





Proposed Residential Development
420 Fanshawe Park Road East

Tuesday, May 23, 2017 Presenter: Carol Wiebe, MHBC

Planning Principles

- Contribute to a mix of housing types to support complete communities, promote ageing in place and increase housing choices
- Provide a sustainable, compact form of development that makes efficient use of the land and existing services
- Support transit and encourage frequent ridership through intensification within the Primary Transit Area along a transit route
- Enhance the visual qualities of Fanshawe Park Road by creating an active frontage that does not require noise walls and improves the pedestrian experience

Current Official Plan

3.2 Low Density Residential

- 3.2.2.2 Density and Form - Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare
 - The Site could accommodate up to 106 residential units at a density of 75 units per hectare under current Official Plan policies through an amendment to the Zoning By-law
- 3.2.2.2 - Infill housing may be in the form of single detached dwellings, semidetached dwellings, attached dwellings, cluster housing and low rise apartments
- Proposals for Residential Intensification are subject to the following policies
 - 3.2.3.3 – Neighbourhood Character Statement
 - 3.2.3.4 – Statement of Compatibility
 - 3.7.2.1 – Planning Impact Analysis

Current Official Plan

3.3 Multi-Family, Medium Density Residential

- (This) designation may serve as a suitable transition between Low Density Residential Areas and more intense forms of land use. It will also provide for greater variety and choice in housing at locations that have desirable attributes but may not be appropriate for higher density, high-rise forms of housing.
- 3.3.1 Permitted Uses – multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings;... and homes for the aged.
- 3.3.2 Location – In addition to areas predominantly composed of existing or planned medium density residential development, the preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas... and, lands abutting an arterial, primary collector or secondary collector street.

Current Official Plan

3.3 Multi-Family, Medium Density Residential

3.3.3 Scale of Development

- Height i) Normally height limitations will not exceed four storeys.
- Density ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre) . Exceptions to the density limit may be without amendment to the Official Plan for development which:
 - (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan..

Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre) and height limit of four storeys will remain in effect.

The London Plan – Our Challenge

PLANNING FOR CHANGE AND OUR CHALLENGES AHEAD

5_ Londoners made it clear that the way we plan our city for the future must change. The last plan set by City Council in 1989 has served us well, but it is now time to create a Plan that responds to London's new and changing context. The London Plan is designed to address and plan for the new challenges we face.

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| • 77,000 net new people | • New demands for urban living |
| • Managing the costs of growth | • Economic restructuring |
| • A growing seniors population | • Infrastructure gap |
| • Preferences of the millennials | • Affordability challenges |
| • Growing diversity | • Protecting our farmland |
| • The critical importance of transportation | • Climate change |

The London Plan – Our Strategy

- 55_ Direction #1 Plan strategically for a prosperous city**
 - 55.11_ Plan for cost-efficient growth patterns that use our financial resources wisely.
- 59_ Direction #5 Build a mixed-use compact city**
 - 59.2_ Plan to achieve a compact, contiguous pattern of growth – looking “inward and upward.”
 - 59.4_ Plan 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.
 - 59.5_ Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.
- 61_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone**
 - 61.2 Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services

Site Plan



Renderings



Thank You

