



PUBLIC COMMUNITY MEETING

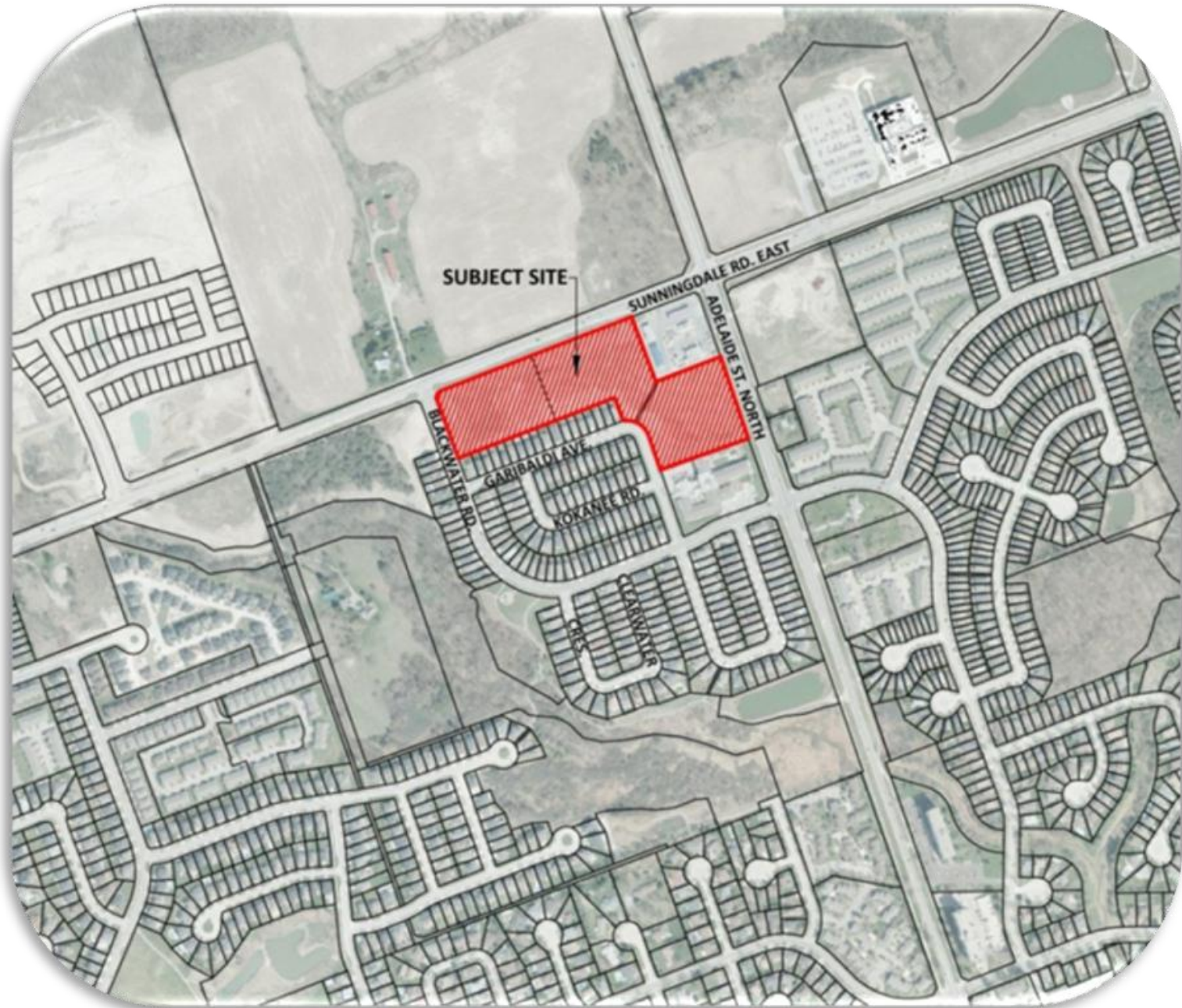
2250 BLACKWATER ROAD , 660 & 670 GARIBALDI AVENUE

LONDON, ONTARIO

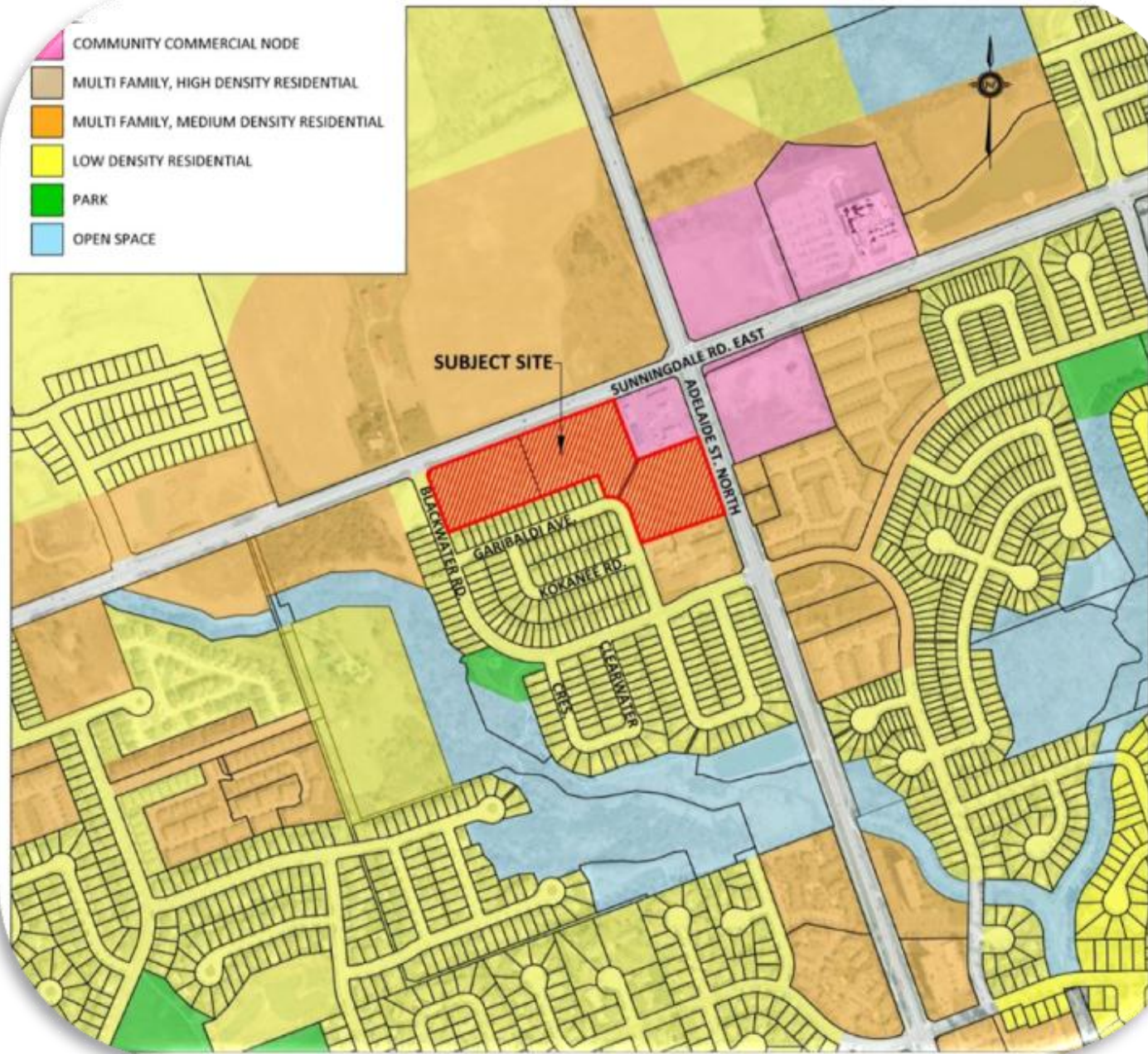
DREWLO HOLDINGS INC.

JUNE 19, 2013

SITE LOCATION



LAND USE PLAN



SITE LOCATION



LOOKING EAST FROM BLACKWATER ROAD

SITE LOCATION



LOOKING SOUTHEAST FROM BLACKWATER/SUNNINGDALE ROAD

SITE LOCATION



LOOKING NORTHEAST FROM BLACKWATER ROAD

SITE LOCATION



LOOKING SOUTHWEST FROM ADELAIDE STREET

SITE LOCATION

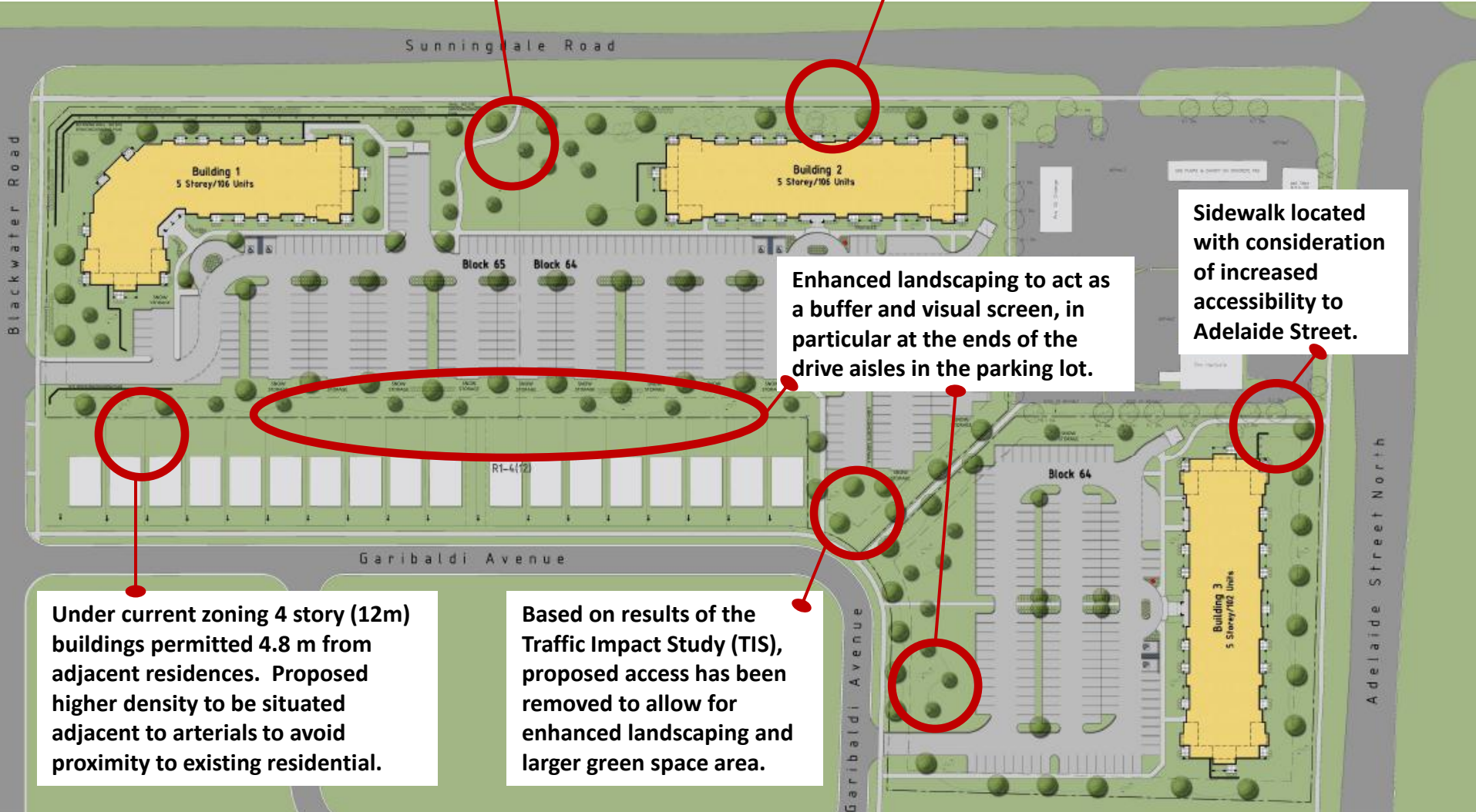


LOOKING WEST FROM ADELAIDE STREET

SITE PLAN

Sidewalk located with consideration of minimal grade change to provide greater accessibility for all residents.

Buildings proposed adjacent to arterial roads, situated furthest from existing residential area.



Sidewalk located with consideration of increased accessibility to Adelaide Street.

Enhanced landscaping to act as a buffer and visual screen, in particular at the ends of the drive aisles in the parking lot.

Under current zoning 4 story (12m) buildings permitted 4.8 m from adjacent residences. Proposed higher density to be situated adjacent to arterials to avoid proximity to existing residential.

Based on results of the Traffic Impact Study (TIS), proposed access has been removed to allow for enhanced landscaping and larger green space area.

“The Applicant is commended for their full understanding of challenging contours of the site, careful consideration of the massing and articulation of the three proposed apartment buildings”

– Urban Design Peer Review Panel

SITE ELEVATIONS

BUILDING PROFILES



Cross Section AA

SCALE: 1:300

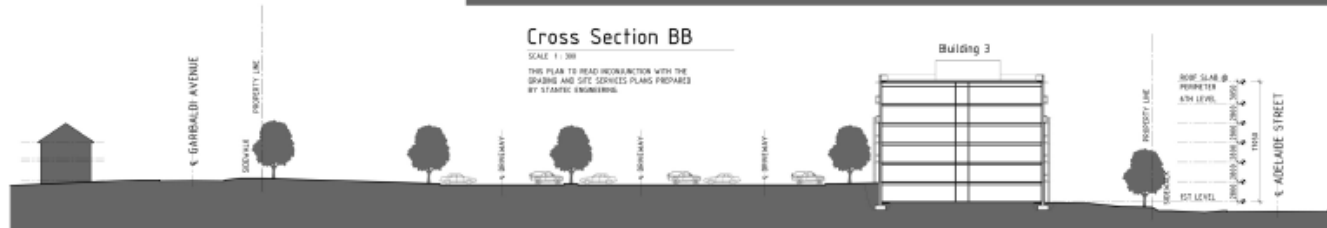
THIS PLAN TO READ IN CONJUNCTION WITH THE DRAWING AND SITE SERVICES PLANS PREPARED BY STANTEC ENGINEERING.



Cross Section BB

SCALE: 1:300

THIS PLAN TO READ IN CONJUNCTION WITH THE DRAWING AND SITE SERVICES PLANS PREPARED BY STANTEC ENGINEERING.



Cross Section CC

SCALE: 1:300

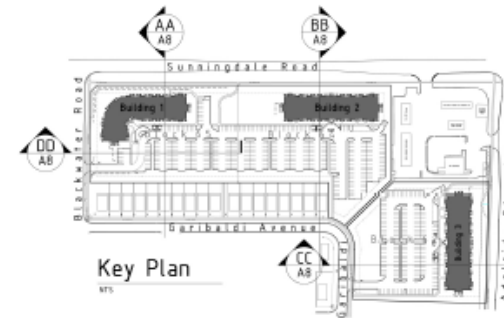
THIS PLAN TO READ IN CONJUNCTION WITH THE DRAWING AND SITE SERVICES PLANS PREPARED BY STANTEC ENGINEERING.



Cross Section DD

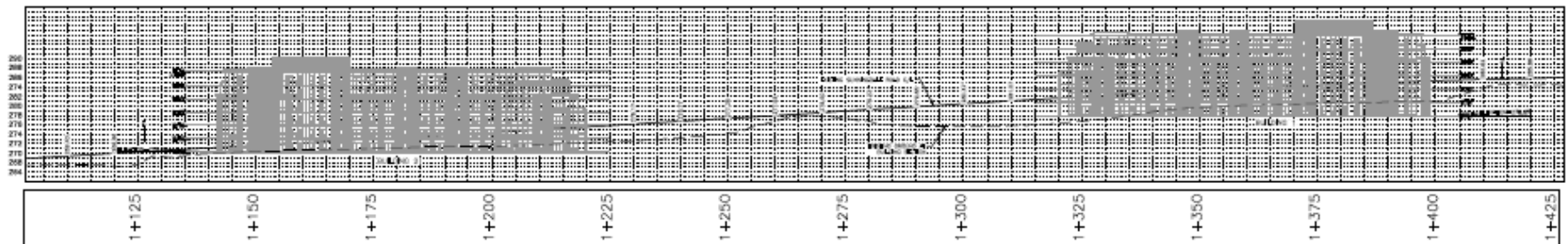
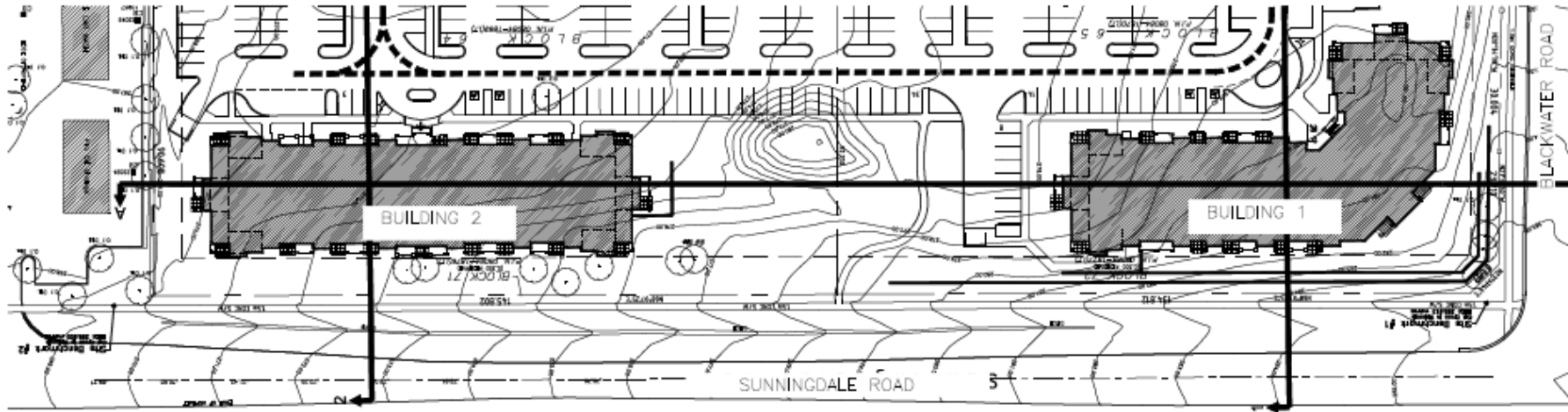
SCALE: 1:300

THIS PLAN TO READ IN CONJUNCTION WITH THE DRAWING AND SITE SERVICES PLANS PREPARED BY STANTEC ENGINEERING.



SITE CROSS SECTIONS

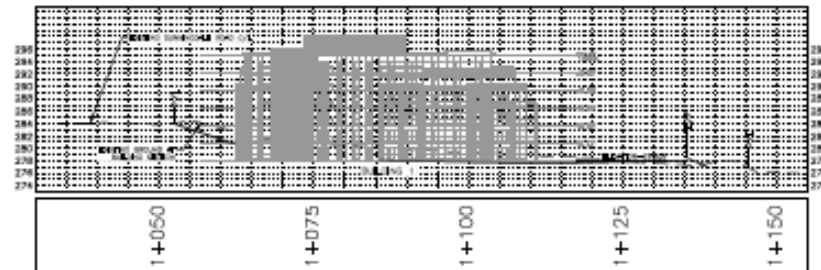
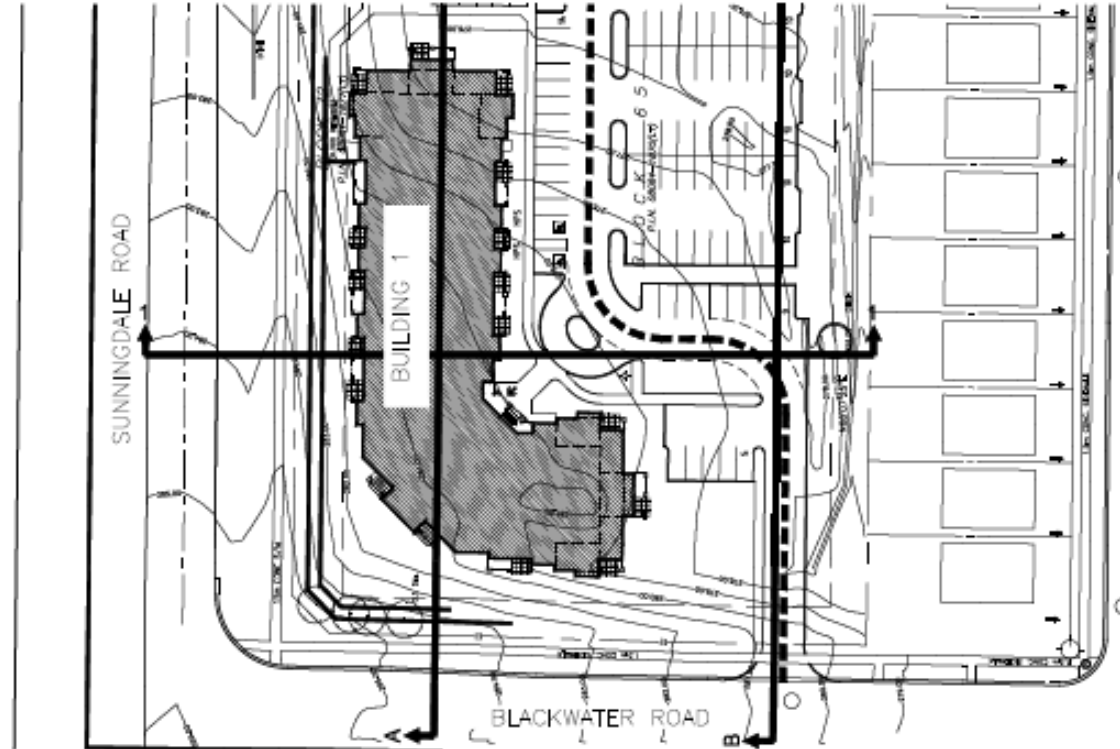
SUNNINGDALE PROFILE



SITE CROSS SECTIONS

BUILDING 1 PROFILE

CROSS SECTION NORTH – SOUTH ACROSS BUILDING 1



SITE PERSPECTIVE



SITE PERSPECTIVE

SITE PERSPECTIVE

BUILDING 1



BUILDING 1 - Looking Northeast

SITE PERSPECTIVE

BUILDING 1



BUILDING 1 - Looking southeast

SITE PERSPECTIVE

BUILDING 2



BUILDING 2 - Looking Southwest

SITE PERSPECTIVE

BUILDING 3



BUILDING 3 - Looking southwest

SITE PERSPECTIVE

BUILDING 3



BUILDING 3 - Looking west