



## Context



## Context



Looking North along  
Richmond Street





## Project Vision

- Unique, student-oriented high-rise residence
- Offer exceptional level of amenities, including:
  - Study rooms, instruction/meeting space
  - Common recreation/kitchen facilities, café/lounge
  - Fitness facilities, spinning/yoga studios, home theatre
  - Rooftop terraces, rooftop pool, underground parking
- Respond to demand for high quality, secure student accommodation
- Address heritage considerations: HIA completed for 197 Ann Street
  - Materials to be integrated into café within public view (John Kent Café)
- Support Richmond Row, help revitalize Downtown/Central London



## Community/Lifestyle Benefits

- Promotes student accommodation to meet market demands
- Includes facilities/amenities to encourage year-round residency:
  - Site security, 24-hr. concierge, instruction/meeting space, rooftop patio/pool
- Helps address housing affordability (5% of units designated 'affordable')
- Accommodates students in dedicated residence, rather than temporary housing dispersed throughout local neighbourhood
- Supports existing transit service and future transit investments



## Recommendation

- Request Committee support our applications and endorse a recommendation for approval to City Council
- Request Committee direct City staff to finalize amendments for March 24<sup>th</sup> Council meeting



# Thank You



# Comparable Projects



Ryerson University, Toronto



Kitchener-Waterloo



Toronto



# Comparable Projects



Calgary



Winnipeg



London

