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# Proposed Residential Development 545 Fanshawe Park Road West

City of London Planning and Development Committee  
Public Meeting: March 25<sup>th</sup>, 2014

# Site Context



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# Project Overview



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# Relative Location Concept Plan (Approximate Distances)



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# Point Tower/Podium Theme



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# Active Street Edge



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# 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**
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# 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)**



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# Shadow Study



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)



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# Shadow Study



6:18 p.m. EDT - September 21



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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



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