



SIFTON PROPERTIES LIMITED  
CITY OF LONDON PUBLIC MEETING

# RETIREMENT LIVING BUILDINGS BB1 & BB2

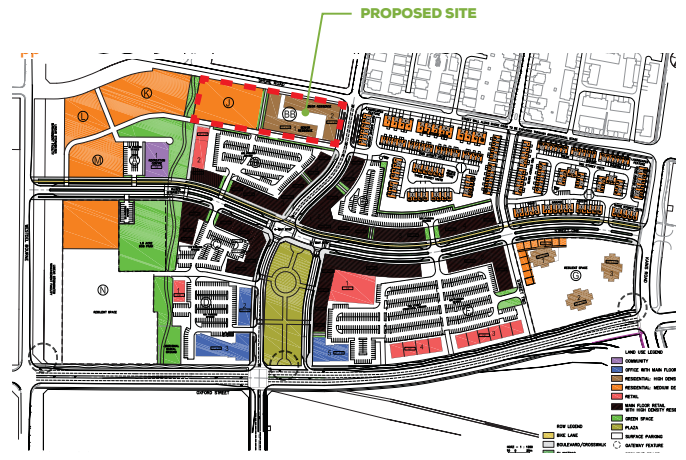
Presentation  
29 October 2018

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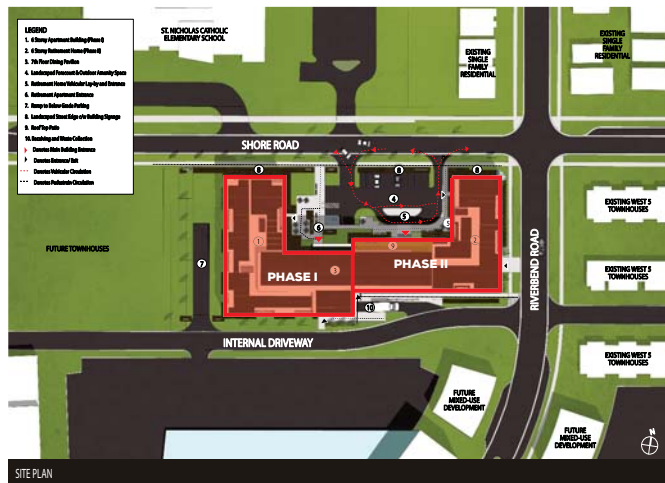
CORNERSTONE  
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## PROJECT SITE.



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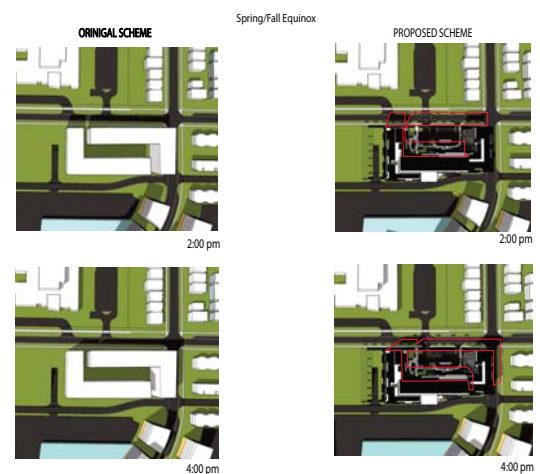
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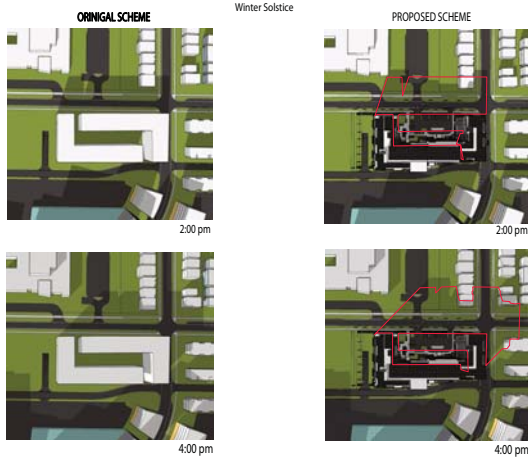
## RENDERING.



## SHADOW STUDY - SPRING/FALL.



# SHADOW STUDY - WINTER.



## PROJECT STATISTICS.

### EXISTING ZONING:

- h\*H-206\*R5-6(10)/R6-5(42)/R7\*D75\*H18/R8-4(29)
- Would permit up to 326 bed Retirement Lodge on site if no Seniors' Apartment

### PROPOSED ZONING:

- h\*H-206\*R5-6(10)/R7(\_\_\_\_)\*D100\*H30

### REASONS FOR REVISIONS:

- Additional density to address Zoning By-Law definitions / interpretation
- To permit up to 100 Seniors' Apartments and 125 Bed Retirement Lodge
- Additional height to accommodate partial 7th-floor Dining Pavillion
- Special provisions to accommodate urban design preferences for setbacks and parking
- Permit Townhouses on remainder of site

## PROJECT STATISTICS.

### PROPOSED SPECIAL PROVISIONS:

- R7(\_\_\_\_)\*D100H30
  - (a) Permitted Uses
    - Seniors Apartment Building - Maximum 100 Units
    - Retirement Lodge - Maximum 125 Beds
  - (b) Regulations
    - i) Front and Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
    - ii) Front and Exterior Side Yard Depth to Sight Triangle (Minimum): 0.8 metres
    - iii) Lot Coverage (Maximum): 40%
    - iv) Required Parking (Minimum): 120 spaces