



London
CANADA

Memo

To: Mr. Sean Eden, Development Coordinator, York Developments

cc: Mr. Jim Yanchula, Manager City of London Urban Design
Urban Design Peer Review Panellists in attendance

From: Urban Design Peer Review Panel Members:

- Steve Ries, Architect, Chair
- Tim Castle, Architect
- McMichael Ruth, Architect
- Jim Vafiades, Landscape Architect
- Gabe Charles, Urban Designer
- Veronique Willis, LEED AP

Date of Review: September 21, 2011

RE: **Proposed Commercial Plaza**
580 Fanshawe Park Road East, London, ON

Thank you for taking the time to meet with the Urban Design Peer Review Panel to discuss York Development's proposal for a new commercial plaza at 580 Fanshawe Park Road East. The Panel notes that this is a Zoning Bylaw Amendment submission and that there that there are no area plans or urban design guidelines specific to the area of this application. The Panel's review is based on the **Commercial Policies** found in Chapter 4 of the Official Plan, in particular **4.3.2 Urban Design Objectives** related to all commercial node designations and **4.3.7.4 Community Commercial Form**, and the **Urban Design Principles** found in Chapter 11 of the Official Plan.

The Panel commented on the inadequacy of the submitted Urban Design Brief and reproached the applicant for the substitution of illustrations which bore no resemblance to the titled drawing or in some cases the subject site. Submission of an incomplete Urban Design Brief and/or use of unrelated drawings are considered by the Panelists to be misleading to, and wasteful of both municipal staff resources and the Panelists volunteer contributed time. Review of the application was delayed while city staff arranged for the reproduction of two coloured perspectives of the building (looking north-east and south-west) contained in the applicant's PowerPoint presentation but not attached to the Urban Design Brief.

The Panel found the illustrations misleading relative to their portrayal of the existing vegetation and specifically requested that the illustrations reflect the current context including but not limited to the size and placement of shade trees.

The Panel has the following comments regarding the proposed development:

1. Eliminate the proposed Fanshawe Road East driveway to the south east corner of the property by negotiating shared access via the abutting existing driveway on the adjacent property to the east;
2. Increase the building's street frontage by resizing the building's depth;
3. Revisit the building's massing and consider articulating the end unit's interior space to take advantage of the potential for higher light filled interior space at the entrances to each restaurant unit;
4. Reconfigure the proposed building end unit canopies to reinforce the hierarchy of unit entrances over glazed curtain wall while maintaining the solar protection afforded by the canopies;
5. Improve the site's appeal by maintaining the zone's current parking area setbacks and lot coverage requirements. Utilize the resultant open space area for planting of moisture resistant ground cover and urban broad leaf deciduous shade trees.

NOTE: THE PANEL DOES NOT SUPPORT THE APPLICATION OF SPECIAL PROVISIONS a) INCREASING THE LOT COVERAGE; b) REDUCING THE DISTANCE OF A PARKING AREA NEXT TO ANY SIDE YARD TO 0M WHEREAS 3M IS REQUIRED; or c) REDUCING THE DISTANCE BETWEEN A DRIVE-THROUGH LANE LOCATED IN THE INTERIOR SIDE YARD AND THE PROPERTY LINE TO 0M WHEREAS 3M IS REQUIRED.

6. Shift the bicycle rack to a location that is adjacent to the front entrances of the commercial units to increase visibility for rider convenience, bike safety and messaging purposes;
7. Relocate the enclosed waste management area to improve safe access for staff and waste management trucks; and
8. Further demonstrate resource conservation through use of pervious pavement to the hard surfaced pedestrian and/or vehicular areas.

On behalf of the Panel, I thank you for your submission. We look forward to reviewing your Site Plan submission complete with your response to the above noted recommendations should you be successful in obtaining the necessary Zoning Bylaw amendments.

Sincerely,



Steve Ries B.E.S., B. Arch., OAA, MRAIC
Chair, City of London Urban Design Peer Review Panel