

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: 1170 Fanshawe Park Road East Inc. (c/o Brock Development Group Inc.)
1170 Fanshawe Park Road East
File Number: Z-9713, Ward 5
Public Participation Meeting

Date: April 30, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 1170 Fanshawe Park Road East Inc. (c/o Brock Development Group Inc.) relating to the property located at 1170 Fanshawe Park Road East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting May 14, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R1 (R1-14) Zone **TO** a Residential R6 Special Provision (R6-5(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.
 - ii) Consider reducing the amount of surface parking provided in favour of more landscaped amenity area.
 - iii) Enhanced tree planting.

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i. The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The *PPS* directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- ii. The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- iii. The recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and
- iv. The recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options.

Executive Summary

Summary of Request

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R1 (R1-14) Zone to a Residential R6 Special Provision (R6-5(_)) Zone to permit a 3.5-storey, **26-unit**, stacked townhouse development with a maximum height of 12.0 metres and density of 70 units per hectare.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Zoning By-law amendment to permit the stacked townhouse development with special provisions. Special provisions include: a minimum front yard depth (Fanshawe Park Road East) of 2.0 metres whereas 8.0 metres is the minimum required, a minimum exterior side yard depth (Stackhouse Avenue) of 3.0 metres whereas 6.0 metres is the minimum required, a minimum interior side yard depth of 2.5 metres when the wall of a unit contains no windows to habitable rooms whereas 3.0 metres when the end wall of a unit contains no windows to habitable rooms is the minimum required; a maximum density of 70 units per hectare whereas 30 units per hectare is the maximum permitted, and that the main building entrance shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

1. **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
2. **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
3. **Housing and Homelessness**, by supporting faster/streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

Analysis

1.0 Background Information

1.1 Property Description and Location

The subject lands, municipally known as 1170 Fanshawe Park Road East, are located in the Stoney Creek Planning District, on the northeast corner of the Fanshawe Park Road East and Stackhouse Avenue intersection, west of Highbury Avenue North. The subject lands have approximately 40 metres of frontage on Fanshawe Park Road East, 92 metres of frontage along Stackhouse Avenue and a total area of 0.37 hectares. Currently, the subject lands contain a single detached dwelling and detached garage in the rear of the property. Access to the subject lands is currently provided from Fanshawe Park Road East.

The surrounding area consists of a mix of current and future low-to medium-density residential uses as well as public open spaces and shopping areas closer to Highbury Avenue North. The subject lands are also directly adjacent to a Listed Heritage Property to the west. The subject lands are serviced by London Transit bus routes 24 and 34 accessed from Fanshawe Park Road East and Stackhouse Avenue. Fanshawe Park Road East is a four-lane Urban Thoroughfare with a dedicated left turn lane in the eastern direction. Public sidewalks and dedicated bicycle lanes are provided along both sides of Fanshawe Park Road East but not yet available along Stackhouse Avenue.

Site Statistics:

- Current Land Use: Residential
- Frontage: 40 metres (Fanshawe Park Road East)
- Area: 0.37 hectares
- Shape: Regular (Rectangular)
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Residential/ Open Space
- East: Residential/Neighbourhood Facility/Commercial
- South: Residential
- West: Residential

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods at the intersection of an Urban Thoroughfare (Fanshawe Park Road East) and Neighbourhood Connector (Stackhouse Avenue)
- Special Planning Areas: Primary Transit Area
- Existing Zoning: Residential R1(R1-14) Zone

Additional site information and context is provided in Appendix B.



Figure 1: Aerial photo of 1170 Fanshawe Park Road East and surrounding lands.



Figure 2: Streetview of 1170 Fanshawe Park Road East (facing north from Fanshawe Park Road East)

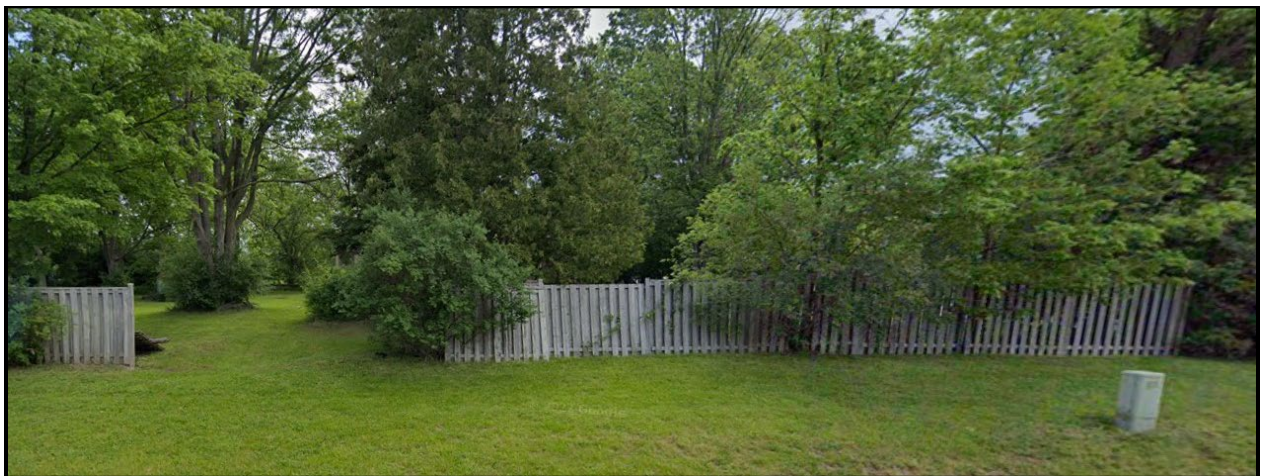


Figure 3: Streetview of 1170 Fanshawe Park Road East (view facing east from Stackhouse Avenue)

2.0 Discussion and Considerations

2.1 Development Proposal

In February 2024, Planning and Development staff accepted a complete Zoning By-law amendment application to redevelop the subject lands for medium density residential uses. The development proposal is comprised of two 3.5-storey stacked townhouse blocks containing a total of 26-units, with a maximum height of 12.0 metres and density of 70 units per hectare. Access to the subject lands is proposed to be provided from Stackhouse Avenue. The conceptual site plan is shown below as Figure 4.

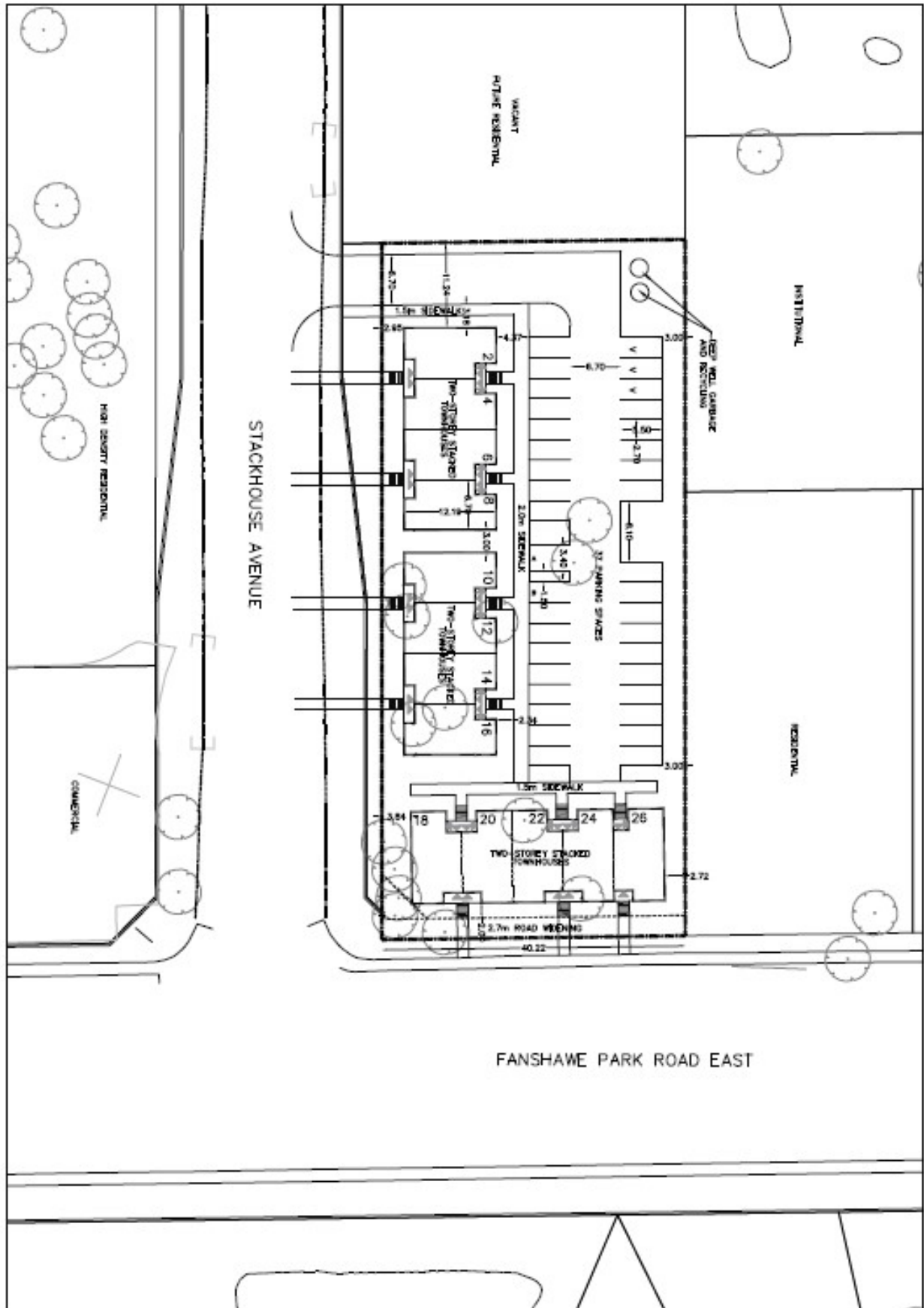


Figure 4. Conceptual Site Plan

The proposed development includes the following features:

- Land use: Residential
- Form: Stacked Townhouse Dwellings
- Height: 3.5-storeys (12.0 metres)
- Residential units: 26-units
- Density: 70 units per hectare
- Lot coverage: 29%
- Landscape Open Space: 41%
- Parking spaces: 37 surface parking spaces (1.4 space/unit)

Additional development proposal information is provided in Appendix B and C.

2.3 Requested Amendment

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R1 (R1-14) Zone to a Residential R6 Special Provision (R6-5(_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R6-5(_))	Required	Proposed	Recommended
Front Yard Depth (minimum)	8.0 metres	2.0 metres	As proposed.
Exterior Side Yard Depth (minimum)	6.0 metres	3.0 metres	As proposed
Interior Side Yard Depth (minimum)	3.0 metres when the wall of a unit contains no windows to habitable rooms.	2.5 metres	2.5 metres when the end wall of a unit contains no windows to habitable rooms.
Density (maximum)	30 units per hectare	70 units per hectare	As proposed
Building Orientation			The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.

2.4 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed internal and agency comments are included in Appendix D of this report.

2.5 Public Engagement

On March 1, 2024, a combined Notice of Planning Application and Notice of Public Meeting was sent to 77 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 7, 2024. A “Planning Application” sign was also placed on the site.

There were **zero** responses received during the public consultation period.

2.6 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption, and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

3.1 Financial Impact

There are no direct municipal financial expenditures with this application.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed residential use is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and is a contemplated use in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type of The London Plan. The subject lands are also located in the Primary Transit Area whereby the intent of this specific policy area is to encourage residential intensification that is compatible and sympathetic to the existing neighbourhood character (TLP, Policy 90_). The proposed stacked townhouse dwellings align with the vision of the Neighbourhoods Place Type and Primary Transit Area by contributing to a diversity and mix of different housing types, intensities, and forms (TLP, Policy 918_2) which respect the existing and future neighbourhood character (TLP, Policy 918_13). The proposed residential use also aligns with Key Direction #5 – building a mixed-use compact city, by planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward (TLP, Policy 59_4), and to ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place (TLP, Policy 59_5).

4.2 Intensity

The proposed residential intensity is consistent with the policies of the PPS that encourage residential intensification, redevelopment, and compact form (1.1.3.4), an efficient use of land (1.1.1 a), and a diversified mix of housing types and densities (1.4.1). The proposed residential intensity conforms with Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type of The London Plan which contemplates a standard maximum height of 4-storeys and an upper maximum height of 6-storeys where a property is at the intersection of an Urban Thoroughfare (Fanshawe Park Road East) and Neighbourhood Connector (Stackhouse Avenue). The proposed height of 3.5-storeys aligns with the vision of the Neighbourhoods Place Type and contributes to the intensification targets within the Primary Transit Area (TLP, Policy 90_). Furthermore, the proposed residential use is accommodated on a parcel that is of sufficient size to support the proposed use and intensity, providing sufficient setbacks for the provision of onsite functions as well as to provide a buffer to adjacent properties. The redevelopment of the parcel will also facilitate the efficient use of land and existing municipal services (TLP, Policies 953_2 and 3).

4.3 Form

The proposed built form is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating a form and scale of residential intensification that is compatible with the existing and future neighbourhood character (TLP, Policy 953_2). Specifically, the proposed built form supports a positive pedestrian environment, a mix of housing types to support ageing in place and affordability and is designed to be a good fit and compatible within its context/neighbourhood character (TLP, Policy 193_).

The built form consists of two, 3.5-storey stacked townhouse blocks oriented towards Fanshawe Park Road East and Stackhouse Avenue. The development directs the stacked townhouse blocks towards the intersection, acknowledging the subject lands as a corner lot (TLP, Policy 936_). The two stacked townhouse blocks are also sited with minimum front and exterior side yard setbacks to define the street edge, and create an inviting, active, and comfortable pedestrian environment (TLP, Policy 259_). The proposed built form and massing of the stacked townhouse blocks also have consideration for the surrounding land uses and are considered appropriate in scale to the existing and future low and medium density residential uses along Fanshawe Park Road East (TLP, Policy 953_).

The existing access to the subject lands from Fanshawe Park Road East will be closed and access for the proposed development will be provided from Stackhouse Avenue, promoting connectivity and safe movement for pedestrians, cyclists, and motorists (TLP, Policy 255_). Parking for the stacked townhouse development will be located internally, visually screening the surface parking from the street, encouraging a pedestrian oriented streetscape (TLP, Policy 936_4). The Site Plan Approval Authority is also directed to consider reducing the amount of surface parking provided in favour of more landscaped amenity area, as the development is currently proposing a parking rate of 1.4 spaces per unit whereas a parking rate of 0.5 spaces per unit is required.

4.4 Zoning

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R1 (R1-14) Zone to a Residential R6 Special Provision (R6-5(_)) Zone. The following summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

A minimum front yard depth (Fanshawe Park Road East) of 2.0 metres and exterior side yard depth (Stackhouse Avenue) of 3.0 metres.

Special provisions to permit a minimum front yard depth (Fanshawe Park Road East) of 2.0 metres and exterior side yard depth (Stackhouse Avenue) of 3.0 metres are proposed by the applicant and recommended by staff. The intent of front and exterior

side yard depths is to ensure sufficient space between the buildings and lot lines to accommodate all onsite functions while still facilitating a pedestrian oriented development. As such, the two stacked townhouse blocks are sited with minimum setbacks, defining the street edge on both Fanshawe Park Road East and Stackhouse Avenue, creating an inviting, active, and comfortable pedestrian environment (TLP 259_). The reduced setbacks are considered sufficient to ensure for the provision of services, landscaping, and that there are no encroachments into the public right-of-way.

A minimum interior side yard depth of 2.5 metres when the end wall of a unit contains no windows to habitable rooms.

A special provision to permit a minimum interior side yard depth of 2.5 metres is proposed by the applicant and recommended by staff with an additional restriction that a minimum interior side yard depth of 2.5 metres be permitted when the end wall of a unit contains no windows to habitable rooms. The intent of interior side yard depths is to ensure sufficient space between the building and lot line to accommodate all onsite functions while mitigating for potential adverse impacts to adjacent properties. In this case, the reduced interior side yard depth refers to the separation distance between the stacked townhouse block oriented towards Fanshawe Park Road East and the adjacent property to the east, in which the conceptual site plan shows a separation of 2.7 metres. The reduced setback is considered sufficient for the provision of onsite functions and is not anticipated to adversely impact the abutting property to the east particularly since these units will contain no windows to habitable rooms.

Note that the boundary trees identified for removal in the tree preservation plan will require consent to injure as a requirement of Site Plan Approval. Should consent to injure not be provided, increased setbacks will be considered at that time.

A maximum density of 70 units per hectare

A special provision to permit a maximum density of 70 units per hectare is proposed by the applicant and recommended by staff. The proposed maximum density provision will allow for the implementation of the proposed redevelopment, facilitating an appropriate scale of development that is compatible within the existing neighbourhood character which is defined by current and future low-to medium-density residential developments (TLP 918_13). Additional mitigation measures to offset any potential adverse impacts of the increased intensity, including a potential reduction in parking, landscaped buffering, and having units that contain no windows to habitable rooms adjacent to the abutting property to the east, will be considered by the Site Plan Approval Authority.

The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.

Staff are recommending an additional special provision to require that unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue. The additional special provisions will further ensure the stacked townhouse units will be oriented towards Fanshawe Park Road East and Stackhouse Avenue defining the street edges while create an inviting, active, and comfortable pedestrian environment (TLP 259_).

Staff are of the opinion that the above-recommended special provisions comply with The London Plan and are consistent with the *Planning Act* and the *PPS*.

Conclusion

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from to permit a 3.5-storey, 26-unit, stacked townhouse development with a maximum height of 12.0 metres and density of 70 units per hectare. Staff are recommending approval of the requested Zoning By-law Amendment with special provisions.

The recommended action is consistent with the *Provincial Policy Statement, 2020 (PPS)*, and conforms to The London Plan. The amendment will facilitate the redevelopment of the subject site and will contribute to the range and mix of housing options within the area.

Prepared by: **Michaella Hynes**
Planner, Planning Implementation

Reviewed by: **Mike Corby, MCIP, RPP**
Manager, Planning Implementation

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P. Eng**
Deputy City Manager, Planning and Economic
Development

Copy: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1170 Fanshawe Park Road East.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

THEREFORE, the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1170 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Residential R1 (R1-14) Zone **TO** a Residential R6 Special Provision (R6-5()) Zone.
2. Section Number 10.4 of the Residential R6 Special Provision (R6-5()) Zone is amended by adding the following Special Provisions:

R6-5() 1170 Fanshawe Park Road East

a. Regulations

- i. Front Yard Depth (minimum): 2.0 metres
 - ii. Exterior Side Yard Depth (minimum): 3.0 metres
 - iii. Interior Side Yard Depth (minimum): 2.5 metres when the end wall of a unit contains no windows to habitable rooms.
 - iv. Density (maximum): 70 units per hectare
 - v. Building Orientation – The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.
3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

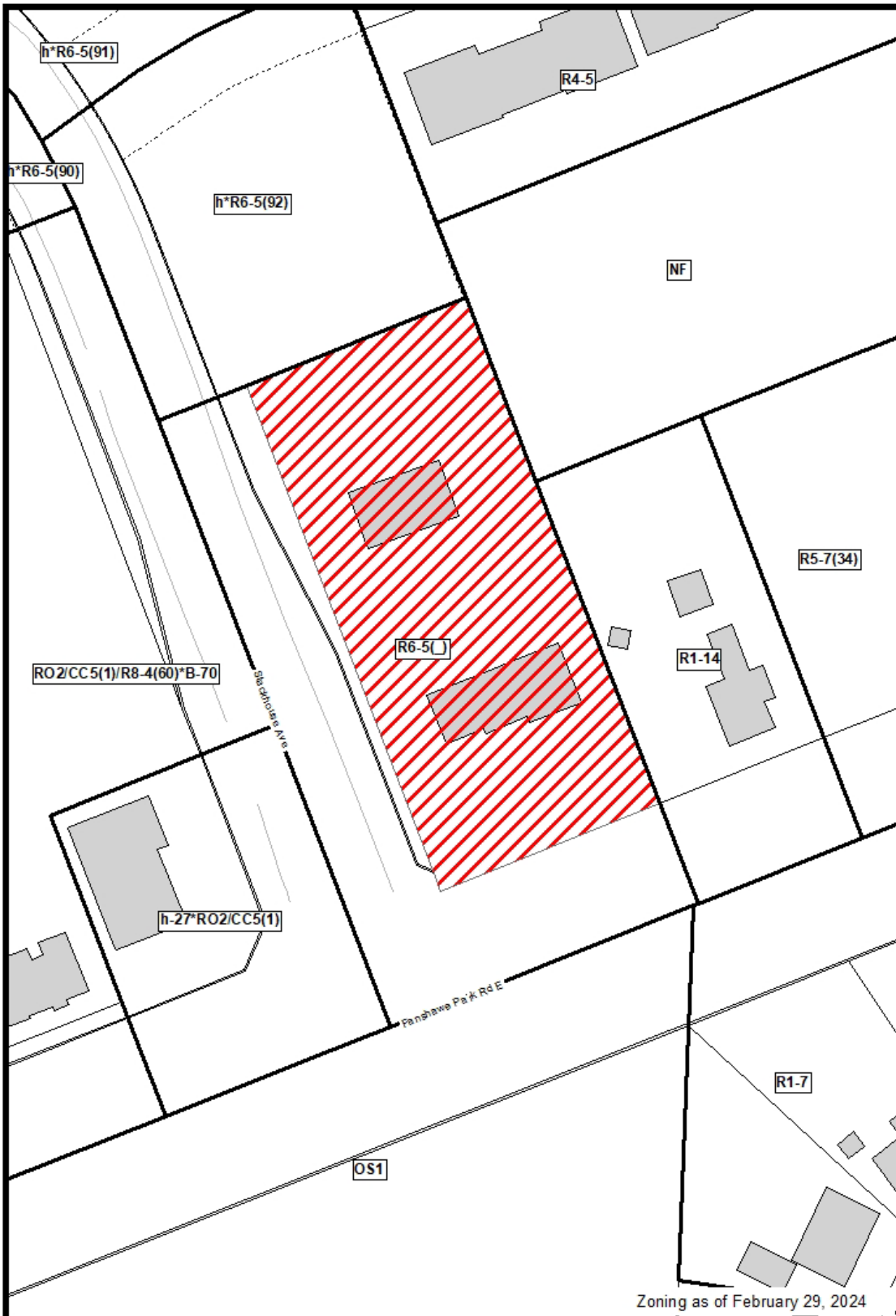
PASSED in Open Council on May 14, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


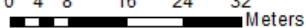

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-9713 Planner: MH Date Prepared: 2024/03/21 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	40 metres (Fanshawe Park Road East)
Area	0.37 hectares
Shape	Regular (Rectangular)
Within Built Area Boundary	No
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Residential/ Open Space
East	Residential/Neighbourhood Facility/Commercial
South	Residential
West	Residential/ Open Space

Proximity to Nearest Amenities

Major Intersection	Fanshawe Park Road East and Highbury Road North (55 metres)
Dedicated cycling infrastructure	Fanshawe Park Road East (onsite)
London Transit stop	Route 25 accessed from Fanshawe Park Road East (110 metres) and route 34 accessed from Stackhouse Avenue (onsite)
Public open space	Blackwell Park (70 metres)
Commercial area/use	Tyner-Shorten Clothiers (30 metres)
Food store	Sobeys North London (1,800 metres)
Community/recreation amenity	Constitution Park (650 metres)

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods at the intersection of an Urban Thoroughfare (Fanshawe Park Road East) and Neighbourhood Connector (Stackhouse Avenue)
Current Special Policies	Primary Transit Area
Current Zoning	Residential R1(R1-14) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Residential R6 Special Provision (R6-5()) Zone

Requested Special Provisions

Regulation (R6-5(_))	Required	Proposed	Recommended
Front Yard Depth (minimum)	8.0 metres	2.0 metres	As proposed.
Exterior Side Yard Depth (minimum)	6.0 metres	3.0 metres	As proposed
Interior Side Yard Depth (minimum)	3.0 metres when the end wall of a unit contains no windows to habitable rooms.	2.5 metres	2.5 metres when the end wall of a unit contains no windows to

Regulation (R6-5(_))	Required	Proposed	Recommended
			habitable rooms.
Density (maximum)	30 units per hectare	70 units per hectare	As proposed
Building Orientation			The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue.

Development Proposal Summary

Development Overview

The recommended action will permit a 3.5-storey, 26-unit, stacked townhouse development with a maximum height of 12.0 metres and density of 70 units per hectare.

Proposal Statistics

Land use	Residential
Form	Stacked Townhouse Dwellings
Height	3.5-storeys (12.0 metres)
Residential units	26-units
Density	70 units per hectare
Lot coverage	29%
Landscape open space	41%
New use being added to the local community	No

Mobility

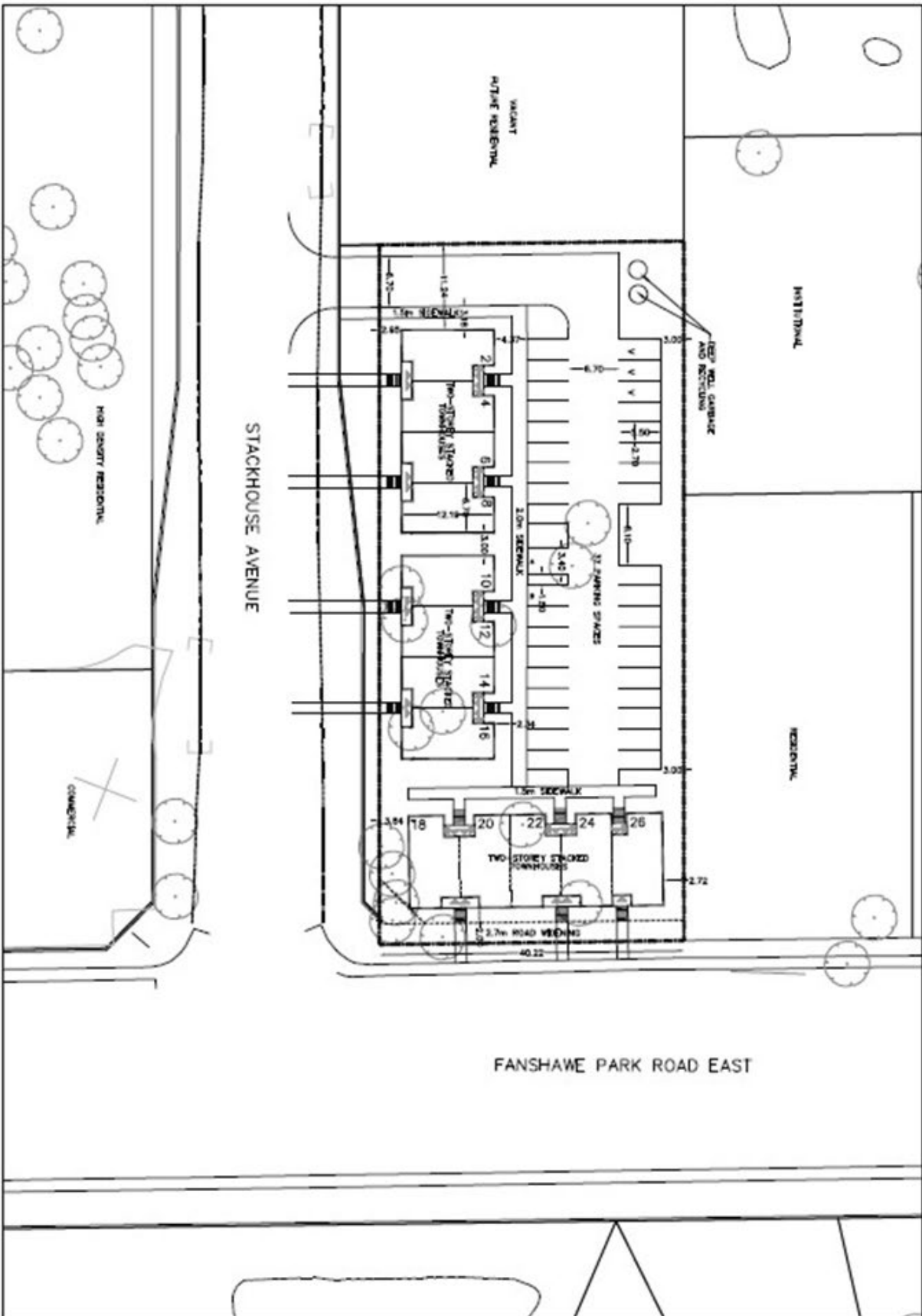
Parking spaces	37 surface parking spaces
Vehicle parking ratio	1.4 space/unit
New electric vehicles charging stations	Unknown
Secured bike parking spaces	Unknown
Secured bike parking ratio	Unknown
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	Yes

Environment

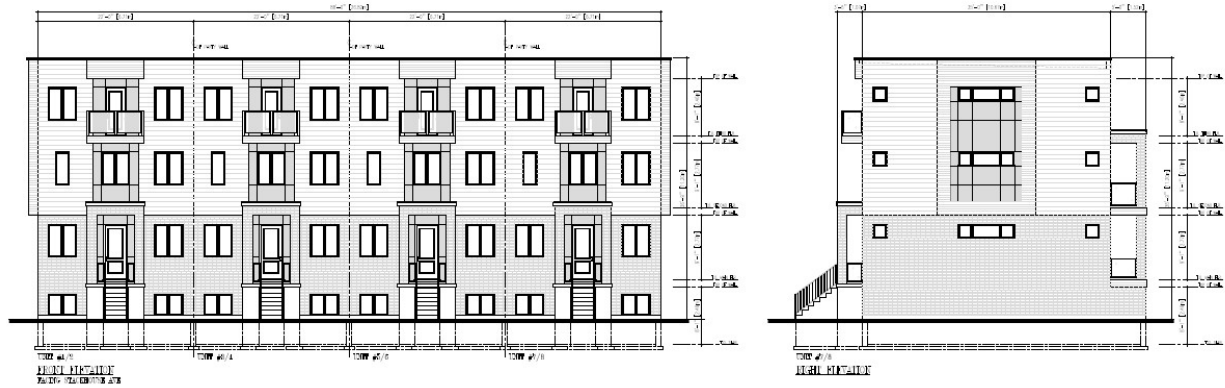
Tree removals	Yes
Tree plantings	Yes
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	No
Green building features	Unknown

Appendix C – Additional Plans and Drawings

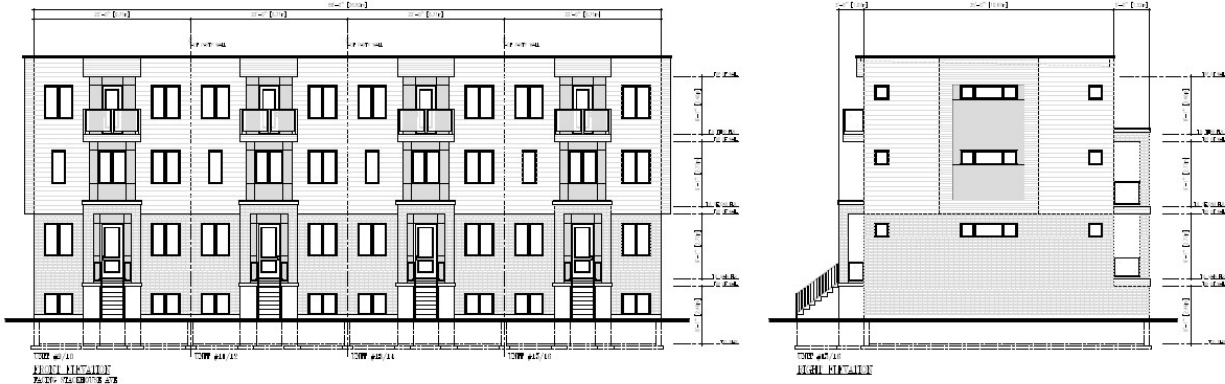
Conceptual Site Plan



Building Renderings – Block A – front and right elevations



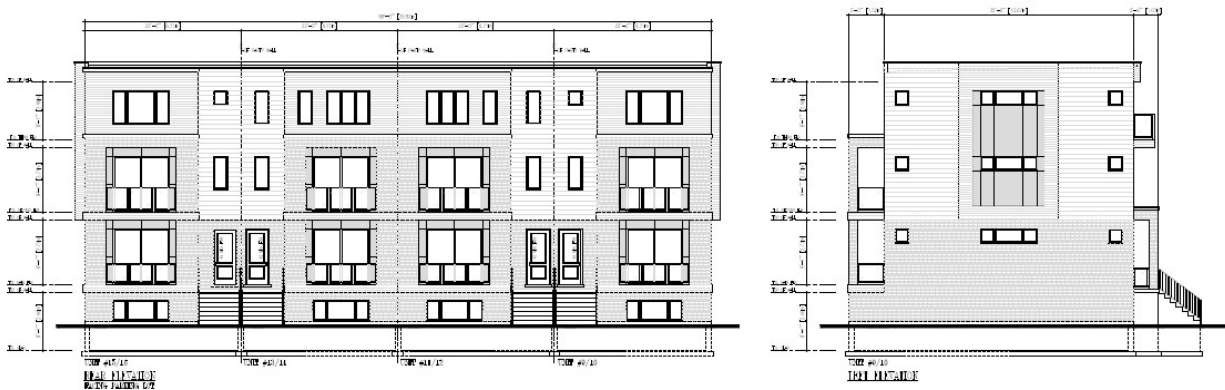
Building Renderings – Block A – rear and left elevations



Building Renderings – Block B – front and right elevations



Building Renderings – Block B – rear and left elevations



Appendix D – Internal and Agency Comments

Urban Design

- This site is located within the Neighbourhoods Place Type in The London Plan [TLP], which contemplates the proposed use and height. Urban Design is supportive of the proposed development and commends the applicant for providing a site layout and building design which incorporates built form that addresses both streets, for locating the surface parking behind the buildings and for including individual unit entrances along the street with direct pedestrian walkway access. The applicant is encouraged to continue to incorporate these design features as the proposal moves through the development process.
- Urban Design recommends the following Special Provisions be incorporated into the proposed R6-4 Zone to foster a safe, comfortable, and accessible public realm, and to reduce potential impacts on neighbouring properties:
 - Maximum height
 - Front and exterior side yard depth: minimum 3.0m
 - Building orientation – unit entrances shall be oriented to Fanshawe Park Road E and/or Stackhouse Avenue.

Matters for Site Plan

- Consider reducing the number of surface parking spaces provided in favour of an at-grade common outdoor amenity space and more landscaped area [TLP Policy 270, 295].
- Extend the 1.5m walkway proposed in front of Units 18-26 (Block C) to the street [TLP Policy 255, 268].
- Provide a public sidewalk or private walkway along the Stackhouse Avenue frontage and ensure the walkways proposed on-site connect to this sidewalk [TLP Policy 255, 268].
- Include facilities for temporary bicycle storage (bike racks) to promote active transportation [TLP Policy 280].
- Provide landscaping to mitigate headlight glare into the windows of the below-grade level.
- Provide a full set of dimensioned elevations for all sides of the proposed buildings with materials and colours labelled. Further comments may follow upon receipt of the elevations.

UTRCA

- The UTRCA has no objections and/or Section 28 Permit Requirements for application Z-9713 - 1170 Fanshawe Park Road East.

Parks Planning

Matters for Site Plan

- Parkland dedication will be required in the form of cash in lieu, pursuant to By-law CP-25 and will be finalized through the Site Plan Approval process.

Landscape Architecture

- The Development and Planning Landscape Architect does not support the Special Provisions for the reduced exterior side yard setback (Stackhouse Avenue) of 2.0m whereas 6.0m is the minimum required; or the Minimum interior side yard setback of 2.5m whereas 3.0m is the minimum required. Sufficient volume of soil must be provided to support tree growth, as required in Site Plan Control Bylaw and to meet canopy goals of the London Plan and the Urban Forest Strategy. London Plan Key Direction #4 is for London to become one of Canada's greenest Cities.
- Boundary trees were identified on the tree preservation plan. Consent to injure or remove will be required. If consent cannot be obtained from co-owner, then a

non-disturbance setback will need to be established at each tree's critical root zone limits as determined by dbh as follows:

Tree Number	Setback without consent from east property line	Consent
34 Remove	5.7m	1186 Fanshawe Pk Rd E
35 Remove	3.6m	1186 Fanshawe Pk Rd E
37 Injure	3.1m	1186 Fanshawe Pk Rd E
41 Injure	4.1m	1186 Fanshawe Pk Rd E
48 Remove	2.2m	1186 Fanshawe Pk Rd E

Matters for Site Plan

- Boundary trees identified in the tree preservation plan, will require consent to injure. This is a requirement of Site Plan approval. A recommendation for approval will be forwarded for Site Plan Review.
- A recommendation for proof of payment for the coordinated removal of one city tree, #62, will be forwarded for Site Plan review. Proof of payment issued by Forestry Operations requirement of Site Plan approval.
- A total of 1905 cm dbh proposed for removal. Replacement trees to be recommendation to Site Plan Review based on total dbh removed. For trees outside of significant Natural Heritage Features, the summation of tree diameter to be destroyed shall correspond to the number of Replacement Trees required in accordance with London Plan Policy 399. A total of 190 replaement trees will be required within site. Site Plan Control Bylaw planting requirements may be counted as replacement trees. Where there is insufficient space on the same site from which the trees are removed to plant all of the number of Replacement Trees, cash-in-lieu will be calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree. DS staff have reviewed the Proposal Summary for the above noted address and provide the following comments consistent with the Official Plan, applicable by-laws and specifications.
- 2 trees [#29, 42] located on 1186 Fanshawe Park Road are proposed for removal. Tree removal consent will be required at Site Plan for acceptance of TPP.
- 1 tree [#2] located on the adjacent property to the north of the subject[Middlesex Con 5 Pt Lot 10 RP] is proposed for removal. Tree removal consent will be required at Site Plan

Ecology

- This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Notes

- Avoid tree removal within the active bat roosting period (April 30 – September 1) to reduce potential interactions with Endangered bat species, to avoid contravention of the Endangered Species Act.
- Avoid vegetation removal within the active breeding bird period (April 1 – August

30) to avoid disturbing nesting birds and contravening the Migratory Bird Convention Act.

Site Plan

- Provide a common outdoor amenity space sufficient in size and function to accommodate all dwelling units on site.
- Under the current regs they are only required 13 parking spaces (0.5 per unit) whereas they are providing 37; no special provision required.
- The front yard depth and exterior side yard depth requests may have been mixed up. The plans show the front yard (Fanshawe Park Road East) as 2.0m (special provision says 3.0m), and the exterior side yard as 2.9m (special provision says 2.0m). Also, the interior side yard is shown as 2.7m (special provision says 2.5m), the required interior side yard setback should be 6.0m (windows to habitable rooms on all floors), and the maximum density under the R6-4 zone is 30uph (special provision wording says 35uph).

Matters for Site Plan

- The proposed waste storage setup is generally not supported by the City's Solid Waste Management team due to the proposed storage containers and the proposed location. The City does not service deep waste recycling bins through our contractor, as such recycling will have to be managed privately. For garbage, crews can only collect bins that can be lifted with a front-end fork truck, which are typically forked bins such as Earth Bin and EnviroWorx. As well, municipal waste collection vehicles strongly prefer having a turnaround area on site and will not reverse onto a public roadway (Stackhouse Avenue in this case).
- Identify the proposed snow storage locations and ensure that they do not conflict with landscape planting or the common outdoor amenity space.
- Provide all necessary fire department access information in accordance with Figures 6.3, 6.4, and 6.5 of the Site Plan Control By-law.
- Extend the sidewalk along the rear of units 18-26 to connect to Stackhouse Avenue.
- Enlarge all 1.5 metre sidewalks to be 1.8 metres for accessibility purposes. Refer to the Accessibility Checklist for more information.
- Ensure a 1.5 metre setback is provided between the rear property boundary and the drive-aisle to provide for landscape planting.
- Widen the 2.0 metre sidewalk running along the rear of units 2-16 to be at least 2.1 metres as this sidewalk is abutting a parking area.

Engineering

- Site grading is to consider the ultimate urban cross section of Stackhouse Ave.
- Given the building arrangement and setbacks proposed, the consultant's options for routing overland flow are limited due to the grading of the fronting ditches. Please see as-con 20154; OLFR should be ultimately be directed to Fanshawe Park road, and not north via Stackhouse Ave.
- Water is available for the subject site from the 400mm DI on Fanshawe Park Rd. There is no municipal watermain on Stackhouse Avenue at this time. The proposal concept shows full development along Fanshawe park road with no room to bring the private watermain service into the site. Demonstrate how the development will be serviced.
- Please confirm with geomatics for the road widening dedication required. The concept plan shows the road widening of 2.7 meter, whereas the required widening is less than the identified on the concept plan. Presently the width from centerline of Fanshawe Park Road East at this location ranges from 18.302m at the westerly limit to 18.286 at the easterly limit as shown on 33R-17525 (Part 6 on 33R-17525 was dedicated by Bylaw s.-5835-8). Therefore, an additional widening of 1.698m is required at the westerly limit and an additional widening of 1.714m at the easterly limit to attain 19.5m from c/l.

- Please note that a 0.3m reserve will be required north of the proposed widening on Fanshawe Park Road East.

Matters for Site Plan

Wastewater:

- The municipal sanitary sewer available to service the subject site is the 600 mm diameter sanitary sewer on Stackhouse Avenue via a 150 mm diameter PDC to this subject lands.
- Engineering drawings will be required demonstrating servicing to the intended municipal outlet with the internal private sewer to be fully contained on private property and not encroach into the ROW as this will not be accepted. If the existing PDC is not in a suitable location, the applicants engineer will be required to abandon the existing PDC and install a new PDC minimum 150mm diameter at 1.0% in a suitable location based on the proposed site layout.

Water:

- Water is available to service the subject site from the 400 mm diameter watermain located on the south side of Fanshawe Park Road East.
- Water servicing must meet City of London Design Standards.

Stormwater:

- Given the building arrangement and setbacks proposed, the consultant's options for routing overland flow is limited due to the grading of the fronting ditches. Please see as-con 20154; OLFR should be ultimately be directed to Fanshawe Park road, and not north via Stackhouse Ave.
- As per storm Area Plan drawing 27101, the site at C=0.72 is tributary to an existing 675 mm storm sewer on Stackhouse Avenue. Changes in the "C" value required to accommodate the proposed development will trigger the need for on-site SWM controls designed to the satisfaction of the City Engineer. The design of any required on-site SWM controls shall include but not be limited to, required storage volume calculations, flow restrictor sizing, LID solutions, etc.
- There is not sufficient evidence that this site is serviced by a PDC to the local storm sewer and the applicant is to demonstrate how the site will be serviced.
- The Developer shall be required to provide a Storm/Drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure on-site controls are designed to reduce/match existing peak flows from the 2 through 100-year return period storms.
- The proposed development is medium density residential and therefore shall comply with the approved City Standard Design Requirements for Permanent Private Stormwater System (PPS).
- Considering the number of surface level parking spaces indicated in the application, the owner shall be required to have a consulting Professional Engineer addressing water quality to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS removal to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators, LID filtration or infiltration solutions, etc.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, it's infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution, all in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- As per 9.4.1 of The Design Specifications & Requirements Manual (DSRM), all multi-family, commercial and institutional block drainage is to be self-contained. The owner is required to provide a lot grading plan for stormwater flows and

major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely convey the 250 year storm event.

- All applicants and their consultants shall ensure compliance with the City of London, Design Specifications and Requirements Manual, Ministry of the Environment, Conservation & Parks (MECP) Guidelines and Recommendation, and the SWM criteria, as well as, targets for the Stoney Creek Subwatershed.
- Additional SWM related comments will be provided upon future review of this site.

General comments for sites within Stoney Creek Subwatershed:

- The subject lands are located in the Stoney Creek Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Stoney Creek Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100-year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Transportation

- Presently the width from centerline of Fanshawe Park Road East at this location ranges from 18.302m at the westerly limit to 18.286 at the easterly limit as shown on 33R-17525 (Part 6 on 33R-17525 was dedicated by Bylaw s.-5835-8). Therefore, an additional widening of 1.698m is required at the westerly limit and an additional widening of 1.714m at the easterly limit to attain 19.5m from c/l.
- Please note that a 0.3m reserve will be required north of the proposed widening on Fanshawe Park Road East.
- Please also note that a 6 x6m daylight triangle is required at the widened limit of Fanshawe and Stackhouse.
- There is a land of slivers along Stackhouse Ave between road and subject parcel. It needs to be either conveyed to applicant or dedicated to public right-of-way in order have legal access off of Stackhouse Ave.
- Ensure Draft Reference Plan has been registered with City's Geomatic Department for the required widening.

Heritage

- This is to confirm that Hertiage staff have received and reviewed the following Heritage Impact Assessment (HIA) submitted as a part of the complete application requirements for the Zoning By-law Amendment application (Z-9713) at 1170 Fanshawe Park Road East:
 - Zelinka Priamo Ltd., Heritage Impact Assessment, Brock Development Group, 1170 Fanshawe Park Road East, City of London, February 2, 2024
- The subject property at 1170 Fanshawe Park Road East is located adjacent to the property at 1186 Fanshawe Park Road East, which is listed on the City's

Register of Cultural Heritage Resources. The Italianate style inspired dwelling on the property was constructed c. 1890 and is believed to be a former manse.

- As per Policy 565_ of The London Plan,
 - A heritage impact assessment is required for new development on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resources and its heritage attributes.
- Staff have reviewed the HIA (Zelinka Priamo, 2024) and have found the level of detail included in the research, description, and impact assessment to not meet expectations. Heritage staff are not satisfied that the HIA includes a sufficient level of historic research relating to the heritage-listed property at 1186 Fanshawe Park Road East to adequately understand the potential cultural heritage value of the property, and subsequently assess the potential impacts of the proposed development on the adjacent resource.
- Specially, Heritage staff have the following observations related to the HIA for your consideration:
 - The HIA is insufficient in describing study area, which is necessary to understand the context of its resources.
 - The HIA included incorrect reference to a property outside of the vicinity of the subject property.
 - No evidence of historic research presented within the HIA.
 - The HIA notes that an evaluation of the adjacent property at 1186 Fanshawe Park Road East was included within the report; no such evaluation is included within the HIA. An evaluation of a property's cultural heritage value must be undertaken using the criteria of Ontario Regulation 9/06, made under the Ontario Heritage Act.
 - The assessment of impact (Section 3.2) included within the HIA notes that the potential impacts were assessed against the heritage attributes of the adjacent property at 1186 Fanshawe Park Road East. No evaluation was included within the HIA, and thus, no heritage attributes were identified within the HIA. It is not clear that the HIA was based on a comprehensive understanding of potential cultural heritage value, and heritage attributes, of the adjacent property.
- Heritage staff are not satisfied that the minimum best practices and standards for the completion of a Heritage Impact Assessment have been met within this report.
- Notwithstanding the deficiencies of the HIA, Heritage Staff are satisfied that the proposed development will not result in adverse impacts to the adjacent heritage listed property at 1186 Fanshawe Park Road East.

Appendix E – Public Engagement

Community Engagement

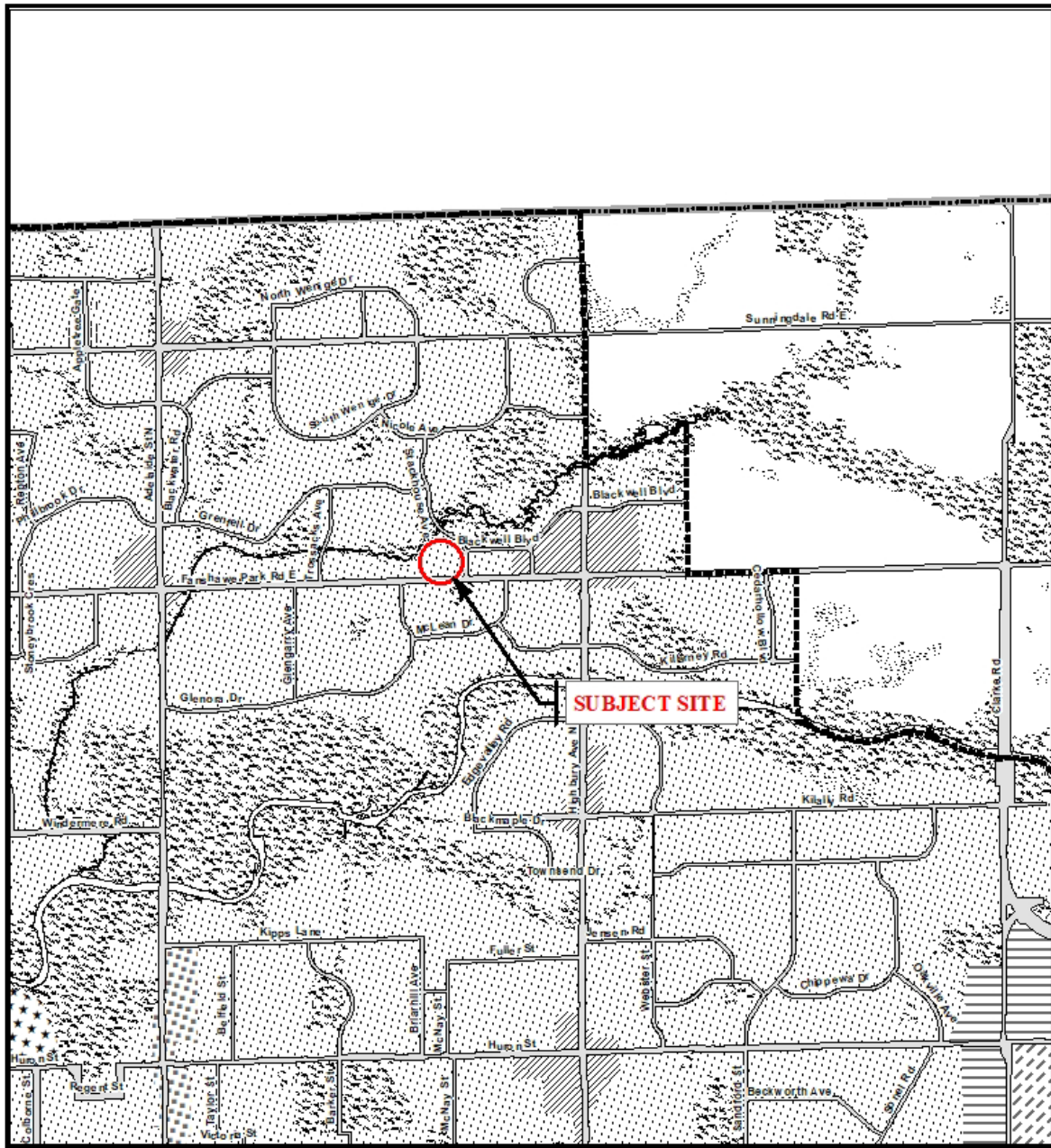
Public liaison: On March 1, 2024, a combined Notice of Planning Application and Notice of Public Meeting was sent to 77 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 7, 2024. A “Planning Application” sign was also placed on the site.

Nature of Liaison: The purpose and effect of this zoning change is to facilitate a 3.5-storey, 26-unit stacked townhouse development with a maximum height of 12.0 metres and density of 70 units per hectare. Possible change to the Zoning By-law Z.-1 **FROM** a Residential R1 (R1-14) Zone **TO** a Residential R6 Special Provision (R6-5(_)) Zone. Special Provisions include: A Minimum front yard setback (Fanshawe Park Road East) of 3.0m whereas 8.0m is the minimum required; Minimum exterior side yard setback (Stackhouse Avenue) of 2.0m whereas 6.0m is the minimum required; Minimum interior side yard setback of 2.5m whereas 3.0m is the minimum required; Maximum density of 70 units per hectare whereas 35 units per hectare is permitted; and to permit a total parking requirement of 35 spaces for the proposed 26 units.. The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Public Responses: Zero replies received.

Appendix F – Relevant Background

The London Plan – Map 1 – Place Types



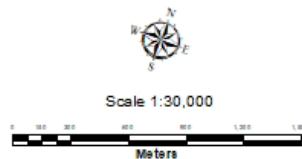
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

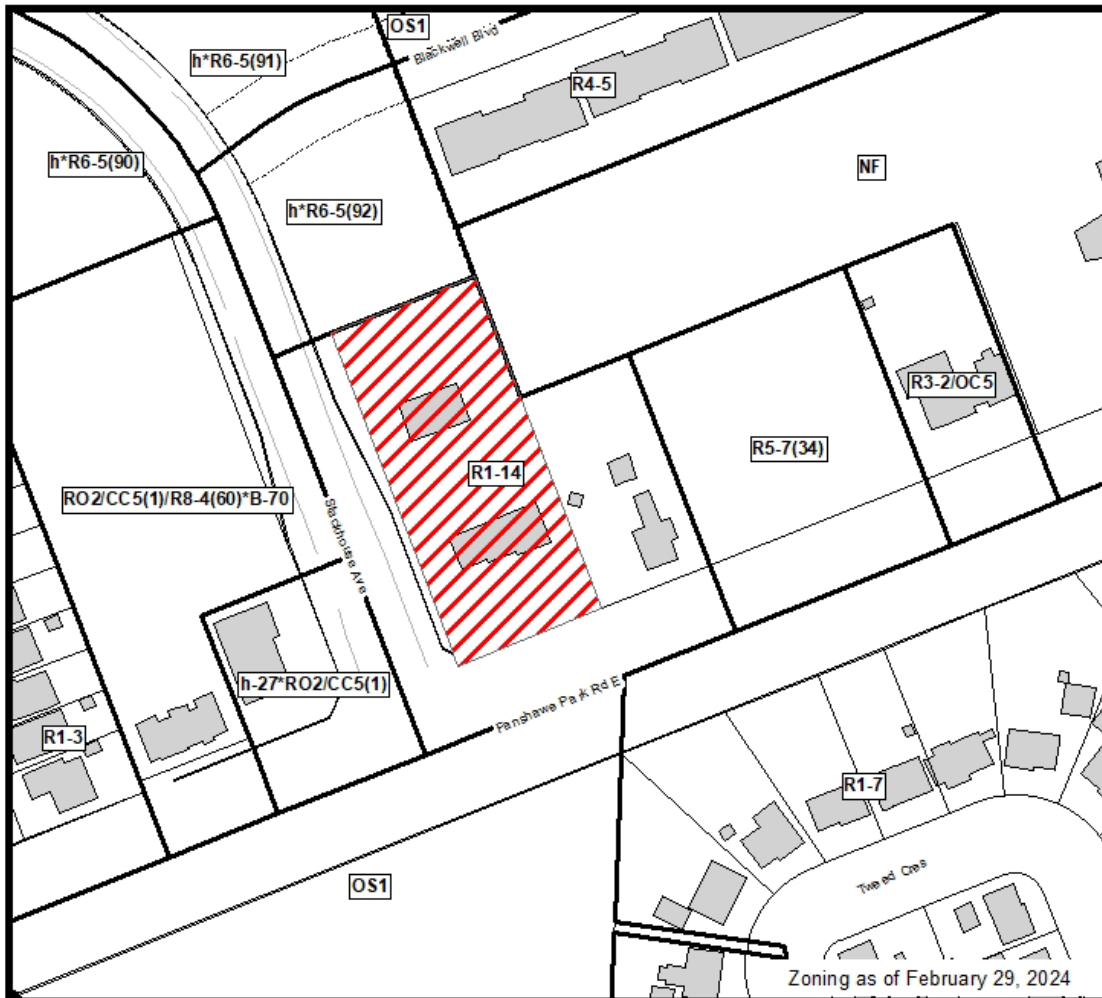
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9713
Planner: MH
Technician: JI
Date: 2024/03/21

Zoning By-law Z.-1 – Zoning Excerpt



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-14**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9713

MH

MAP PREPARED:

2024/03/21

Jl

1:1,500

0 5 10 20 30 40
Meters