

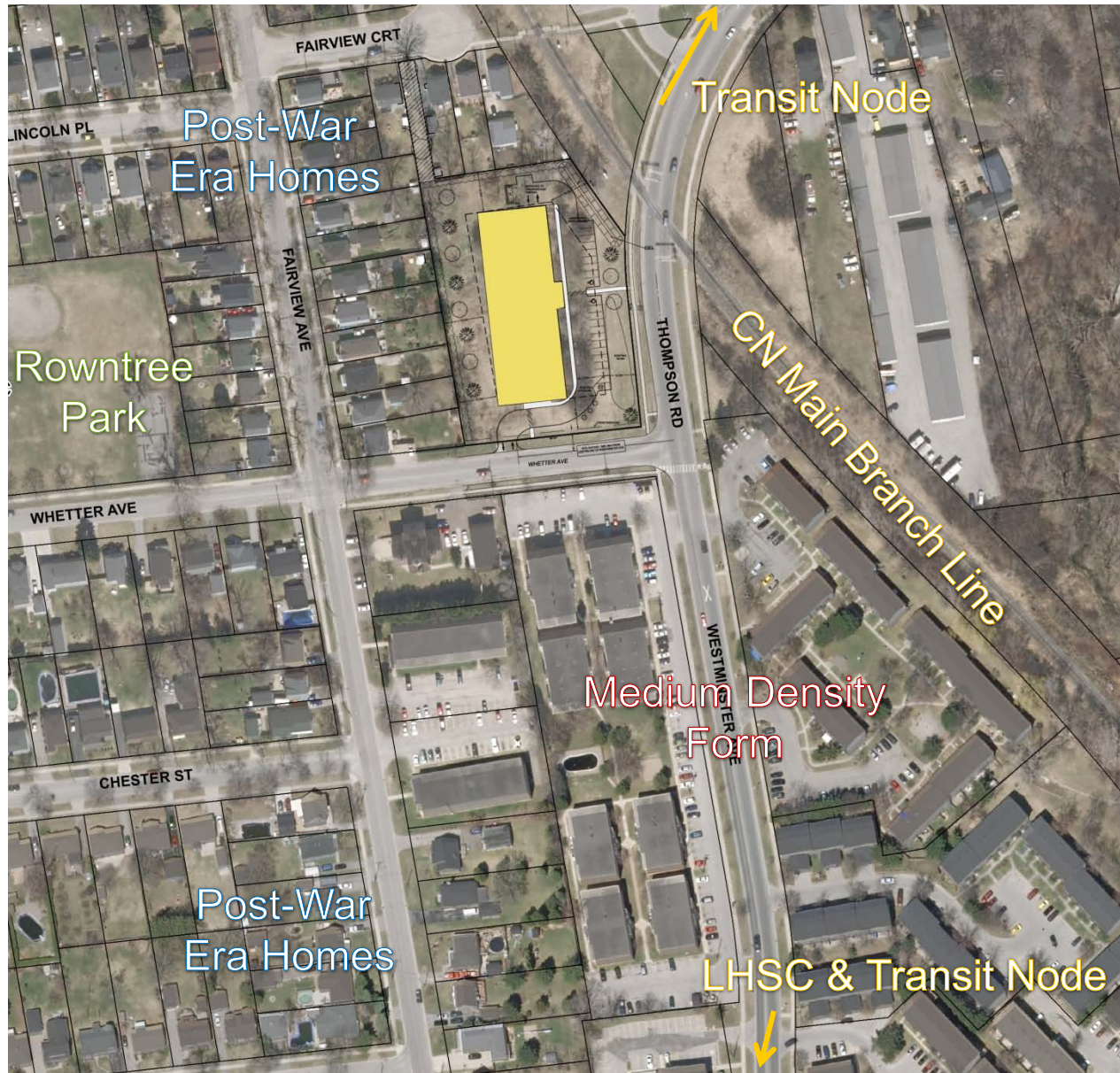


770 Whetter Avenue (8 Fairview Court) London, Ontario



Planning and Environment Committee Presentation
September 15th, 2012

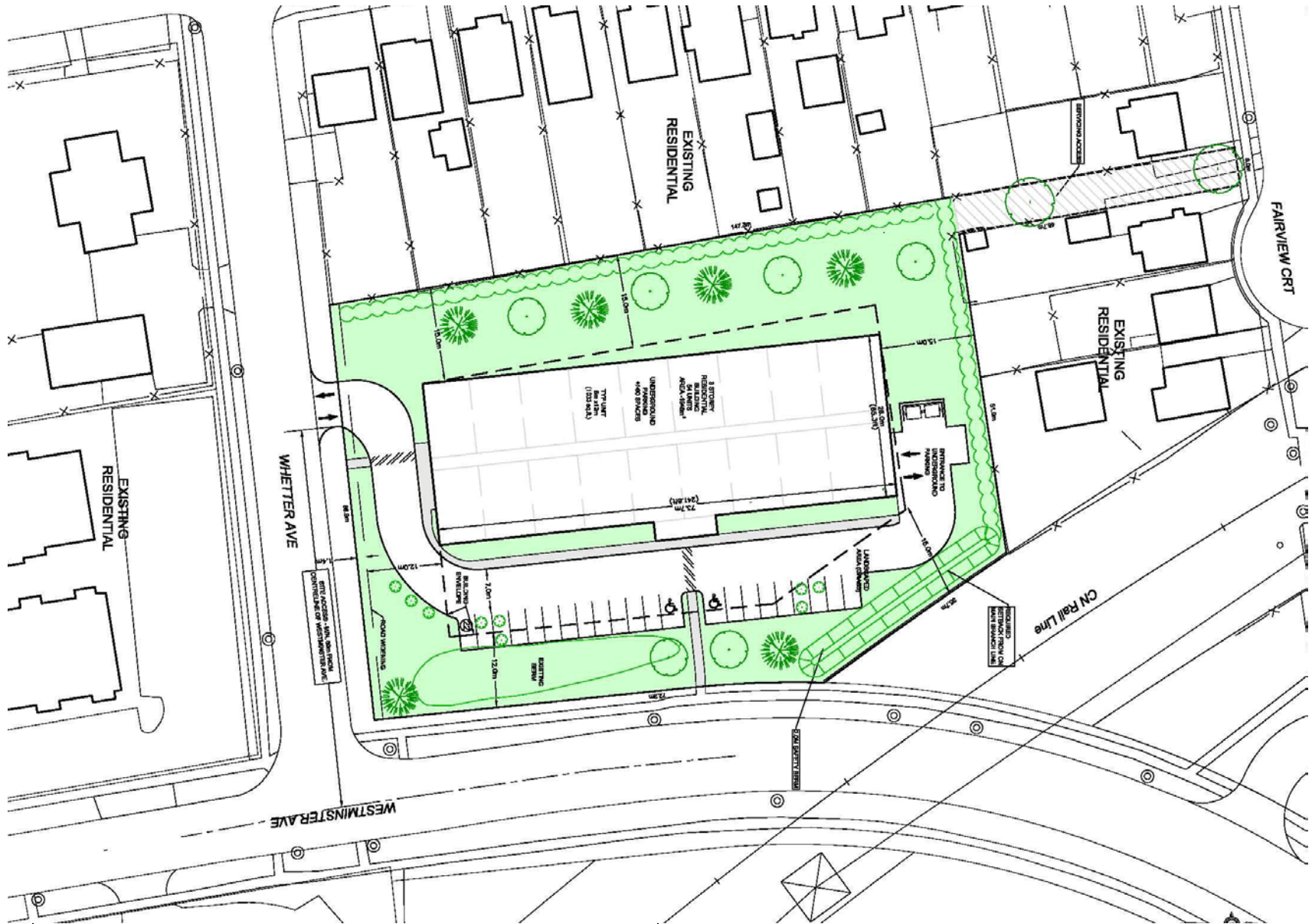




Site Context | Site & Surrounding Area Photographs



- Three Storey Apartment Building (Approximately 15m to top of Peak)
- High End Design (Mixture of Colours and Materials)
- Maximum 54 Units
- Underground Parking (47 Parking Stalls)
- At grade parking (22 Parking Stalls) at east end to reduce impact on neighbouring uses
- Maintain existing vegetation (where possible) along north and west prop. lines
- Plant fast growing vegetation to buffer and provide privacy along north and west property lines
- Zoning By-law amendment & Official Plan amendment required





FRONT ELEVATION



LEFT ELEVATION



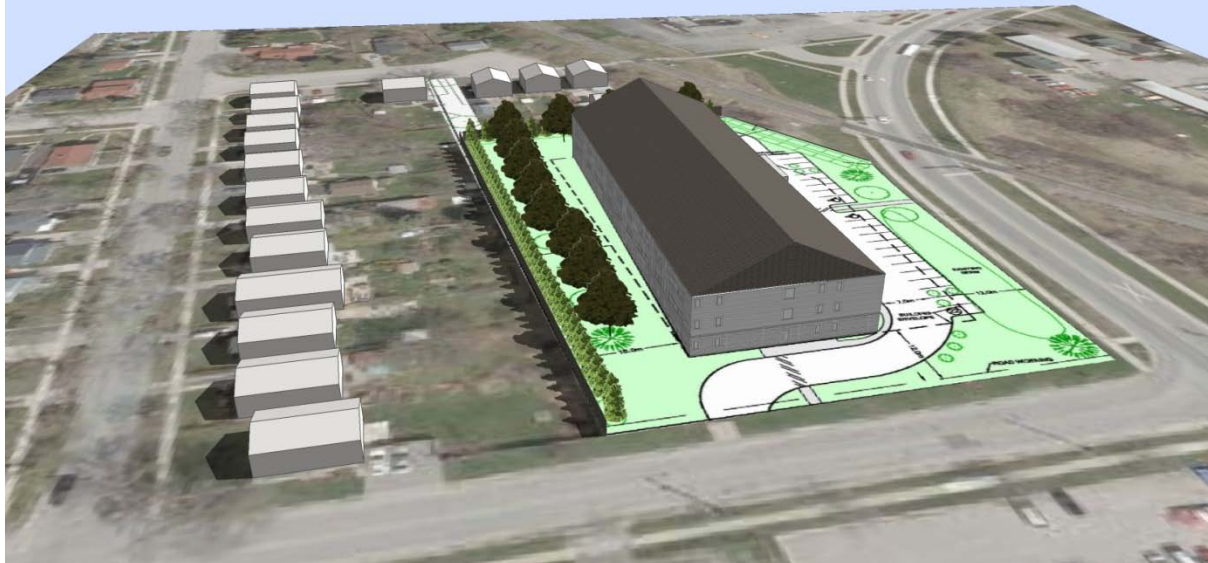
RIGHT ELEVATION



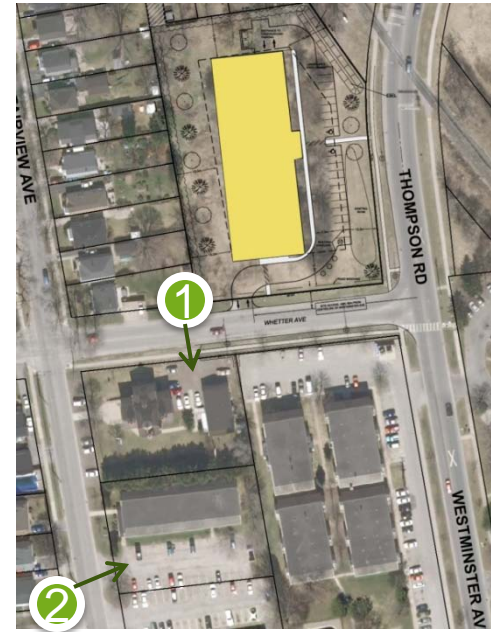
REAR ELEVATION



December 21st
8:30am



June 20th
8:30am



- **Meets the Intent of the Provincial Policy Statement**
 - Mix of Dwelling Units, Intensification
- **Consistent with Medium Density Policies of OP**
- **Meets Chapter 11 of the Official Plan and the 2011-2014 Strategic Plan**
 - Infill of a vacant lot
 - Reinvestment
 - Walkability
 - Utilize existing infrastructure
 - Continuity of form and density
 - Architecturally sensitive

- Meets City Policy for Intensification and Redevelopment
- Investment along an underutilized corridor
- Separation and Landscaping Buffering
- High-End Design
- **RECOMMENDATION: COMMITTEE SUPPORT
STAFF RECOMMENDATION**



THANK YOU