

# Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

19-030

2023.08.29



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ARCHITECTURE

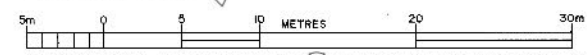
SK-01	Cover Sheet	SK-14	East Colour Elevation	SK-27	Main Entrance / Commissioners Rd
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ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com



TOPOGRAPHICAL PLAN OF SURVEY  
of part of  
**LOT 47, CONCESSION "B"**  
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
and part of  
**LOTS 1 & 2**  
**REGISTERED PLAN N° 33M-228**  
in the  
**CITY OF LONDON**  
COUNTY OF MIDDLESEX  
Scale 1 : 300  
DAVID BIANCHI  
Ontario Land Surveyor



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

**NOTES**

- SIB DENOTES STANDARD IRON BAR.
- IB " IRON BAR.
- IB# " ROUND IRON BAR.
- CC " CUT CROSS.
- WIT " WITNESS.
- ISU " SOURCE UNKNOWN
- IHR " HOLSTEAD & REDMOND LIMITED, O.L.S.'s.
- MF " MONUMENT FOUND.
- " MONUMENT SET.
- OUC " OVERHEAD UTILITY CABLE
- UP " UTILITY POLE
- BP " BELL TELEPHONE PEDISTAL
- CM " CONCRETE MONUMENT
- CAUL " CITY OF LONDON
- CONC " CONCRETE
- BF " BOARD FENCE UNLESS NOTED OTHERWISE
- P " PLAN 33R-9519
- PI " REGISTERED PLAN N° 33M-228
- CLF " CHAIN LINK FENCE
- CT " CONIFEROUS TREE
- DT " DECIDUOUS TREE
- FM " FIELD-MARKER

AREA OF SITE = 0.210 ha.  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS  
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999569425  
BEARINGS/HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENT N° 028942017 (N 4766770.654, E 484448.898) AND HORIZONTAL CONTROL MONUMENT N° 028943043 (N 489296.522, E 486079.595) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W. LONGITUDE, ZONE 17. (NAD 83)

N16°45'28"W  
(REFERENCE BEARING)

BRASS CAP 028942017      BRASS CAP 028943043

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF JUNE, 2011.

JUNE 23 2011  
LONDON, ONTARIO

*David Bianchi*  
DAVID BIANCHI  
ONTARIO LAND SURVEYOR

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REVISED MAY 22nd, 2013 TO SHOW PLACEMENT OF FIELD-MARKERS

MAY 27, 2013  
LONDON, ONTARIO

*David Bianchi*  
DAVID BIANCHI  
ONTARIO LAND SURVEYOR

STATION	UTM CO-ORDINATES (NAD 83)	
	NORTHING	EASTING
①	4756840.408	471703.763
②	4756782.017	471730.157

SURVEYED BY	CHECKED BY	FILE N°
NR	DB/SEC	11-0066
DRAWN BY <td>DATE <td></td> </td>	DATE <td></td>	
FS	11/06/23	

**Holstead & Redmond Limited**  
ONTARIO LAND SURVEYORS  
649 COLBORNE STREET  
London, Ontario  
N6A 3Z2  
phone 519-672-4351  
toll free 1-800-265-4945

SITE AREA = 0.210 ha. (2,100m<sup>2</sup>)

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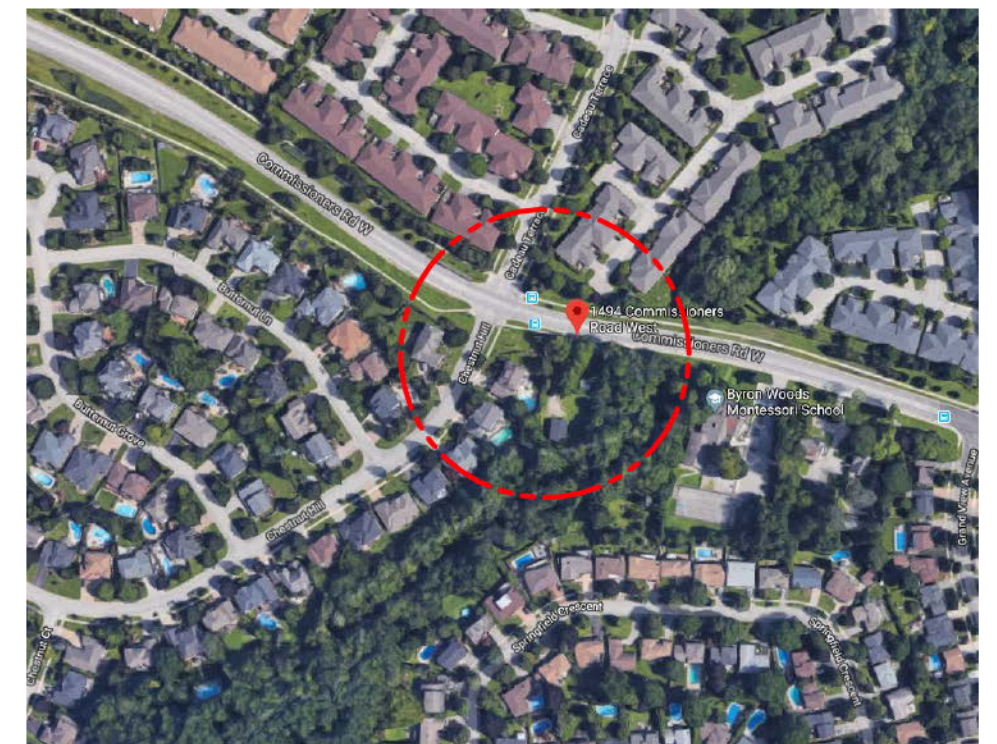
Scale 1 : 480



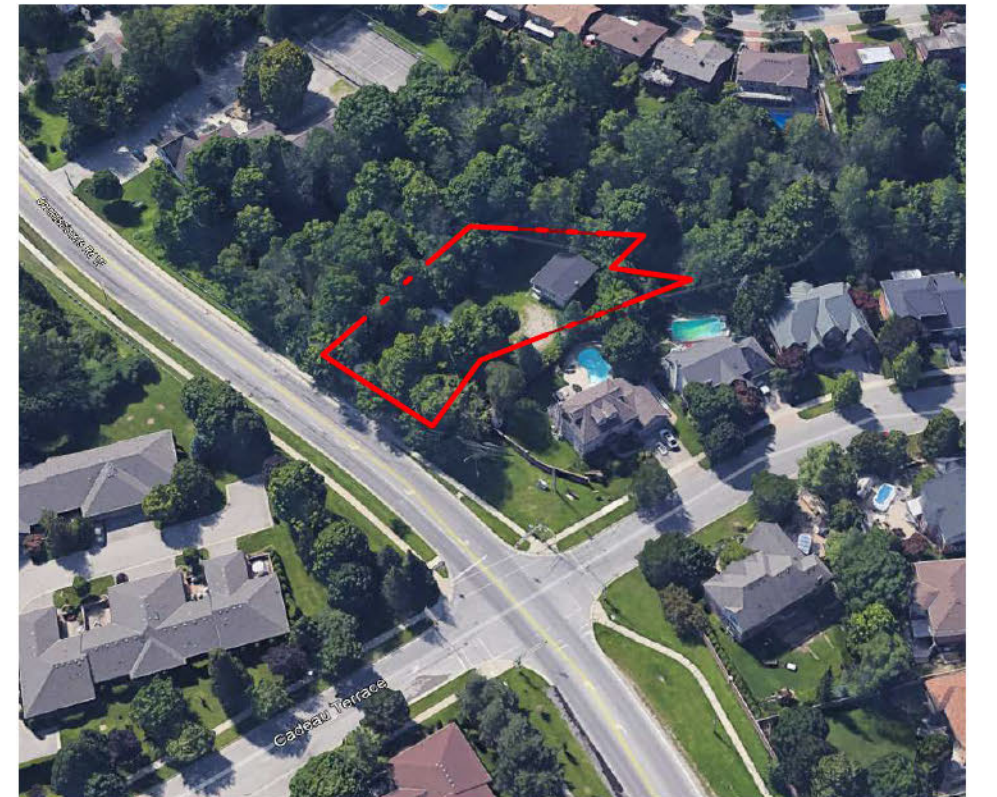
# Site Development Stats

1494 Commissioner Rd West, London, Ontario

	ITEM	Proposed Zone	Provided
1	ZONE - PROPOSED BUILDING PERMITTED USES	R8-4	-
2a	LOT AREA (BEFORE ROAD WIDENING)	1000m2 min.	2,056.27m2 (.205ha)
2b	LOT AREA (AFTER ROAD WIDENING)		1,850.79m2 (.185ha)
2c	LOT AREA (LESS ROAD WIDENING & OS5)		1,181.29m2
2d	OS5 AREA		669.5m2
2e	LOT AREA (LESS OS5)		1,386.77m2
3	LOT FRONTAGE	30m	30.40m
4	FRONT YARD SETBACK	7m min.	9.4m
5a	REAR YARD DEPTH - TO PROPERTY LINE	4.5m min.	MIN. 7.4m - MAX 14.1m
5b	REAR YARD DEPTH - TO OS5	4.5m min.	MIN.0.3m - MAX 4.8m
6a	INTERIOR SIDEYARD DEPTH - TO PROPERTY LINE	4.5m min.	MIN 1.5m - MAX 13.8m
6b	INTERIOR SIDEYARD DEPTH - TO OS5	4.5m min.	MIN. 0.3m - MAX 4.9m
7a	LANDSCAPE OPEN SPACE (TOTAL SITE AREA - 1,215.47m2)	30% min.	59%
7b	LANDSCAPE OPEN SPACE (LESS OS5- 1,100m2)	30% min.	45%
8a	LOT COVERAGE (640.6m2)	40% max	31.1% (INCL.RW+OS5)
8b	LOT COVERAGE (640.6m2)	40% max	46.2% (EXCL. OS5)
9	BUILDING GROSS FLOOR AREA		1,746 m2 (Less PK 432m2)
10	ASPHALT AREA		200.2m2
11	HEIGHT	13m	13.4m (MAX)
12a	DENSITY (TOTAL SITE AREA)	75 per hectare 15units allowed	10 units
12b	DENSITY (LESS OS5)	75 per hectare 13units allowed	10 units
13	RESIDENTIAL PARKING	0.5 per unit = 5	10
14a	RESIDENTIAL BIKE PARKING (LONG TERM)	1:0.9 per unit = 9	10
14b	RESIDENTIAL BIKE PARKING (SHORT TERM)	1:0.1 per unit = 1	2



LOCATION MAP



SITE LOCATION OVERVIEW - 1494 COMMISSIONERS RD. W.

## BUILDING STATS

Floor Level	Parking			Amenity (Sqft)	Floor Area (Sqm)	Floor Area (Sqft)	Total Units	Unit Types	
	Count	Area (Sqm)	Area (Sqft)					3 Bed+	2 Bed
4	0				410	4413	2	1	1
3	0				595	6400	4	0	4
2	0				595	6400	4	0	4
1 (GRADE)	10	432	4650	0	146	1572	0	0	0
-1	0	0	0						
	10	432	4650	0	1746	18785	10	1	9

## UNIT STATS

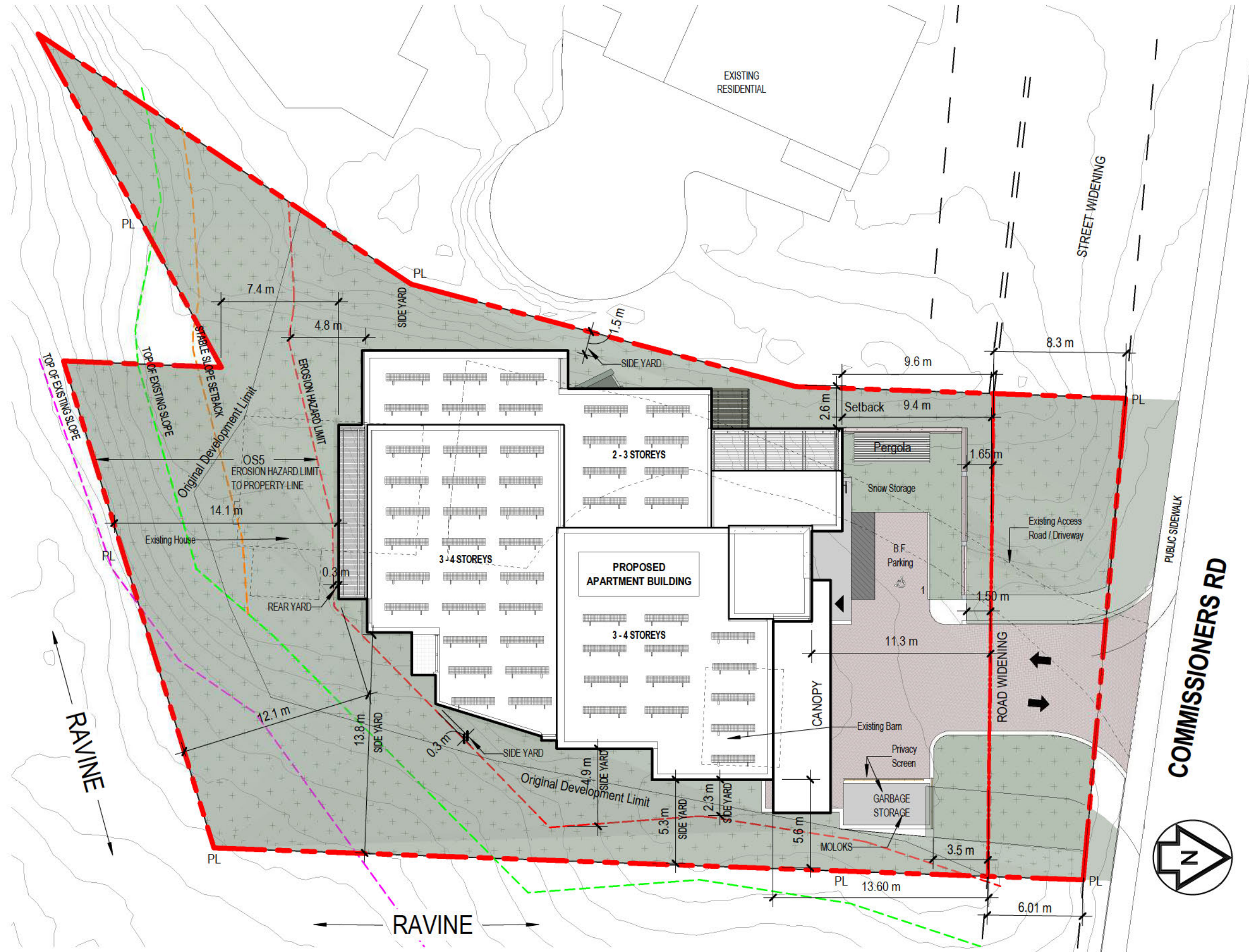
Name	Unit Size NET (SQF)	Size GROSS (SQF)
UNIT A	1170	1300
UNIT B	1180	1300
UNIT C	1345	1500
UNIT D	1240	1400
UNIT E	2034	2260

NOTE:  
AVERAGE GRADE: 253.24  
BUILDING HEIGHT: 13.4m

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19-030 Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Site Plan

2023.09.18

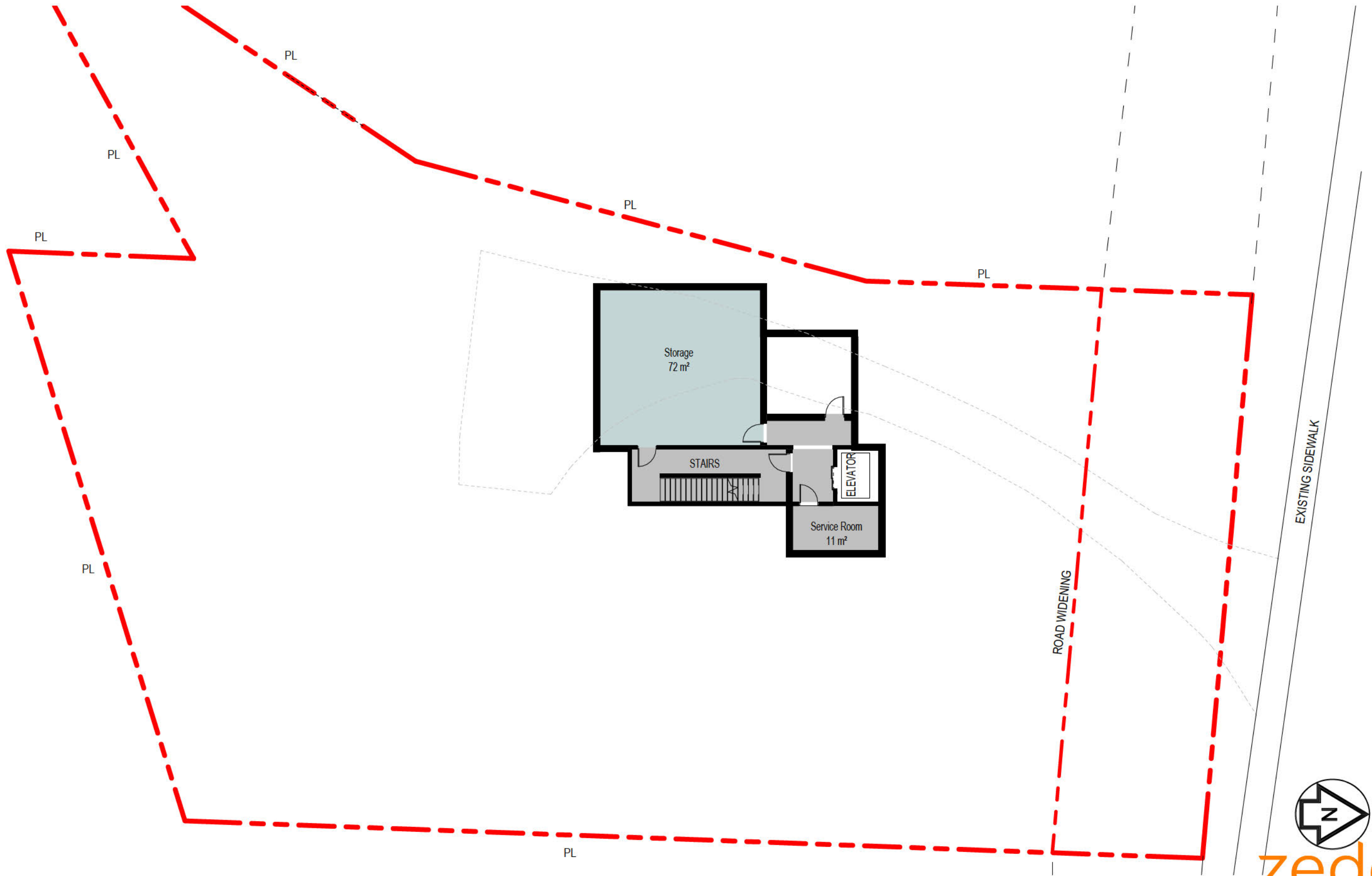
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Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Basement

2023.09.18

SK-05



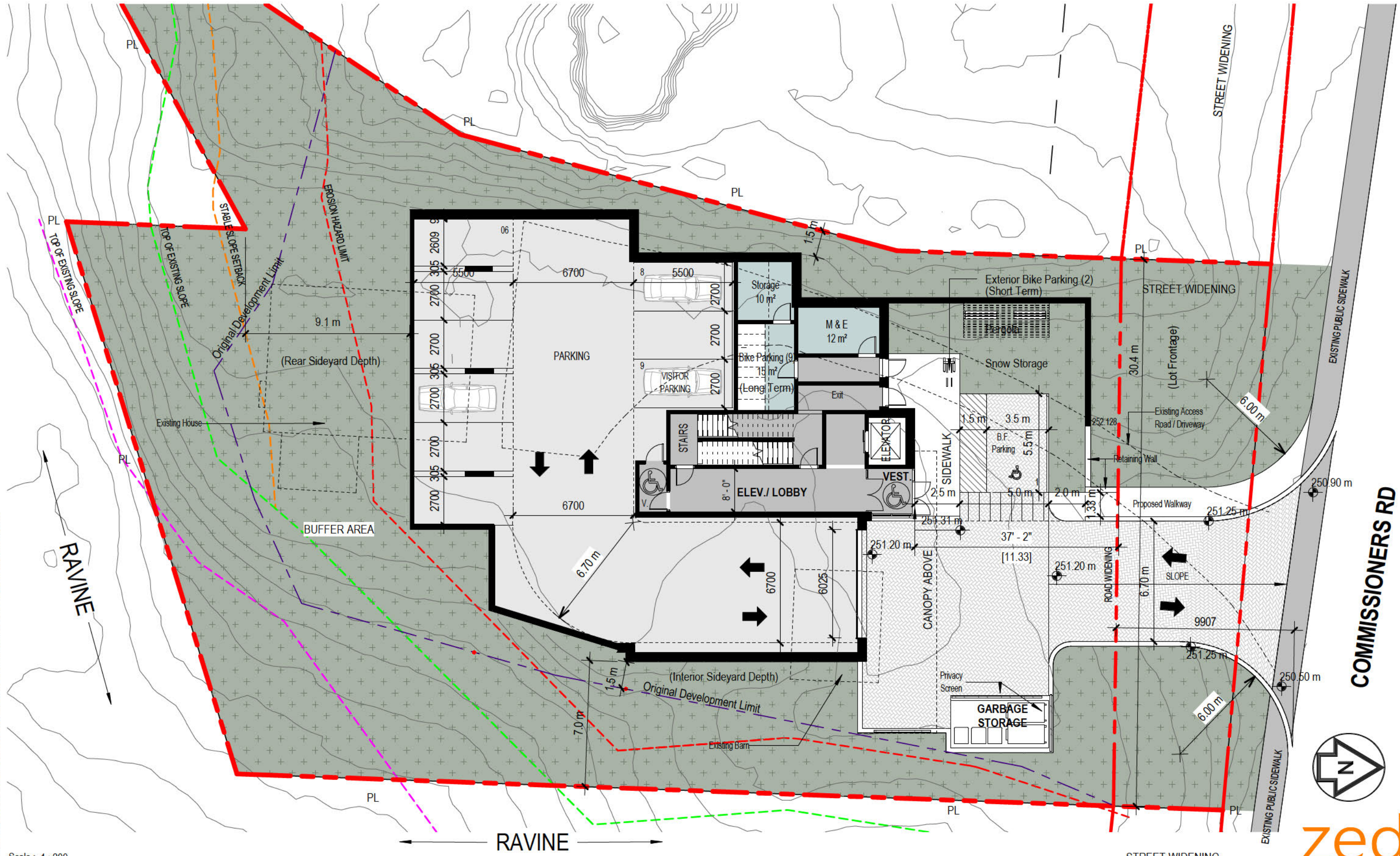
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First Floor Plan

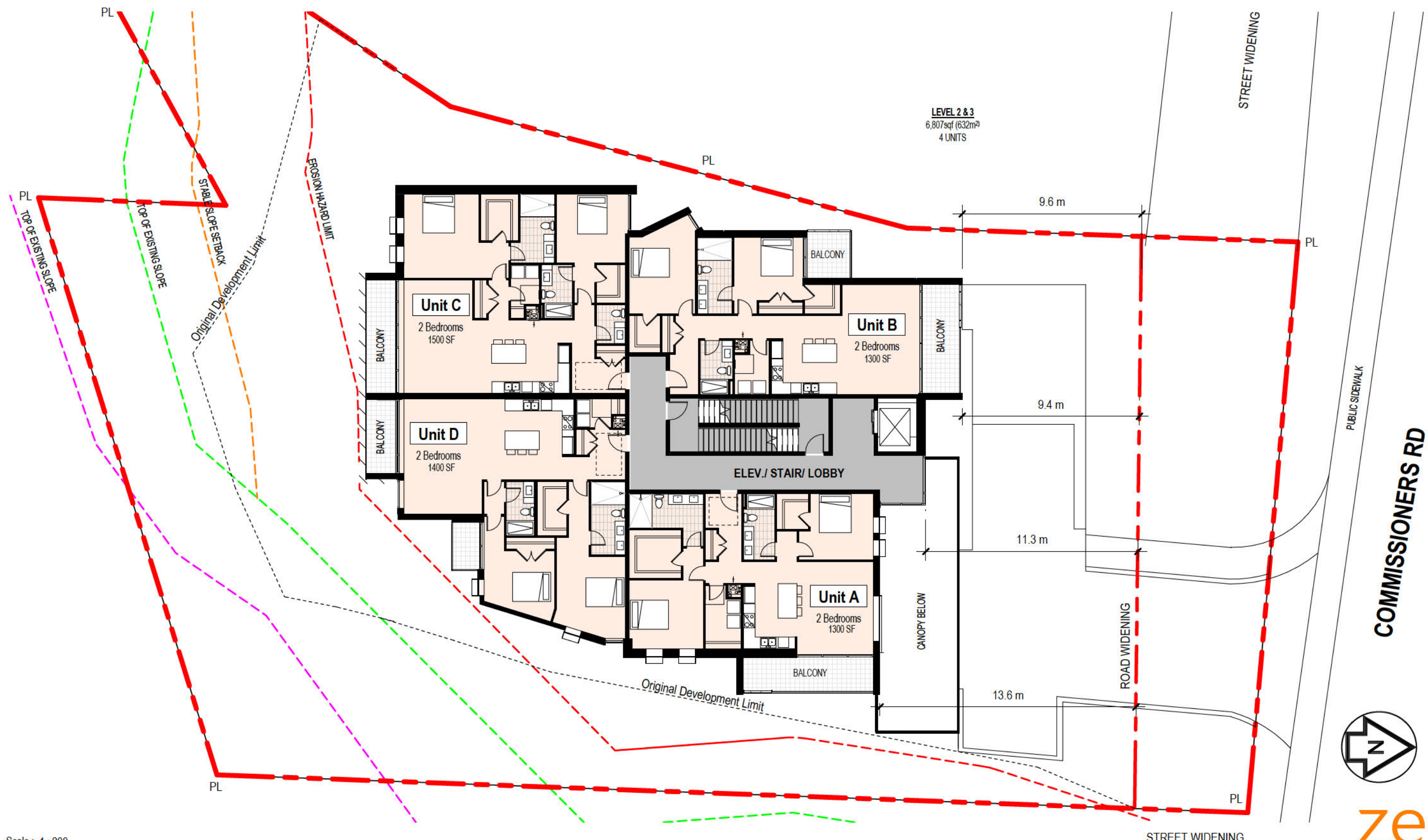
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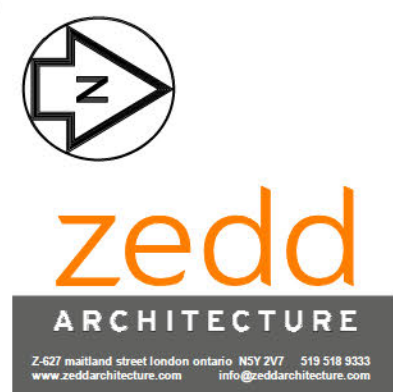
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LEVEL 4  
4,566sqft (424m²)  
2 UNITS

PUBLIC SIDEWALK

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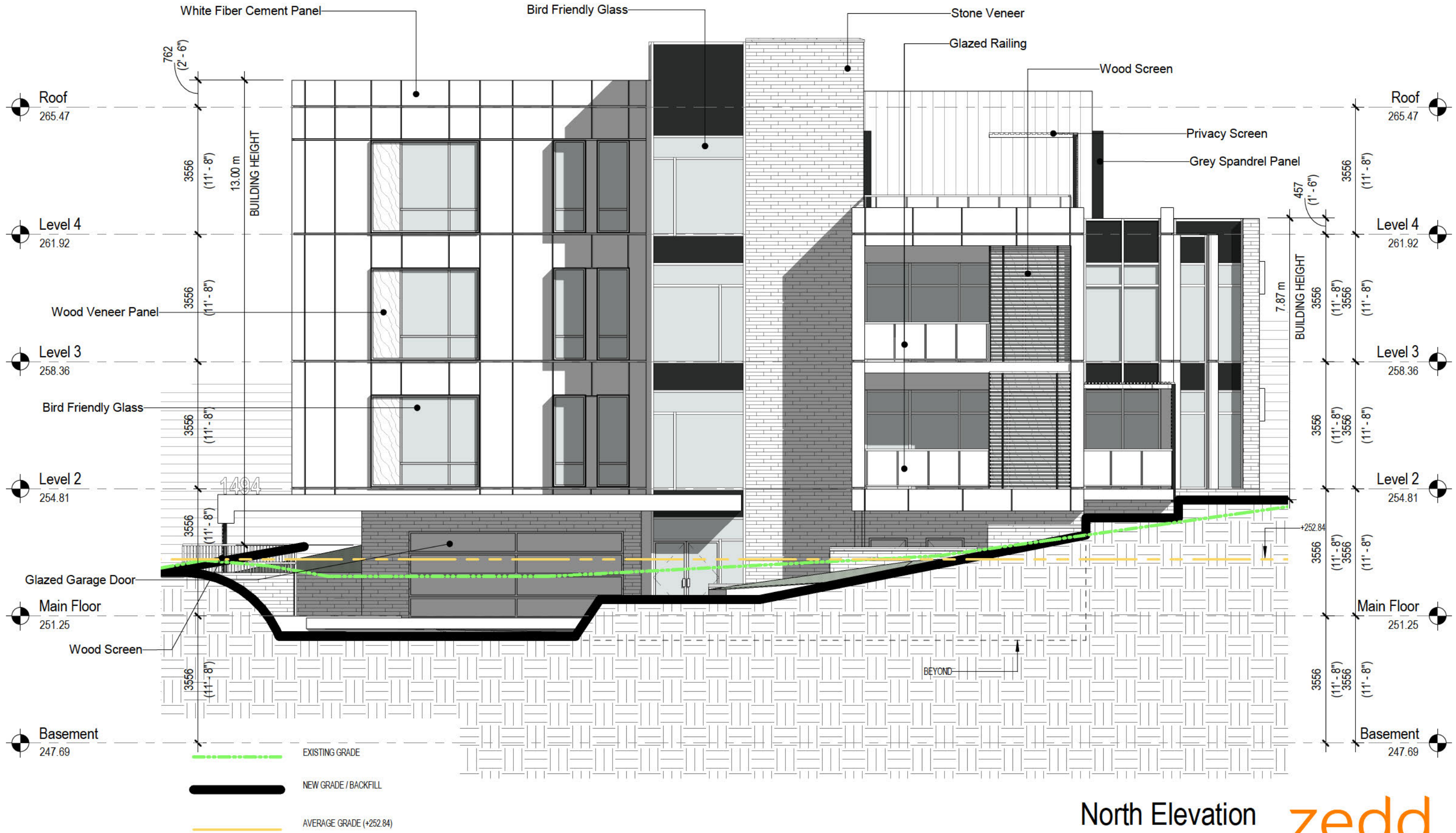
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Fourth Floor Plan

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North Elevation

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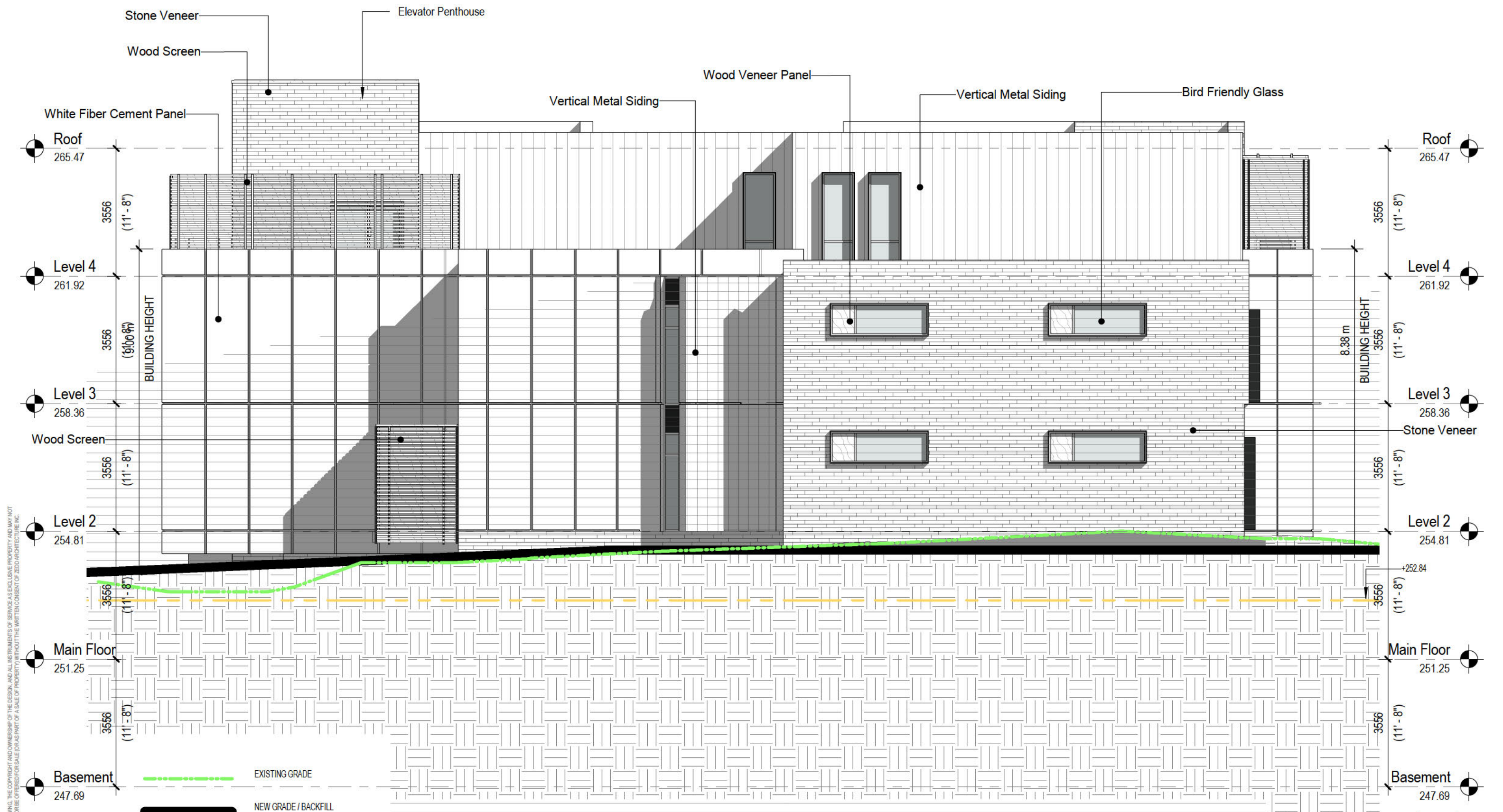
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North Elevation

2023.03.29 SK-09

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- EXISTING GRADE
- NEW GRADE / BACKFILL
- AVERAGE GRADE (+252.84)

Scale : 1 : 100

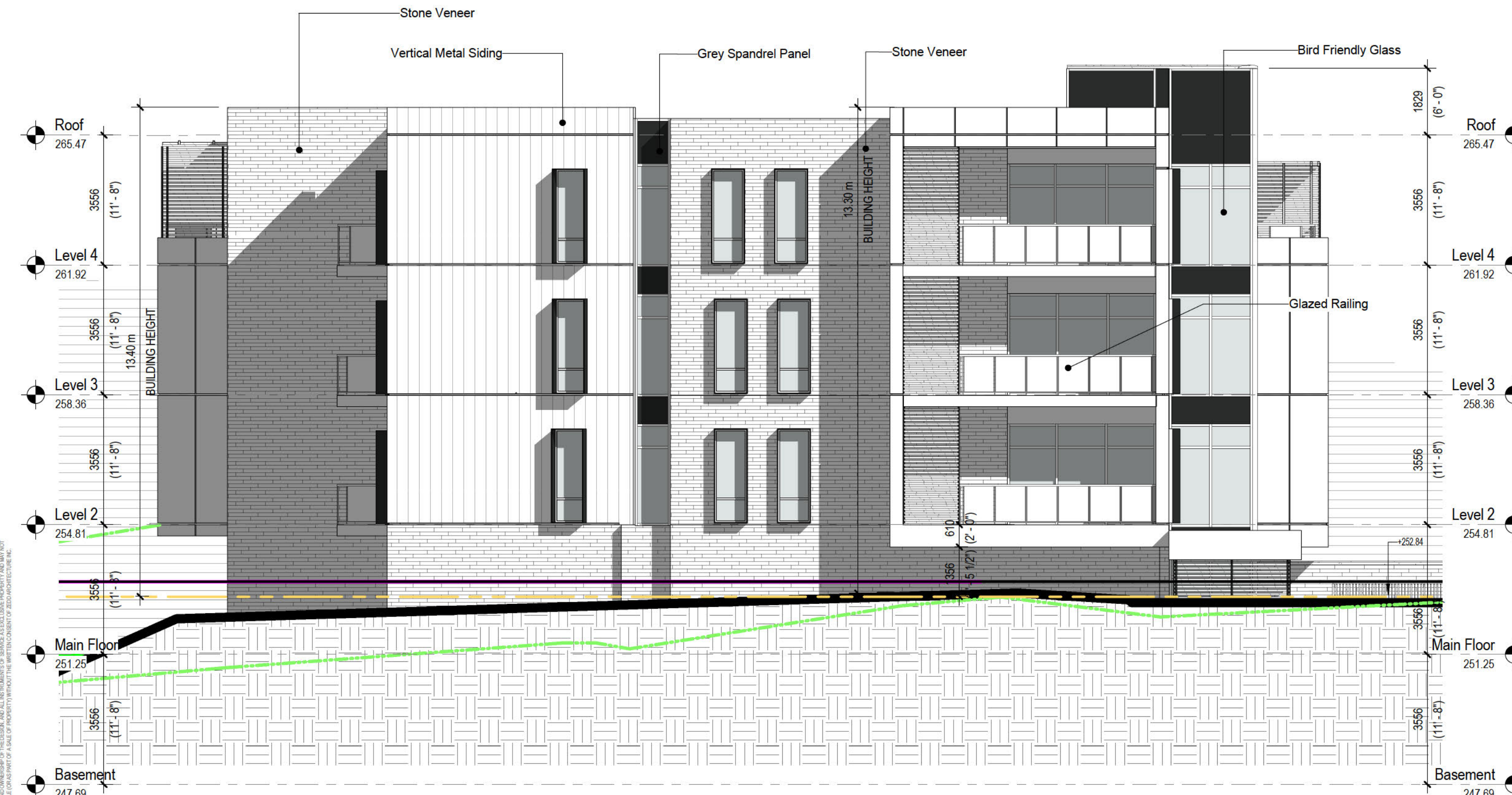
## East Elevation

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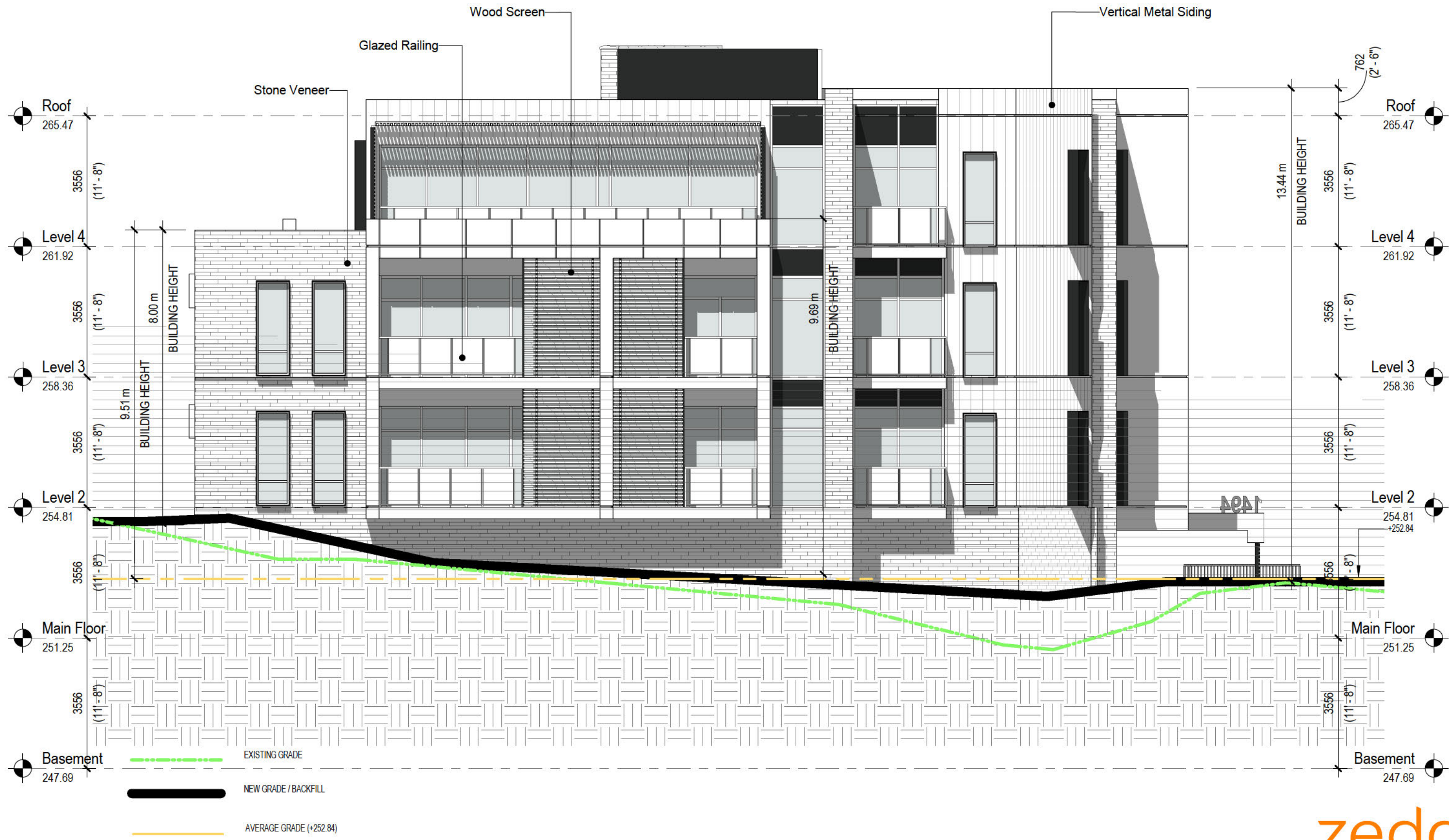
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- NEW GRADE / BACKFILL
- AVERAGE GRADE (+252.84)

Scale : 1 : 100

## West Elevation







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Commissioners Feasibility

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North Colour Elevation

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Commissioners Feasibility

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East Colour Elevation

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Commissioners Feasibility

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West Colour Elevation

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Scale :

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Commissioners Feasibility

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South Colour Elevation

2023.08.29

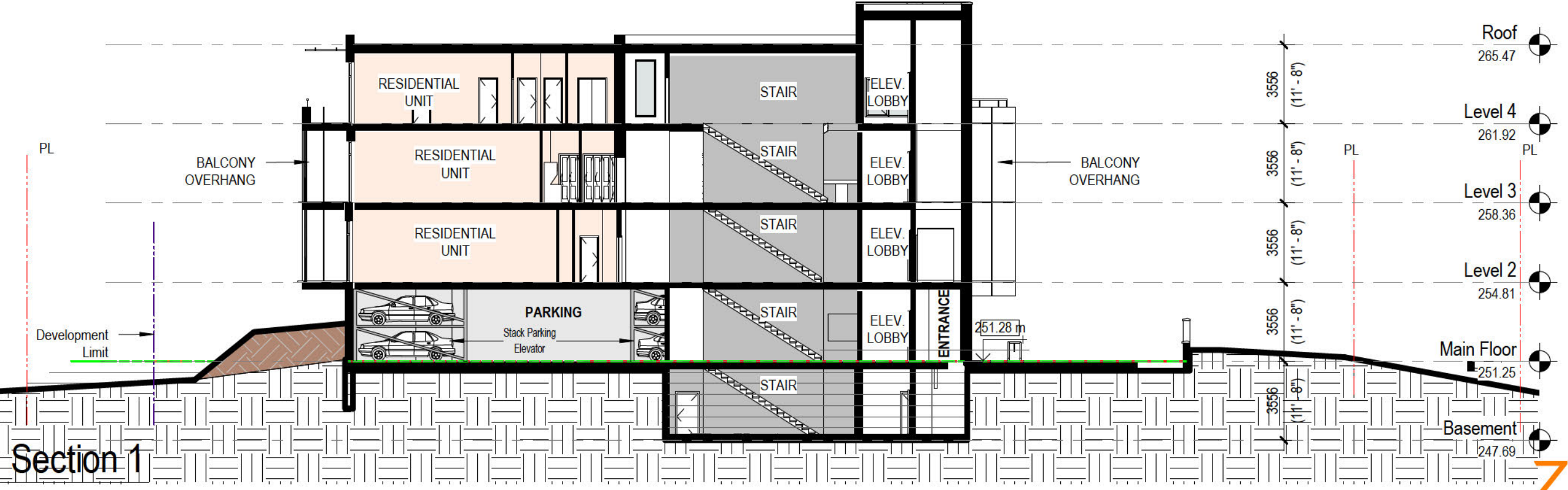
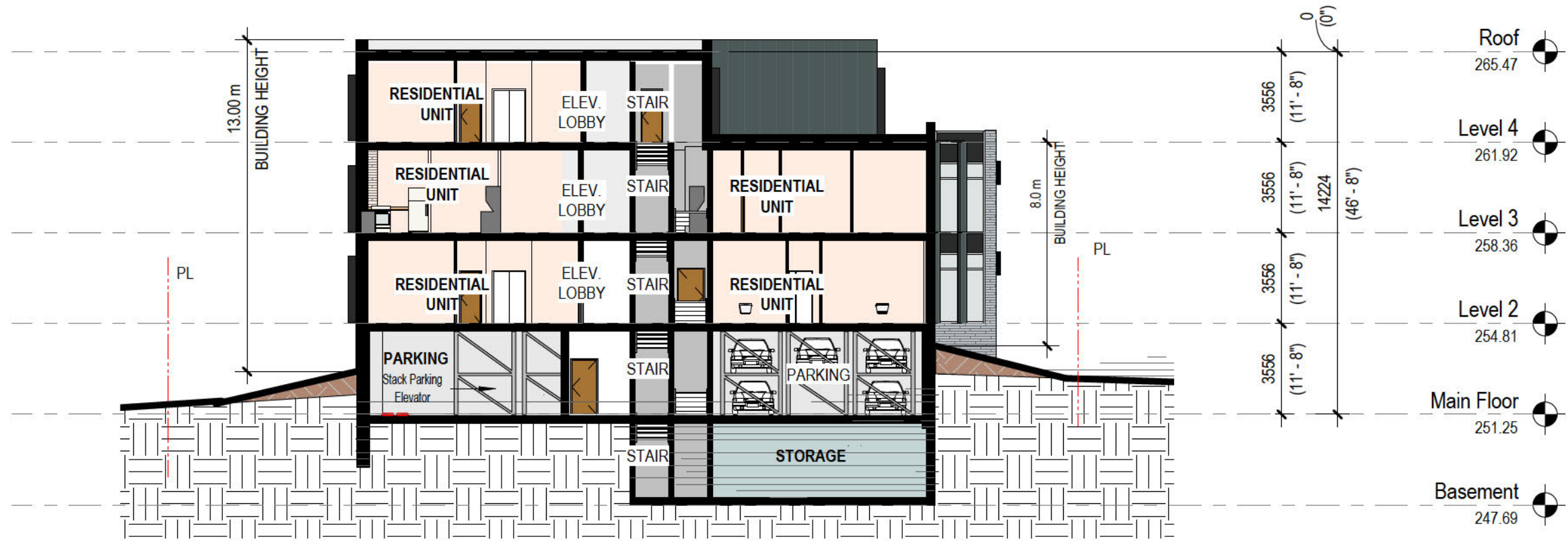
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# Section 2



COMMISSIONERS RD



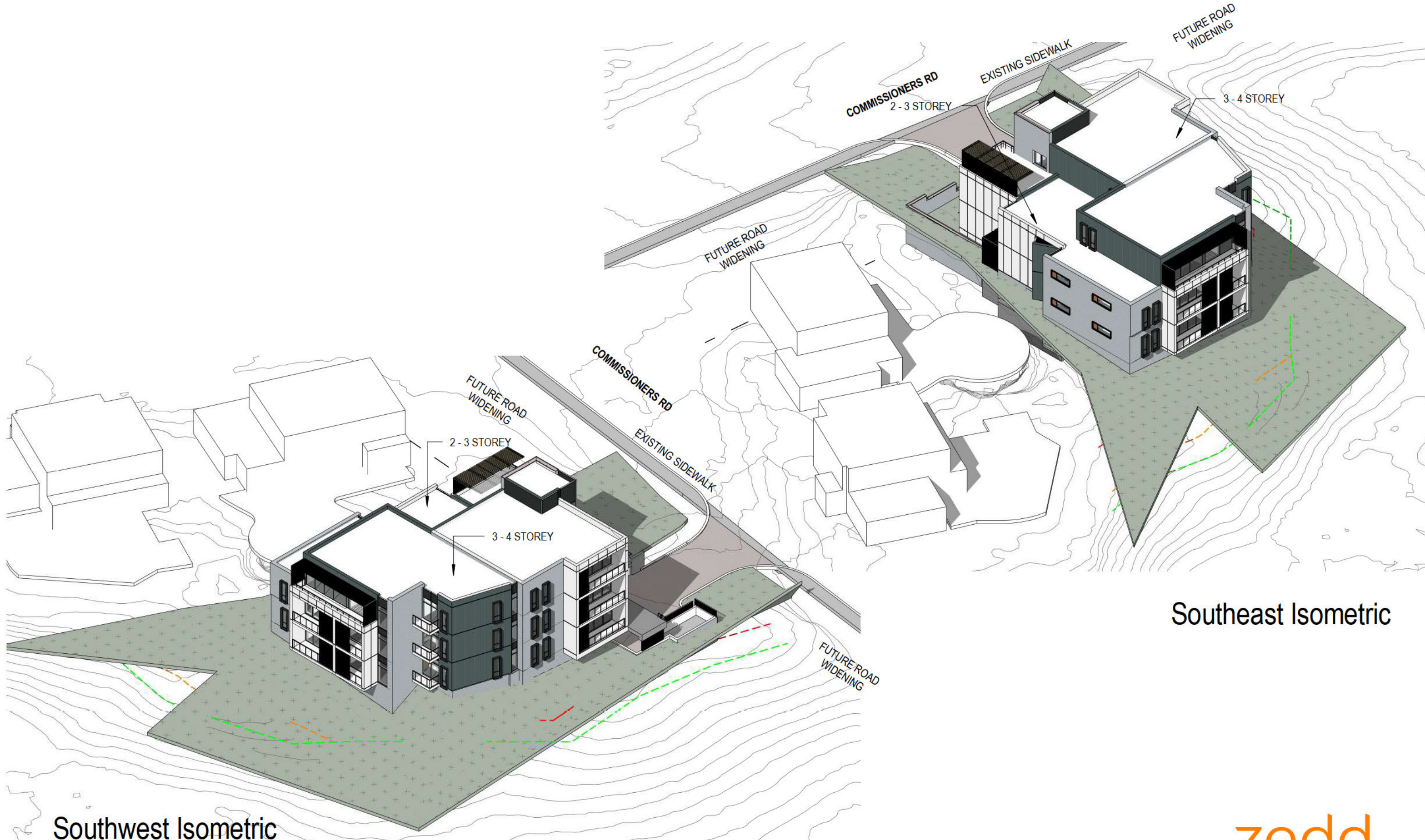
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Scale: 1:200









Southeast Isometric

Southwest Isometric

Scale :

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Scale : 1 : 75

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Unit A - 2 Bedroom

2023.03.29

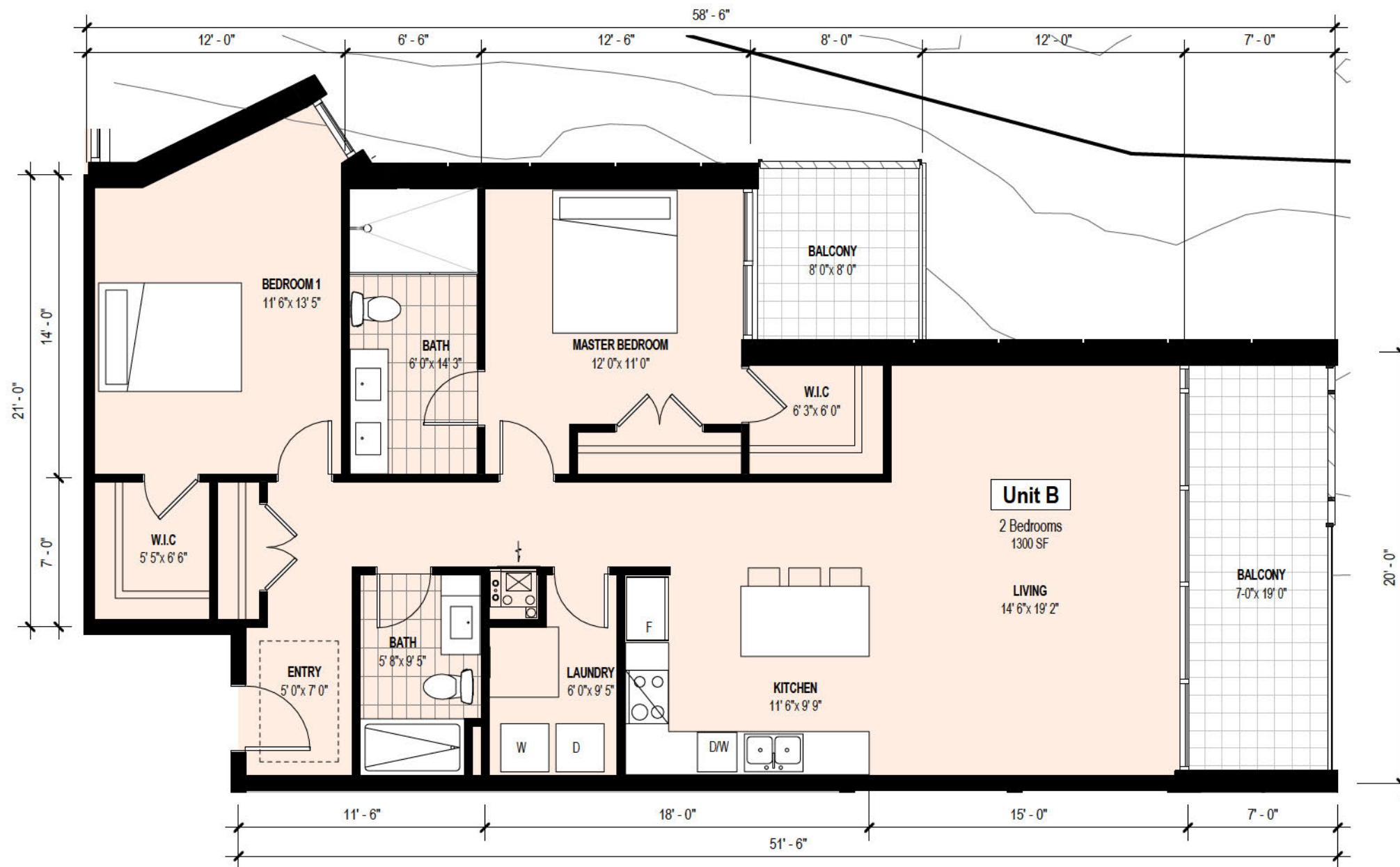
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Scale : 1 : 75

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Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Unit B - 2 Bedroom

2023.03.29

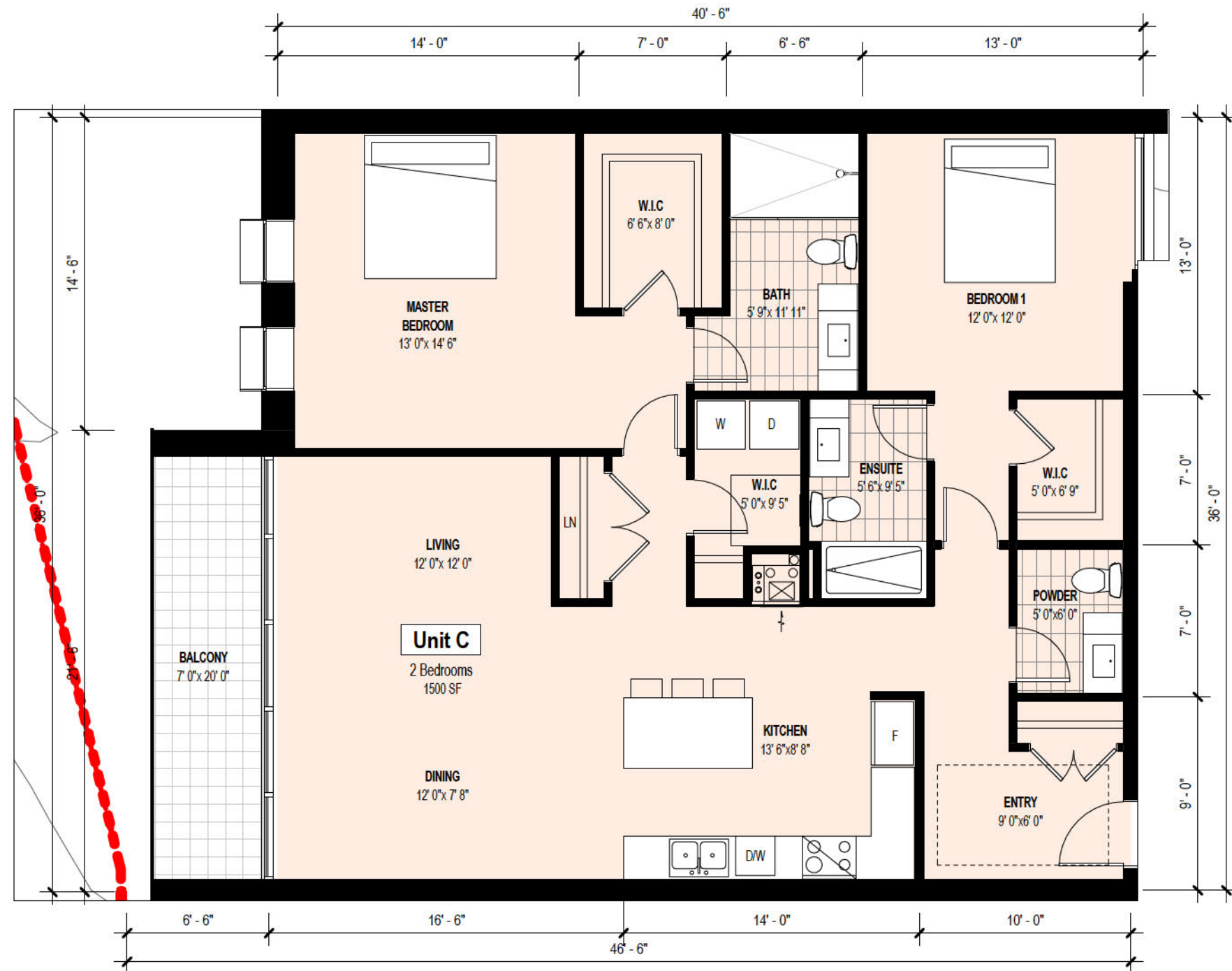
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Scale : 1 : 75

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Unit C - 2 Bedroom

2023.03.29

SK-22

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Scale : 1 : 75

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Unit D - 2 Bedroom

2023.03.29

SK-23

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Scale : 1 : 75

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Unit E - 3 Bedroom + Den

2023.03.29

SK-24

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Scale :

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Commissioners View

2023.03.29

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Scale :

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Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Main Entrance / Pergola Walkway

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1494

Scale :

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Main Entrance / Commissioners Rd

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Scale :

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Southeastern View

2023.03.29

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Scale :

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Southwestern View

2023.03.29

SK-29

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Scale :

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Northeastern View

2023.03.29

SK-30

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Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Project Overview

2023.03.29

SK-31

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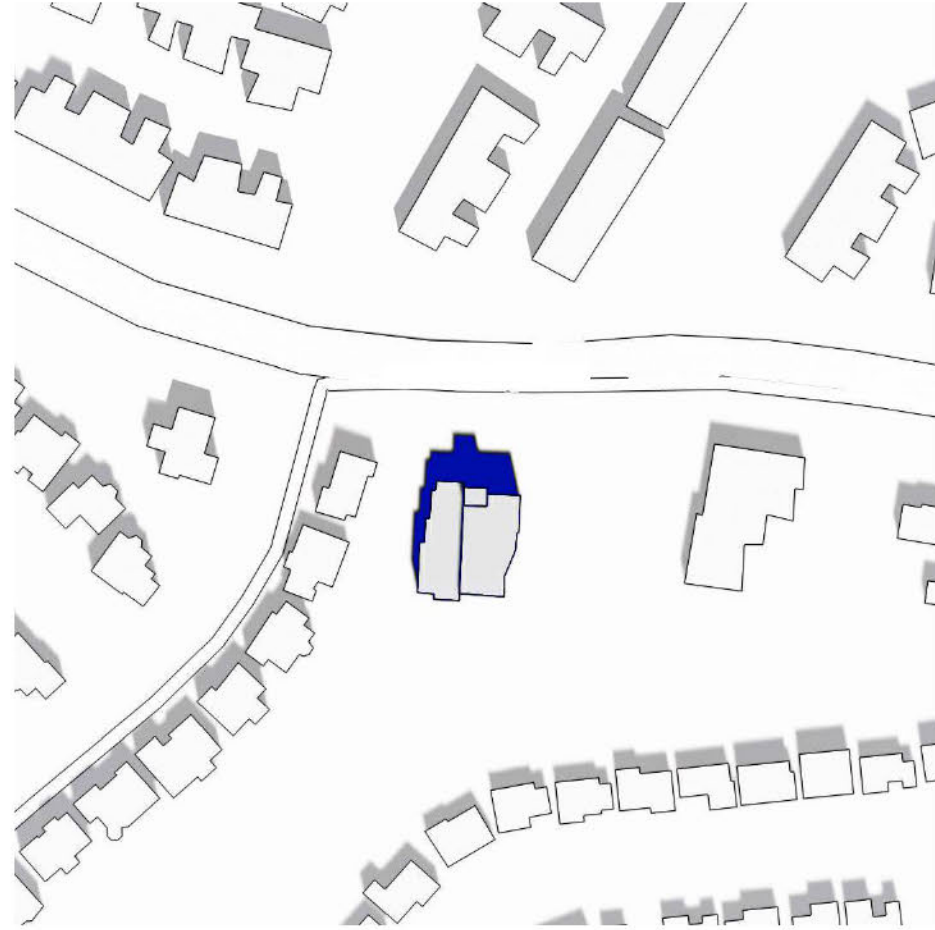
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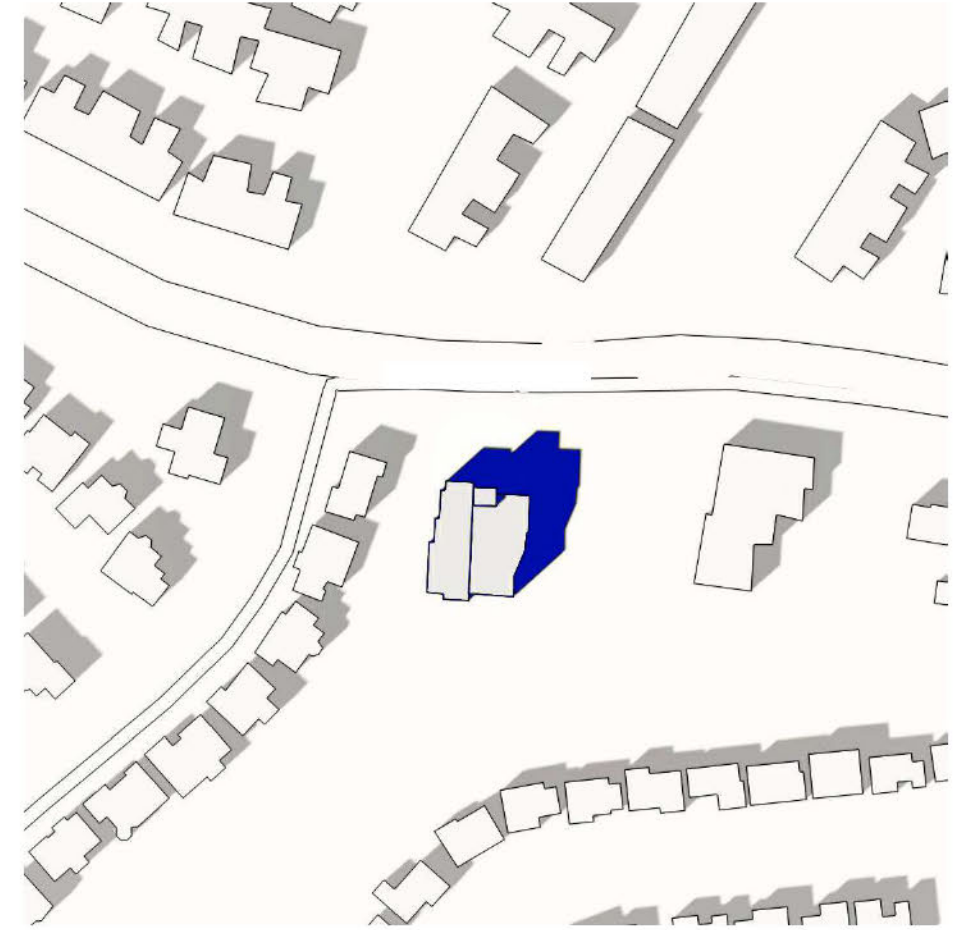
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MARCH 21 900AM



MARCH 21 1200PM



MARCH 21 300PM

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXISTING BUILDINGS

Scale : 1 : 12

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Shadow Study March

2021.11.03

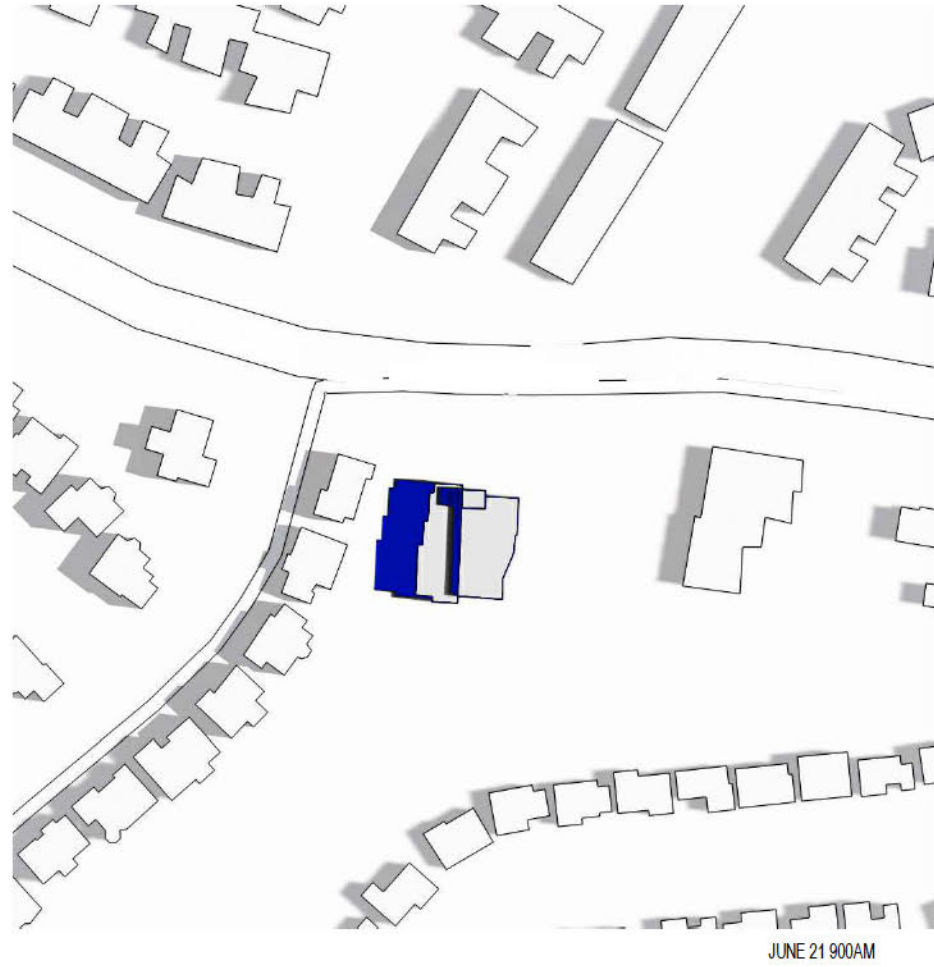
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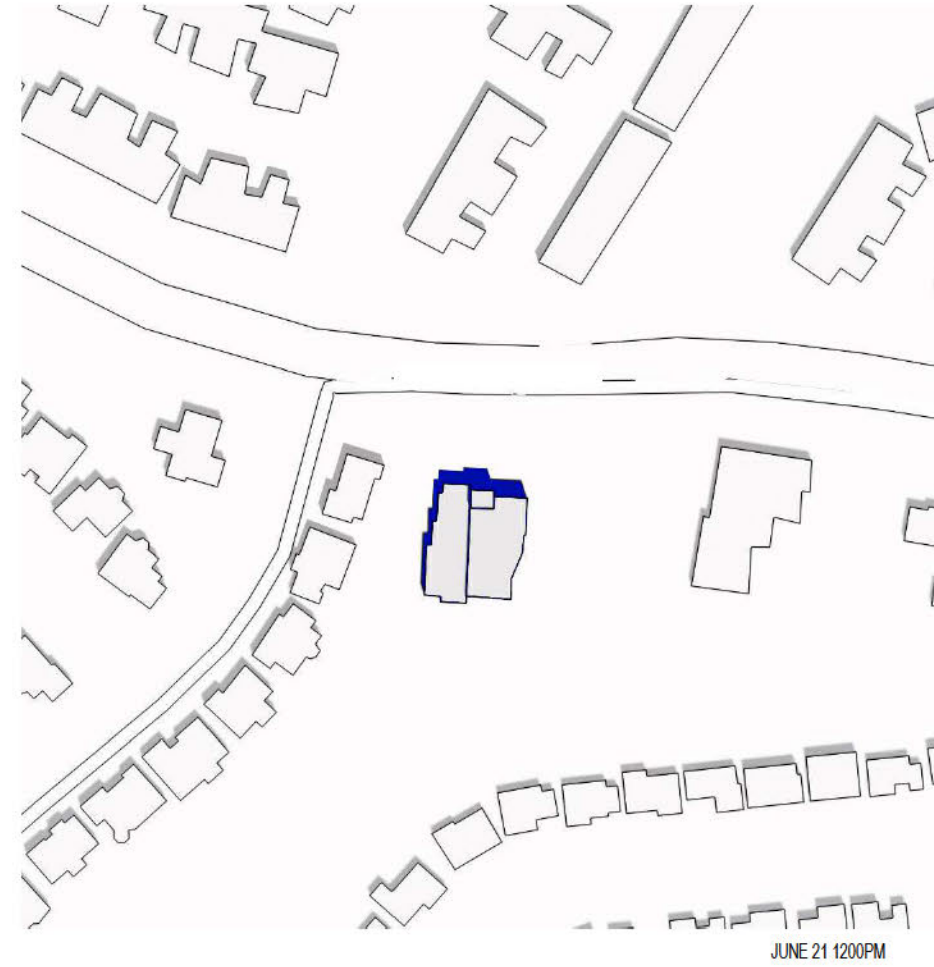
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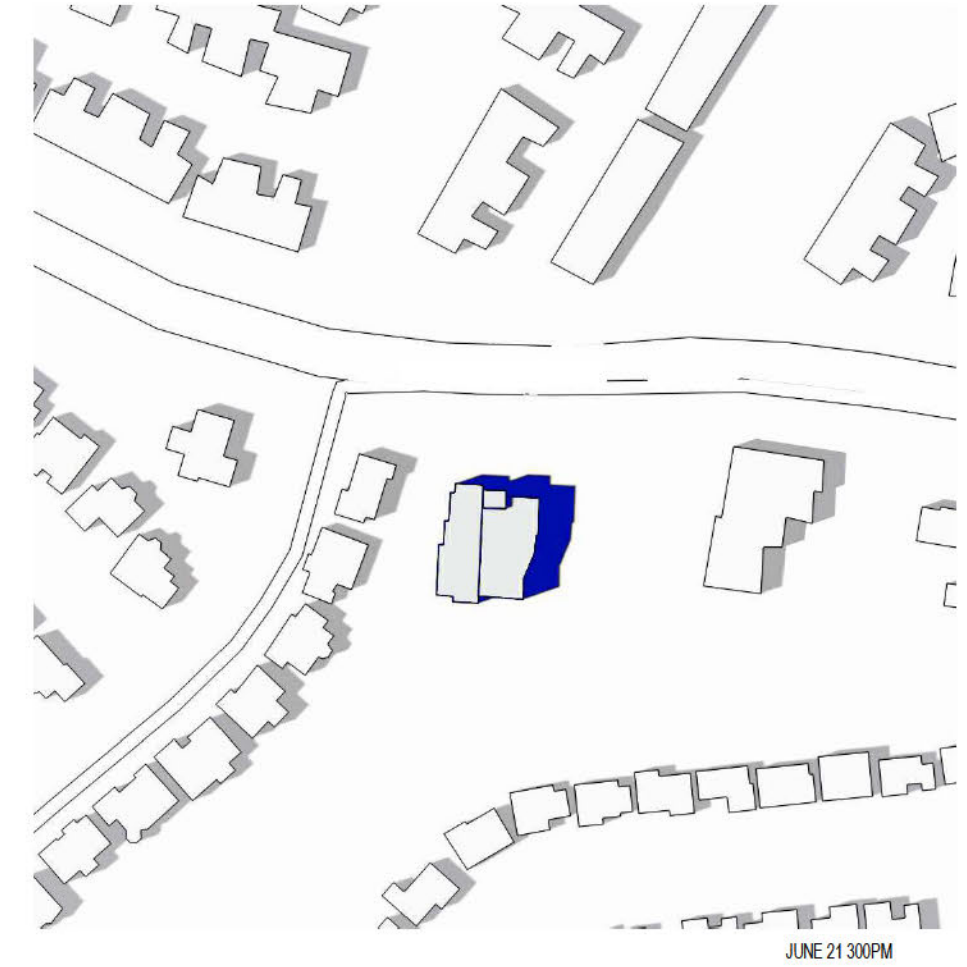
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JUNE 21 900AM



JUNE 21 1200PM



JUNE 21 300PM

-  SHADOW CAST BY PROPOSED BUILDING
-  SHADOW CAST BY EXISTING BUILDINGS

Scale : 1 : 12

19-030

Commissioners Feasibility

1494 Commissioners Rd W, London Ont.

Shadow Study June

2021.11.03

SK-33

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DECEMBER 21 900AM



DECEMBER 21 1200PM



DECEMBER 21 300PM

-  SHADOW CAST BY PROPOSED BUILDING
-  SHADOW CAST BY EXISTING BUILDINGS

Scale : 1 : 12

19-030

Commissioners Feasibility

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Shadow Study December

2021.11.03

SK-34

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