







Proposed Residential Development 545 Fanshawe Park Road West

City of London Planning and Development Committee Public Meeting: March 25th, 2014



Site Context









Project Overview



















Point Tower/Podium Theme









Active Street Edge









Project Merits:

- Design compatible with local development context
- Provides higher density housing choice
- Transit-supportive development form
- Site effectively buffered from residential areas
- Supports adjacent shopping centre and local services
- Promotes pedestrian connectivity
- Protects existing natural setting







Policy Framework

Provincial Policy Statement

Project implements key Provincial Policy initiatives (compact development; housing choice; transit-oriented)

City Official Plan

Proposal achieves criteria for 'Multi-Family, High Density Residential' designation (access to arterial network, proximity to shopping, employment, open space; building scale/form sensitive to adjacent development)

Official Plan Review (ReThink London)

Proposal supports key themes (sustainable communities; 'inward and upward' structure; 'complete streets')

Transportation Master Plan

Designed to integrate with widened (6-lane) arterial road







Related Investigations

Proposal supported by detailed studies, including:

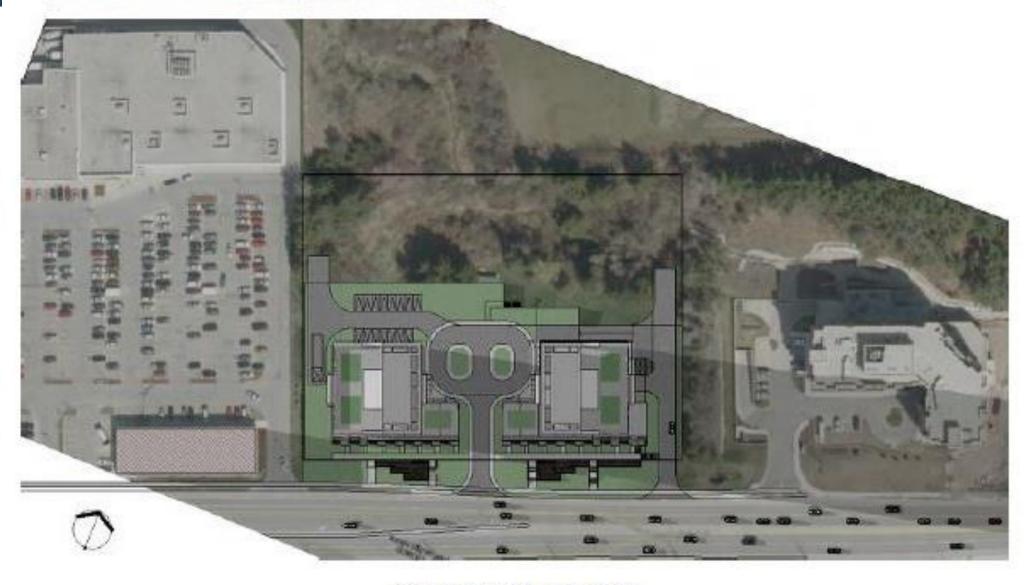
- Environmental Impact Assessment (BioLogic)
- Preliminary Servicing Reports (R.W. Stratford)
- Traffic Impact Study (Paradigm)
- Shadow Study (Turner Fleischer)
- Slope Assessment (Exp)
- Urban Design Brief (MHBC)







Shadow Study









TURNER FLEISCHER

6:18 p.m. EDT - March 21

Spring Equinox (March 21)

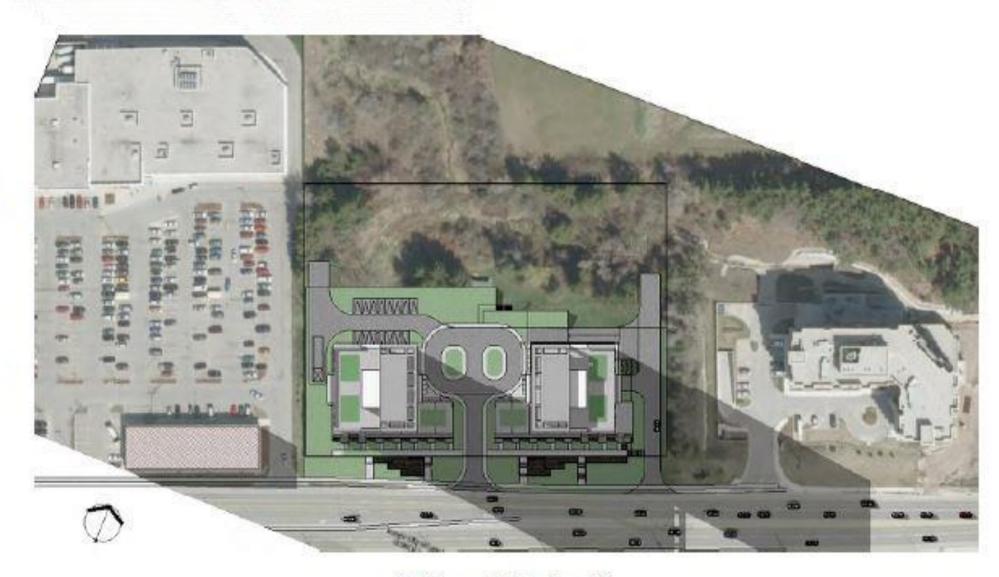




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Shadow Study



6:18 p.m. EDT - June 21

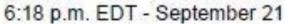


Summer Solstice (June 21)



Shadow Study







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Fall Equinox (September 21)



Summary

- Site is well suited for proposed use given local development pattern and available services
- Project integrates high quality urban design and is sensitive to surrounding land uses
- Building layout offers housing choice to help meet market demands
- Development consistent with policy framework and responds to ReThink direction
- Zoning structure supports design concept and protects open space areas







Thank you





