

Z-7917

580 Fanshawe Park Road East



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Commercial Infill Brownfield Redevelopment



Special Provisions

Parking : requesting a 14 stall reduction

- 63 mandated by Zoning By-law
- 57 after 10% bicycle parking reduction
- 43 proposed (includes anticipated drive-thru queue)
 - Pedestrian orientation of building/access/uses;
 - Proximity to large parking lots of Home Depot / Sobeys / TD Bank;
 - Transit stop east on Fanshawe (in front of bank);
 - Concentration of residential development within walking distance;
 - Differing peak usage times (coffee shop – fast food restaurant);



Special Provisions

Font Yard Setback

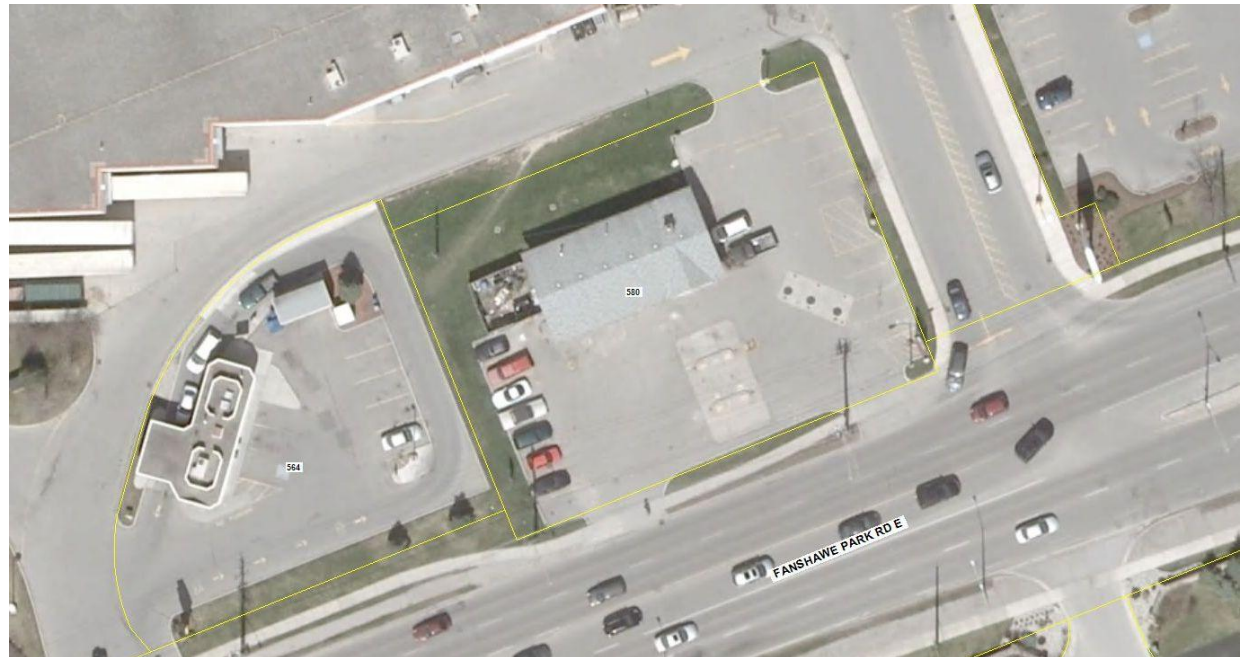
- 10.0m required
- 0.0 m requested
- Building positioned to satisfy urban design guidelines;
- Building access from the front off of the sidewalk;
- Commitment to install and maintain plantings within the right-of-way;



Special Provisions

Lot Depth

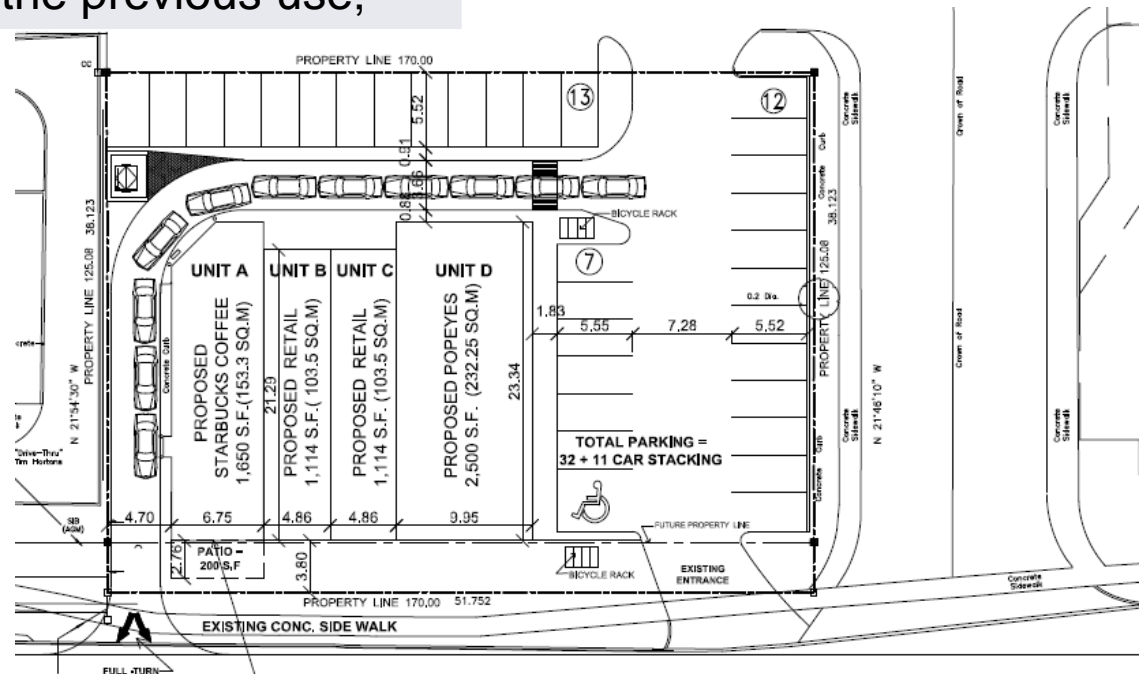
- 50.0 m required
- 38.2 m requested
 - Existing redevelopment site;
 - Meets minimum lot area;
 - Lot width is 51.7 m;



Special Provisions

Parking next to road allowance

- 3.0 m required
- 0.0 m requested
 - Restricted site dimensions;
 - Consistent with building siting at property line;
 - Consistent with the previous use;



Special Provisions

Parking next to side yard

- 3.0 m required
- 0.0 m requested
 - Adjacent to Home Depot entrance driveway;
 - Boulevard and sidewalk to match the east side;
 - Consistent with the previous use;



Special Provisions

Parking next to rear yard

- 3.0 m required
- 0.0 m requested
- Adjacent to Home Depot side drive aisle;
- Provides access to the adjacent parking lots and businesses, ;
- Consistent with TD Bank site layout;



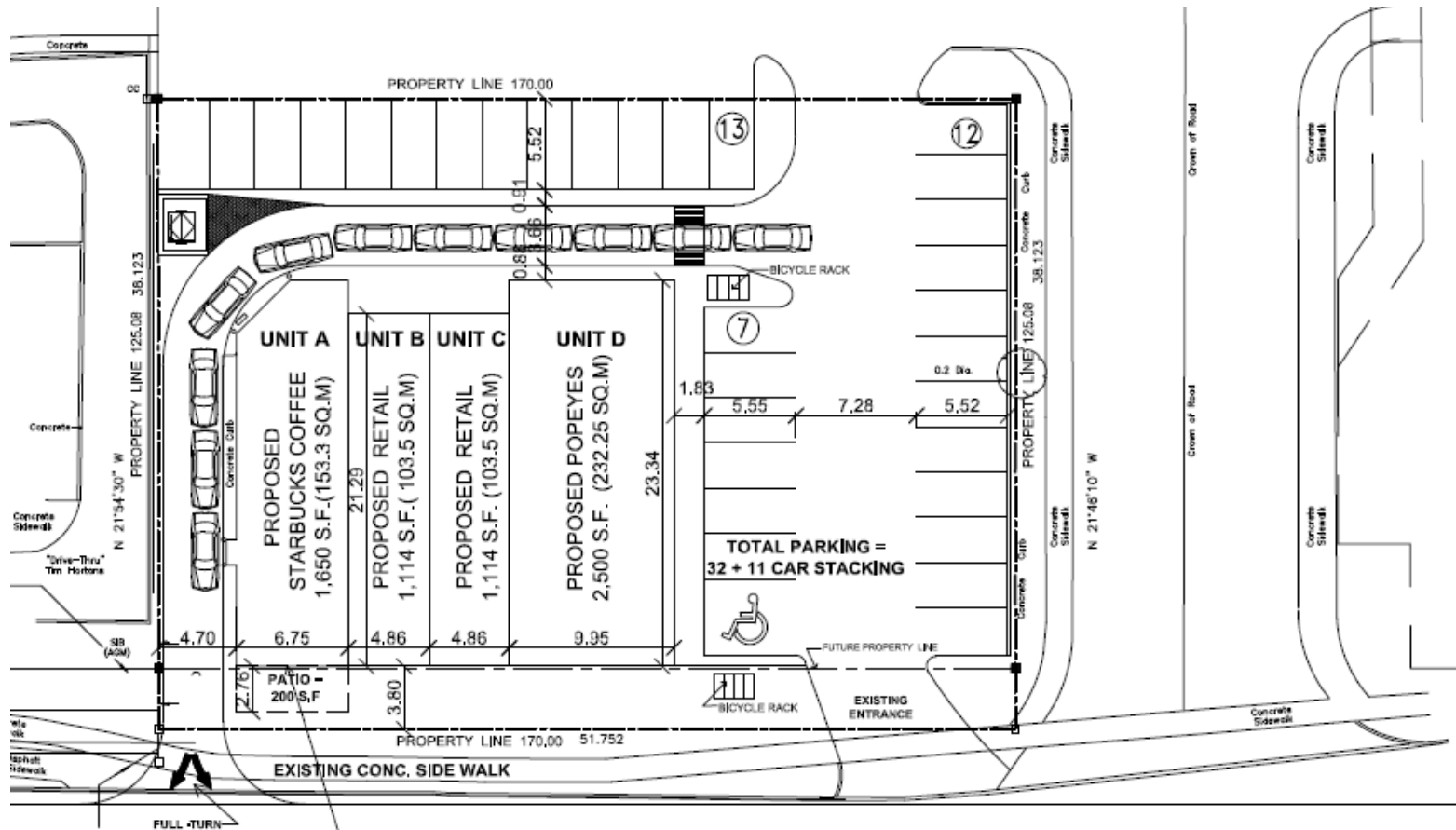
Special Provisions

No Longer Requested

- Building Height Increase
- Lot Coverage

Conceptual Site Plan

(Subject to h-103 : Urban Design and h-11: Access)



FANSHAWE PARK RD. E





STARBUCKS
COFFEE

STARBUCKS
COFFEE

Tenant

TENANT

Popeyes
CHICKEN & BISCUITS



