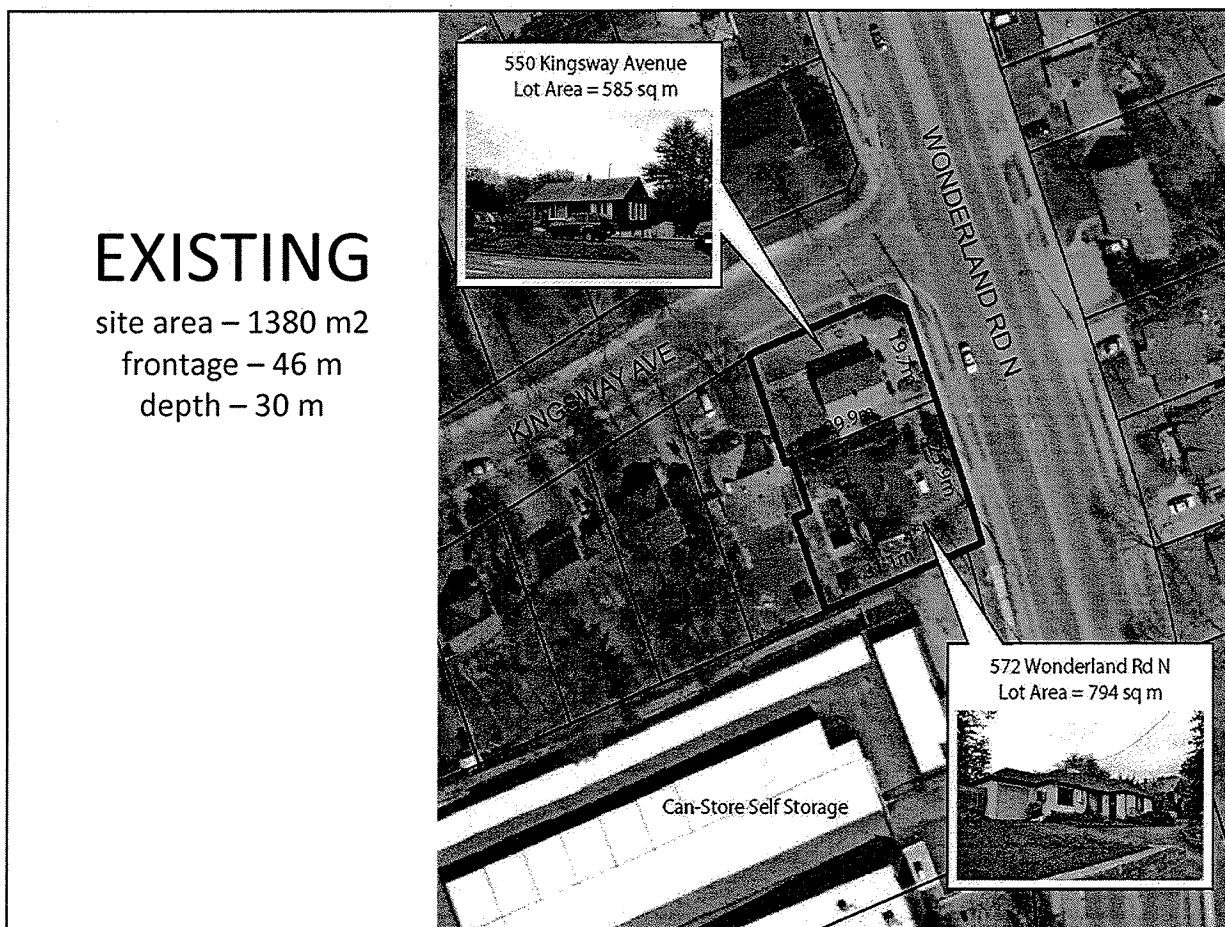


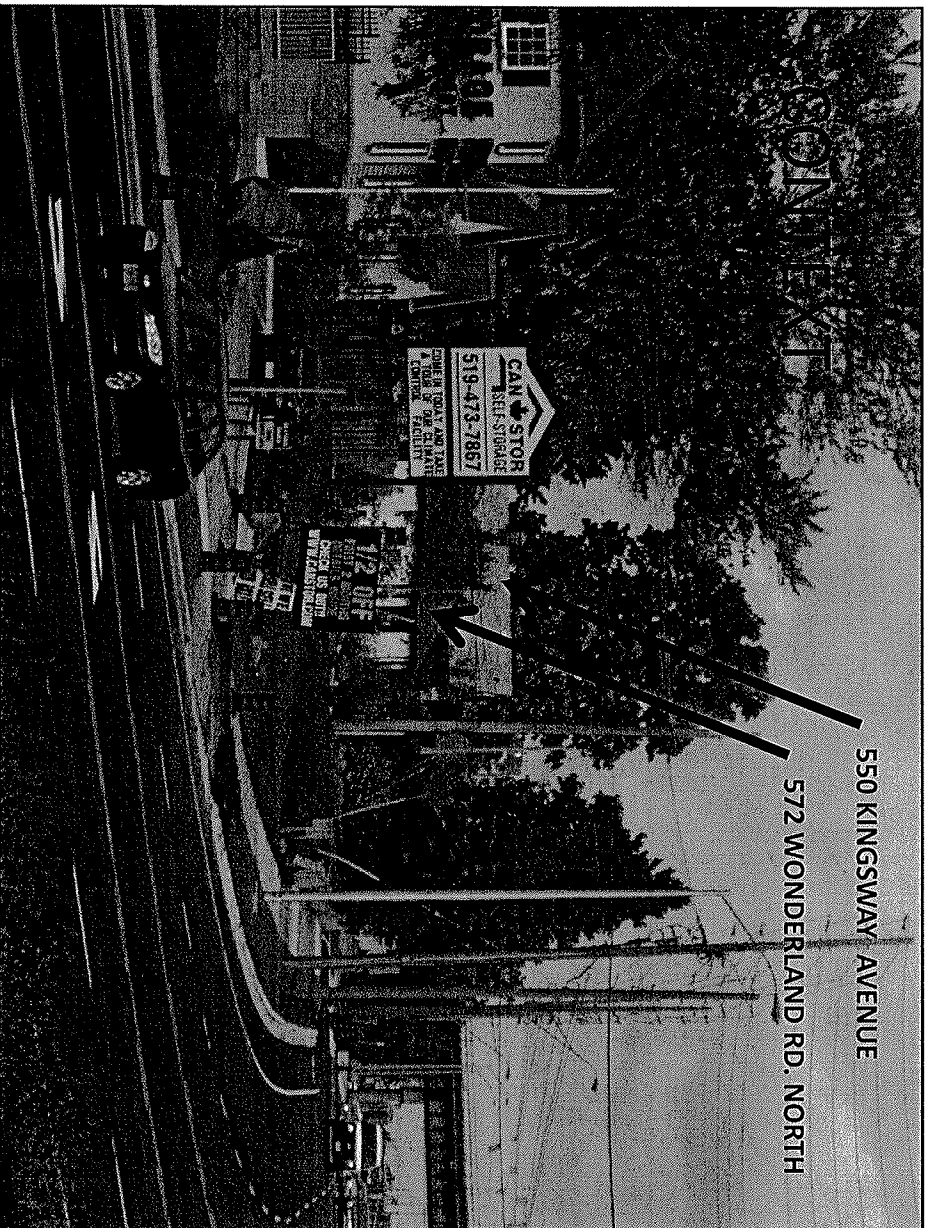
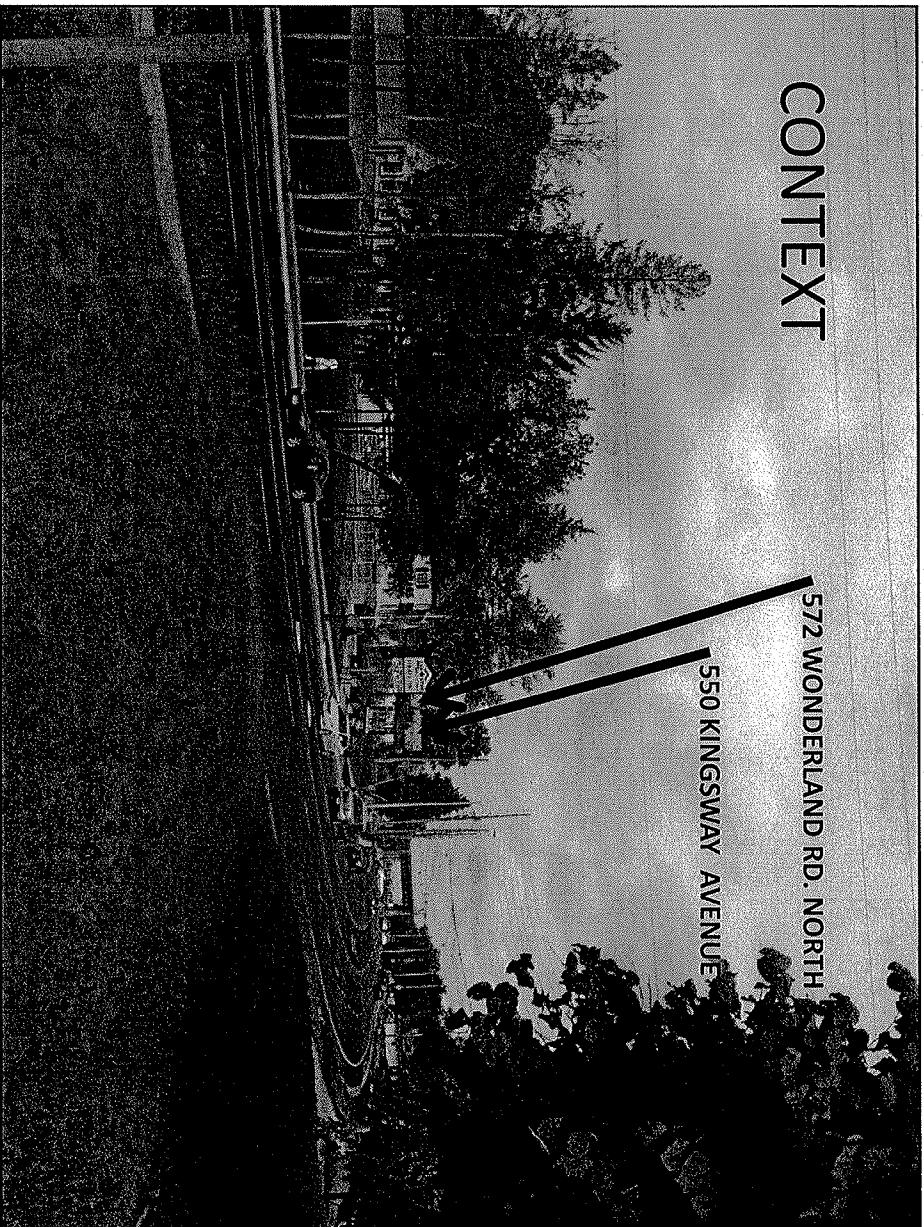
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Dr. E.D. Armogan's proposed
Wonderland Family Medical Office
at 572 Wonderland Road North and
550 Kingsway Avenue

Planning & Environment Committee
January 16, 2012

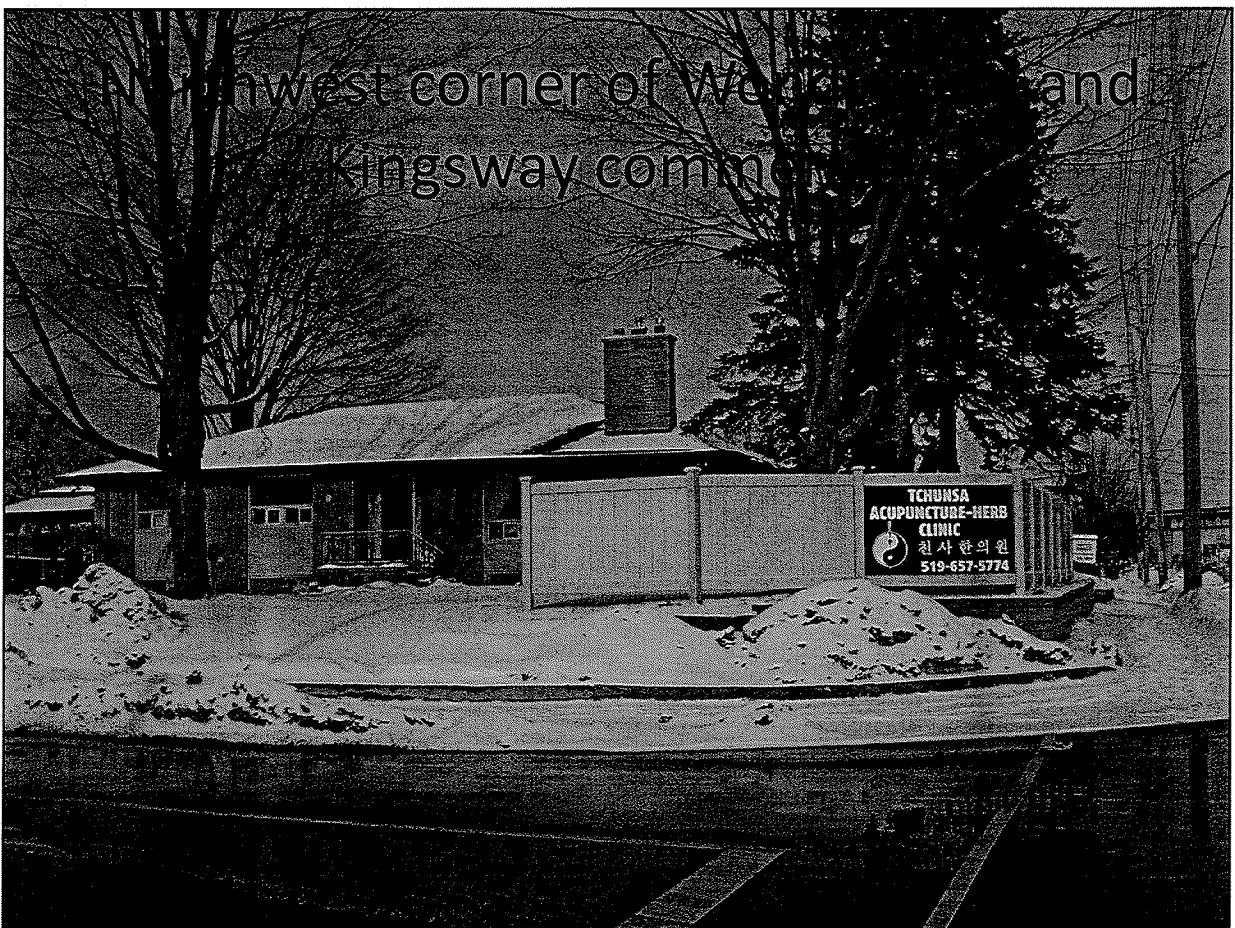
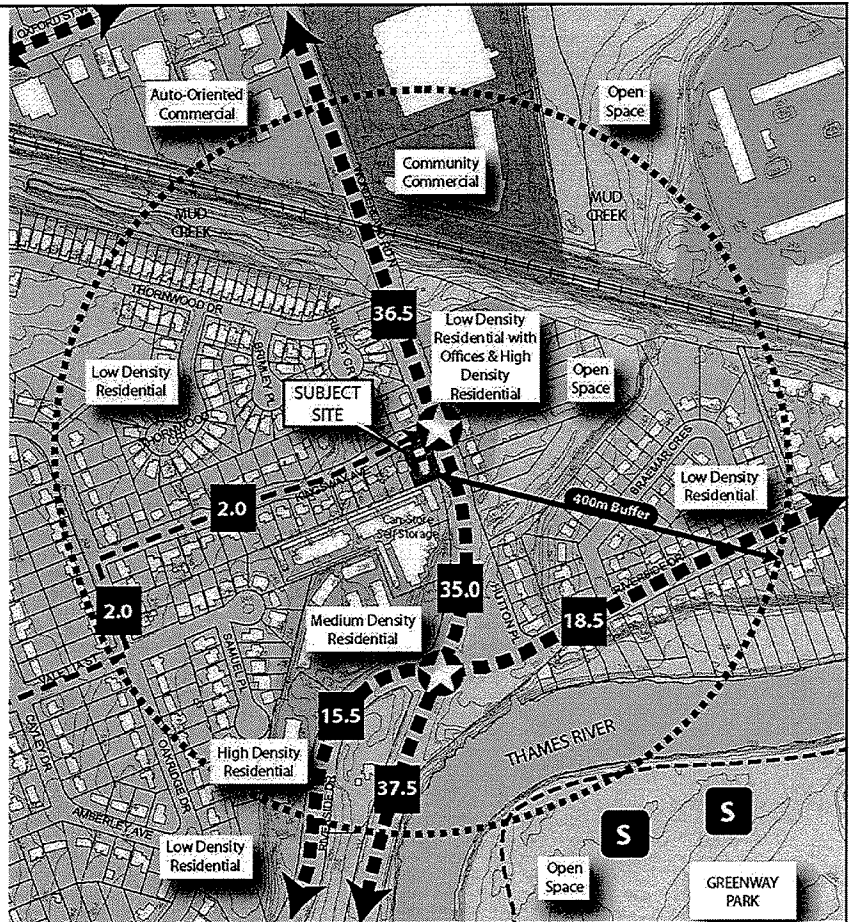


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SPATIAL ANALYSIS 400 m

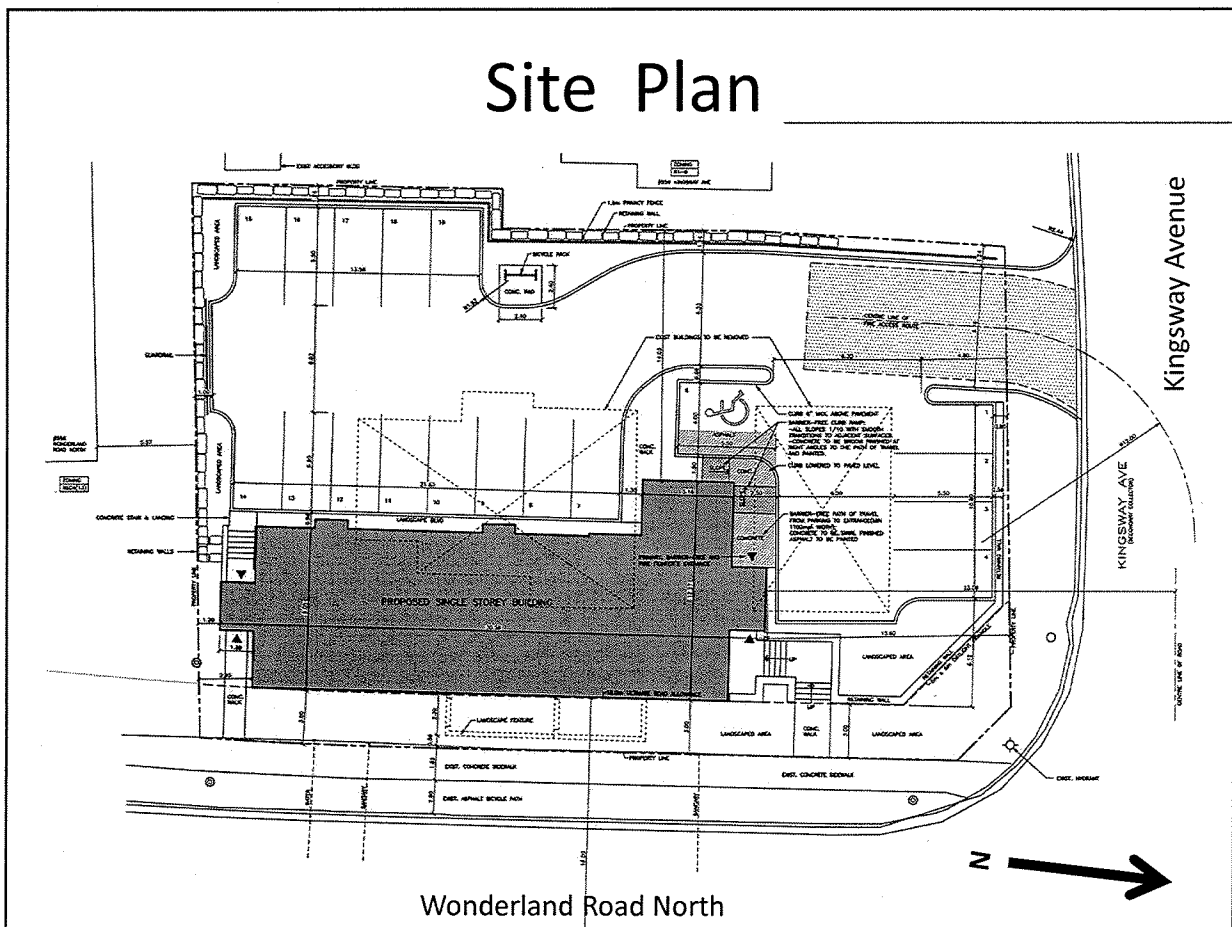


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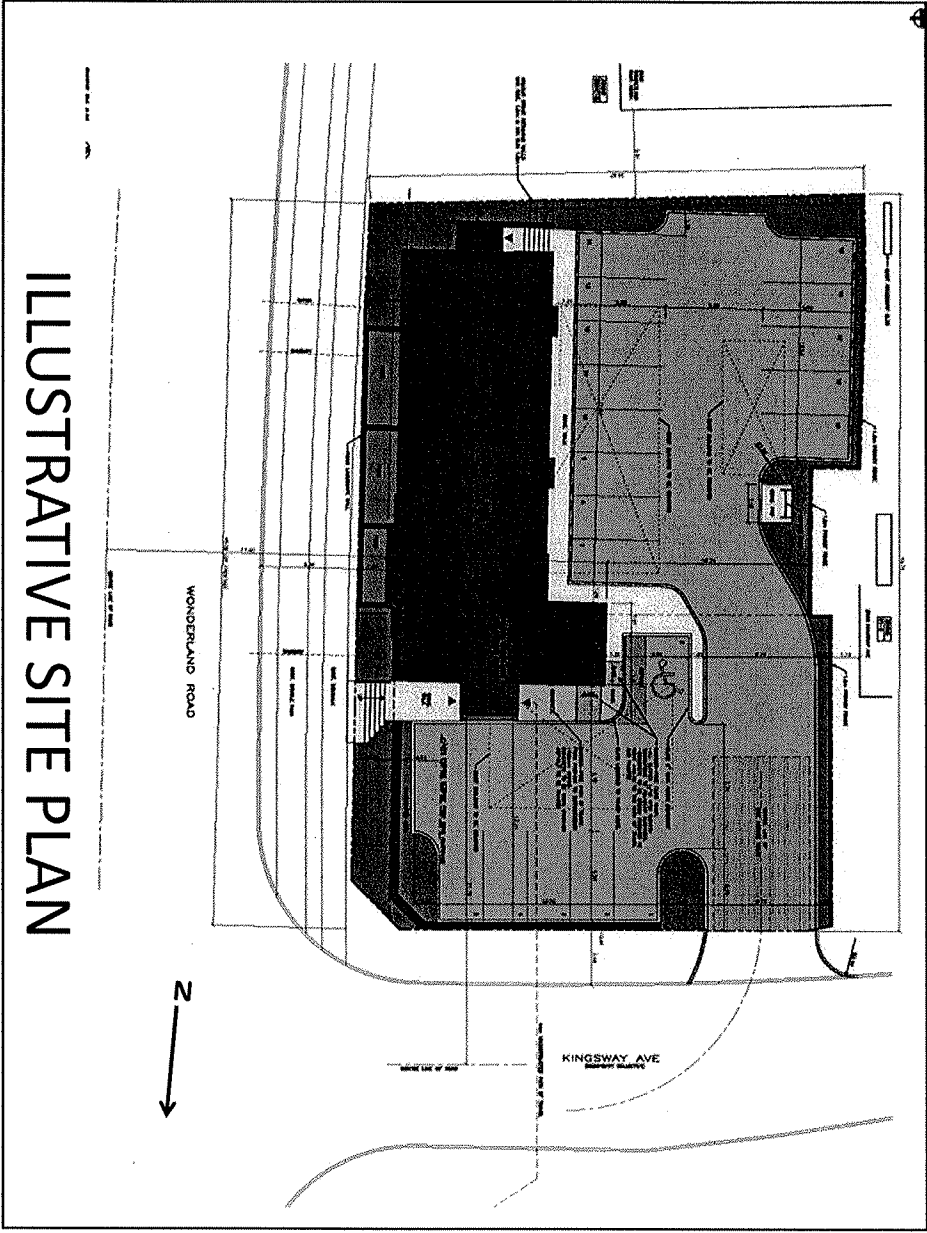
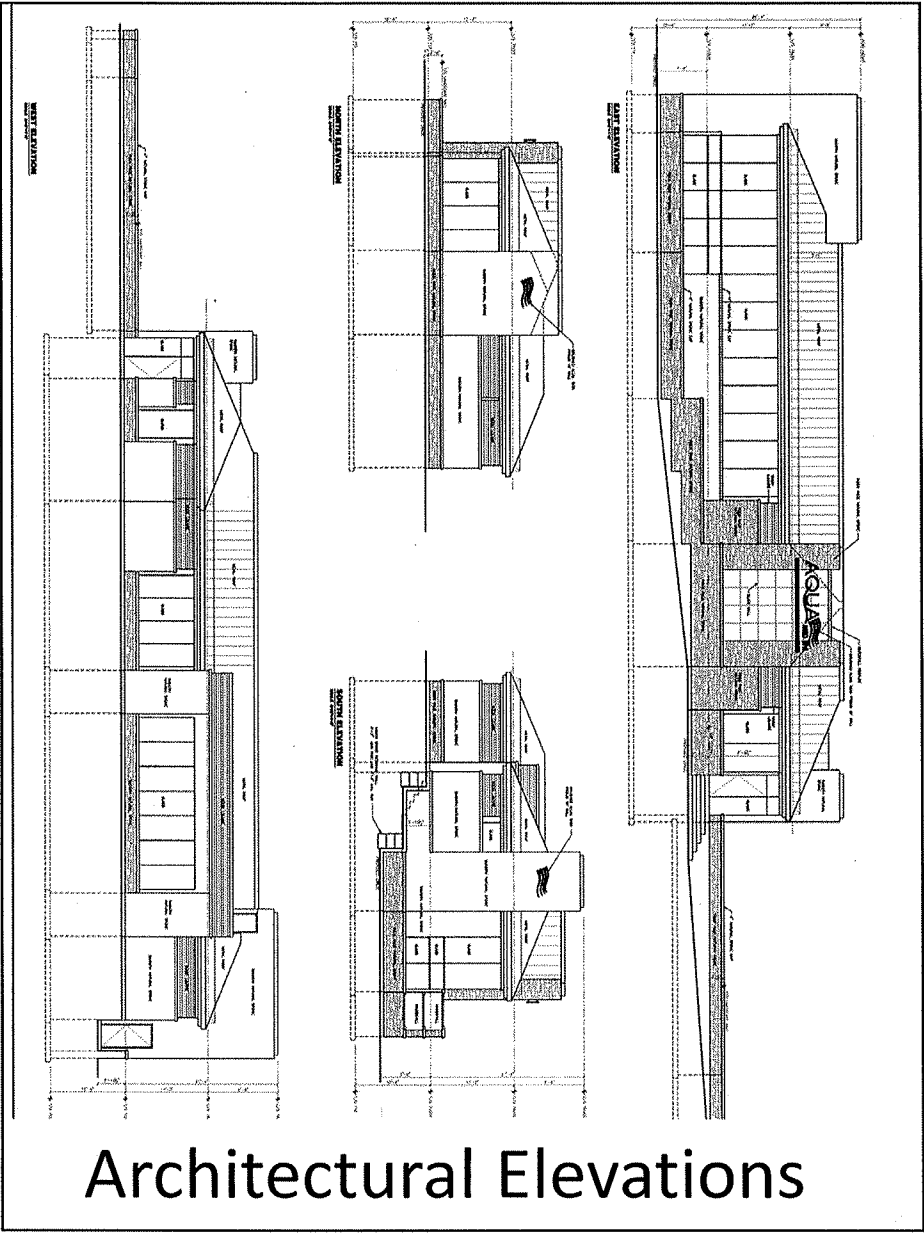
Land Use PLANNING & DESIGN GOALS

To design a building and plan a site that:

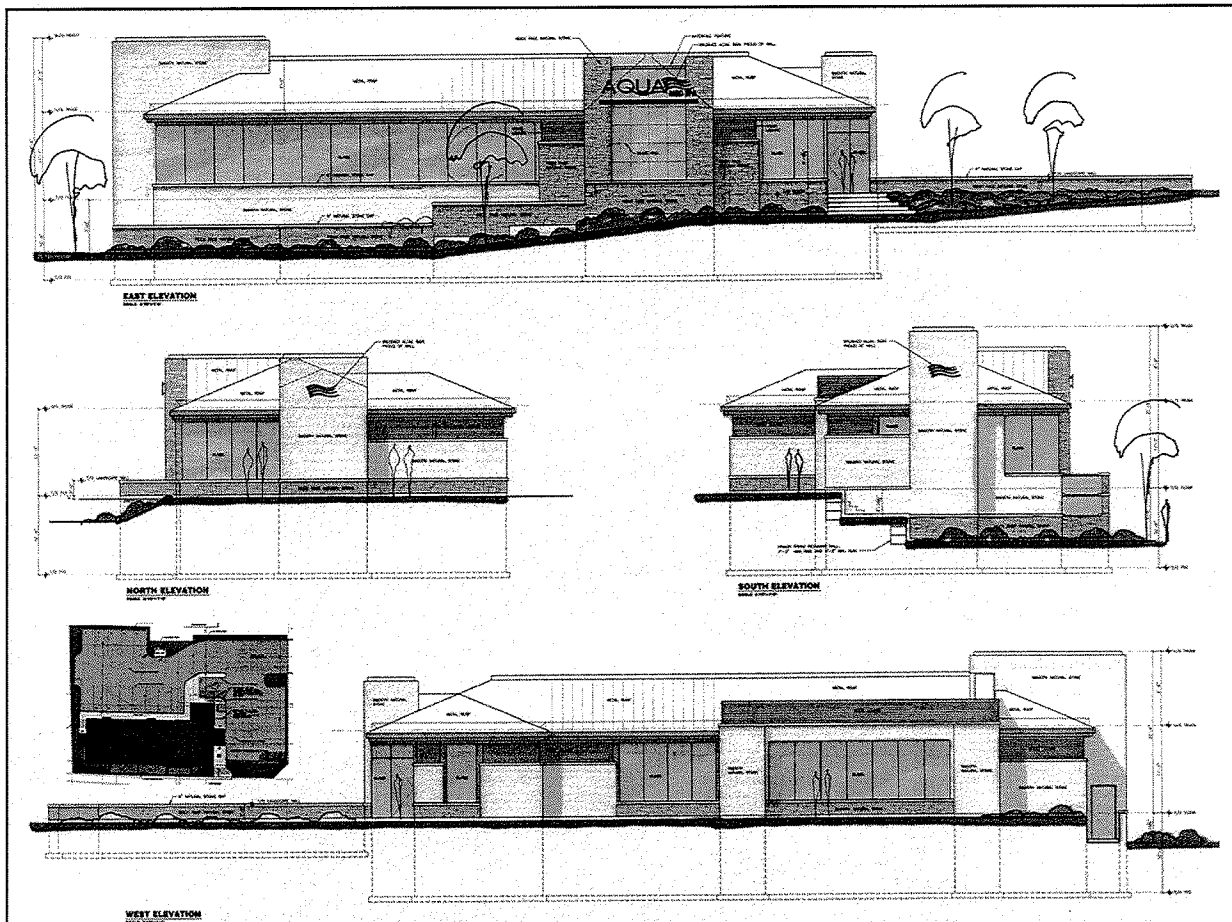
1. The form and function enables intended use of medical office and residential apartment.
2. Fits the site in terms of site shape and topography
3. Contributes to beautifying Wonderland Road arterial
4. Establishes aesthetic “gateway” to Oakridge neighbourhood.



19



19



SITE DESIGN

- Corner
- Highly visible
- Street “Frontal” orientation of building
- Parking (rear) subdued in rear
- Parking (at corner) screened by low stone wall and planting – sensitive to traffic sight lines

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BUILT FORM

- Low profile of building similar to surrounding
- Blends commercial and residential uses
- Respects dominance of residential sloped roof structures
- Respects need for intended office commercial use

Zoning changes from City Staff report

- **Front-yard minimum** needs to be 0 m (not 1 m)
- **Parking requirements** need to be 18 spaces, (reduced from 19)
- **Setback for ornamental retaining wall** needs to be 0 m along Kingsway (from 1.6m).
- **Setback to parking area from property line** needs to be 1.0 m (from 1.5 m in the general regs of the City's ZB).

**PHOTO
ORIENTATION**

1 Wonderland Road North looking South from subject site

2 Wonderland Rd N looking North from Kingsway Avenue (intersection to railway overpass)

3 Kingsway Avenue looking West from Wonderland Road North

4 Natural wooded area located on East side of Wonderland Road North

5 Southwest corner of Kingsway Avenue and Wonderland Road North

6 Can-Site Self Storage facility located directly South of subject site