

1635 Richmond Street  
London, Ontario  
**Mixed-Residential Use Project**

May 2015

**RISE**  
REAL ESTATE INC.

**WZMH** ARCHITECTS



# Presentation:

- Introduction to Rise Real Estate Inc.
- Student purpose-built housing - *“The Rise Product”*
- Masonville Residences
- Responses to Residents and City Staff

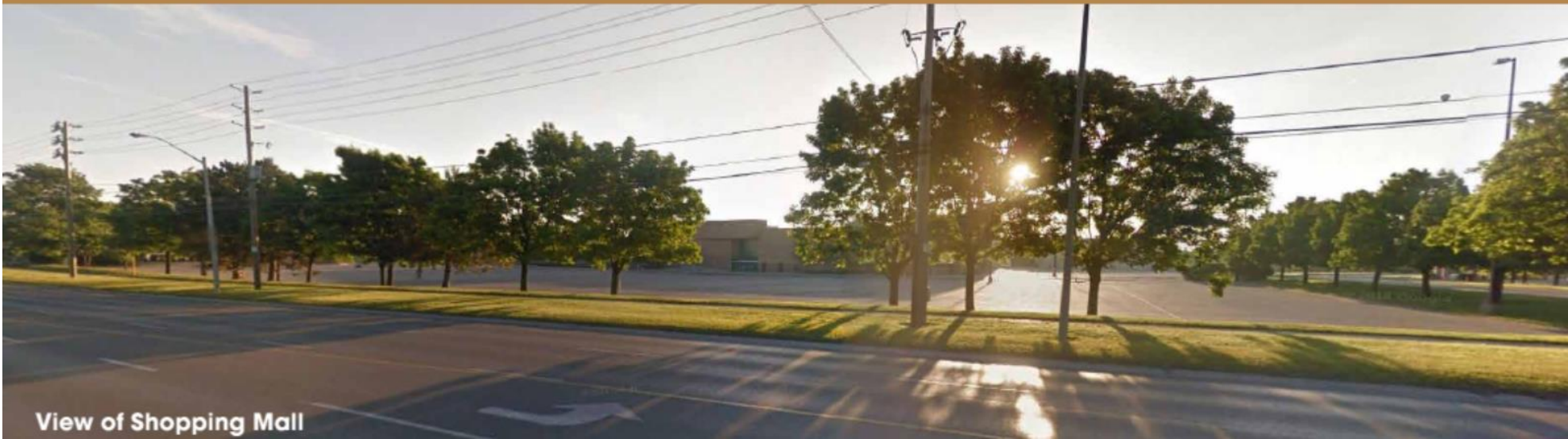
# Subject Property:



# Subject Property:



# Subject Property:



# Who is Rise Real Estate?

- Developer of luxury mixed-use commercial and residential projects across Canada with specialization in student purpose-built housing
- Researched student housing for 10 years transferring the U.S. college model to Canada
- Constructed over 1,500 units in university cities including Waterloo, Hamilton, Edmonton and London.

# Who is Rise Real Estate?

Locally constructed the  
Luxe London project at  
1235 Richmond Street

- 18 storeys
- 311 units



# What is Rise's Student Purpose Built Housing?

The Rise Product is a combination of exceptional student accommodation and amenities to ensure that every moment of students' lives are provided for outside of university class time.

To ensure students' "*non-study time*" is programmed to keep them safe and socially responsible to the building and the neighbourhood they live in.



# Fully Furnished Apartments:



# Fully Furnished Apartments:



# Study Facilities:



# Lounge Areas:



# Fitness Facilities:



# Recreational Facilities:



# Other Amenities:



# Student Lifestyle Coordination:

- Security and safety features (24/7 staffing & video surveillance)
- Controlled accesses
- Typically construct buildings with no balconies
- On-site Student Lifestyle Coordinator
- Student Activity Calendar
- Tenant “*Code of Conduct*” with sanctions for inappropriate behavior
- Results – No incidents



# Masonville Residences:



# Response to Residents Comments:

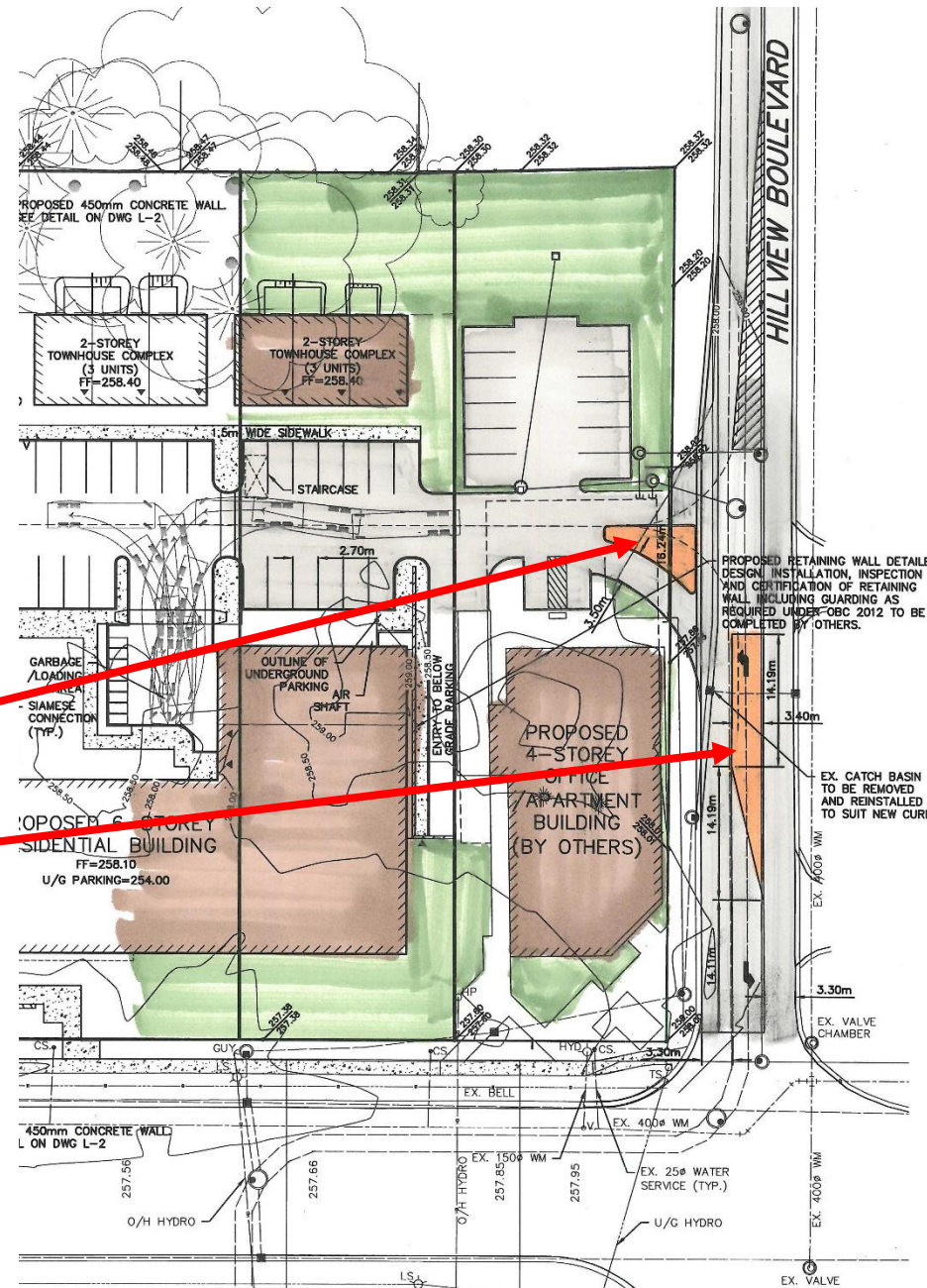
- Increased traffic in the residential neighbourhood to the west
- Loss of mature trees
- Consider a drop-off on Richmond Street
- Design of building
- Location of garbage collection
- Elevated terraces

# Increased Traffic in the Residential Neighbourhood:

(1) Developer agrees to pay for the construction of:

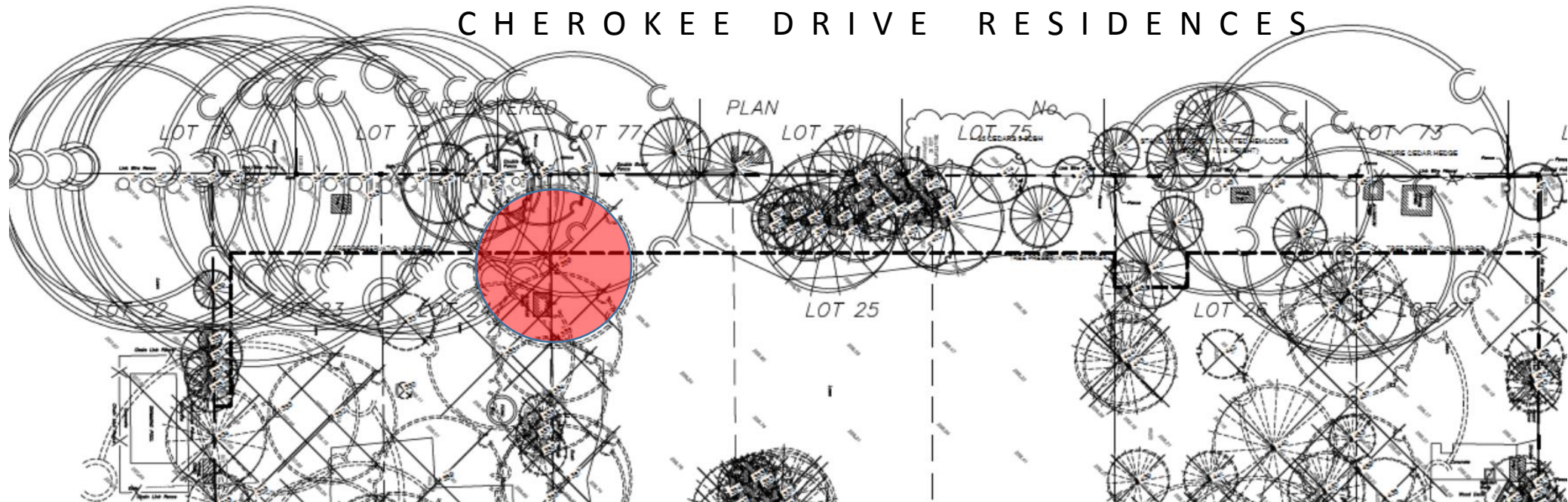
- Right out only access
- Left turn lane on Hillview Blvd.

(2) Complete an updated Traffic Study



# Loss of mature trees:

- 207 trees inventoried for species, size and health
- Only 1 tree proposed to be removed along rear property line
- Solid board on board wood fence to be constructed



# Consider a drop-off on Richmond Street:

- Not supported by City Transportation due to proximity to Hillview & Jacksway intersections



# Design of buildings:



# North Building:



# South Building:





# Townhouse Building Elevations:



# Cross-Section Plan:

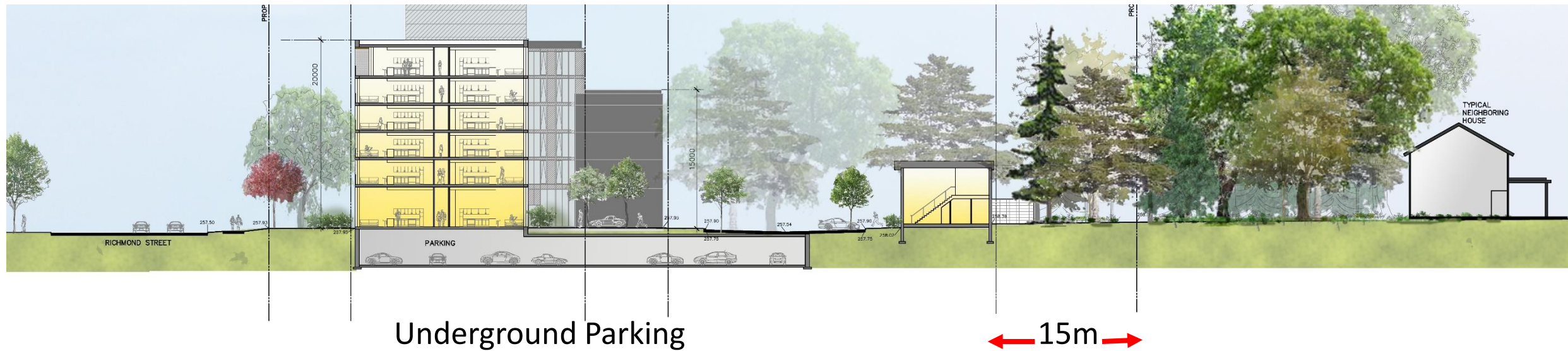
Richmond St

Apartment Building

Townhouse

P/L

Cherokee Residences



Underground Parking

15m

# Cross-Section Through :

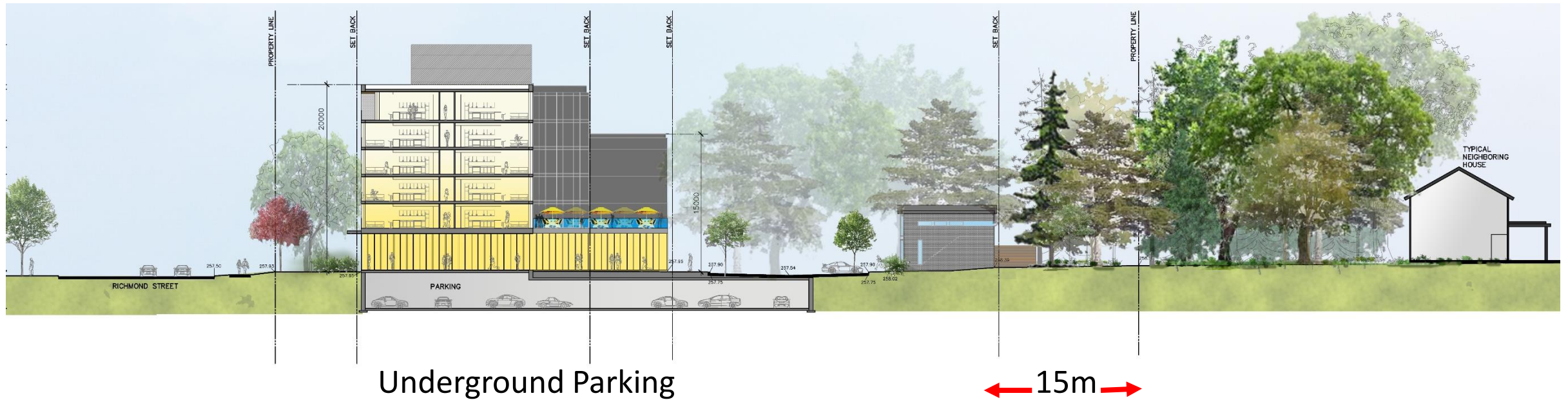
Richmond St

Apartment Building

Townhouse

P/L

Cherokee Residences



Underground Parking

← 15m →

# Location of garbage collection:



# Elevated terraces:



# Questions & Answers:

