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E. Conway
File No: SP15-019249

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 2403290 ONTARIO LIMITED (C/O YORK DEVELOPMENTS) 545 FANSHAWE PARK ROAD WEST PUBLIC SITE PLAN MEETING APRIL 10, 2017 NOT BEFORE 4:00 P.M.

RECOMMENDATION

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions **BE TAKEN** with respect to the site plan approval application from 2403290 Ontario Limited relating to the property located at 545 Fanshawe Park Road West:

- a) The Planning & Environment Committee **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units; and
- b) Council **ADVISE** the Site Plan Approval Authority of any site plan related issues they may have with respect to the Site Plan application, and **ADVISE** the Site Plan Approval Authority whether they support the Site Plan application to permit the construction of an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units;

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain Site Plan Approval for an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units at 545 Fanshawe Park Road West. The application is to be reviewed at public meeting of the Planning and Environment Committee as the site contains a holding provision (h-5) to require a public site plan review.

The proposed site plan conforms to the regulations of the Holding Residential R9 Bonus (h-5.h-11 .h-55.h-169.h-170.R9-7.B-39) Zone and an Open Space (OS4) Zone. The proposed site plan is generally consistent with the site plan, landscape plan and building elevation drawings appended as Schedules "1" & "2" to the staff report dated November 28, 2016 regarding the revised bonus zoning of these lands.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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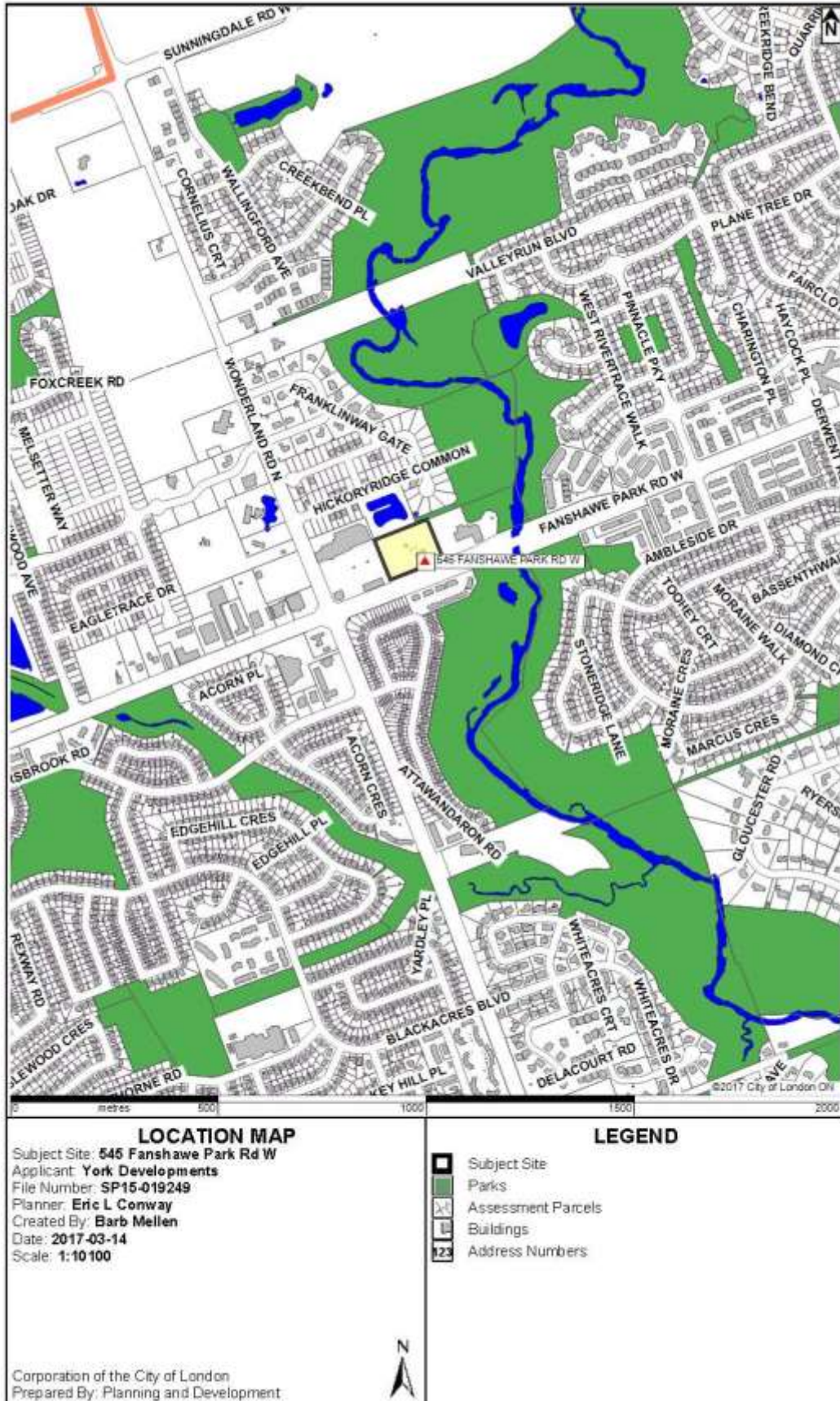
File Z-8633; Report to the Planning and Environment Committee to amend the Zoning By-Law on November 28, 2016. Municipal Council approved a new Zone and Bonus Zone regulations.

File OZ-8286; Report to the Planning and Environment Committee to amend the Zoning By-Law on March 25, 2014. Municipal Council approved a new Official Plan designation, Zoning and Bonus Zone regulations.

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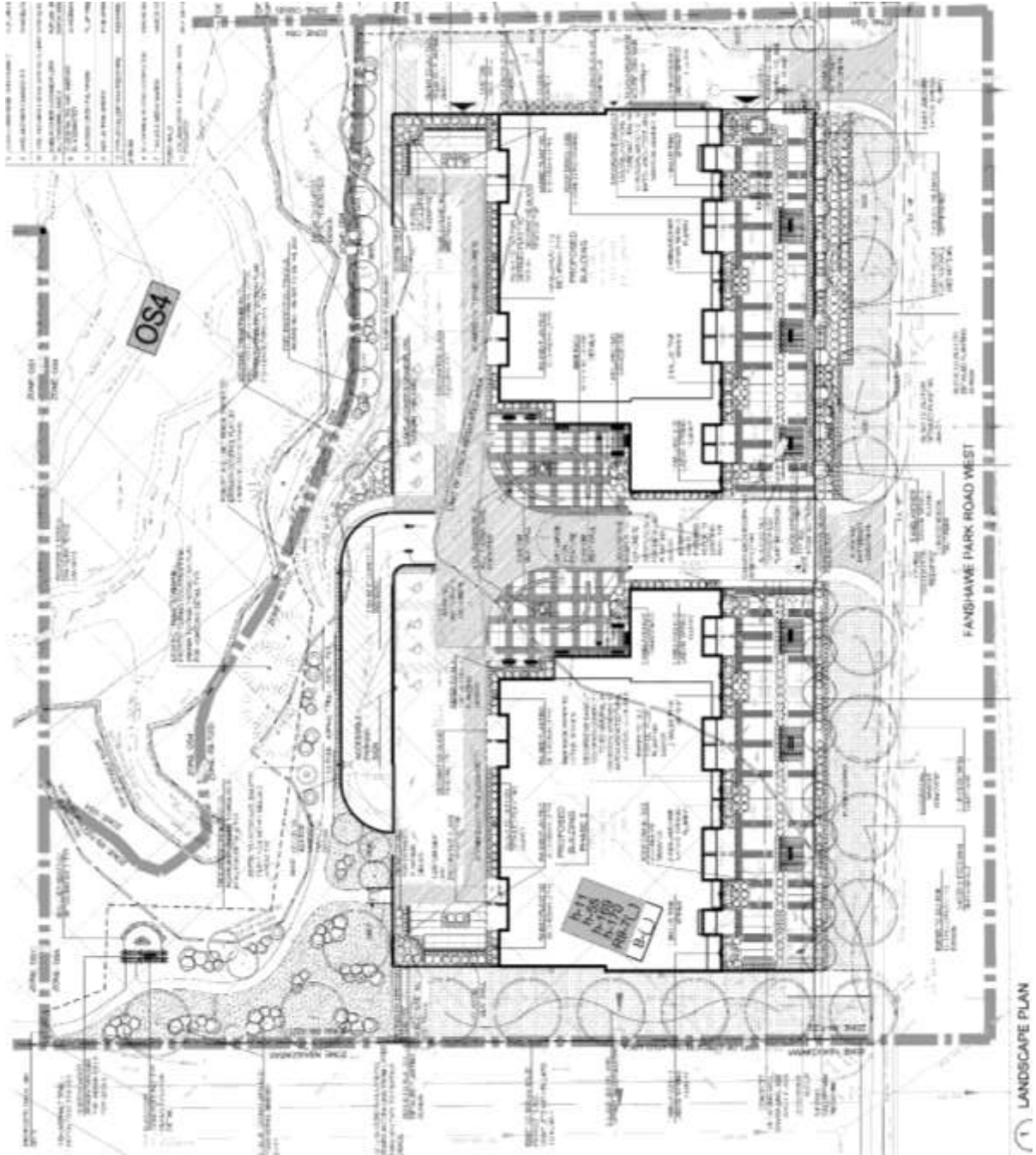
Location Map

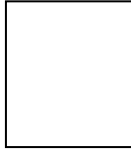


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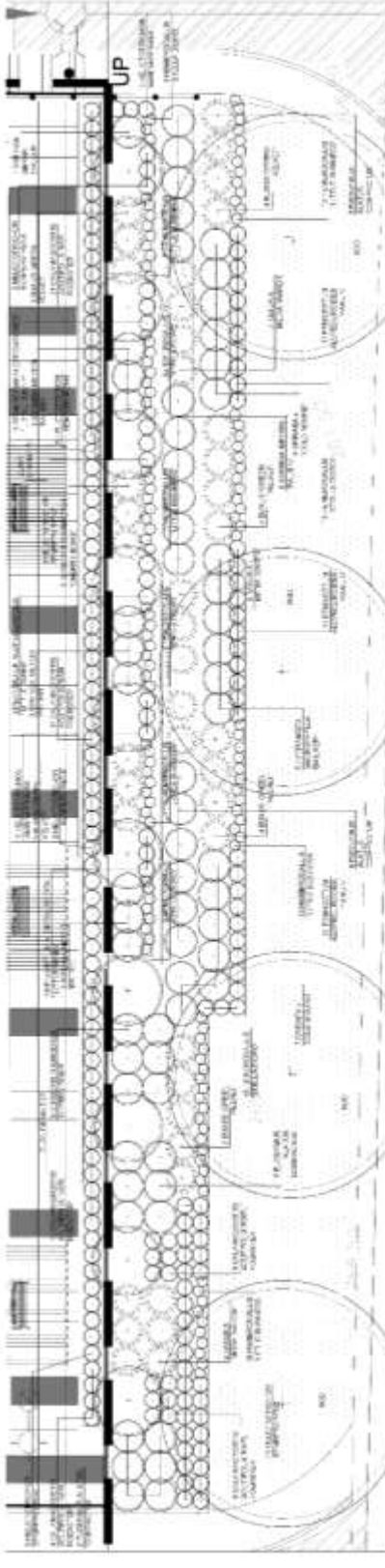
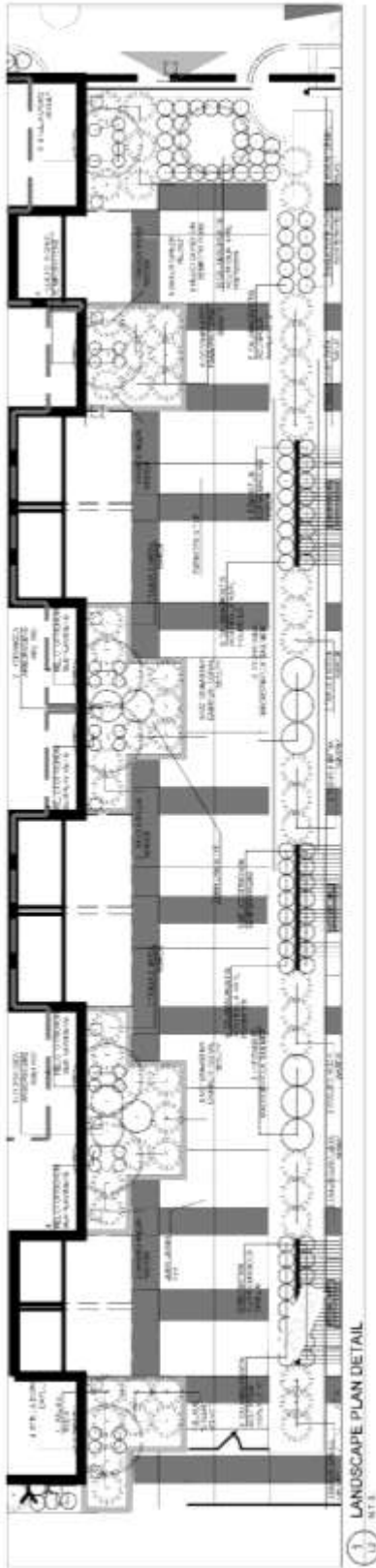
Overall Landscape Plan





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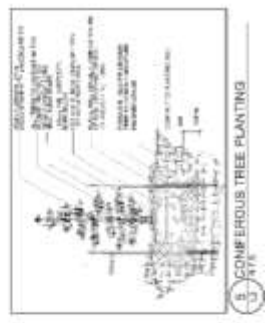
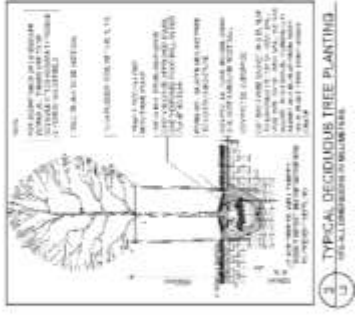
East Patio Landscape Plan

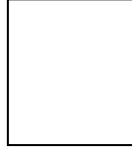


2 LANDSCAPE PLAN DETAIL
N.T.S.

PLANT SCHEDULE - U2 LANDSCAPE PLANTINGS

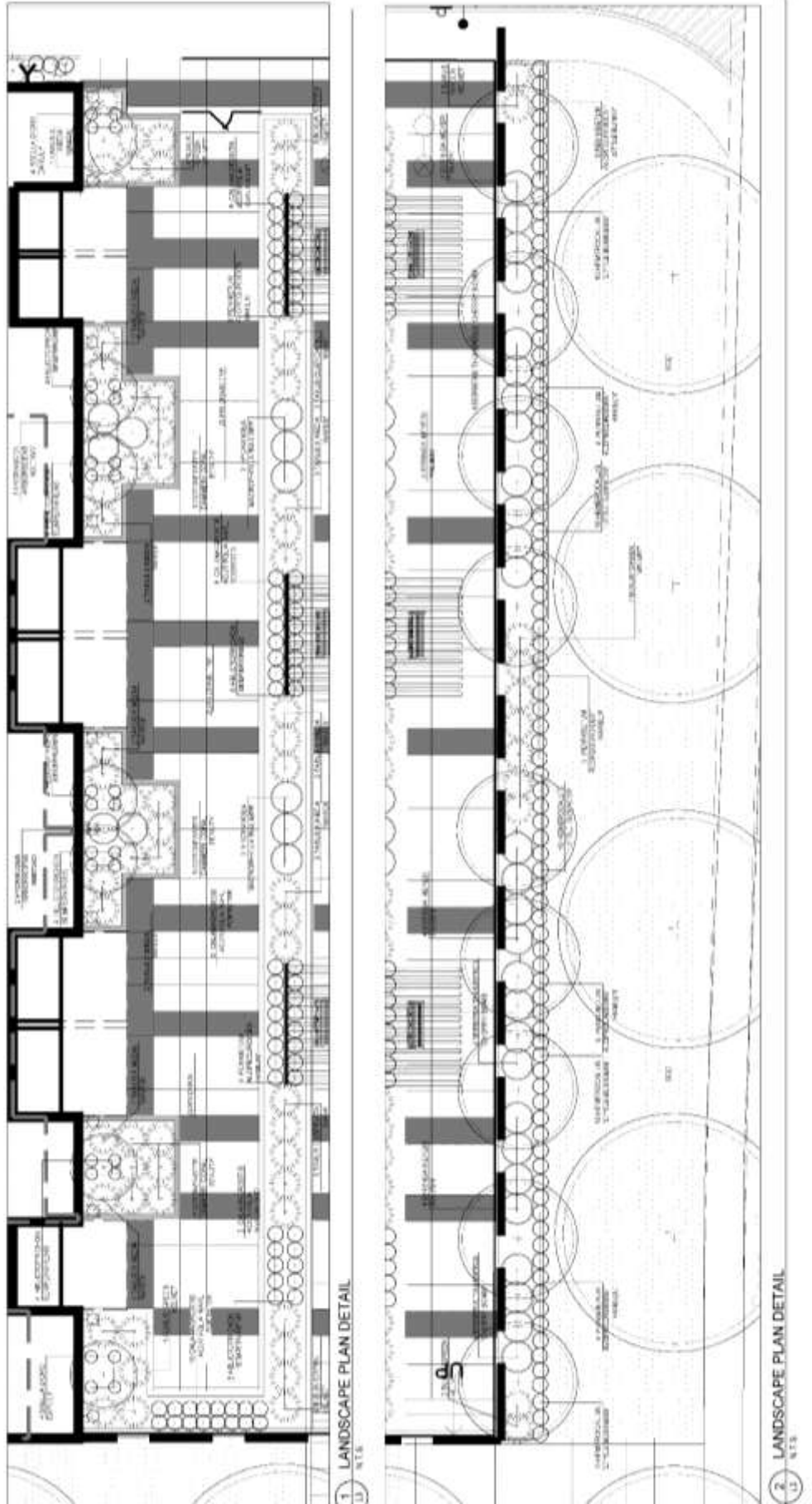
NO.	SYMBOL	DESCRIPTION	QTY	NO.	SYMBOL	DESCRIPTION	QTY
1	(Symbol)	REDWOOD	100	11	(Symbol)	SPRING BLOSSOM	100
2	(Symbol)	DOGWOOD	100	12	(Symbol)	SPRING BLOSSOM	100
3	(Symbol)	DOGWOOD	100	13	(Symbol)	SPRING BLOSSOM	100
4	(Symbol)	DOGWOOD	100	14	(Symbol)	SPRING BLOSSOM	100
5	(Symbol)	DOGWOOD	100	15	(Symbol)	SPRING BLOSSOM	100
6	(Symbol)	DOGWOOD	100	16	(Symbol)	SPRING BLOSSOM	100
7	(Symbol)	DOGWOOD	100	17	(Symbol)	SPRING BLOSSOM	100
8	(Symbol)	DOGWOOD	100	18	(Symbol)	SPRING BLOSSOM	100
9	(Symbol)	DOGWOOD	100	19	(Symbol)	SPRING BLOSSOM	100
10	(Symbol)	DOGWOOD	100	20	(Symbol)	SPRING BLOSSOM	100





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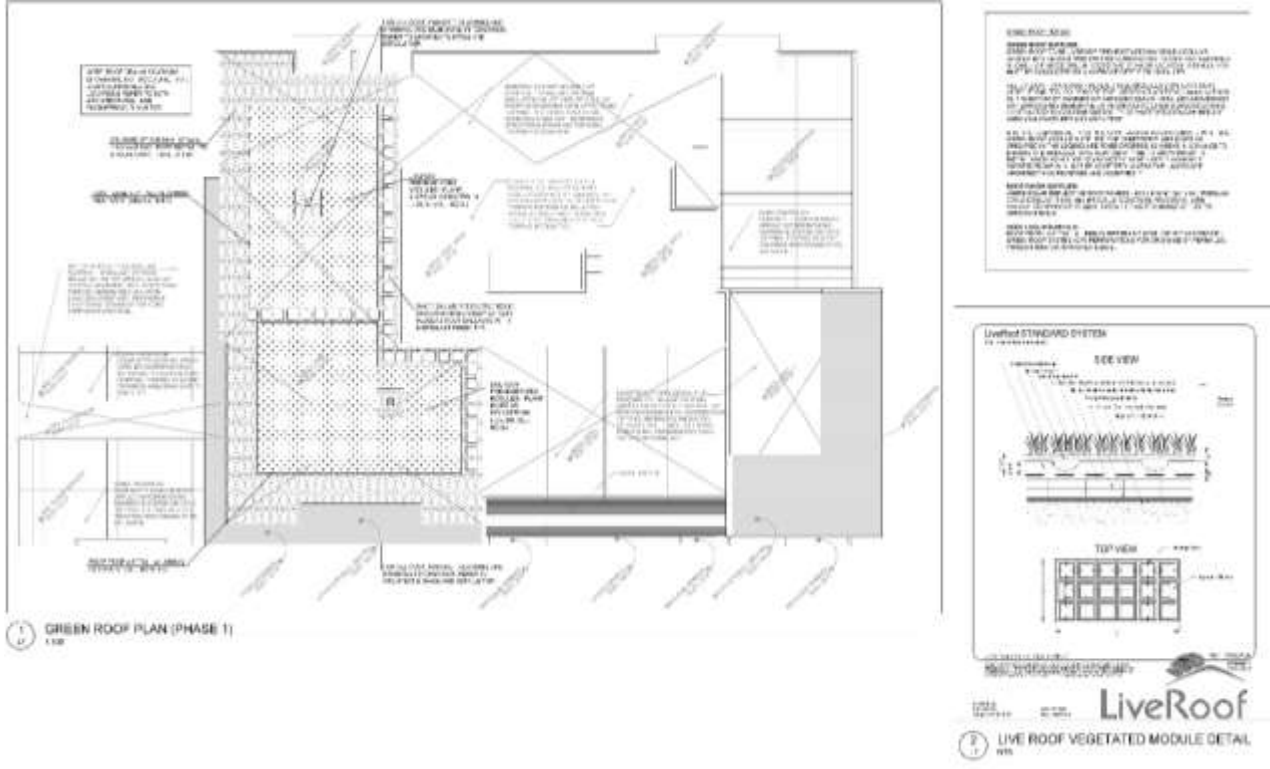
West Patio along Fanshawe Landscape Plan



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Proposed Green Roof



APPLICATION DETAILS

Date Application Accepted: May 7, 2015	Agent: Carlos Ramirez (York Developments)
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REQUESTED ACTION: To hold a public meeting prior to obtaining Site Plan Approval for an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units at 545 Fanshawe Park Road West.

- SITE CHARACTERISTICS:**
- **Current Land Use** – vacant (formerly single family residential)
 - **Frontage** - 137 m
 - **Depth** (variable)
 - **Area** – 1.41 ha
 - **Shape** – rectangular

- SURROUNDING LAND USES:**
- **North** – open space, storm water management pond, residential (single family homes)
 - **South** – residential (south side of Fanshawe Park Road W - single family homes)
 - **East** – residential - senior citizens apartment building
 - **West** – commercial plaza (retail & restaurants)

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OFFICIAL PLAN DESIGNATION: Multi Family, High Density Residential
EXISTING ZONING: h-5.h-11.h-55.h-169.h-170.R9-7.B-39

BACKGROUND

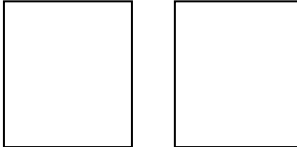
In March 2014, staff recommended to PEC approval of an Official Plan Amendment and Zoning By-law amendment on the subject lands. Council approved a change in Official Plan Designation from 'Multi-Family, Medium Density Residential' to 'Multi-Family High Density Residential' and a Zoning By-law Amendment from a Community Facility Special Provision (CF3(3) Zone and an Open Space (OS4) Zone to a Holding Residential R9 Special Provision Bonus (h-11h-55'h-169.h-170.R9-7(22).B-29) Zone and an Open Space (OS4) Zone. The amendments were granted to permit an apartment building with two towers and 250 units in exchange for the following bonusable elements (March 25, 2014 Council Resolution):

A development design which includes two point tower forms with a common podium in the form of two-storey townhouses comprised of:

- *a maximum of 235 residential dwelling units within the two point tower forms (Tower A: 115 units; Tower B: 120 units);*
- *a maximum of 15 residential dwelling units within the two-storey townhouses (Tower A: 7 units; Tower B: 8 units);*
- *Building orientation toward the Fanshawe Park Road West corridor;*
- *Building elevations that have been divided into a series of modulated components that are defined by complementary changes in articulation and cladding materials;*
- *A variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;*
- *The inclusion of a base, middle and cap with a base consisting of a two-storey townhouse form, a middle that consists of 1 4-storeys above the base for Tower 'A' and 13-storeys above the base for Tower 'B', and a one-storey cap above the middle;*
- *A mix of underground and surface parking spaces that are located in the rear yard;*
- *Enhanced landscaping features including a centralized park feature and an outdoor amenity area integrating the existing open space setting;*
- *Ground floor and second floor private amenity space; and,*
- *Rooftop patios*

Council also requested that the Site Plan Approval Authority review the development of the subject site in a manner that provides consideration of the plans attached as Schedule 1 to OZ-8286 (see Appendix 'A' for complete Council resolution of March 25, 2014) as well as the design features listed below:

- *Develop the edge treatment by enlarging the terraced gardens along the entire Fanshawe Park frontage incorporating the proposed staircases as shown on the existing plan in order to create an urban edge condition between the building face and public sidewalk.*
- *Include options such as fencing, landscaping and the location of parking for the edge treatment which abuts the Open Space in order to create a positive relationship between this site and the Open Space.*
- *Consider a courtyard space at the central drive by eliminating the centre Jane and incorporating a water feature or public art, along with a high level of planting to improve the public realm.*



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- *Ensure a high level of planting between the public sidewalk and the parallel pathway at the podium. Consider planters that are not as symmetrical in response to the topography to strengthen the landscaped open space.*
- *Consider adding another pedestrian connection, or shifting the proposed connection to the public sidewalk at the southwest corner of the site, to relate more to the likely pedestrian activity to the adjacent commercial development.*
- *Encourage the use of the sloping topography as an opportunity to develop a natural podium and consider multiple steps and the possibility of sunken courtyards for the townhomes and creating a positive interface of the site with the ravine to benefit from the natural topography*
- *Consider façade enhancements and fenestration for the townhome at the south-east corner to articulate the east elevation.*
- *Consider high quality building materials that are consistent with the high quality of the design to enhance the building design and ensure its long term durability.*
- *Consider the provision of a green roof to enhance the amenity space at the podium roof and to reduce the heat island effect on this site.*
- *To improve the storm water management generated from this development, consider using permeable paving materials wherever possible and cost-effective.*

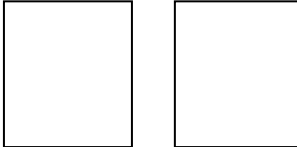
Council further requested that;

Civic Administration BE DIRECTED to ensure, throughout the construction process, that a safe and accessible pedestrian access is maintained between the Amica building and the shopping area to the west, at the intersection of Wonderland Road North and Fanshawe Park Road West.

In November 2016, staff recommend to PEC approval of a revised Zoning By-law Amendment for a taller and denser development that maintained comparable building design. PEC recommended approval with the requirement for a Public Site Plan meeting and additional direction for civic administration (included below). Municipal Council agreed with the revised bonusing features and regulations which are listed as follows (excerpt from Council Resolution December 6, 2016):

a high-quality building design which is consistent with the Site Plans, Elevations and Renderings appended to the staff report dated November 28, 2016 as Schedules '1' and '2' to the amending by-law and includes such features as:

- A) *supporting the preservation of natural areas;*
- B) *supporting the provision of common open space that is functional for active or passive recreational use;*
- C) *supporting the provision of, and improved access to, public open space supplementary to any parkland dedication;*
- D) *the inclusion of arbors/ pergolas and seating areas along the planned pedestrian trail in the large outdoor amenity area planned for the northwest quadrant of the site, with this trail being connected to the existing trail located along the storm pond to the north of the site;*
- E) *the inclusion of extensive green roof features in order to reduce the buildings heating and cooling requirements, and reduce the heat island effect;*
- F) *the inclusion of "hardscape" forecourts on either side of the main driveway in front of the entrances into the apartment buildings leading to one of the entrances to the planned pedestrian trail in the Open Space lands on the north portion of the site;*
- G) *the preservation of the view corridor to the Open Space lands on the north portion of the site by way of the main driveway from Fanshawe Park Road West;*
- H) *a building design that provides for a positive interface with Fanshawe Park Road West by including:*
 - *extensive landscaping along the Fanshawe Park Road West frontage to create a more pleasant and engaging experience for pedestrians;*
 - *definition to the base, middle and top of the buildings with the base consisting of an articulated two storey brick section that extends beyond*



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the main south elevation of the tower acting as a partial podium for the tower above, the middle consisting of a 15 storey tower above the base for Tower "A" and a 14storey tower above the base for tower "B", and a top consisting of architectural features that will contribute a dynamic skyline;

- *Individual ground floor unit entrances with access to Fanshawe Park Road Westby way of a landscaped court yard;*
- *tower elevations that have been divided into a series of modulated components that are defined by complimentary changes in articulation. These components have been defined by the use of architectural walls that protrude beyond the main building wall and return at the top of the tower;*
- *the inclusion of a variety of window sizes and types in order to add visual interest and further break up the massing of the building; and,*
- *underground parking for the majority of the required parking with a limited amount of at-grade parking spaces located behind the buildings away from the street edge;*

Council also requested that;

Civic Administration to look at the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;

Council resolutions from March 25, 2014 and December 6, 2016 are attached as Appendix 'A'

Additional Site Plan Application Chronology

Request for Site Plan Consultation Submitted - February 2015

Site Plan Consultation Meeting - March 2015

- Direction provided to apply for zoning amendment as the plans submitted were not generally in keeping with (OZ-8286 - March 25, 2014)

Site Plan Application Submitted - June 2015

- Circulated and reviewed in accordance with procedures for complete development applications.

Site Plan Application Review meeting (with applicant) - July 2015

- Direction was re-provided to apply for zoning amendment as the plans submitted were not generally in keeping with (OZ-8286 - March 25, 2014)

Site Plan Re-Submission Submitted - April 2016

- Direction was re-re-provided to apply for a zoning amendment as the plans submitted were not generally in keeping with (OZ-8286- March 25, 2014)

Zoning By-law Amendment Application Submitted - May 2016

- Agencies and staff circulated and summarized in report referenced below.

Planning and Environment Committee Report - November 2016

- Recommendation of approval for alternative design and zoning regulations.

Council Resolution - December 2015

- Supported revisions to proposed by-law (including the requirement for public site plan review) and included additional request for Civic Administration regarding pedestrian and vehicular connectivity between sites (see section below for repose to council resolution request).

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

EESD - Transportation

Transportation provided the following in response to a request to explain how the concerns identified through the previous zoning amendments and holding provisions have been satisfied:

The h-55 can be removed as the applicant has provided a traffic study which has been reviewed and accepted.

The h-11 can be removed as the applicant is constructing a full movement access at the east side of the property and a restricted right-in, right-out (RIRO) access towards the west. This RIRO access will result in the median being extended the 25.5m as shown on the latest plans.

Development Services

H-169 – The proposed storm drainage and stormwater management (SWM) servicing works were shown on the Engineering drawings and are acceptable to the City. All drainage and storm sewers for the two towers, driveways and parking area are directed towards Fanshawe Park Road West and water quality being controlled by an oil and grit Separator prior to release into municipal sewers. As for the open space, the storm drainage has remained unchanged to pre development conditions.

H-170 – items for the development design criteria have been met as follows:

- The engineering evaluations and confirmations of the existing outlet capacity to the Medway Creek main channel via Amica’s storm sewer and channel including minor and major flow conveyance has been address and is acceptable to the City through the SWM Servicing Report dated April 6, 2016 and engineering drawings both prepared by R.W. Stratford Consulting Inc.
- SWM Measures (quantity, quality, and erosion control) all in accordance with the City’s Permanent Private Systems (PPS) and the MOECC requirements includes an Oil and Grit Separator (OGS) which treats all stormwater from the building area and parking lot prior to it being released into the municipal storm sewer. The OGS and all storm sewers have been size accordingly based on the proposed land use and the capacity of the outlet system, ensuring that there are no adverse impacts on the downstream land or to the existing water resources/storm conveyance system. All described in the surviving report dated April 6, 2016 prepared by R.W. Stratford Consulting Inc.
- It is noted that the holding provision originally contemplated the need for the applicant to seek MOECC Approvals, including Environmental Certificates of Approvals (ECA’s). It was determined that the final design and proposed system won’t require MOECC clearance.

Upper Thames River Conservation Authority

The UTRCA, City of London, and York Developments are continuing discussions to permit a pedestrian connection between 545 and 517. Geotechnical information to establish the stable top of bank and appropriate building setbacks and zone boundaries were previously reviewed and updated in 2016 for the zoning amendment application without the inclusion of the pedestrian connection between sites. Addendums to the necessary reports to support the pedestrian connection and (tree preservation, geotechnical, environmental) are expected and will be incorporated into the development agreement.

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PUBLIC LIAISON:	<p>On March 30, 2017, Notice of the Public Meeting was published in the Londoner.</p> <p>On March 15, 2017 letters were sent out to area property owners within 120 metre radius advising of Public Site Plan Meeting.</p>	<p>2 responses received to letters as of March 31st</p>
Nature of Liaison:		
<p>Consideration of a site plan to permit an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units. The zoning on this site includes five holding provisions: to require a public site plan meeting before the Planning and Environment Committee; to ensure appropriate access arrangements; to require a traffic impact study to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements, and requiring storm drainage reports be prepared demonstrating how storm water will be managed with the development.</p>		
Responses:		
<ul style="list-style-type: none"> - Amica Letter - J. Post enclosed as Appendix B - Phone call from Amica Resident Fr. Blonde 		

ANALYSIS

Is the Proposed Site Plan in conformity with the 1989 Official Plan and The London Plan ?

Official Plan (1989 OP)

The subject lands are designated Multi Family High Density Residential in the Official Plan. The High Density Residential (HRD) Designation permits the use, form and scale of the subject site plan and supports the Bonus Provision being implemented through the development proposal.

The London Plan:

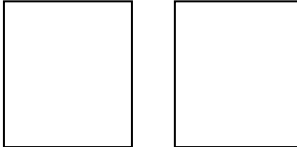
The subject lands are included in the Neighbourhood Place Type. The London Plan provides specific reference to this subject property through policy 1060 which states the following:

“Within the High Density Residential Overlay (from 1989 Official Plan), for the lands at 545 Fanshawe Park Road West, a bonus zone may be permitted for a height in excess of 12 storeys and a density in excess of 150 units per hectare.”

The subject Site Plan Application is consistent with the policies of the London Plan.

Is the Proposed Development consistent with the Provincial Policy Statement?

The *Provincial Policy Statement* 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning. The PPS encourages the building of strong communities, the wise use and management of resources and protecting public health and safety. The PPS is intended to be considered in its entirety and the relevant policies are to be applied in each situation. The proposed Site Plan has been considered with regards to sections 1.1.1, 1.1.2, 1.4.3 and 1.6.7 of the PPS and staff are of the opinion that this development proposal is consistent the relevant sections of the *Provincial Policy Statement* 2014. The intensification on this site is in accordance with the Official Plan (1989), The London Plan and Zoning By-law. Full municipal



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services are available to service this site including public transit and the site has direct and safe access to Fanshawe Park Road West.

The development of this site as proposed in the subject Site Plan Application is also deemed to be in accordance with the Site Plan Control By-law, Zoning By-law and the Council resolution of March 25, 2014 and December 6, 2016

Overview of Proposed Site Plan

The proposed site plan includes a parking structure with two apartment towers, 16 and 17 storeys in height. The parking structure can be accessed at grade via the eastern proposed driveway. The center driveway provides access to the surface parking spaces, as well as firefighting access and another ramp down into the covered parking area.

The parking structure is generally well buffered with terraced landscape walls and plant materials along Fanshawe Park Road West.

Pedestrian access is provided north of the building abutting the Open Space lands as an amenity area. This pathway is proposed to be connected via a ramp to the parking area at 517 Fanshawe to the east.

Compliance with Zoning By-law

The specific zone regulations were customized for the building design illustrated above (B-39). The building design has remained consistent with the inclusion of a pedestrian connection north of the parking garage. Staff are only expecting minor updates to the plans with submission of the outstanding report addendums listed within the site plan agreement section below. The bonusable features as described in Z-8633 continue to be implemented in the current building design.

The property contains five holding provisions listed as follows:

h-5 Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. **Permitted Interim Uses:** Existing uses.

h-11 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London. **Permitted Interim Uses:** Existing uses.

h-55 Purpose: To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55 " symbol shall be deleted upon the acceptance of the traffic study by the City of London.

h-169 Purpose: A h-169 holding provision shall not be deleted until the conceptual design of the proposed storm/drainage and SWM servicing works is completed and approved prior to the site plan application being considered to satisfaction of the City Engineer.

h-170 Purpose: A h-170 holding provision shall not be deleted until the following development design criteria are met: the design shall include, but not be limited to, the required engineering evaluations and confirmation of the existing outlet capacity to the Medway Creek main channel via Amica's storm sewer and channel, address minor and major flows conveyance, SWM measures (quantity, quality and erosion control), all in accordance with City of London Design Permanent Private Systems (PPS) and MOE's requirements, all to the satisfaction of the City Engineer and the MOE ECA's requirements. The Owner's consulting engineer must ensure that the proposed PPS for storm/drainage and SWM servicing works for the subject lands will be sized

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to address the proposed land use on the subject lands and the limitation in the outlet system, no adverse impact on the downstream lands or the existing water resources/storm conveyance and SWM system.

Prior to proceeding with report and consideration of the removal of the five holding provisions listed above, the application must be reviewed by the Planning and Environment Committee for a public site plan meeting and subsequently the applicant must enter into a development agreement to satisfy the requirements of the *h-5* holding provision.

The *h-11* and *h-55* require a traffic impact study (plus addendums) to be prepared and reviewed favourably by transportation staff as well as an agreement to be entered into. The *h-169* and *h-170* holding provisions relate to storm water management and reports have been provided to staff and reviewed favourably.

At the time of signing of this report, a complete development agreement draft has not been finalized for review by the applicant. Once all plans and reports have been reviewed and accepted, an agreement will be entered into with performance security and staff will proceed with a recommend for the removal the holding provisions

Compliance with Previous Council Resolutions

In March of 2014, Council DIRECTED Civic Administration:

to ensure, throughout the construction process, that a safe and accessible pedestrian access is maintained between the Amica building and the shopping area to the west, at the intersection of Wonderland Road North and Fanshawe Park Road West.

As part of the Site Plan Approval, the applicant will be required to submit a Traffic Management Plan that will provide provisions for ensuring safe and accessible pedestrian movement though this site, adjacent to Fanshawe Park Road during construction, acceptable to the City.

December 6, 2016, Council Recommendations for Consideration:

A) *supporting the preservation of natural areas;*

All lands illustrated as OS4 are being preserved as part of this development and additional native plant materials are being added north of the proposed building along the walkway.

B) *Supporting the provision of common open space that is functional for active or passive recreational use;*

Common open spaces are proposed north of the building as well as on the surface parking level and on the south side of the residential tower, consistent with the plans previously reviewed by PEC.

C) *supporting the provision of, and improved access to, public open space supplementary to any parkland dedication;*

Public access easement will be required for the walkway north of the building (proposed to connect to the swm pond to the north). The pathway also may connect to the commercial lands to the west

D) *the inclusion of arbors/pergolas and seating areas along the planned pedestrian trail in the large outdoor amenity area planned for the northwest quadrant of the site, with this trail being connected to the existing trail located along the storm pond to the north of the site;*

Details for the locations of the pergolas and amenities will be provide but must be endorsed by UTRCA within the regulated area.

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E) the inclusion of extensive green roof features in order to reduce the buildings heating and cooling requirements, and reduce the heat island effect;

The building elevations drawings and roof plans are consistent with the plans previously reviewed by PEC.

F) the inclusion of “hardscape” forecourts on either side of the main driveway in front of the entrances into the apartment buildings leading to one of the entrances to the planned pedestrian trail in the Open Space lands on the north portion of the site;

Proposed forecourts are consistent with previously reviewed plans by PEC. The courtyards are proposed with decorative concrete paving and include raised seating areas and small planting areas for plant materials.

G) the preservation of the view corridor to the Open Space lands on the north portion of the site by way of the main driveway from Fanshawe Park Road West;

Massing and orientation of the building is consistent with previously reviewed plans by PEC. View corridor has been retained.

H) a building design that provides for a positive interface with Fanshawe Park Road West by including:

- *extensive landscaping along the Fanshawe Park Road West frontage to create a more pleasant and engaging experience for pedestrians;*
- *definition to the base, middle and top of the buildings with the base consisting of an articulated two storey brick section that extends beyond the main south elevation of the tower acting as a partial podium for the tower above, the middle consisting of a 15 storey tower above the base for Tower “A” and a 14storey tower above the base for tower “B”, and a top consisting of architectural features that will contribute a dynamic skyline;*
- *individual ground floor unit entrances with access to Fanshawe Park Road West by way of a landscaped court yard;*
- *tower elevations that have been divided into a series of modulated components that are defined by complimentary changes in articulation. These components have been defined by the use of architectural walls that protrude beyond the main building wall and return at the top of the tower;*

Building elevation and landscape plans have remained consistent with the plans previously reviewed by PEC and have been endorsed by Planning Services / Urban Design.

With respect to the December 2016 request;

Civic Administration to look at the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;

A meeting was arranged on February 23, 2017 with representatives from AMICA , City of London staff, representatives of York Developments and the Ward Councillor (Josh Morgan). Most of the meeting was spent discussing the proposed vehicular access into the site(s) and pedestrian connection between sites. As previously expressed through previous amendment applications, the representatives from Amica reiterated their concern that the proposed access arrangement is unsafe and will lead to an increase of traffic related accidents. The representatives from Amica were supportive of a signal at the proposed eastern access in exchange for their own access, provided York Developments entertain the internal drive between sites. Concerns were also expressed about the nuisance of construction (noise, dust, sidewalk conditions along Fanshawe Park Rd.). Transportation staff reiterated their support for the conclusions and recommendations of the Traffic Impact Assessment Reports and reiterated how a signal as proposed by Amica would likely negatively affect traffic in the area and was not

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warranted. Amica representatives accepted staff's recommendation noting their intention to provide a written submission articulating their outstanding concerns (See Appendix 'B').

York Developments committed to providing Amica with current copies of all traffic related reports and addendums. Development Services staff advised that development approvals can include traffic management plans for how to manage pedestrian and vehicular movement during construction as well as provisions for erosion controls to control dust, and re-iterated Council's previous direction to Civic Administration to *ensure, throughout the construction process, that*

a safe and accessible pedestrian access is maintained between the Amica building and the shopping area to the west, at the intersection of Wonderland Road North and Fanshawe Park Road West.

York Developments also committed to holding pre-construction meetings with representatives from Amica as well as providing a central point of contact for issues, concerns or general queries during construction.

Regarding the pedestrian connection between sites, all parties were in agreement that the walkway connection north of the proposed parking garage, connecting 517 and 545 is a 'Go'; subject to detailed design, cost sharing agreements, external permissions etc. Dialogue remains ongoing with the UTRCA regarding the Section 28 permitting requirements and will continue with York Development and Amica. Both the applicant and staff have reached out to the owners and Property Managers of the commercial plaza to consider provisions for an opening and connection to the shopping centre site through this pathway. Efforts to secure a connection will continue.

Site Plan Agreement

A Development Agreement, incorporating the site plan, landscape plan, site engineering plans, external work plans, and building elevations designs is required to implement the approved plans and will be entered into. Special Provisions within the agreement will address any other outstanding issues pertaining specifically to this site such as:

- Easement for public access all of the amenity areas north of the parking structure abutting the open space lands
- Submission of updated environmental report addendum
- Submission of updated noise report
- Submission of updated geotechnical report to the satisfaction of the UTRCA
- Entering into a cost sharing agreements for the construction of the pedestrian ramp with 517 Fanshawe Park Road West
- Entering into an encroachment agreement for the landscape walls and plant materials proposed on Fanshawe Park Rd W, including terms for their removal as directed (if needed) at no cost to the City
- Providing a site contact for general and nuisance related purposes during construction for the apartment building at 517
- Payment of parkland dedication in the form of cash-in-lieu
- Pursuing permission from commercial property owner to the west for pedestrian access

Once a site plan agreement has been entered into, a separate report will be submitted to PEC recommending amendments to remove the h-5, h-11, h-55, h-169 and h-170 holding provisions. The Owner must provide the necessary security at the time of executing the agreement to ensure all surface works are completed in accordance with the approved plans (including any additional separate security for external works).

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CONCLUSION

The proposed site plan has been reviewed and is considered to be consistent with applicable policies and regulations of the Official Plan, Provincial Policy Statement, the Zoning By-Law, and Site Plan Control Area By-law. With some minor modifications, Staff are prepared to recommend the plans to the Approval Authority, subsequent to receiving security for on-site works; and subject to the acceptance of all plans, including grading and servicing, for the site. A separate report will be submitted in the future to Planning and Environment Committee (PEC) to remove the holding provision after a development agreement has been executed by the Owner.

PREPARED:	REVIEWED BY:
ERIC CONWAY LANDSCAPE PLANNER	LOU POMPILII MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

c: York Developments - 303 Richmond Street, Suite 201, London ON N6B 2 H8

Y:\Shared\DEVELOPMENT SERVICES\Site Pla Section\2015 Compiled Site Plan\Fanshawe Pk. Rd. W 545(EC)PEC\PEC Report – SP15-019249 – 545 Fanshawe Park Road West – April 10, 2016 (FINAL Mar 31, 2017)

Two empty rectangular boxes for agenda item and page numbers.

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Appendix A

Council resolutions March 25, 2014 & December 6, 2016



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

December 7, 2016

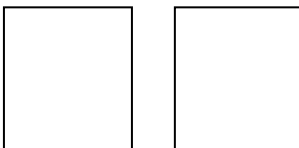
2403290 Ontario Limited
c/o S. Allen
MHBC Consultants
630 Colborne Street, Suite 202
London, ON N6B 2V2

I hereby certify that the Municipal Council, at its meeting held on December 6, 2016 resolved:

11. That, based on the application of 2403290 Ontario Limited, relating to the property located at 545 Fanshawe Park Road West, the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R9 Special Provision Bonus (h-11*h-55*h-169*h-170*R9-7(22)*B-27) Zone and an Open Space (OS4) Zone TO a Holding Residential R9 Bonus (h-5*h-11*h-55*h-169*h-170*R9-7*B-(*)) Zone and an Open Space (OS4) Zone; it being noted that the new Bonus "B-(*)) Zone shall be implemented through a development agreement to provide for increased height up to 65 metres and an increased density up to 281 units per hectare in return for the following services, facilities and matters:

- a) a high-quality building design which is consistent with the Site Plans, Elevations and Renderings appended to the staff report dated November 28, 2016 as Schedules '1' and '2' to the amending by-law and includes such features as:
 - A) supporting the preservation of natural areas;
 - B) supporting the provision of common open space that is functional for active or passive recreational use;
 - C) supporting the provision of, and improved access to, public open space supplementary to any parkland dedication;
 - D) the inclusion of arbors/ pergolas and seating areas along the planned pedestrian trail in the large outdoor amenity area planned for the northwest quadrant of the site, with this trail being connected to the existing trail located along the storm pond to the north of the site;
 - E) the inclusion of extensive green roof features in order to reduce the buildings heating and cooling requirements, and reduce the heat island effect;
 - F) the inclusion of "hardscape" forecourts on either side of the main driveway in front of the entrances into the apartment buildings leading to one of the entrances to the planned pedestrian trail in the Open Space lands on the north portion of the site;
 - G) the preservation of the view corridor to the Open Space lands on the north portion of the site by way of the main driveway from Fanshawe Park Road West;
 - H) a building design that provides for a positive interface with Fanshawe Park Road West by including:
 - extensive landscaping along the Fanshawe Park Road West frontage to create a more pleasant and engaging experience for pedestrians;
 - definition to the base, middle and top of the buildings with the base consisting of an articulated two storey brick section that extends beyond the main south elevation of the tower acting as a partial podium for the tower above, the middle consisting of a 15 storey tower above the base for

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jbunn@london.ca
www.london.ca



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- Tower "A" and a 14storey tower above the base for tower "B", and a top consisting of architectural features that will contribute a dynamic skyline;
- individual ground floor unit entrances with access to Fanshawe Park Road Westby way of a landscaped court yard;
- tower elevations that have been divided into a series of modulated components that are defined by complimentary changes in articulation. These components have been defined by the use of architectural walls that protrude beyond the main building wall and return at the top of the tower;
- the inclusion of a variety of window sizes and types in order to add visual interest and further break up the massing of the building; and,
- underground parking for the majority of the required parking with a limited amount of at-grade parking spaces located behind the buildings away from the street edge; and,

- b) the Civic Administration BE REQUESTED to look at the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- after hearing public consultation, the inclusion of an h-5 public site plan meeting;
- the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;
- the recommended Zoning By-law amendment is consistent with, and will serve to implement, the policies of the Provincial Policy Statement, 2014 which promote healthy, livable and safe communities;
- the recommended Zoning By-law amendment is consistent, and will serve to implement, the Multi-Family High Density Residential policies of the Official Plan;
- the subject lands are of a suitable size and shape to accommodate the development proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use, intensity and form of development;
- the recommended Zoning By-law amendment is consistent with, and serves to implement the Bonus Zoning policies of the Official Plan;
- the use of holding provisions in the recommended Zoning By-law amendment will continue to ensure that concern pertaining to access and Stormwater management are addressed as part of the Site Plan Approval process; and,
- the recommended Zoning By-law amendment serves to retain the natural heritage area located in the north half of the property. (2016-D09) (11/21/PEC)



C. Saunders
City Clerk
/jb

cc: J.M. Fleming, Managing Director, Planning and City Planner
M. Tomazincic, Manager, Current Planning
B. Turcotte, Senior Planner
J. Nethercott, Documentation Services Representative
K. Butts, Executive Assistant, Planning
List of external cc's on file in the City Clerk's Office

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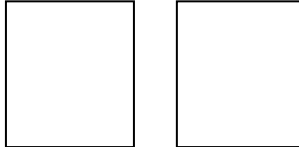
April 2, 2014

C. Wiebe
MHBC Consultants
630 Colborne Street, Suite 202
London, ON N6B 2V2

I hereby certify that the Municipal Council, at its session held on April 1, 2014 resolved:

23. That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of MHBC Planning Urban Design and Landscape Architecture, relating to the property located at 545 Fanshawe Park Road West:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to change the designation of the subject lands FROM a 'Multi-Family, Medium Density Residential' designation TO a 'Multi-Family, High Density Residential' designation;
- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject property FROM a Community Facility Special Provision (CF3(3)) Zone and an Open Space (OS4) Zone TO a Holding Residential R9 Special Provision Bonus (h-11•h-55•h-(*)•h-(**))•R9-7()•B(*) Zone and an Open Space (OS4) Zone with a Bonus Zone which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
 - i) a development design which includes two point tower forms with a common podium in the form of two-storey townhouses comprised of:
 - a maximum of 235 residential dwelling units within the two point tower forms (Tower A: 115 units; Tower B: 120 units);
 - a maximum of 15 residential dwelling units within the two-storey townhouses (Tower A: 7 units; Tower B: 8 units);
 - building orientation toward the Fanshawe Park Road West corridor;
 - building elevations that have been divided into a series of modulated components that are defined by complementary changes in articulation and cladding materials;
 - a variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;
 - the inclusion of a base, middle and cap with a base consisting of a two-storey townhouse form, a middle that consists of 14-storeys above the base for Tower 'A' and 13-storeys above the base for Tower 'B', and a one-storey cap above the middle;
 - a mix of underground and surface parking spaces that are located in the rear yard;
 - enhanced landscaping features including a centralized park feature and an outdoor amenity area integrating the existing open space setting;
 - ground floor and second floor private amenity space; and,
 - rooftop patios;
- c) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, with minor variations at the City's discretion, the development of the subject site in a manner that is consistent with the Site Plan and Elevation Drawings appended to the staff report dated March 25, 2014 as Schedule "1", as well as the design features recommended below:



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- develop the edge treatment by enlarging the terraced gardens along the entire Fanshawe Park frontage incorporating the proposed staircases as shown on the existing plan in order to create an urban edge condition between the building face and public sidewalk;
 - include options such as fencing, landscaping and the location of parking for the edge treatment which abuts the Open Space in order to create a positive relationship between this site and the Open Space;
 - consider a courtyard space at the central drive by eliminating the centre lane and incorporating a water feature or public art, along with a high level of planting to improve the public realm;
 - ensure a high level of planting between the public sidewalk and the parallel pathway at the podium. Consider planters that are not as symmetrical in response to the topography to strengthen the landscaped open space;
 - consider adding another pedestrian connection, or shifting the proposed connection to the public sidewalk at the southwest corner of the site, to relate more to the likely pedestrian activity to the adjacent commercial development;
 - encourage the use of the sloping topography as an opportunity to develop a natural podium and consider multiple steps and the possibility of sunken courtyards for the townhomes and creating a positive interface of the site with the ravine to benefit from the natural topography;
 - consider façade enhancements and fencing for the townhome at the south-east corner to articulate the east elevation;
 - consider high quality building materials that are consistent with the high quality of the design to enhance the building design and ensure its long term durability;
 - consider the provision of a green roof to enhance the amenity space at the podium roof and to reduce the heat island effect on this site; and,
 - to improve the storm water management generated from this development, consider using permeable paving materials wherever possible and cost-effective;
- d) the Civic Administration BE DIRECTED to ensure, throughout the construction process, that a safe and accessible pedestrian access is maintained between the Amica building and the shopping area to the west, at the intersection of Wonderland Road North and Fanshawe Park Road West;

it being noted that the shadow impact will be shared and pedestrian safety will be considered;

it being further noted that the Planning and Environment Committee reviewed and received a communication, dated March 13, 2014, from C. Creighton, Land Use Planner, Upper Thames River Conservation Authority, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (AS AMENDED) (23/6/PEC)

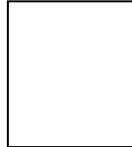
C. Saunders
City Clerk
/jb

cc: C. Creighton, UTRCA, 1424 Clarke Road, London, ON N5V 5B9
J. Brown, General Manager, Amica Retirement Community, 517 Fanshawe Park Road West, London ON N6G 0C1
G. Blondie, Amica Retirement Community, 517 Fanshawe Park Road West, London ON N6G 0C1
S. Churra, 758 Hickory Ridge Common, London ON N6G 0J7
K. Campbell, 697 Franklin Way Crescent, London ON N6G 5C8

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- N. Robinson, 51 – 725 Eagletrace Drive, London ON N6G 0J7
- P. & R. Ross, 790 Franklinway Crescent, London ON N6G 5C8
- O. Branzei and S. Thornhill, 719 Franklinway Crescent, London ON N6G 5C8
- P. & M. Cronin, 569 Franklinway Crescent, London ON N6G 5C8
- N. Passi, 735 Franklinway Crescent, London ON N6G 5C8
- E. C. Lee and W. H. Cho, 584 Franklinway Crescent, London ON N6G 5C8
- D. and R. Rundle, 686 Franklinway Crescent, London ON N6G 5C8
- T. and P. Heath, 700 Franklinway Crescent, London ON N6G 5C8
- G. and C. Beynon, 685 Franklinway Crescent, London ON N6G 5C8
- A. and M.J. Gdanski, 994 Oxford Street East, London ON N5Y 3K4
- H. Price, 5-1786 Attawandaron Road, London ON N6G 3N1
- P. Hazzard, Patrick Hazzard Custom Homes, By E-mail
- Dr. Raju and J. Smith, 759 Franklinway Crescent, London ON N6G 5C8
- H. and D. Katz, 773 Franklinway Crescent, London ON N6G 5C8
- J.M. Fleming, Managing Director, Planning and City Planner
- M. Tomazincic, Manager, Planning Review
- N. Musicco, Planner
- J. Nethercott, Documentation Services Representative



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Appendix 'B'

Written response from J. Post, Amica (2 page letter + graphic)

March 21, 2017

Mr. Josh Morgan
Councillor – Ward 7
City of London

Re: An application by 2403290 Ontario Limited (c/o York Developments) for Site Plan Approval to construct an apartment building, consisting of two towers to be built in phases with a total of 286 residential units at 545 Fanshawe Park Road West (SP15-019249)

Mr. Morgan:

As a representative of the Amica London retirement community and our 170 residents, we received notification of the site plan and public meeting regarding the development adjacent to our property on Monday April 10, 2017. If it would please the city clerk – we would appreciate this letter to be submitted as a matter of public record with respect to the development.

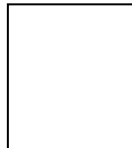
The Amica London retirement community directly abuts the proposed York Development site, with well over 200 employees, residents, family members and community services personnel entering and exiting the community on a daily basis. For the last two years, our community has worked with both city services and York Developments, to ensure the safety and quality of life of our residents are not compromised as the development has evolved.

Since the initial plan was proposed, Amica London and Baybridge Senior Living have had great concern with the implications of the traffic site plan, which will allow the roughly 1,000 + residents, family members and visitors of the York development, to turn left (eastbound) against all exiting right turn traffic (westbound) from the Amica driveway. The driveways are less than 30m apart. Please see addendum.

We are gravely concerned with the number of potentially dangerous scenarios this intersection permits. All eastbound vehicles exiting York, must navigate across four lanes of an extremely fast arterial roadway. They must do this while simultaneously avoiding all exiting Amica vehicles, and navigating around all traffic turning into either Amica or York. With the Fanshawe Road westbound traffic regularly exceeding 100kmh speeds across this intersection, we firmly believe that it is simply a matter of time before a catastrophic accident takes place.

Amica London has requested through numerous meetings, traffic studies and presentations that the left turn from York developments be denied for safety reasons. Failing that, we requested that city services and York Developments put traffic





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signalization in place, to protect all residents with a controlled left turn from the development. It is clear that neither London city council, nor London city planning services, nor York Developments, will support such a measure.

As such, we feel compelled to note our overwhelming concern for the safety of our residents and the risk that this traffic site plan poses for all stakeholders in our community. We do not believe the traffic studies conducted were as comprehensive or as current as they should have been, nor did they ever take into account the average age of our resident population. Finally, the overall potential safety risks of this new intersection were never taken into account or considered as an agenda item during the deliberation process.

While the community is looking forward to continuing to work with York Developments and the City of London as the construction process moves forward, we submit this letter as a matter of public record for our ongoing concern with respect to the safety of our residents and our community stakeholders.

Yours truly,

Jason Post

Regional Director of Operations – Amica Mature Lifestyles

Cc: Amica London Resident Council c/o Father Greg Blonde
Cc: Ms. Sandra Taggart – General Manager – Amica London
Cc: Ms. Lavernne Hudson – Vice President Construction - Amica Mature Lifestyles
Cc: Mr. Bob Kallonen – President - Amica Mature Lifestyles
Cc: Mr. Robert Ezer – Chief Investment Officer - Baybridge Senior Living, Amica Mature Lifestyles



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Agenda Item # Page #

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Appendix 'C'

Responses to Public Liaison Letter and Publication in "The Londoner"

Written

Two as of March 31, 2017.

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E. Conway
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Appendix 'D'

Proposed Renderings

Appendix D – Proposed Renderings (four total)



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File No: SP15-019249

