

Rezoning and Development Permit with Variances Application for 1400 Fairfield Road & 349/351 Kipling Street



Aerial View



Subject Site

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349-351 Kipling St. (View from Brooke St. Green – looking across Thurlow Rd.)



1400 Fairfield Rd. (View from Kipling St.)



349-351 Kipling St. (View from Robert J. Porter Park – looking across Kipling St.)



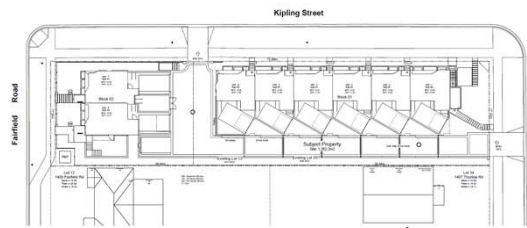
1400 Fairfield Rd. (View from Fairfield Rd.)



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Neighbouring Properties

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1408 Fairfield Rd.



1411 & 1415 Thurlow Rd.



1407 Thurlow Rd.

*Note: There are no immediate neighbors on Kipling St.



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Adjacent Properties (Across Street)

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Robert J. Porter Park (Directly across Kipling St. from 1400 Fairfield Rd. and 349-351 Kipling St.)



Brooke St. Green (Directly across Thurlow Rd. from 349-351 Kipling St.)



410, 412 Kipling St. (View from corner of Kipling St. and Thurlow Rd.)



1409 Fairfield Rd.



1405 Fairfield Rd.



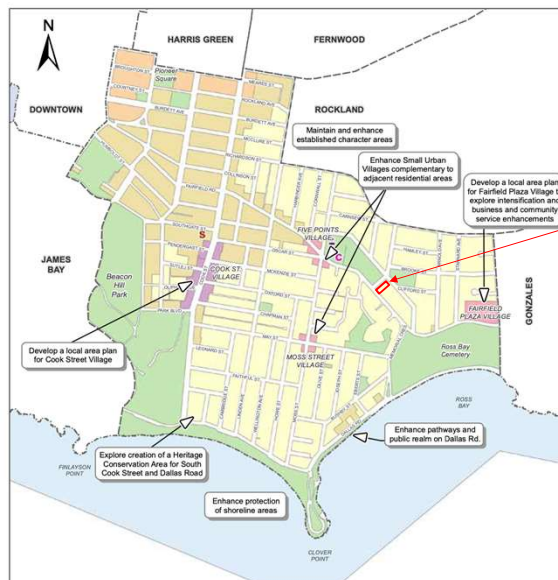
1403 Fairfield Rd.



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OCP Designation

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MAP 21
Fairfield
Neighbourhood

Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- Existing Public School
- Community Centre
- Seniors Centre

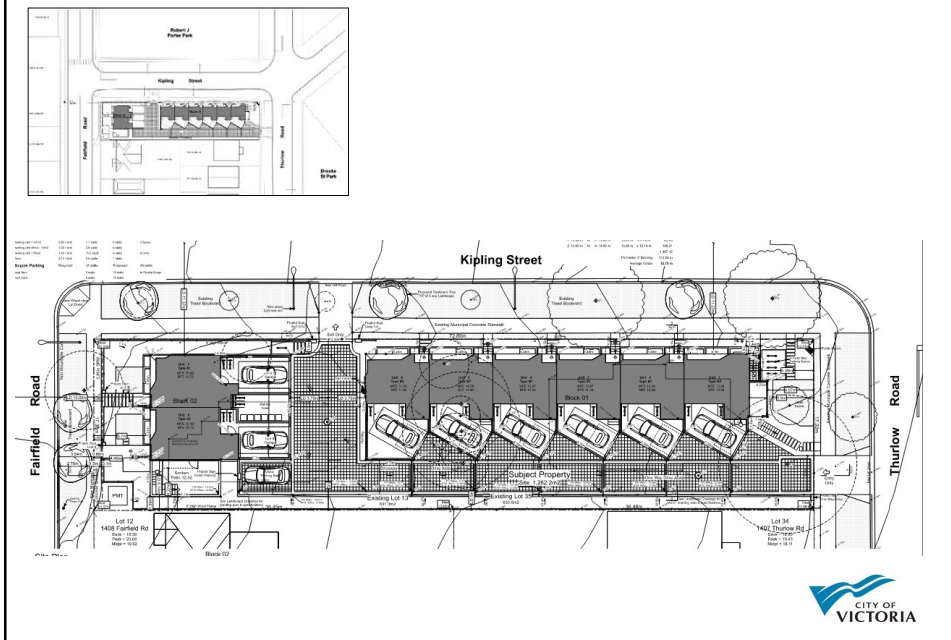
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



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Site Plan

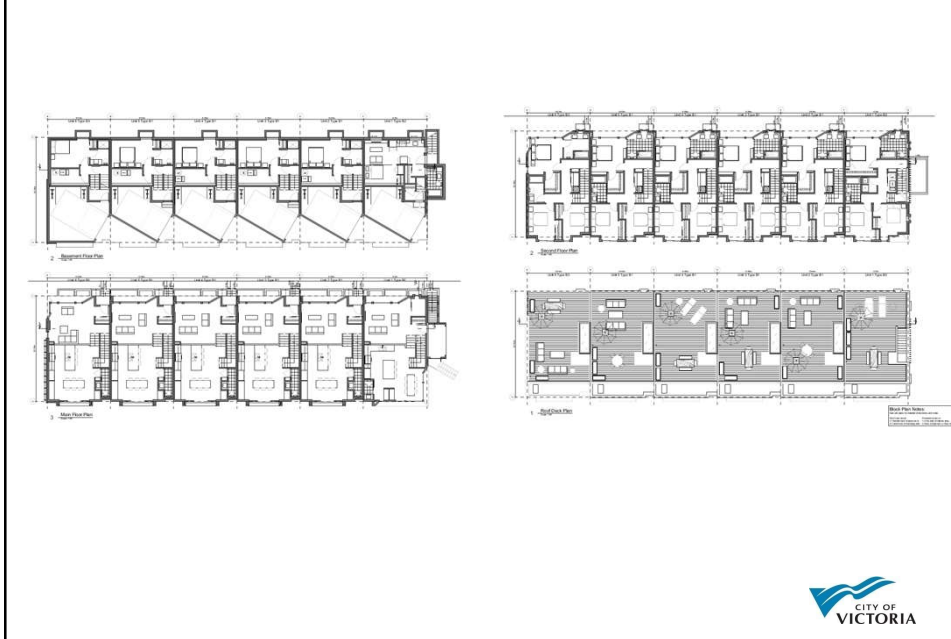
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Floor Plans – Block 1

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Floor Plans – Block 2

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Elevations – Block 1

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Elevations – Block 2

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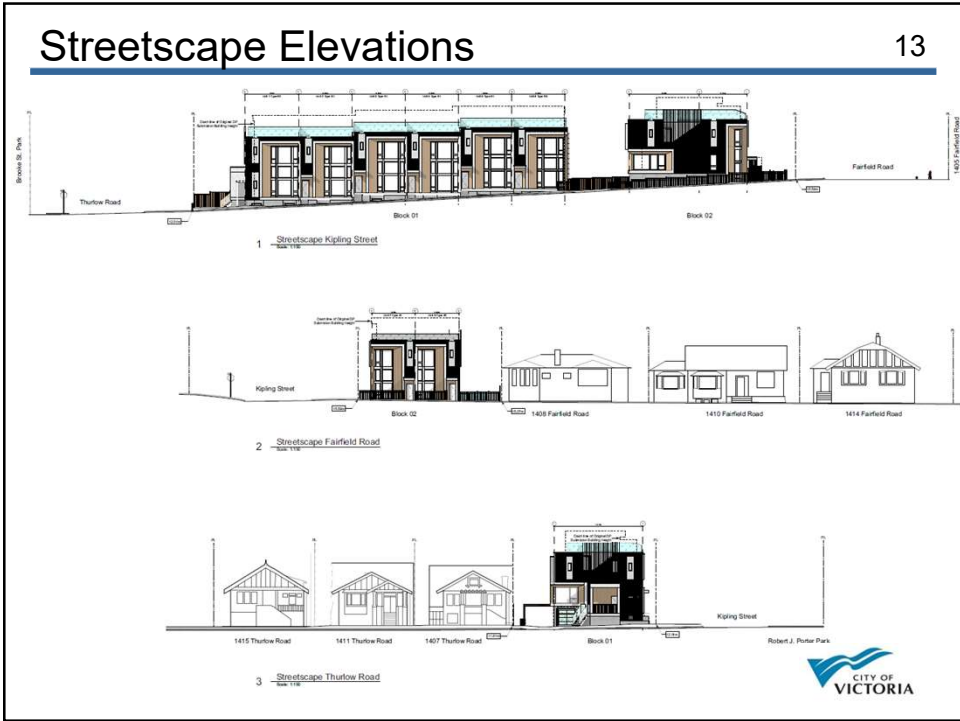
Materials

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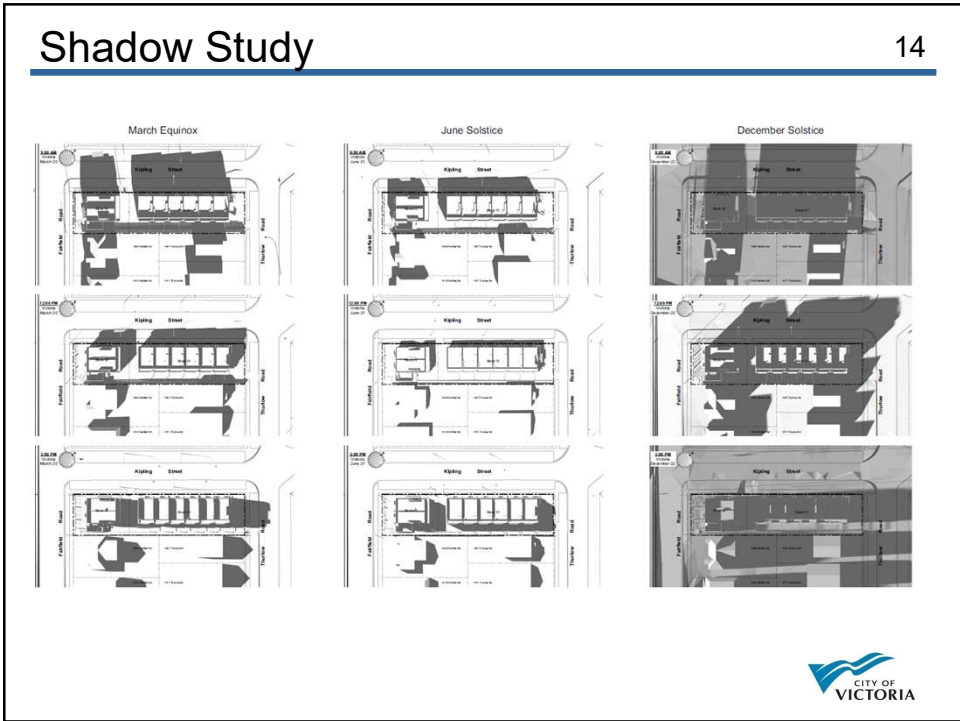
- Glass guardrails
- Metal flashing (White)
- Metal privacy screening (Grey)
- Pale “earthy-coloured” bricks
- Cementitious panels (Light Grey)
- Stucco accents (White)
- Wood-grain features
- Window frames (Grey/White)
- Parged concrete



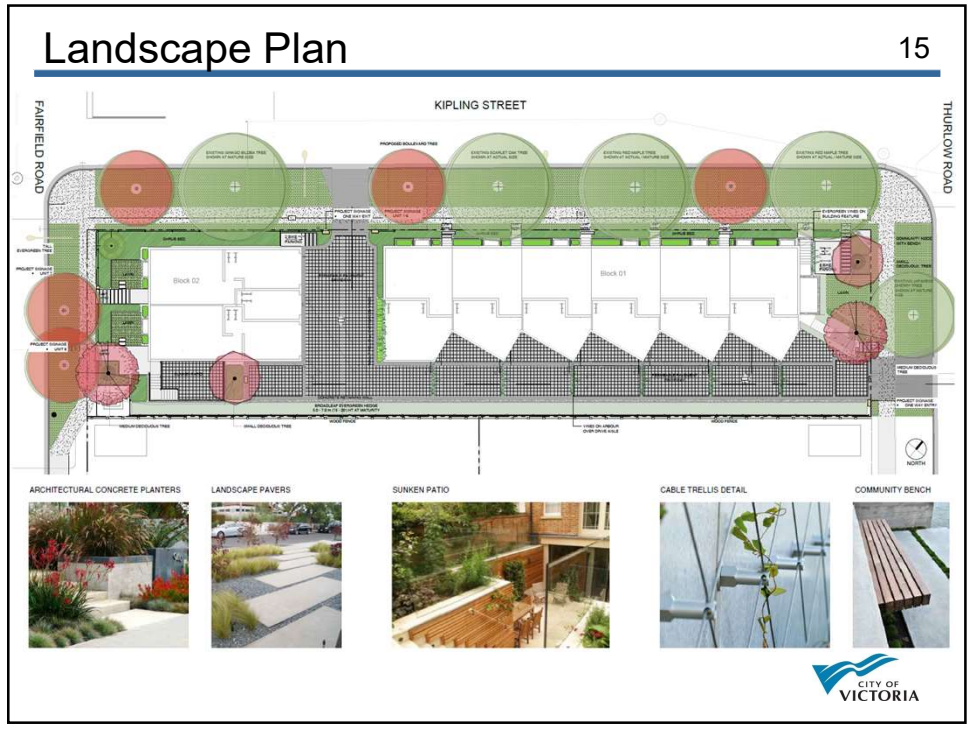
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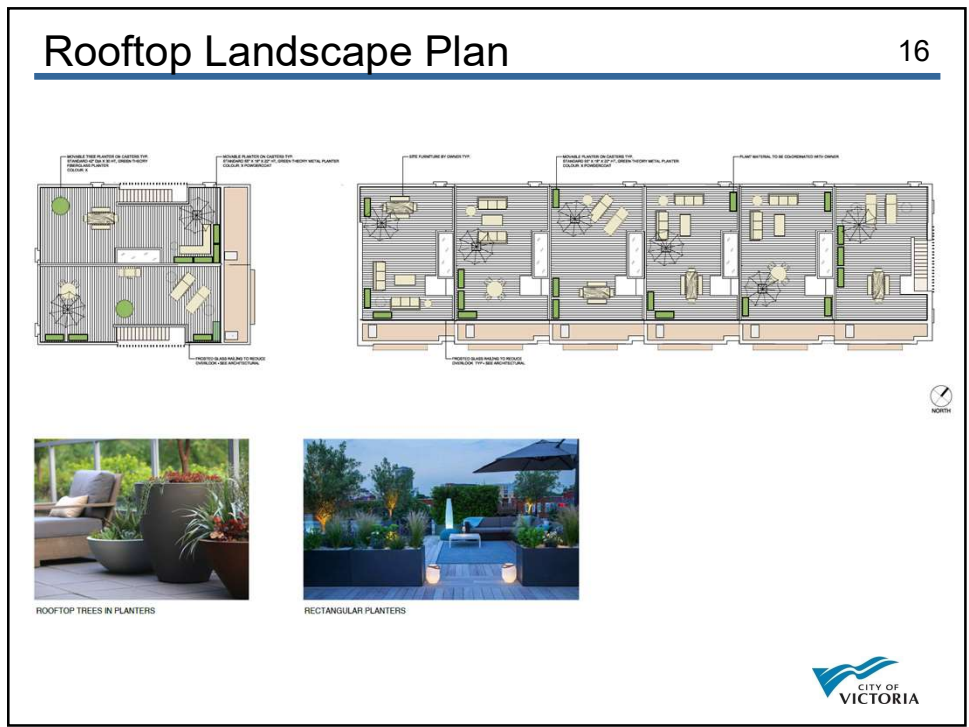
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Renderings

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Elevated Perspective from Robert J. Porter Park



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Renderings

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Renderings

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