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File No. SP12-035315

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 789220 ONTARIO LIMITED 129 RIVERSIDE DRIVE PUBLIC PARTICIPATION MEETING ON: NOVEMBER 26, 2012

RECOMMENDATION

That on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application of 789220 Ontario Limited relating to the property located at 129 Riverside Drive:

- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for a three storey apartment with 28 units.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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1985 – re-zoning of the lands to permit offices, apartments or office apartments.

RATIONALE

The proposed site plan conforms to the Zoning By-law. Staff are prepared to recommend approval to the Approval Authority subject to incorporating any matters to be considered arising from the public meeting and City Council. Any recommendation would also be subject to incorporating any input arising from the Urban Design Peer Review Panel and the approval of the site servicing plans, landscape plans and tree preservation plan. We would note that construction on this site requires the approval of the UTRCA and permits cannot be issued until UTRCA has advised the Building Division accordingly.



File No. SP12-035315

Date Application Accepted: November 05, 2012	Agent: Zelinka Priamo Ltd.
REQUESTED ACTION: Approval for a 3 storey apartment building with 28 units.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use: - Vacant • Frontage: - 127.37 m • Depth: - 64 m • Area: - 3,017.91 m² • Shape - Triangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Residential • South – Residential • East – Residential • West – Residential

OFFICIAL PLAN DESIGNATION:
<ul style="list-style-type: none"> • Office Area
EXISTING ZONING:
<ul style="list-style-type: none"> • R9-3 / RO1

PLANNING HISTORY

The property was rezoned in 1985 for offices and /or apartments. The property has remained vacant over the years. In 1993, By-law Z-1 came into effect and the previous zoning was implemented under this by-law.

In September 2012, an application for site plan consultation was filed for a three storey apartment building with 27 units. At the time, we were advised that the building was for affordable housing. The site plan consultation process provided the requirements for the site plan application process including a site plan public meeting. At the consultation stage, it was suggested to the applicant to hold a neighbourhood meeting and they need to go to the Urban Design Peer Review Panel before they filed for site plan approval. The applicant also advised us that they had to commence construction before the end of 2012.

On November 2, 2012, an application for site plan approval was filed. The applicant also made a submission to the Urban Design Peer Review Panel. The application was accepted conditionally and a public meeting was scheduled. The plans were circulated to the various departments for comments.

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File No. SP12-035315

SIGNIFICANT DEPARTMENT / AGENCY COMMENTS

UTRCA- The land is regulated under the Conservation Authorities Act and the developer needs to apply and receive approval from the UTRCA. If approval is granted, appropriate flood proofing measures need to be incorporated into the building permit drawings to the satisfaction of the UTRCA.

PUBLIC LIAISON:	On November 9, 2012, notice was sent out to area residents and on November 15, 2012, Notice of application and notice of public meeting was placed in the Londoner.
Nature of Liaison: Approval for a 3 storey apartment building with 28 units.	
Responses: To date there has been no replies.	

ANALYSIS

Does the proposal meeting the zoning by-law?

The proposal is relying on the regulations of the R9-3 zone variation. The property exceeds the frontage and lot area minimums of the zone. The proposed 3 storey building with a 10m height is less than the 12m maximum provided in the zone. The building has a 9m front yard setback (conforms). It has a 10m side yard on the east (minimum) and the side yard on the west/north exceeds the 10 m minimum. The plan provides for 28 parking spaces and 21 indoor bicycle parking spaces.

The proposal conforms to the zone regulations and the general provisions of the Zoning By-law.

Describe the site plan

The proposed plan has one access to Riverside Drive. The access is opposite Walnut Street and the plan provides for the city sidewalk to be continuous through the drive. The building has been placed toward the southeast portion of the site with at grade units facing the street with a walkway connection at the east end of the building and a second access adjacent to the driveway. The parking is at the rear of the site (28 spaces including one barrier free space). The design has provided for 21 indoor bicycle spaces. There will be a 1.2m ht. decorative fence across the frontage in front of the building. This will be combined with landscaping. The perimeter fencing will be increased to a 1.8m height wood screen. Landscaping will provide screening on the perimeter and trees and shrubs will be planted along the streetscape.

The site is serviced from Riverside Drive. Surface runoff will be generally contained on site and directed to the proposed storm system.

Is the plan compatible with abutting properties?

The proposed plan as marked provides for a 1.8m height wood screen along the majority of the north and east property line to provide adequate visual separation from the parking area.

A tree preservation report was submitted with the application. Due to the condition of the trees along with the proximity to the proposed parking lot, the trees adjacent to the north property line cannot be retained. New tree plantings will be provided along the north property line.





The style of lights for the parking lot will be designed to generally direct the light into the parking area and away from the residential yards.

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File No. SP12-035315

CONCLUSION

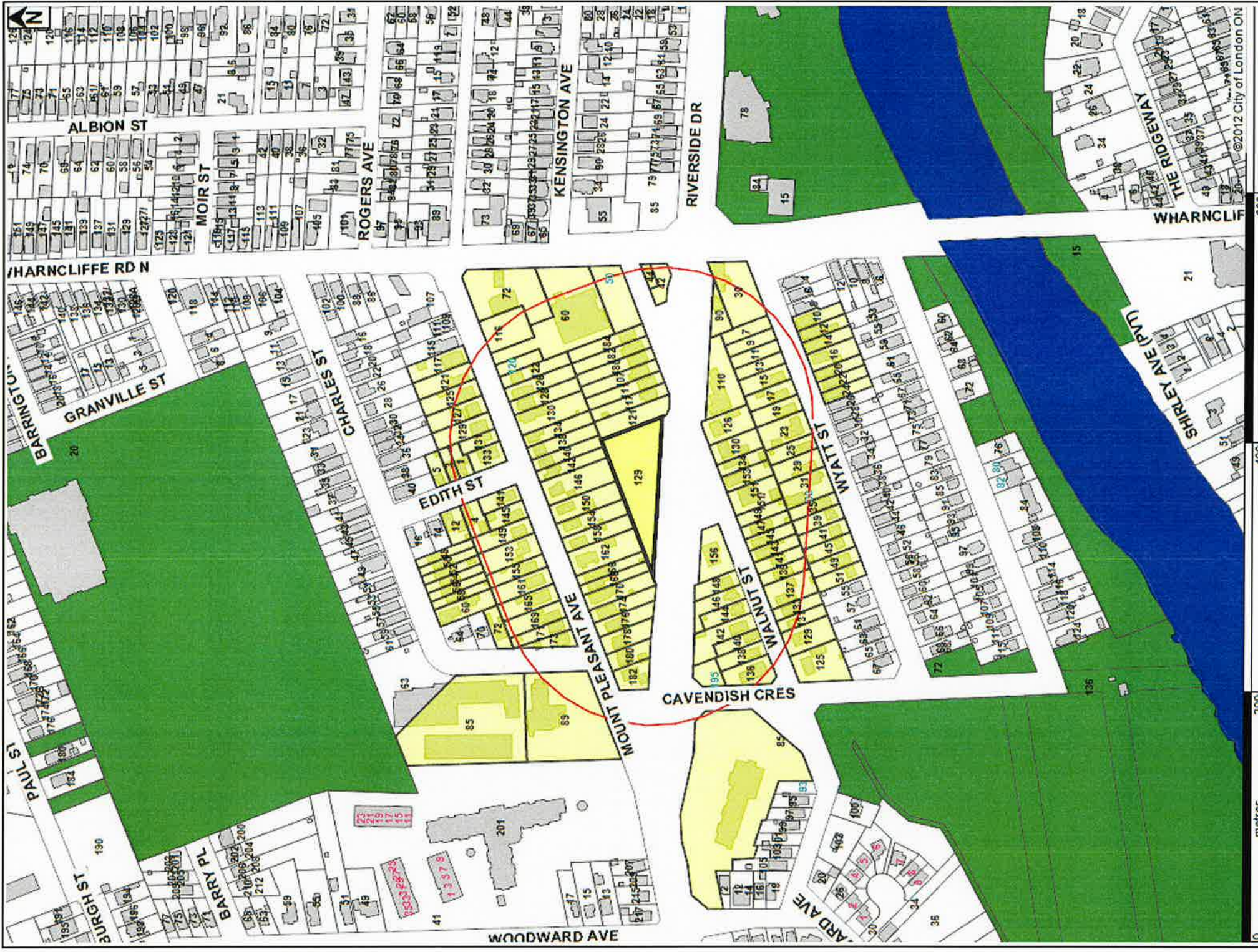
The proposed site plan conforms to the Zoning By-law. If approval is received from the UTRCA, staff are prepared to recommend approval to the Approval Authority subject to incorporating any matters to be considered arising from the public meeting and City Council. Any recommendation would also be subject to incorporating any input arising from the UDPRP and the approval of the site servicing plans, landscape plans and tree preservation plan. We would note that construction on this site requires the approval of the UTRCA and permits cannot be issued until UTRCA has advised the Building Division accordingly.

PREPARED BY:	REVIEWED BY:
	
E. CONWAY LANDSCAPE PLANNER	BRUCE HENRY MANAGER, DEVELOPMENT SERVICES
RECOMMENDED BY:	SUBMITTED BY:
	
TERRY GRAWEY MANAGER, DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

Y:\Shared\Site Plan.Section\SitePlan.Section\2012 Compiled Site Plan Files\Riverside Drive 129 (EC)\PEC Report - 129 Riverside Drive.doc

CC:

789220 Ontario Limited
 c/o Zelinka Priamo Ltd.
 318 Wellington Road
 London ON N6C 4P4



NOTIFICATION MAP

Subject Site: 129 Riverside Drive
 120m Radius Buffer
 Applicant: Zelinka Priamo Ltd.
 File Number: SP12-035315
 Created By: Jeffrey Shaughnessy
 Date: 2012-11-06
 Scale: 1:3700

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

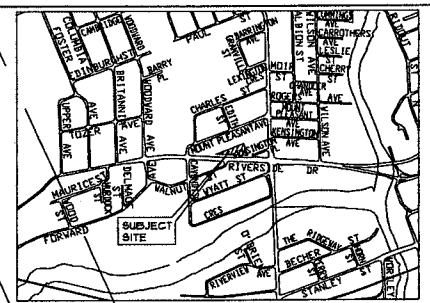


Site Data

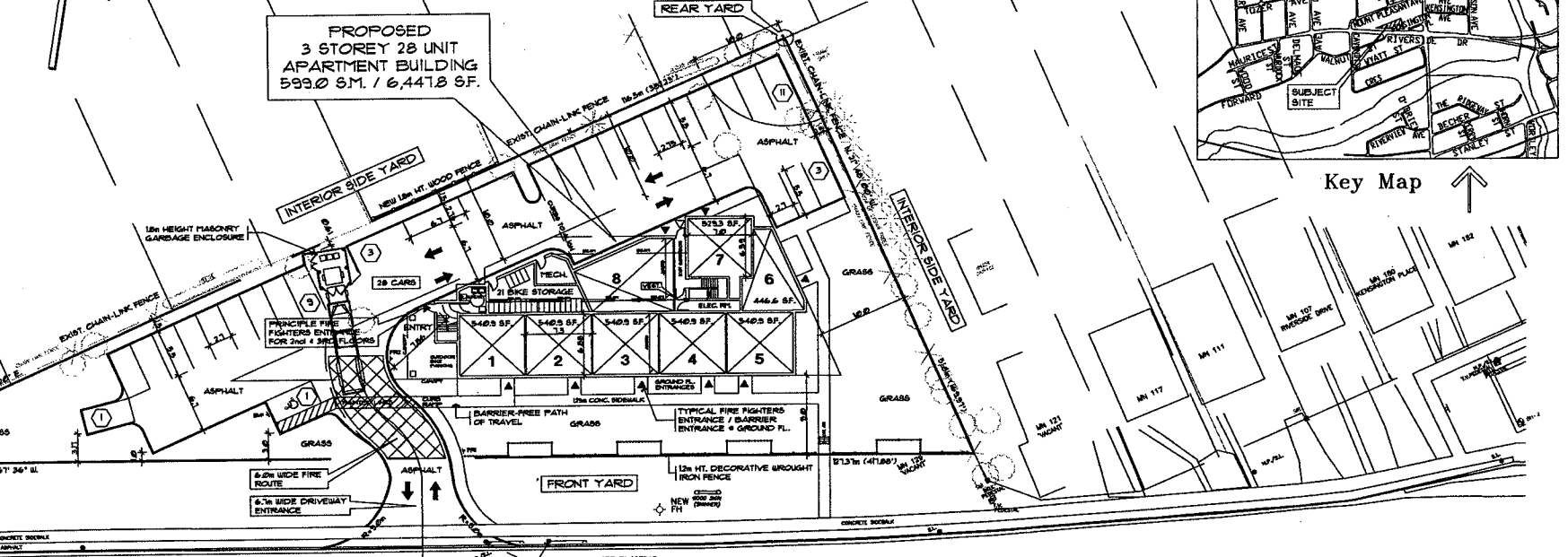
- GROSS SITE AREA: 3,017.81 S.M. / 33,485.58 S.F.
0.748 ACRES / 0.30179 ha.
- BUILDING AREA: 593.0 S.M. / 6,447.8 S.F.
- ASPHALT AREA: 1,112.5 S.M. / 11,875.24 S.F.

ITEM	A	PROPOSED
5. ZONE	RB-3	RB-3
6. PERMITTED USES	APARTMENT BUILDINGS and SPECIAL POPULATIONS ACCOMMODATIONS	APARTMENT BUILDING
7. LOT AREA (MIN)	1,000 m ² (10,764.26 s.f.)	3,017.81 S.M. (33,485.58 S.F.)
8. LOT FRONTAGE (MIN)	30.7 m (100'3")	127.37 m (417'6")
9. FRONT AND REAR YARD DEPTH (MIN)	LOCAL STRIP	
	ARTERIAL (REVERSE DRIVE)	8.0m ± 1.0m per 1.0m of lot area above 30m, above 30m above 40m or 40m residential zone = 10m.
	PRINCIPAL COLLECTOR	9.0m (29.53')
	SECONDARY COLLECTOR	
10. REAR YARD DEPTH MIN.	8.0m ± 1.0m per 1.0m of lot area above 30m, above 30m above 40m or 40m residential zone = 10m.	22.46m (73.69')
11. INTERIOR SIDE YARD DEPTH MIN.	8.0m ± 1.0m per 1.0m of lot area above 30m, above 30m above 40m or 40m residential zone = 10m.	10.0m (32.8') - BUILDING
12. LANDSCAPED OPEN SPACE (% MIN)	SITE	43.29% ON 1,308.41 S.M.
14. LOT COVERAGE MAX. (ON GROSS SITE)	30% plus up to 10% additional coverage if the landscaped open space is increased 1% for every 1% to average over 20%.	18.83%
15. HEIGHT (MAX.)	12.0 m (39.37')	10.0m (32.8')
16. DENSITY - UNITS PER HECTARE (MAX.)	100 units/ha. or 0.30179 units = 30 units	28 units
17. PARKING REQUIREMENTS STANDARD AREA 2	1 CAR PER UNIT - 28 CARS Bike Park @ 7% Per Unit = 21 Locked Bike Storage	28 Cars 21 Locked Bike Storage

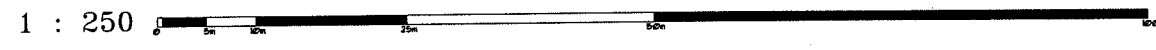
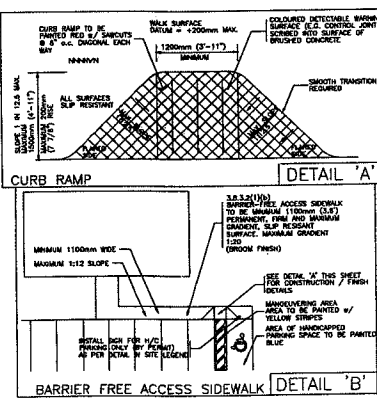
**PROPOSED
3 STOREY 28 UNIT
APARTMENT BUILDING
593.0 S.M. / 6,447.8 S.F.**



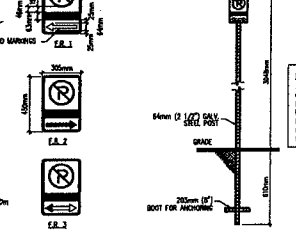
Key Map



Riverside Drive
(ARTERIAL)



Fire Route Sign Detail



Barrier Free Parking Sign

BUILDING CODE MATRIX SUMMARY
3 STOREY, 28 UNIT BUILDING AREA GROUP "C" - APARTMENT BUILDINGS
PART 9
FACING STREET - 4000 S.F. MAX. BUILDING AREA UNDEVELOPED
COMBUSTIBLE CONSTRUCTION - 1/2 HR. WALL & FLOOR SEPARATIONS - NO ROOF RATING REQUIRED.

Site Legend
▲ PRINCIPAL FIRE-FIGHTERS ENTRANCE AND BARRIER-FREE ENTRANCE
△ SECONDARY ENTRANCE

Site Plan

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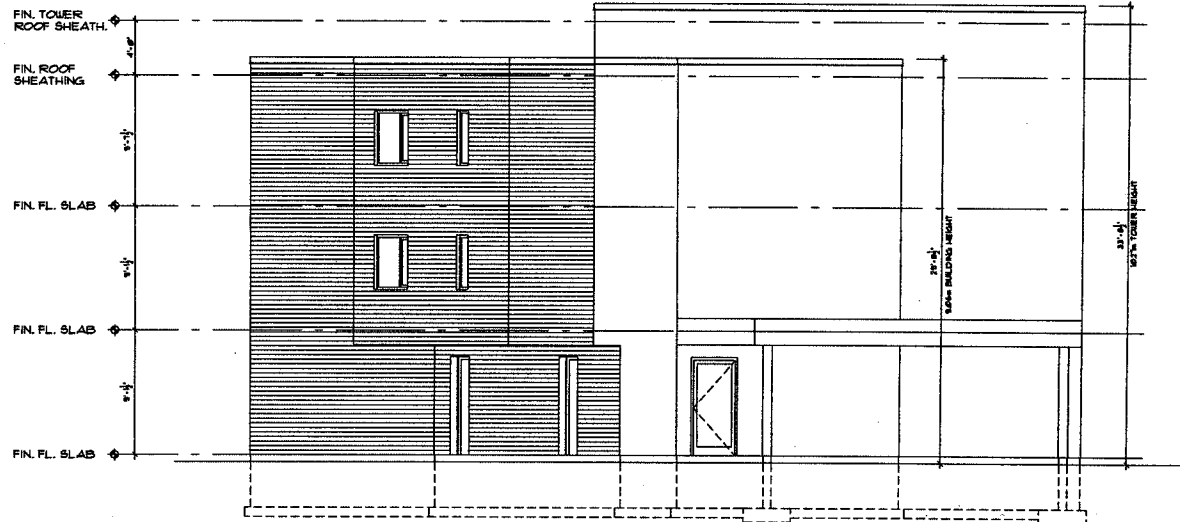
Architect
MALHOTRA architecture
551 Kinnville Drive
London ON N6G 1P1
Tel. 519.859.2037
desh.malhotra@me.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
123 RIVERSIDE DRIVE
LONDON ONTARIO
SHEET TITLE:
SITE PLAN
DATE: OCT. / 2012 **DRAWN:** M.S.

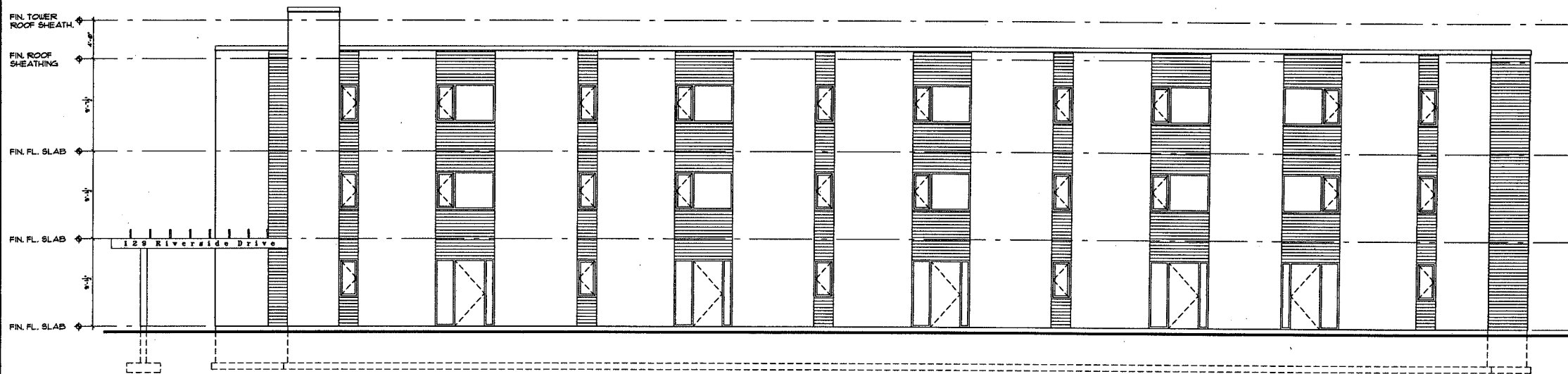
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SHEET No.
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12-035315



West Elevation



South Elevation

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date	item	by

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 Tel. 519.859.2037
 dsh.malhotra@me.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 129 RIVERSIDE DRIVE ONTARIO LONDON

SHEET TITLE:
WEST AND SOUTH ELEVATIONS

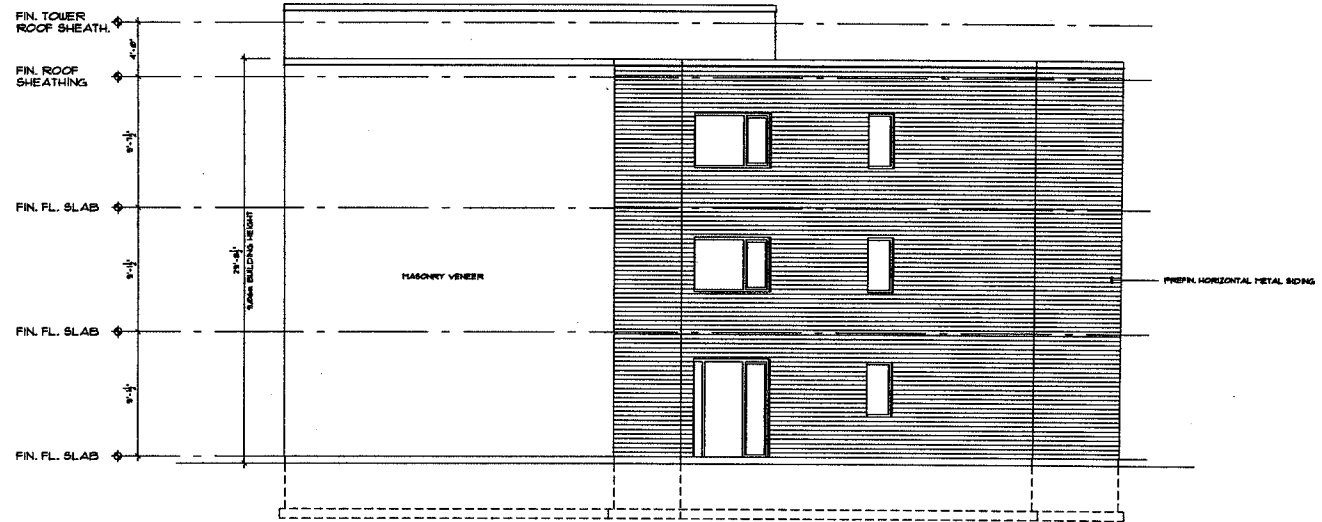
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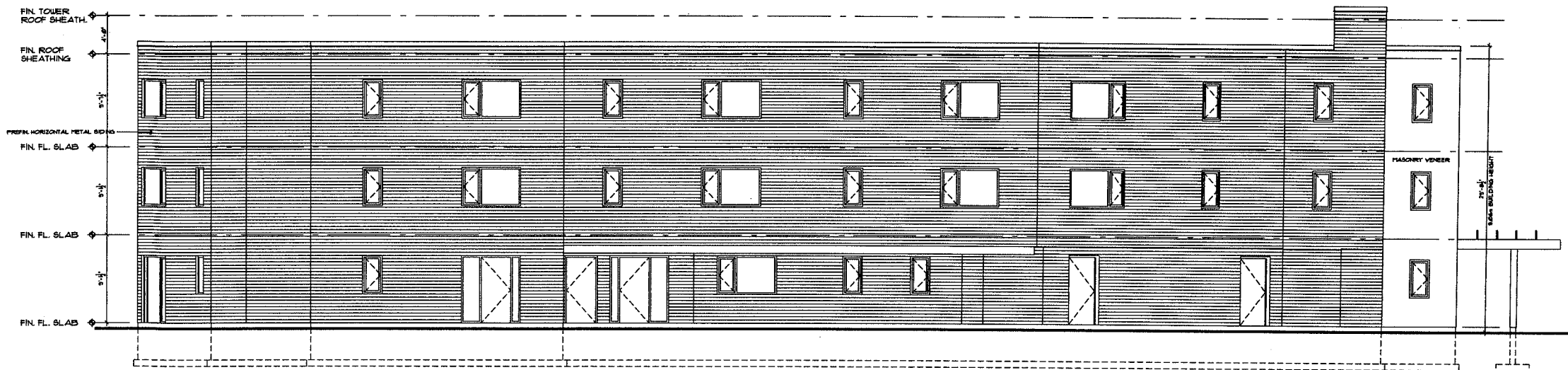
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East Elevation



North Elevation

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date	item	by

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 Tel. 519.859.2037
 dmh.malhotra@ma.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 123 RIVERSIDE DRIVE ONTARIO
 LONDON
 SHEET TITLE:
EAST AND NORTH ELEVATIONS
 DATE: OCT. / 2012 DRAWN: M.S.

A:5

SHEET No.
 SCALE: 1/4" = 1'-0" COMP. REF. /ELEV52C

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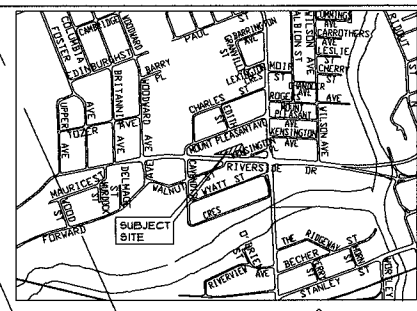
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Site Data

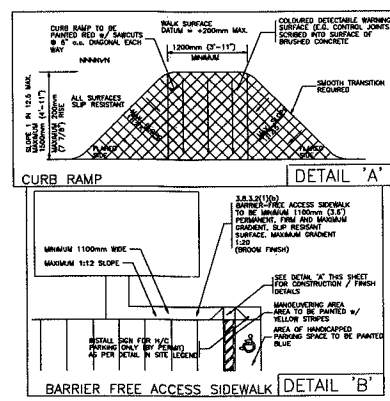
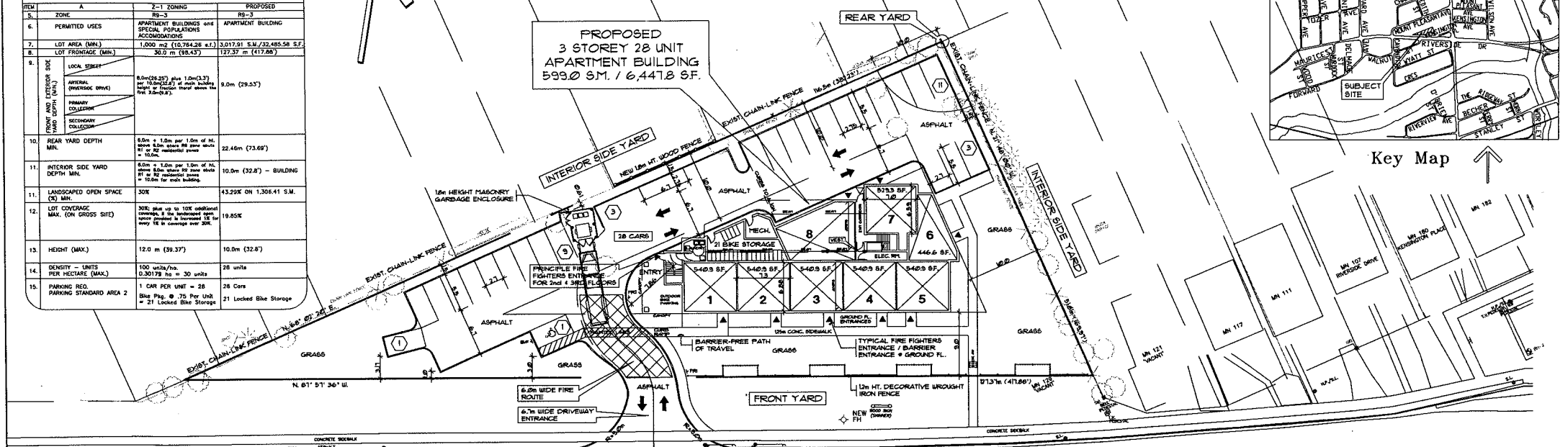
1. GROSS SITE AREA:	3,017.01 S.M. / 32,485.58 S.F.
2. BUILDING AREA:	699.0 S.M. / 7,447.8 S.F.
3. ASPHALT AREA:	1,172.5 S.M. / 12,579.24 S.F.

ITEM	A	PROPOSED
4. ZONE	RS-3	RS-3
5. PERMITTED USES	APARTMENT BUILDINGS and SPECIAL POPULATIONS ACCOMMODATIONS	APARTMENT BUILDING
6. LOT AREA (MIN.)	1,000 sq. ft. (10,764.26 sq. ft.)	3,017.01 S.M. (32,485.58 S.F.)
7. LOT FRONTAGE (MIN.)	30.0 m (98.43')	157.37 m (417.68')
8. FRONT AND EXTERIOR SIDE YARD DEPTH (MIN.)	LOCAL SEWER: APPROX. (PROPOSED DRIVE) REAR YARD DEPTH SECONDARY COLLECTION	9.0m (29.53')
9. REAR YARD DEPTH MIN.	9.0m + 1.0m per 1.0m of RL above 8.0m above RL zone above #1 or #2 residential zone + 10.0m	22.46m (73.69')
10. INTERIOR SIDE YARD DEPTH MIN.	9.0m + 1.0m per 1.0m of RL above 8.0m above RL zone above #1 or #2 residential zone + 10.0m	10.0m (32.8')
11. LANDSCAPED OPEN SPACE (% MIN.)	30%	43.20% ON 1,306.41 S.M.
12. LOT COVERAGE MAX. (ON GROSS SITE)	30%; plus up to 10% additional coverage if the landscaped open space is increased 1/2 for every 1% coverage over 20%	19.85%
13. HEIGHT (MAX.)	12.0 m (39.37')	10.0m (32.8')
14. DENSITY - UNITS PER HECTARE (MAX.)	100 units/hectare 0.30179 ha = 30 units	28 units
15. PARKING REQ. PARKING STANDARD AREA 2	1 CAR PER UNIT = 28 Bike Park @ 7% Per Unit = 21 Locked Bike Storage	28 Cars 21 Locked Bike Storage

**PROPOSED
3 STOREY 28 UNIT
APARTMENT BUILDING
699.0 S.M. / 7,447.8 S.F.**



Key Map



Fire Route Sign Detail



Barrier Free Parking Sign

BUILDING CODE MATRIX SUMMARY

3 STOREY, 699.0 S.M. BUILDING AREA	GROUP 'C1' - APARTMENT BUILDING
FACTORY STREET - 699.0 S.M. MAX. BUILDING AREA	UNREINFORCED CONCRETE CONSTRUCTION - MIN. WALL & FLOOR REPAIRATIONS - NO ROOF RATING REQUIRED.

Site Legend

- ▲ PRINCIPAL FIRE-FIGHTERS ENTRANCE
- △ SECONDARY ENTRANCE

1 : 250

Site Plan

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NOV. 02 2012	PER GREENLINE COMMENTS	M.S.	I.
date	item	by	

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Tel: 519.888.2037
desh.malhotra@me.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
129 RIVERSIDE DRIVE
LONDON ONTARIO

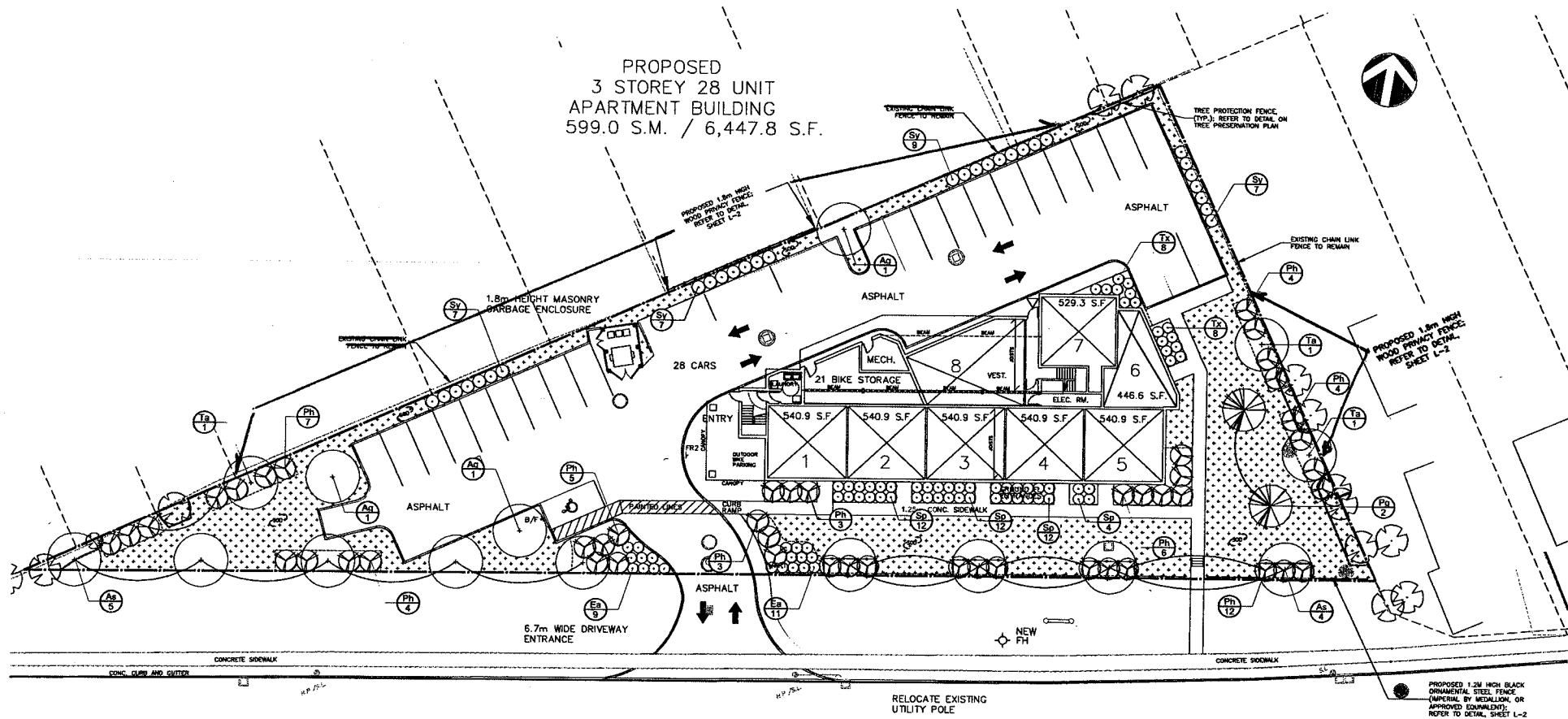
SHEET TITLE:
SITE PLAN

DATE: OCT. / 2012 **DRAWN:** M.S.

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/29RIVER/SITE13

12-035315



Riverside Drive

KEY	No.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION
Ag	3	ACER GINNALE	AMUR MAPLE	50mm CALIPER, WIRE BASKET
As	3	ACER SACCHARUM	SUGAR MAPLE	50mm CALIPER, WIRE BASKET
To	3	TILIA AMERICANA	BASSWOOD	50mm CALIPER, WIRE BASKET
Pg	2	PICEA GLAUCA	WHITE SPRUCE	200mm HEIGHT, WIRE BASKET
Es	20	DIQUONNUS ALATUS 'COMPACTUS'	DIWARF BURNING BUSH	60cm HT. POTTED; TO BE PLANTED APPROX. 1.0m O/C
Ph	48	PHYSCOPUS OPULIFOLIUS 'MONLO'	DIADELO NINEBARK	60cm HT. POTTED; TO BE PLANTED APPROX. 2.0m O/C
Sp	40	SPHRA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPHRA	60cm HT. POTTED; TO BE PLANTED APPROX. 1.0m O/C
Sv	30	STRONGA MEYERI 'PALM BIK'	DIWARF KOREAN LIAC	60cm HT. POTTED; TO BE PLANTED APPROX. 1.2m O/C
Ts	18	TAXUS CUSPIDATA 'NANA'	JAPANESE YEW	60cm HT. POTTED; TO BE PLANTED APPROX. 1.0m O/C

Stantec Consulting Ltd.
171 Queens Avenue
London, ON Canada
N6A 5J7
Tel: 519.645.2007
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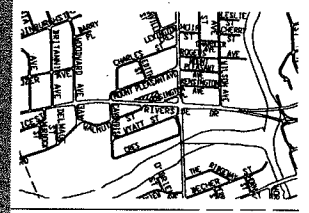
Consultants

Legend

- PROPOSED TREE
- PROPOSED SHRUB
- ⊕ PLANT KEY
- SOO

Notes
REFER TO SHEET L-2 FOR PLANT DETAILS AND NOTES.

Key Map



REVISION	DATE	BY	APP'D
1. PER SITE PLAN REVISION	12.11.17	AM	HS
Issued		By	App'd
1. ISSUED FOR SITE PLAN APPROVAL	12.11.17	AM	HS
Issued		By	App'd
File Name: 161401292.121101.L1.00.SPA.dwg	12.09.17	CK	HS
Drawn	Checked	Design	Y.YAMAI

Seal

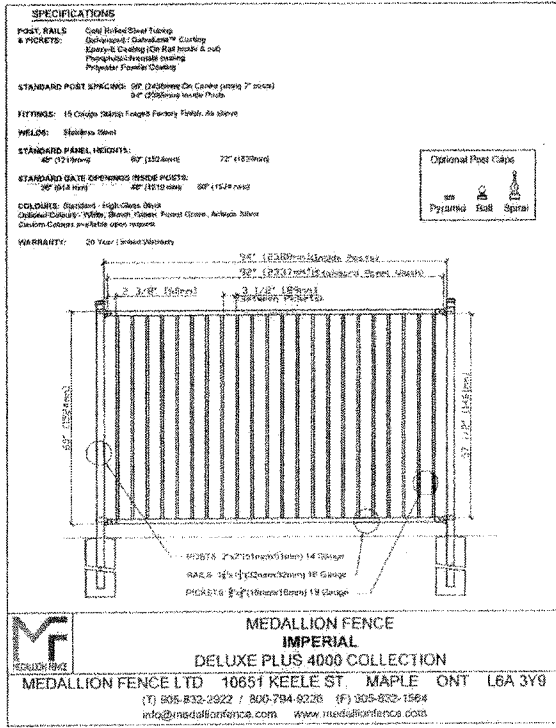
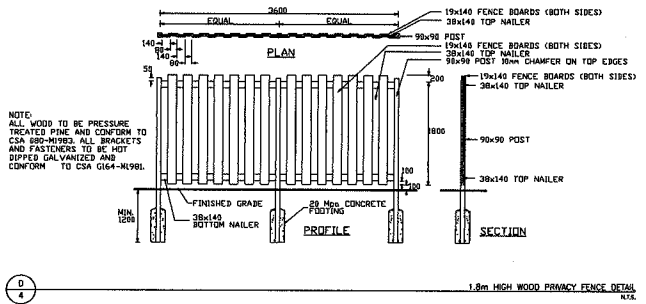
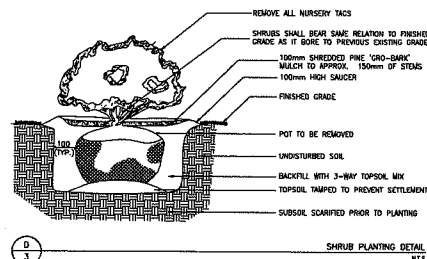
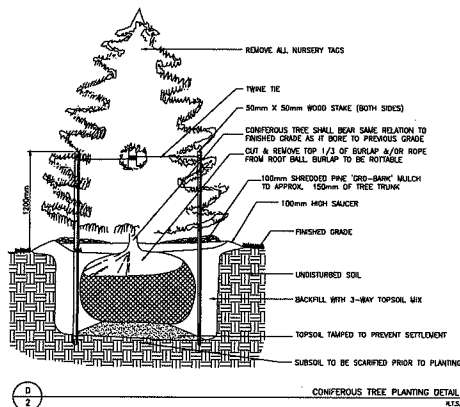
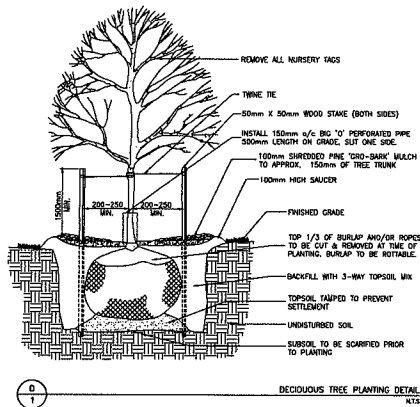


Client/Project
CAMPUS DEVELOPMENT CORP.

APARTMENT BUILDING
129 RIVERSIDE DRIVE
London ON Canada

LANDSCAPE PLAN

Project No. 1614-01292	Scale 1:200	Sheet 1 of 2	Revision 1
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- GENERAL**
- THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY THE FIRM CONSULTANT.
 - CONTRACTOR SHALL REPAIR ALL DAMAGE TO ALL EXISTING FACILITIES / UTILITIES / STRUCTURES CAUSED BY HIS WORK AT HIS EXPENSE.
- PLANT MATERIAL**
- INSTALL PLANT MATERIALS TRUE TO NAME, SIZE AND GRADES AS SPECIFIED AND CONFORMING TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN.
 - MAKE PLANT MATERIALS AVAILABLE FOR INSPECTION PRIOR TO INSTALLATION BY THE LANDSCAPE ARCHITECT. MATERIAL NOT CONFORMING TO SPECIFICATIONS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - APPROVAL OF MATERIALS AT THE SOURCE DOES NOT PROHIBIT THE LANDSCAPE ARCHITECT FROM REJECTING PLANTS THAT DO NOT CONFORM TO THE SPECIFICATIONS UPON COMPLETION OF INSTALLATION.
 - SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
 - ALL PLANTINGS ARE TO BE LAID OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS REQUIRE PRIOR APPROVAL.
 - TREES SHALL BE PLANTED BY APPROVED METHODS AND PLACED TO ONE BEST APPEARANCE.
 - INSTALL 150mm 1/2" PERFORATED PIPE TREE GUARDS, 500mm LENGTH ON GRADE AND SLIT ON ONE SIDE ON ALL TREES. ENSURE THAT THE BOTTOM 50mm OF THE TREE GUARD EXTENDS BELOW THE SOIL LEVEL TO PREVENT ENTRY BY RODENTS.
 - MULCH SHALL BE SHREDDED PINE 'GRO-BARK' MULCH. SAMPLE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR INSPECTION PRIOR TO INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF ACCEPTANCE. PLANTS WHICH DO NOT SURVIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPLY AN ADDITIONAL ONE YEAR GUARANTEE ON ALL PLANT MATERIAL THAT IS REPLACED AT THE END OF THE GUARANTEE PERIOD.
- TOPSOIL**
- TOPSOIL TO BE FRABLE, NEITHER HEAVY CLAY NOR OF VERY LIGHT SANDY NATURE, CONTAINING A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% FOR SANDY LOAMS TO A MAXIMUM OF 20% VOLUME, FREE FROM SUBSON, ROOTS, GRASS, WEEDS, SOIL MATERIALS, STONES, FOREIGN OBJECTS AND WITH AN ACIDITY RANGE / PH OF 5.3 TO 7.5. TOPSOIL CONTAINING CRABGRASS, COUCHGRASS OR NOXIOUS WEEDS IS NOT ACCEPTABLE.
 - PROVIDE SOIL ANALYSIS FOR TOPSOIL AS DIRECTED BY THE LANDSCAPE ARCHITECT. ADJUST AND AMEND TOPSOIL AS RECOMMENDED BY SOIL ANALYSIS REPORT TO CONFORM TO ABOVE NOTED TOPSOIL SPECIFICATION.
 - FERTILIZERS SHALL BE COMPLETE COMMERCIAL FERTILIZERS CONTAINING NOT LESS THAN 50% UREA FORMALDEHYDE BY WEIGHT. FERTILIZER SHALL BE ADDED TO THE TOPSOIL MIXTURE BASED ON RESULTS OF SOIL ANALYSIS REPORT, BUT IN NO CASE LESS THAN THE FOREGOING STANDARD.
 - SOIL MIXTURE FOR PLANTING BEDS TO BE SCARIFIED TO A MINIMUM DEPTH OF 100mm (4") FREE FROM ALL STONES, ROOTS AND BRANCHES LARGER THAN 25mm (1") DIAMETER.
 - TREE PITS ARE TO BE BACKFILLED WITH 3-WAY TOPSOIL MIXTURE.
 - NATIVE BACKFILL MATERIAL FOR TREE PITS IS TO BE USED ONLY IN SITUATIONS WHERE THE SPREADING OF IMPORTED TOPSOIL IS NOT A REQUIREMENT AND ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- SEEDING**
- SOD ALL AREAS SHOWN ON THE DRAWINGS. SOD IS TO BE CERTIFIED NO. 1 GRADE GRASS, FRESHLY CUT AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF CANADA. AT THE OF SALE, IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY 3144 SQ.M. (1 SQ.YD.) IN AREA WITH THE SOIL PORTION BEING A MINIMUM OF 19mm (3/4").
 - ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100mm (4") FREE FROM ALL STONES, ROOTS AND BRANCHES LARGER THAN 25mm (1") DIAMETER.
 - TOPSOIL TO BE SPREAD TO A MINIMUM OF 150mm (6") AND COMPACTED TO 85% S.P.O.
 - PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINT AND BUT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100mm (4") OF SOIL. MACHINE ROLL TO ENSURE CONTACT WITH TOPSOIL. REMOVE MAIN GRADE DEFICIENCIES AND IRREGULARITIES.
 - PEO SOD ON ALL SLOPES GREATER THAN 3:1 AS REQUIRED.

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Consultants
Legend
Notes

Rev.	Description	By	Appd.	Date	
1.	ISSUED FOR SITE PLAN APPROVAL	AH	HS	12.11.17	
Issued		By	Appd.	YY.MM.DD	
File Name:	161401292.121101.11.02.SPA.dwg	CK	HS	HS	12.09.17
		Des.	Chkd.	Drawn.	YY.MM.DD

Client/Project
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Stantec

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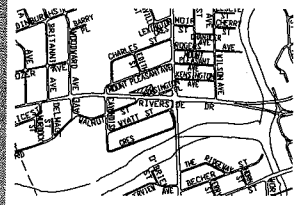
Consultants

Legend

- TREE PROTECTION FENCING
- ⊗ EXISTING DECIDUOUS TREE TO BE REMOVED
- ⊙ EXISTING DECIDUOUS TREE TO BE RETAINED
- ⊗ EXISTING CONIFEROUS TREE TO BE RETAINED

Notes

Key Map



Revision	By	Appd.	YY/MM/1

1. ISSUED FOR SITE PLAN APPROVAL					
Issued					

File Name: 1614-01292-121020311-001.TPP.dwg	CK	HS	HS	12.09.11
	Dwn.	Chkd.	Dagn.	YY/MM/1

Seal



Client/Project
CAMPUS DEVELOPMENT CORP.

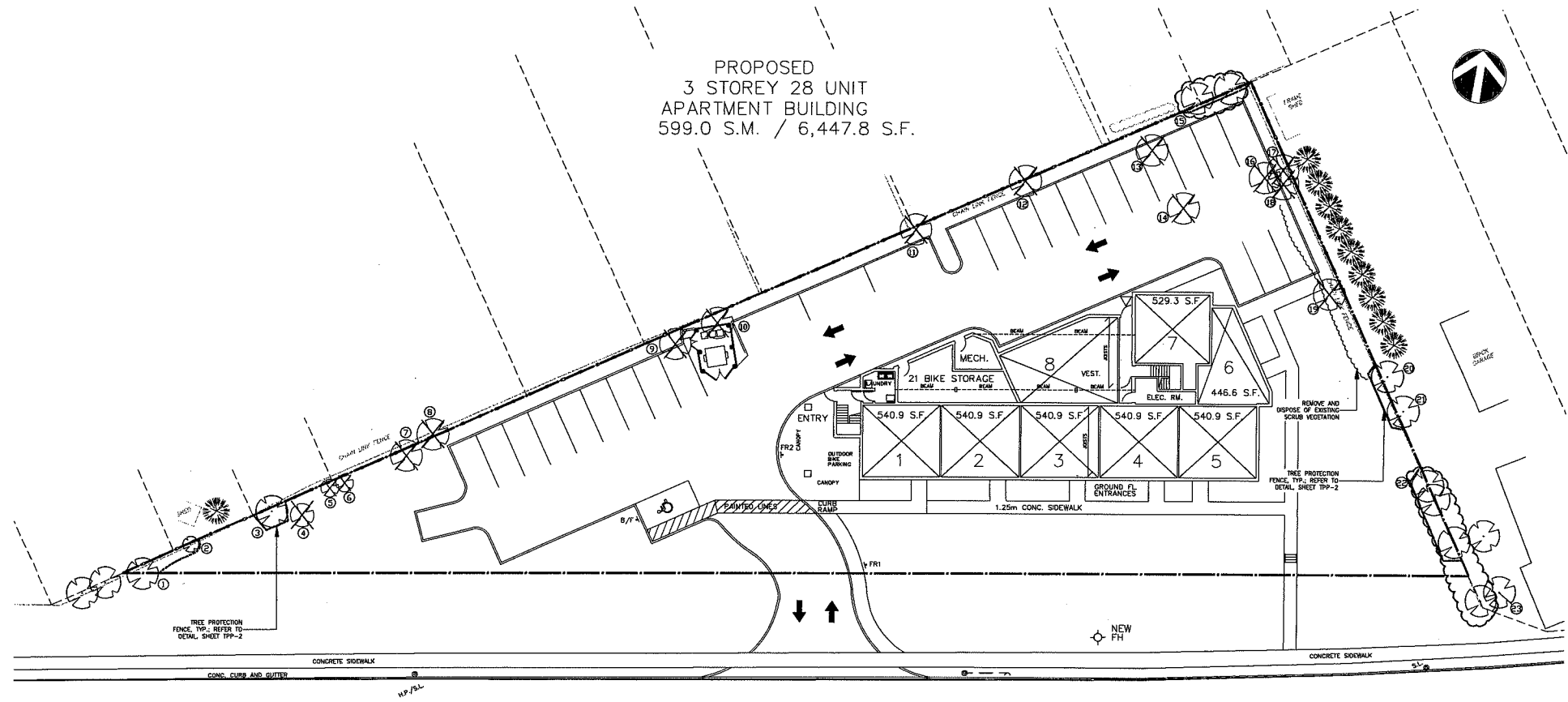
APARTMENT BUILDING
129 RIVERSIDE DRIVE
London ON Canada

Title
TREE PRESERVATION PLAN

Project No.	Scale
1614-01292	1:200

Drawing No.	Sheet	Revision
TPP-1	1 of 1	

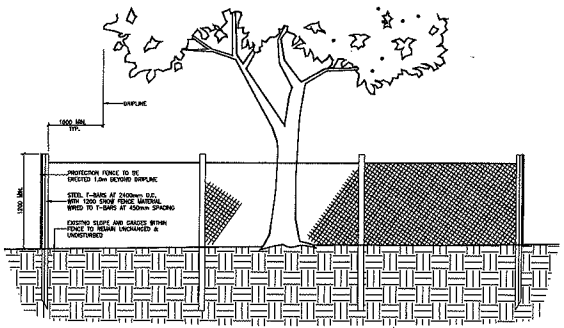
PROPOSED
3 STOREY 28 UNIT
APARTMENT BUILDING
599.0 S.M. / 6,447.8 S.F.



Riverside Drive

Tree Tag Number	Species	DBH (cm)	Condition	Recommendation
1	<i>Robinia pseudoacacia</i> (Black Locust)	100	2	Retain
2	<i>Robinia pseudoacacia</i> (Black Locust)	15	2	Retain
3	<i>Acer negundo</i> (Manitoba Maple)	40	2	Retain
4	<i>Morus alba</i> (White Mulberry)	15	1	Remove
5	<i>Acer negundo</i> (Manitoba Maple)	20	2	Remove
6	<i>Morus alba</i> (White Mulberry)	15	2	Remove
7	<i>Morus alba</i> (White Mulberry)	15	1	Remove
8	<i>Colts occidentalis</i> (Common Hackberry)	50	3	Retain
9	<i>Acer negundo</i> (Manitoba Maple)	150	2	Remove
10	Unknown species, deciduous	20	3	Remove
11	<i>Acer sp.</i> (Maple)	20	3	Remove
12	<i>Acer sp.</i> (Maple)	30	3	Remove
13	<i>Populus deltoides</i> (Cottonwood)	160	2	Remove
14	<i>Populus deltoides</i> (Cottonwood)	170	3	Remove
15 (group)	<i>Acer negundo</i> (Manitoba Maple)	50	1	Retain (on adjacent property)
16	<i>Populus deltoides</i> (Cottonwood)	160	2	Remove
17	<i>Populus deltoides</i> (Cottonwood)	180	2	Remove
18	<i>Acer negundo</i> (Manitoba Maple)	25	1	Remove
19	<i>Acer negundo</i> (Manitoba Maple)	25	2	Remove
20	<i>Populus deltoides</i> (Cottonwood)	180	2	Retain (on adjacent property)
21	<i>Populus deltoides</i> (Cottonwood)	250	3	Retain (on adjacent property)
22 (group)	<i>Morus alba</i> (White Mulberry)	80	2	Retain
23	<i>Malus sp.</i> (Crabapple)	30	2	Retain (on adjacent property)

Condition:
0 = Dying/Dead
1 = Poor
2 = Fair
3 = Fair - Good
4 = Good
5 = Excellent



NOTES:
1. REFER TO CITY OF LONDON TREE PROTECTION SPECIFICATIONS TPP-2.
2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURE PRACTICES.
3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS OR EQUIPMENT BE PLACED WITHIN THE TREE PROTECTION FENCING.
4. ALL TREE PROTECTION TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

LIGHT DUTY TREE PROTECTION FENCE
R12

TREE PROTECTION

- ALL TREES LOCATED WITHIN THE PROJECT AREA DESIGNATED FOR PRESERVATION, OR DENOTED AS EXISTING, AND ALL TREES LOCATED ON ADJACENT PROPERTIES SHALL BE PRESERVED.
- IN THE EVENT THAT ANY TREES DESIGNATED FOR PRESERVATION LOCATED WITHIN THE PROJECT AREA OR ON ADJACENT PROPERTIES ARE DAMAGED OR KILLED BY THE ACTIONS OF THE CONTRACTOR, OR THEIR AGENTS/SUB-CONTRACTORS, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF THE DESTROYED PLANT MATERIAL WITH MATERIAL OF EQUAL VALUE AND COMPARABLE SPECIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
- AREAS WITHIN THE DRIPLINE OF THE TREES ARE NOT TO BE USED FOR ANY TYPE OF STORAGE, E.G. STORAGE OF DEBRIS, CONSTRUCTION MATERIAL, SURPLUS SOILS, AND CONSTRUCTION EQUIPMENT. NO TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES SHALL BE LOCATED WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION.
- TREES SHALL NOT HAVE ANY RIGGING CABLES OR HARDWARE OF ANY SORT ATTACHED OR WRAPPED AROUND THEM, NOR SHALL ANY CONTAMINANTS BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES.
- THE CONTRACTOR WILL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS. THE CONTRACTOR WILL TAKE EVERY PRECAUTION TO PROTECT PLANT AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. WHERE CONSTRUCTION ACTIVITIES ARE REQUIRED ADJACENT TO TREES AND THEIR DRIP LINE, TREE PROTECTION FENCING MUST BE INSTALLED AS PER THE APPROVED TREE PROTECTION FENCE DETAIL.
- IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES TO ACCOMMODATE CONSTRUCTION, THE LANDSCAPE ARCHITECT IS TO BE INFORMED AND THE REMOVAL IS TO BE EXECUTED CAREFULLY AND IN FULL ACCORDANCE WITH ARBORICULTURAL TECHNIQUES.
- DURING EXCAVATION OPERATIONS IN WHICH ROOTS ARE AFFECTED, THE CONTRACTOR IS TO PRUNE ALL EXPOSED ROOTS CLEANLY. PRUNED ENDS TO POINT OBVIOUSLY DOWNWARDS. THE EXPOSED ROOTS SHOULD NOT BE ALLOWED TO DRY OUT, AND THE CONTRACTOR SHALL DISCUSS WATERING OF THE ROOTS WITH THE OWNER AND LANDSCAPE ARCHITECT SO THAT THE ROOT MAT SHALL MAINTAIN OPTIMUM SOIL MOISTURE DURING CONSTRUCTION AND BACKFILLING OPERATIONS, YET SO AS NOT TO INTERFERE WITH CONSTRUCTION OPERATIONS.

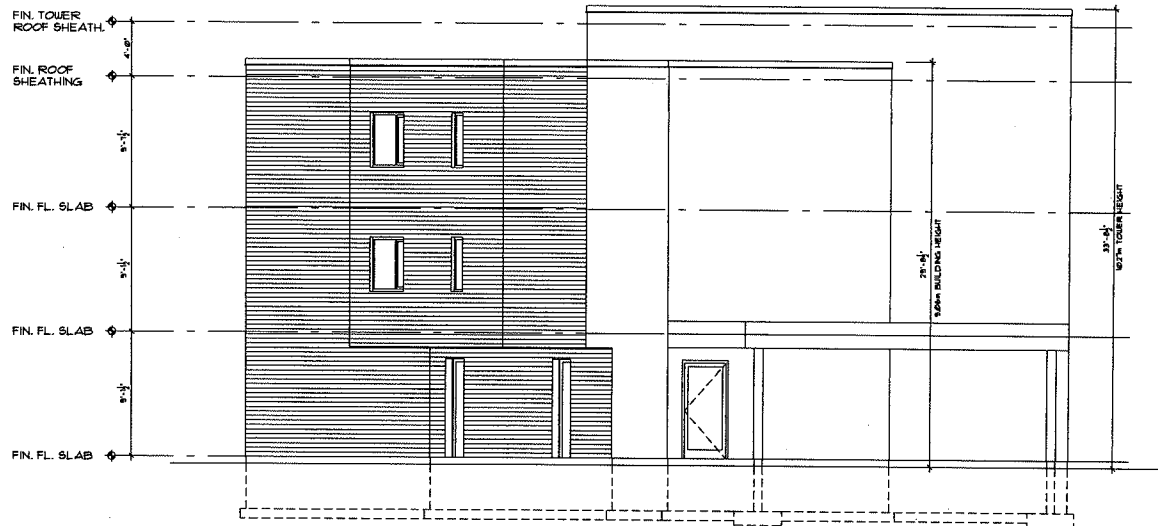


Investment in Affordable Housing (IAH) for Ontario Program
Rental Housing Component

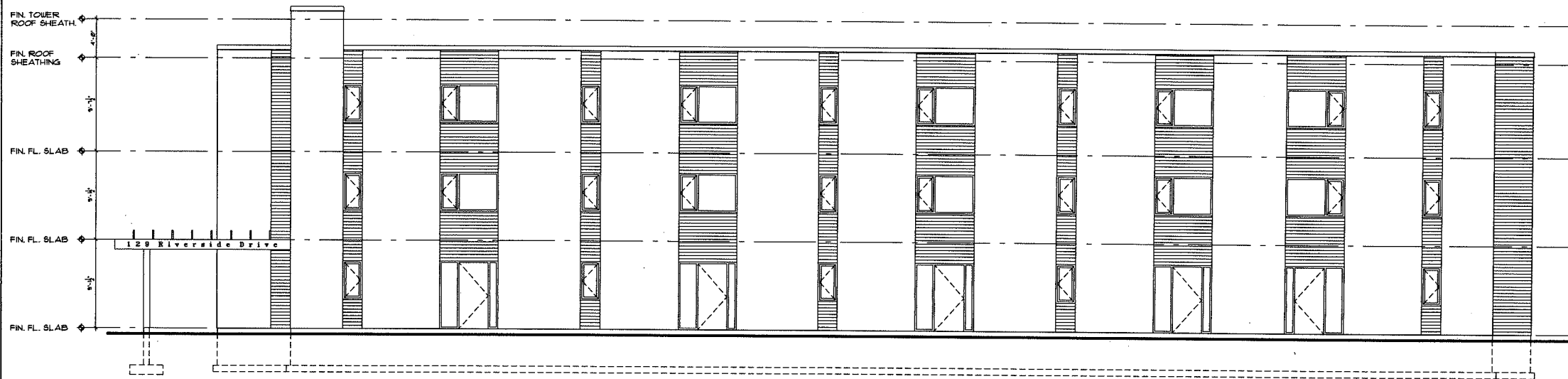
S K I N N E R & S K I N N E R A R C H I T E C T S I N C .

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129 Riverside Drive, London, Ontario



West Elevation



South Elevation

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date	item	by

Architect
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 129 RIVERSIDE DRIVE
 LONDON ONTARIO

SHEET TITLE:
WEST AND SOUTH ELEVATIONS

DATE: OCT. / 2012 DRAWN: M.S.

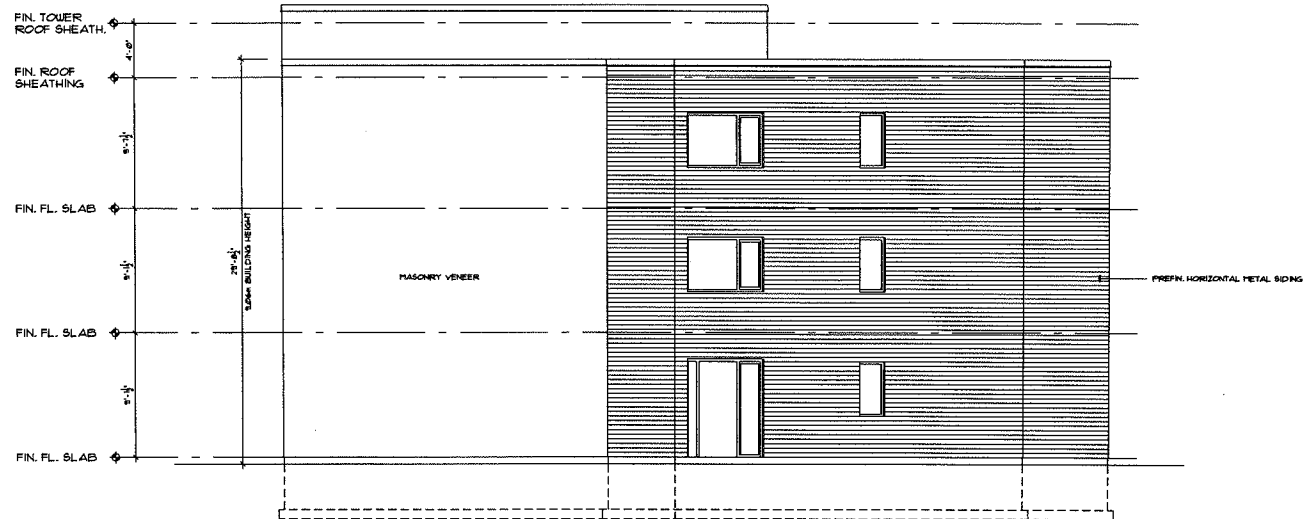
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SHEET No. COMP. REP.
 SCALE: 1/4" = 1'-0" /ELEVSIC

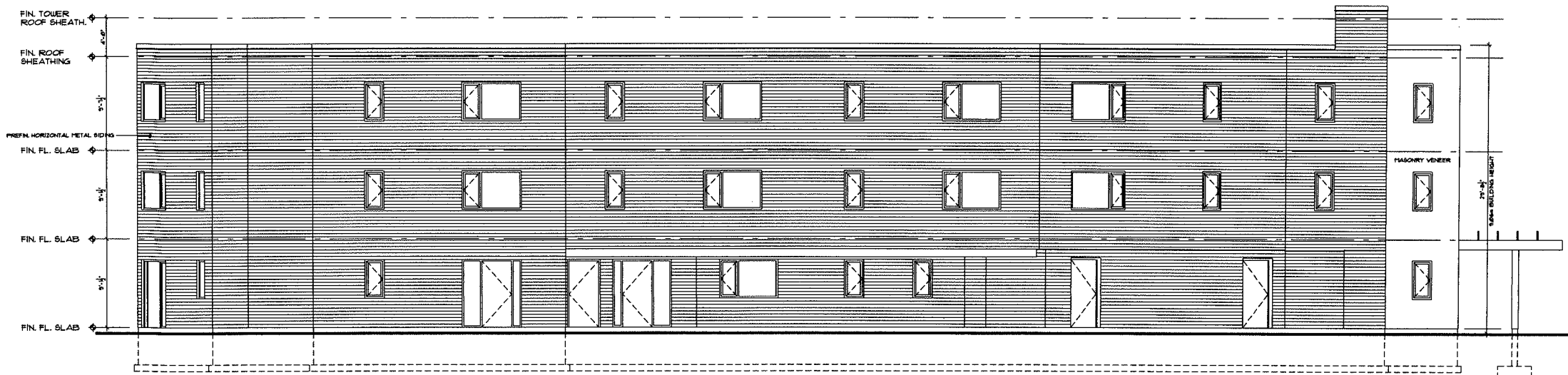
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NOV 02 2012
 CITY OF LONDON
 DEVELOPMENT SERVICES



East Elevation



North Elevation

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date	item	by

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 desh.malhotra@me.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 123 RIVERSIDE DRIVE
 LONDON ONTARIO

SHEET TITLE:
EAST AND NORTH ELEVATIONS

DATE: OCT. / 2012 DRAWN: M.S.

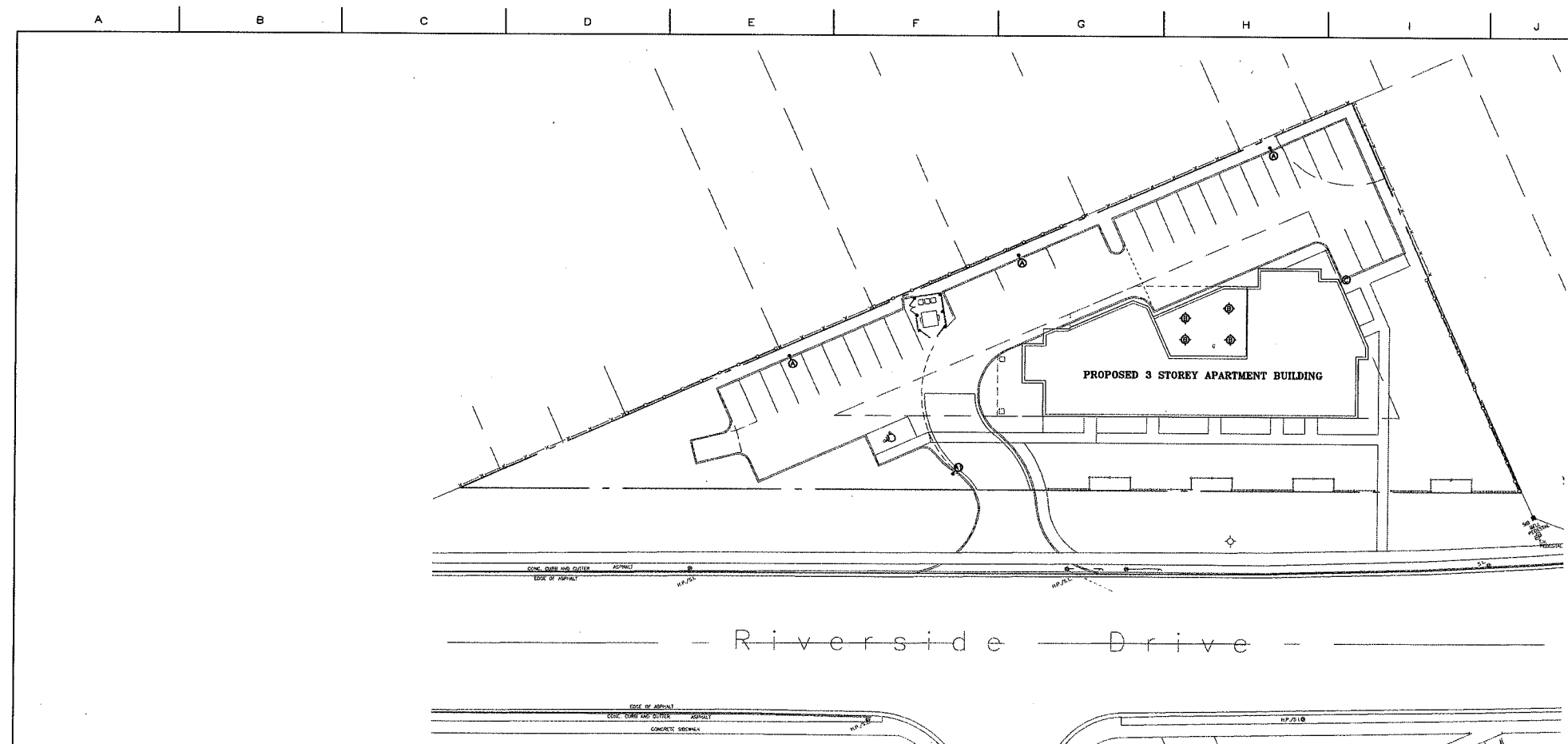
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NOV 02 2012
 CITY OF LONDON
 DEVELOPMENT SERVICES



ELECTRICAL SITE PLAN
SCALE: 1:250

LIGHTING FIXTURE SCHEDULE				
SYMBOL	DESCRIPTION	VOLTAGE	LAMPS	MOUNTING
A	LED AREA LIGHT, LM79 & LM80 TESTED, IP66 RATED, TYPE 2 LIGHTING DISTRIBUTION C/W INTERNAL HOUSE SHIELD. MODEL: KEENE LYTEPRO PLUS LPP-1C-4K-2-A-16SS	-	1-136W LED ● 10,500 LUMENS, 4000K	POLE MOUNTED ● 20'-0" A.F.C.
A1	LED AREA LIGHT, LM79 & LM80 TESTED, IP66 RATED, TYPE 3 LIGHTING DISTRIBUTION. MODEL: KEENE LYTEPRO PLUS LPP-1C-4K-2-A	-	1-136W LED ● 10,500 LUMENS, 4000K	POLE MOUNTED ● 20'-0" A.F.C.
B	LED CANOPY LIGHTING FIXTURE, SYMMETRICAL LIGHTING DISTRIBUTION. MODEL: KEENE LEDDINE SPECTRA-LYTE ROUND QLP-4825-S	-	1-81W LED ● 5000 LUMENS 4000K	SURFACE MOUNTED
C	LED FLOOD PACK LIGHTING FIXTURE, TYPE 2 LIGHTING DISTRIBUTION. MODEL: KEENE FLOODPACK NEXTLED NXP-1-40-X-2-LED-A2	-	1-100W LED ● 4000 LUMENS 4000K	WALL MOUNT ● 15'-0" A.F.C.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
○	POLE LIGHT
◇	LIGHT FIXTURE REFER TO DRAWINGS FOR TYPE
□	WALL MOUNTED LIGHTING FIXTURE

NO.	REVISIONS	DATE	BY
00	ISSUED FOR SITE PLAN APPROVAL	12.11.02	BCT

Callidus Engineering
A Division of 1440586 Ontario Inc.
1385 North Roadside Park, Unit 9, London, ON N6H 5N5
P: 519-472-7640 F: 519-471-9239 E: info@callidus.ca

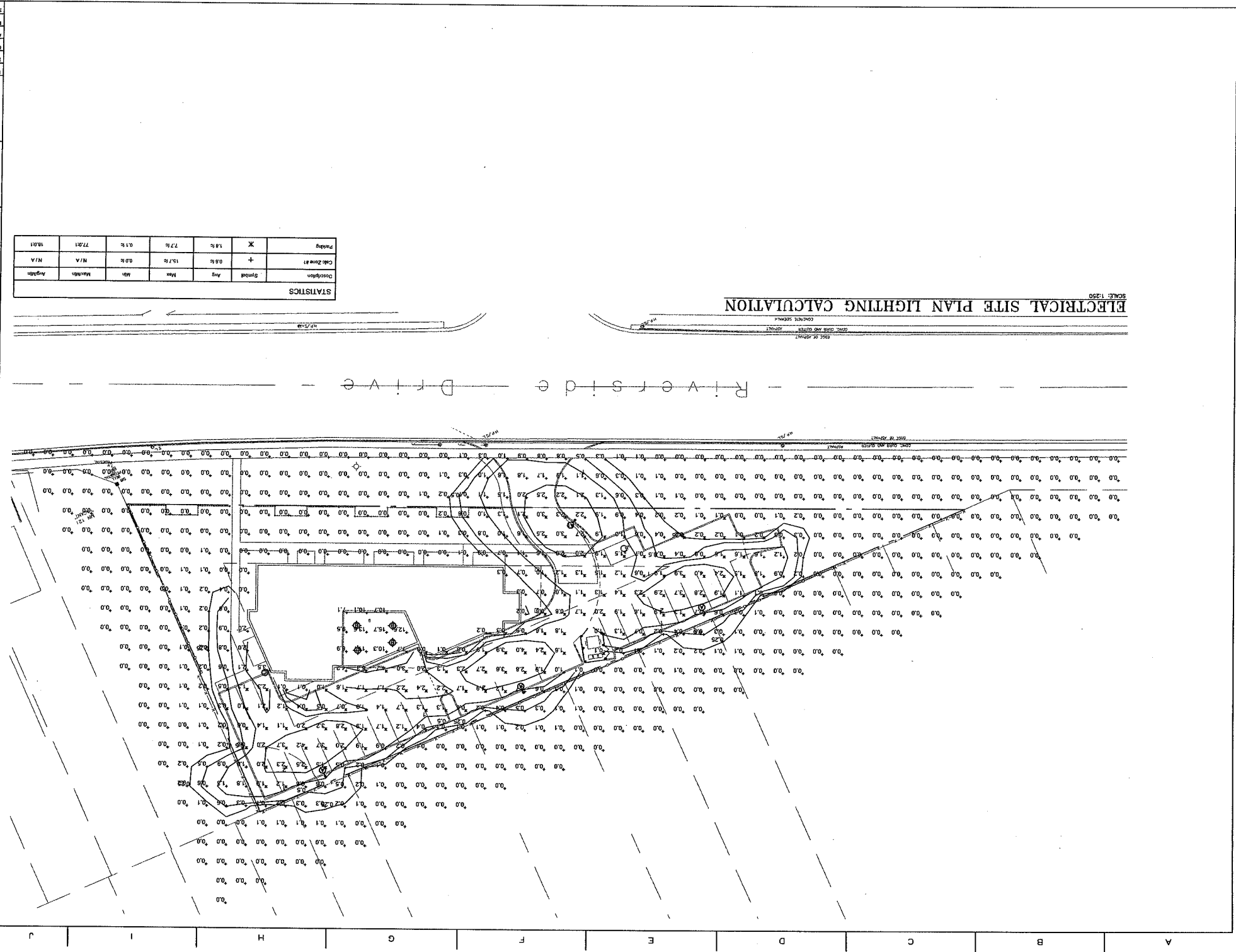
NORTH

RIVERSIDE DRIVE

RIVERSIDE SITE PLAN APPROVAL,
129 RIVERSIDE DRIVE,
LONDON, ONTARIO

ELECTRICAL SITE PLAN

DESIGN	NC	PROJECT NO	
DRAWN	NC	CE-2459	
CHECKED	SGH	DRAWING NO	
APPROVED	BCT		
DATE	NOVEMBER 2012		E1
SCALE	AS NOTED		



ELECTRICAL SITE PLAN LIGHTING CALCULATION

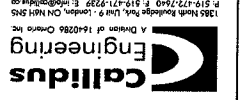
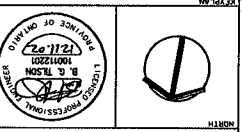
SCALE: 1:250

STATISTICS	
Description	Avg
Symbol	Max
Code Zone #1	Min
Parking	N/A
	0.00
	1.80

SECTION	NO
PROJECT NO	CC-2459
DRAWING NO	SM
APPROVED	BGT
DATE	NOVEMBER 2012
SCALE	AS NOTED

ELECTRICAL
SITE PLAN LIGHTING
CALCULATION

RIVERSIDE SITE
PLAN APPROVAL,
129 RIVERSIDE DRIVE,
LONDON, ONTARIO



NO	REVISIONS	DATE	BY
00	ISSUED FOR SITE PLAN APPROVAL	12.11.02	BGT