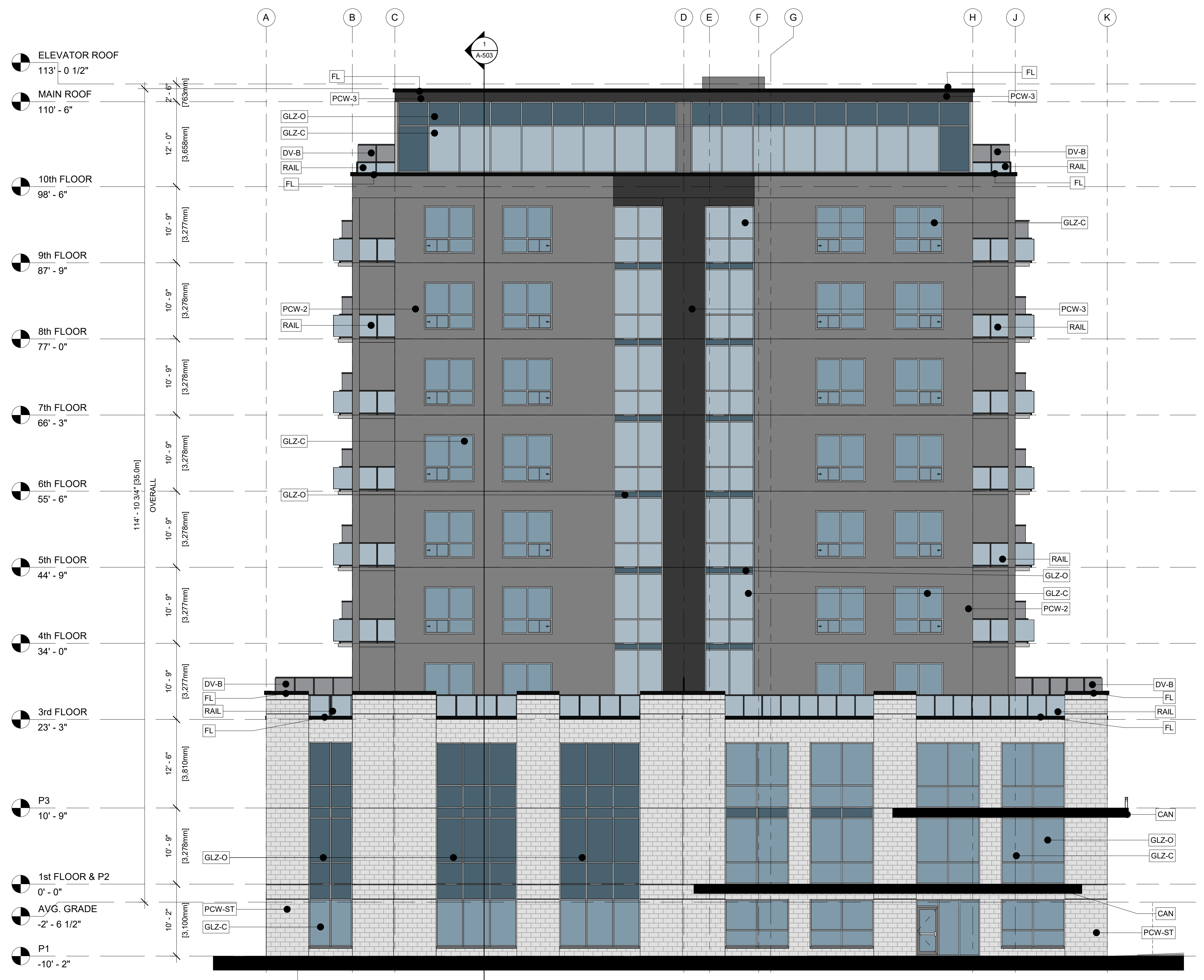
8		16	
7		15	
6		14	
5		13	
4		12	
3		11	
2		10	
1		9	
rev.	date	issued for	rev. date issued for



**1** 10TH FLOOR PLAN  
1/8" = 1'-0"

8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

ELEVATION LEGEND	
PCW-1	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "WHITE"
PCW-2	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "MEDIUM GREY"
PCW-3	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "DARK GREY"
PCW-ST	STONE VENEER ON PRECAST CONCRETE WALL, COLOUR: TBD
PCC	12" PRECAST CONCRETE CORNICE, COLOUR "GREY"
GLZ-C	PRE-COATED BLACK ALUMINUM WINDOW w/ CLEAR VISION GLASS
GLZ-O	PRE-COATED BLACK ALUMINUM WINDOW w/ OPAQUE GLAZING, COLOUR: OPACI-COAT "RAL-7022" UBR A GREY
DR-HM	HOLLOW METAL MAN DOOR
DR-AL	BLACK ANOD. ALUMINUM MAN DOOR w/ TEMPERED GLAZING
DR-PD	PRE-COATED BLACK ALUMINUM PATIO DOOR w/ CLEAR VISION GLASS
DR-OH	OVER HEAD DOOR, COLOUR: BLACK
RAIL	PRE-COATED ALUMINUM GUARDRAIL, BLACK, 1070mm (MIN) HIGH w/ TEMPERED GLAZING, MADE IN ACCORDANCE TO O.B.C. 4.1.5, 14 & B.3.3.1.17
CAN	PRE-COATED BLACK METAL CANOPY
DV-B	PRE-COATED BLACK ALUM. DIVIDER
FL	8" BLACK METAL FLASHING



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

8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

ELEVATION LEGEND	
PCW-1	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "WHITE"
PCW-2	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "MEDIUM GREY"
PCW-3	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "DARK GREY"
PCW-ST	STONE VENEER ON PRECAST CONCRETE WALL, COLOUR: TBD
PCC	12" PRECAST CONCRETE CORNICE, COLOUR "GREY"
GLZ-C	PRE-COATED BLACK ALUMINUM WINDOW w/ CLEAR VISION GLASS
GLZ-O	PRE-COATED BLACK ALUMINUM WINDOW w/ OPAQUE GLAZING, COLOUR: OPACI-COAT "RAL-7022" UBRA GREY
DR-HM	HOLLOW METAL MAN DOOR
DR-AL	BLACK ANOD. ALUMINUM MAN DOOR w/ TEMPERED GLAZING
DR-PD	PRE-COATED BLACK ALUMINUM PATIO DOOR w/ CLEAR VISION GLASS
DR-OH	OVER HEAD DOOR, COLOUR: BLACK
RAIL	PRE-COATED ALUMINUM GUARDRAIL, BLACK, 1070mm (MIN) HIGH w/ TEMPERED GLAZING, MADE IN ACCORDANCE TO O.B.C. 4.1.5, 14 & B.3.3.1.17
CAN	PRE-COATED BLACK METAL CANOPY
DV-B	PRE-COATED BLACK ALUM. DIVIDER
FL	8" BLACK METAL FLASHING



**1 EAST ELEVATION**  
1/8" = 1'-0"



ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.



8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

project:  
**1080 COMMISSIONERS RD**  
address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON

sheet name:  
**EAST ELEVATION**

project no.:  
**25-0125**

sheet no.:  
**A-402**

ELEVATION LEGEND	
PCW-1	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "WHITE"
PCW-2	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "MEDIUM GREY"
PCW-3	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "DARK GREY"
PCW-ST	STONE VENEER ON PRECAST CONCRETE WALL, COLOUR: TBD
PCC	12" PRECAST CONCRETE CORNICE, COLOUR "GREY"
GLZ-C	PRE-COATED BLACK ALUMINUM WINDOW w/ CLEAR VISION GLASS
GLZ-O	PRE-COATED BLACK ALUMINUM WINDOW w/ OPAQUE GLAZING, COLOUR: OPACI-COAT "RAL-7022" "UBRA GREY"
DR-HM	HOLLOW METAL MAN DOOR
DR-AL	BLACK ANOD. ALUMINUM MAN DOOR w/ TEMPERED GLAZING
DR-PD	PRE-COATED BLACK ALUMINUM PATIO DOOR w/ CLEAR VISION GLASS
DR-OH	OVER HEAD DOOR, COLOUR: BLACK
RAIL	PRE-COATED ALUMINUM GUARDRAIL, BLACK, 1070mm (MIN) HIGH w/ TEMPERED GLAZING, MADE IN ACCORDANCE TO O.B.C. 4.1.5, 14 & B.3.3.1.17
CAN	PRE-COATED BLACK METAL CANOPY
DV-B	PRE-COATED BLACK ALUM. DIVIDER
FL	8" BLACK METAL FLASHING



1 SOUTH ELEVATION  
1/8" = 1'-0"

8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

ELEVATION LEGEND	
PCW-1	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "WHITE"
PCW-2	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "MEDIUM GREY"
PCW-3	PRECAST CONCRETE WALL, CONC. TO BE SMOOTH FINISH COATING, COLOUR: "DARK GREY"
PCW-ST	STONE VENEER ON PRECAST CONCRETE WALL, COLOUR: TBD
PCC	12" PRECAST CONCRETE CORNICE, COLOUR "GREY"
GLZ-C	PRE-COATED BLACK ALUMINUM WINDOW w/ CLEAR VISION GLASS
GLZ-O	PRE-COATED BLACK ALUMINUM WINDOW w/ OPAQUE GLAZING, COLOUR: OPACI-COAT "RAL-7022" UBRA GREY
DR-HM	HOLLOW METAL MAN DOOR
DR-AL	BLACK ANOD. ALUMINUM MAN DOOR w/ TEMPERED GLAZING
DR-PD	PRE-COATED BLACK ALUMINUM PATIO DOOR w/ CLEAR VISION GLASS
DR-OH	OVER HEAD DOOR, COLOUR: BLACK
RAIL	PRE-COATED ALUMINUM GUARDRAIL, BLACK, 1070mm (MIN) HIGH w/ TEMPERED GLAZING, MADE IN ACCORDANCE TO O.B.C. 4.1.5, 14.8 & B.3.3.1.17
CAN	PRE-COATED BLACK METAL CANOPY
DV-B	PRE-COATED BLACK ALUM. DIVIDER
FL	8" BLACK METAL FLASHING



1 WEST ELEVATION  
1/8" = 1'-0"

**PROGRESSIVE ARCHITECTS, LTD.**  
5255 COUNTY RD. 42, UNIT C, WINDSOR ON, N8N2M1 TEL: 519-256-1607

ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

**TRICAR**  
THE HEIGHT OF LIVING

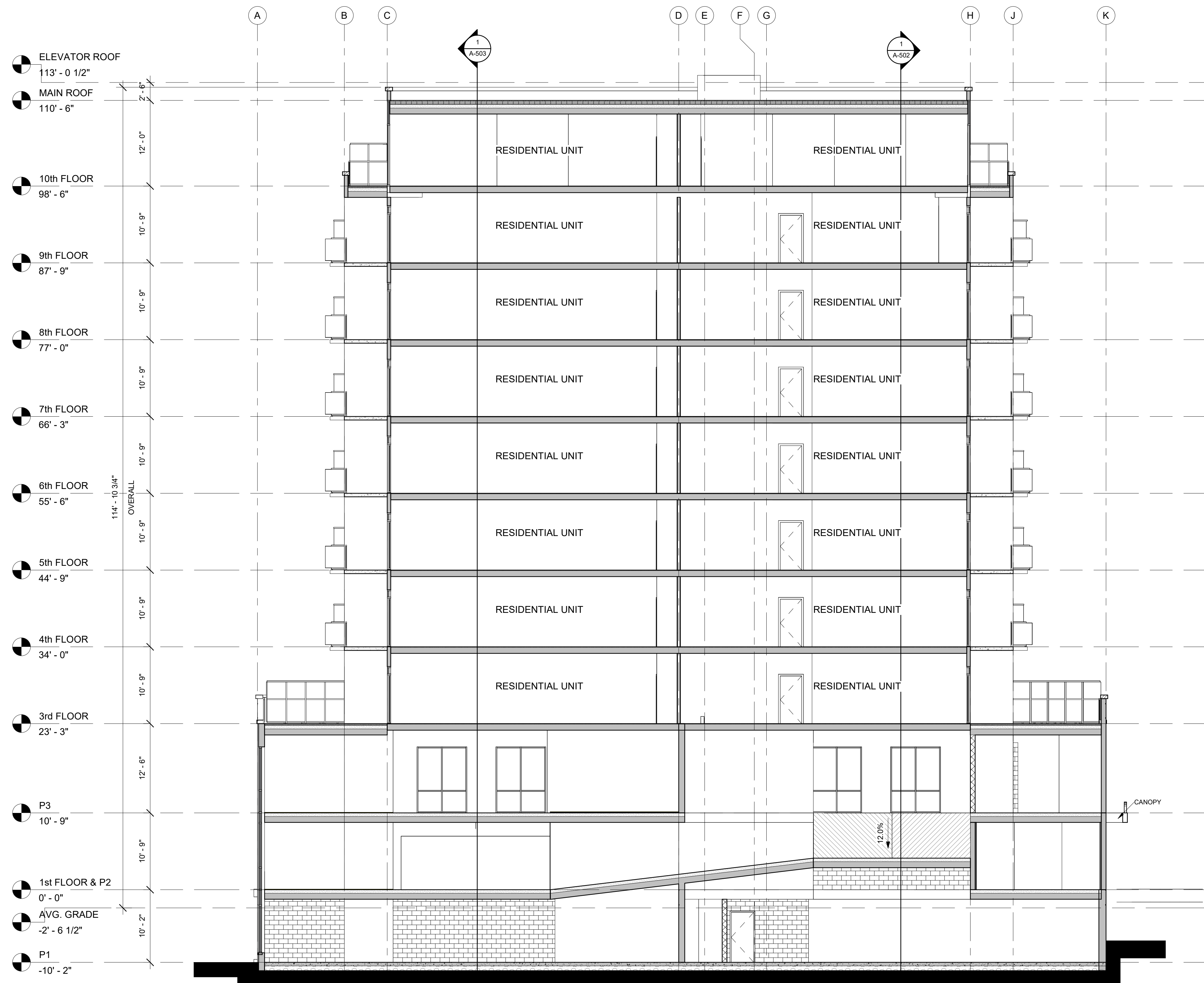
8		16			
7		15			
6		14			
5		13			
4		12			
3		11			
2		10			
1		9			
rev.	date	issued for	rev.	date	issued for

project:  
**1080 COMMISSIONERS RD**  
address: 1080 COMMISSIONERS ROAD WEST, LONDON, ON

sheet name:  
**WEST ELEVATION**

project no.:  
**25-0125**

sheet no.:  
**A-404**



1 BUILDING SECTIONS BETWEEN LINES 3&4  
1/8" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	MAR. 23, 26	ZBA APPROVAL	9		
rev.	date	issued for	rev.	date	issued for





1 BUILDING SECTIONS BETWEEN LINES C&D  
1/8" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	MAR. 23, 26	ZBA APPROVAL	9		
rev.	date	issued for	rev.	date	issued for