

Invest Group (Sinan Saltija) 2096 Wonderland Road North Residential Infill Project

PEC public meeting – May 13, 2019
AND Community Information Meeting
March 21, 2019
Sherwood Forest Library

WONDERLAND ROAD NORTH

77 Wonderland Town Houses | 2096 Wonderland Road N, London, Ontario | Site Plan



Location and Site Features



Existing house – 2 storey 156 m2 x2 = 312 m2 for the MAIN building Triple and double brick



South side of existing residence



September 28, 2018

Invest Group Ltd.
2096 Wonderland Rd N
London ON N6G 5C3

Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

**Re: Designation of 2096 Wonderland Road North
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3477-475, entitled, "A by-law to designate 2096 Wonderland Road North to be of cultural heritage value or interest", passed by the Municipal Council of the Corporation of The City of London on September 18, 2018 and registered as Instrument No. ER1195164 on September 28, 2018.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historical value.

Catharine Saunders
City Clerk

City designates existing heritage house

North boundary, servicing easement thru Stonebridge Condos - lots of capacity



Stonebridge condos facing Wonderland Road North with Site on right



Existing Zoning and Proposed Zoning



Site Plan changes



- 1. Separated
- 2. Increase open space
- 3. Added landscaped area
- 4. Lowered height - 2 fl.

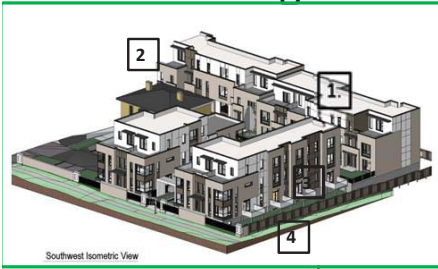
View from northwest



ELEVATION View from NORTH



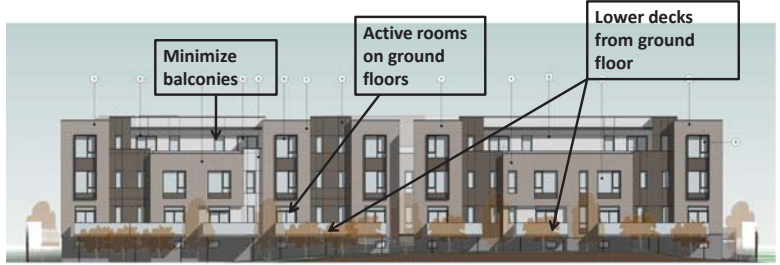
Viewing from southwest



- CHANGES**
1. Removed roof top decks
 2. Moved upper balconies to interior
 3. Lowered ground level decks
 4. Maintain 7 foot high wooden privacy fence
 5. Active rooms on ground floor
 6. Tried to sink more!!



East Elevation .



... along east side original rendering with intention to lower decks by 2 feet



Underground parking

Stonebridge condos facing Wonderland Road North with Site on right



Interior common and landscaped areas



along Wonderland Road North



Thank you and questions