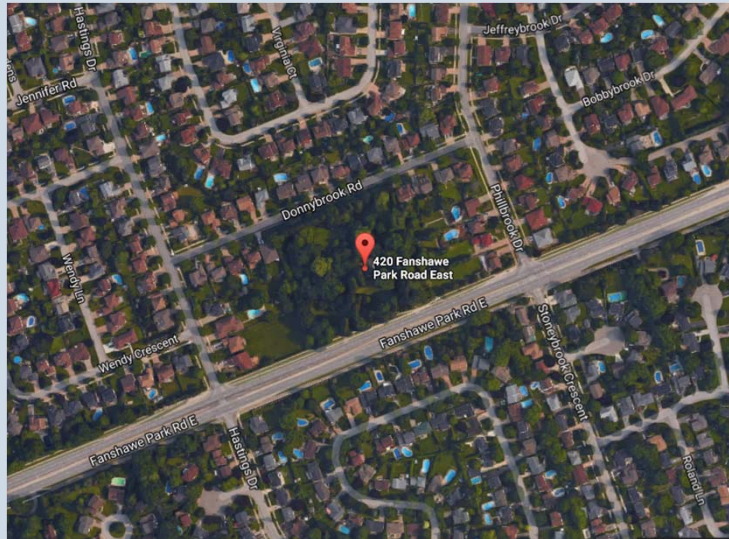


Stoneybrook Heights/ Uplands Residents Association



Agenda

1. Stoneybrook Heights/Uplands Residents Association
2. Property History
3. Development Proposal Overview
4. Planning Assessment of Proposed Development
5. Community Perspective
6. Traffic & Design Considerations
7. Recommendations



Stoneybrook Heights/Uplands Residents Association (SHURA)

Established: 1996 - Uplands Community Area Planning process

Boundary: Richmond St. / Fanshawe Park Road / Adelaide St. / Sunningdale Road

Goal: *Compatible development.*

Current number of email subscribers - approximately 260 +

Record number of items of correspondence

RIGHT DEVELOPMENT IN RIGHT LOCATION

Property History

1880 - Original farm house built by the Geary family. Then Rubinoff family.

1956 - William and Nancy Poole purchased the property

1980's - Surrounding lands bought by the Matthews Group and developed.

1996 - Uplands Development

2005 - Listed on Inventory of Heritage Resources

2007 - City was asked by the Pooles to purchase for parkland. No action was taken.

2009 - Dr. Chiu purchased the property

2010 - Application for demolition submitted and withdrawn

2015 - Historic home demolished in August

2016 - Development proposal received by city staff



Development Proposal

Residential R1-7 **Change to R8-4** with bonus to Increase density to 100 u/ha
 Official Plan Amendment from Low Density Residential to Medium Density
(HIGH DENSITY)

Original Proposal	Revised Proposal
<ul style="list-style-type: none"> ▪ 142 Unit, Six Storey (22.2 m) Multi- Family Apartment Building 	<ul style="list-style-type: none"> ▪ 142 Unit, Four Storey (14.6 m) Multi-Family Apartment Building ▪ Potential to Bonus up to 6 Storeys (With New London Plan) ▪ Driveway Moved from Centre to East Side - Adjacent to Philbrook Dr. Rear Yards

Planning Assessment - Introduction

This is not about:

- NIMBY
- Opposing redevelopment
- Opposing intensification

This is about:

- Good community planning
- Appropriate intensification
- Compatible redevelopment
- Integrated neighbourhood redevelopment

Planning Assessment - Intensification

- Residential intensification is a laudable principle in general and redevelopment of underused residential parcels with additional residential units is a worthy goal. Indeed, it is Provincial Policy.
- However, intensification needs to be practiced with consideration given to context, land use compatibility, neighbourhood integration, and sensitivity to the adverse external effects of proposed development.

Neighbourhood Character

- Mature, stable neighbourhood
- Single Detached Dwellings
- Heavily treed /Mature vegetation
- Private Outdoor Space (Backyards)
- High water table



Site Analysis of Proposal

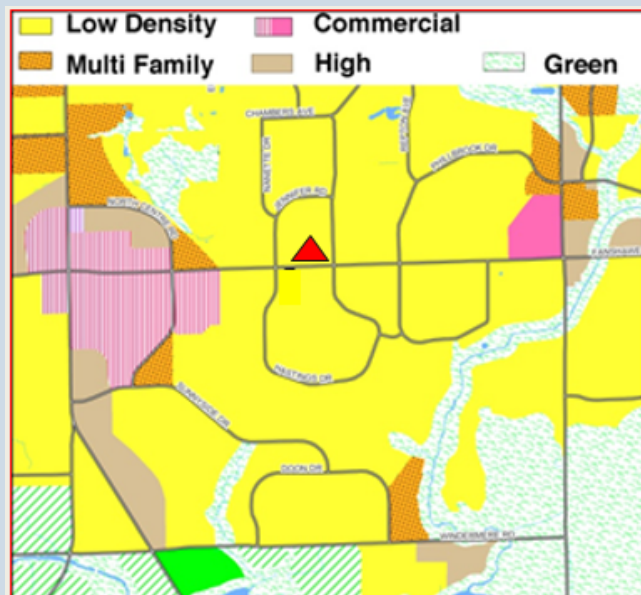
Relationship to Existing Subdivision:

- Turns its back on the existing neighbourhood
- Compatible development can be integrated with neighbourhood
- Original subdivision design allowed neighbourhood integration
- Neighbourhood access alleviates negative impacts on traffic flow

Integrated compatible development can achieve infill and intensification, retain stability and enhance character of neighbourhood.

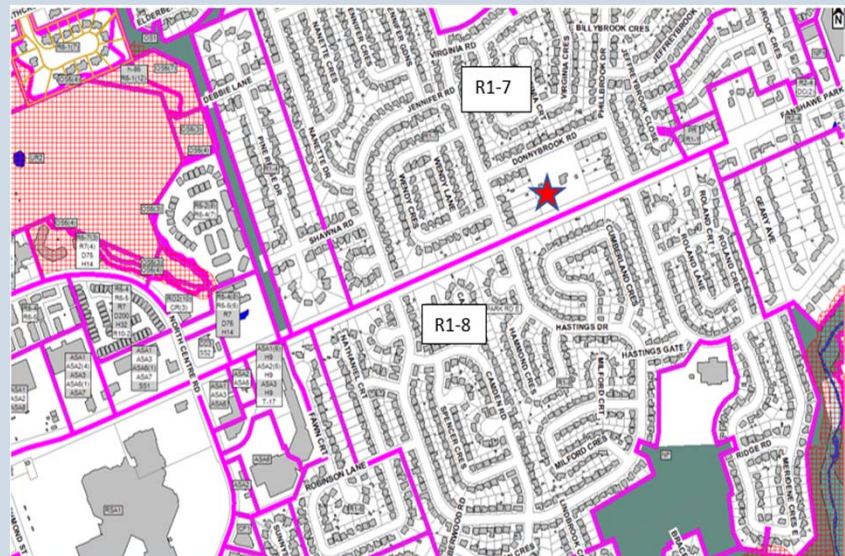
Official Plan

- The subject site and all of the surrounding lands are designated **Low Density Residential (Yellow)** in the Official Plan
- **Commercial** designations (**pink**)
- **Medium** and **High Density** designations (**brown and orange**)



Zoning

The subject site and surrounding lands are within the R1-7 Zone north of Fanshawe Park Rd and the R1-8 Zone south of Fanshawe, in Zoning By-law No. Z-1



Official Plan Policies

- At least 38 policies bear on this proposal
- Official Plan principles promote:
 - ✓ compatibility
 - ✓ enhancement of the character of residential areas
 - ✓ attractive and functional site and building design
 - ✓ design that is sensitive to the scale and character of surrounding uses
- Redevelopment, infill and intensification projects must not
 - ✓ adversely affect existing land uses

Official Plan Policies

- Minimize the potential for land use compatibility problems resulting from an inappropriate mix of densities
- Infill housing projects should be sensitive to the:
 - ✓ height, scale and architectural design of the surrounding neighbourhood
 - ✓ continuity of the existing residential streetscape
- Vehicular access should not have a significant impact on stable low density areas

Proposal Does Not Meet:

Residential Infill / Intensification

- Density and form
- Height, scale and architectural design
- Continuity of existing streetscape
- Visual intrusion of access and parking area on adjacent residential properties

Proposal Does Not Meet:

Planning Impact Analysis

- Height, location and spacing of buildings
- Potential impacts on surrounding uses
- Compatibility with surrounding land uses
- Retention of desirable vegetation
- Location of access & impact of traffic
- Exterior design: bulk, scale and layout
- Integration with existing land uses in area

Proposal is not in keeping with the Official Plan policies and represents indiscriminate intermixing of both density and housing form.

New London Plan Policies

- Protect neighbourhood character
- Avoid current & future land use conflict
- Ensure new development is a good fit with context of existing neighbourhoods
- Intensification only in appropriate locations sensitive to existing uses
- Development designed to be a good fit and compatible within its context
- Articulate the neighbourhood character and fit within that context
- Respect existing community character

New London Plan Policies

- Good fit, not undermining character of existing lower order streets
- Add value to the neighbourhood rather than undermine the character, quality and sustainability
- Appropriate location to fit well within the neighbourhood
- Massing appropriate to the scale of the surrounding neighbourhood
- Sensitive to and compatible with its context

Planning Assessment - OMB Decisions

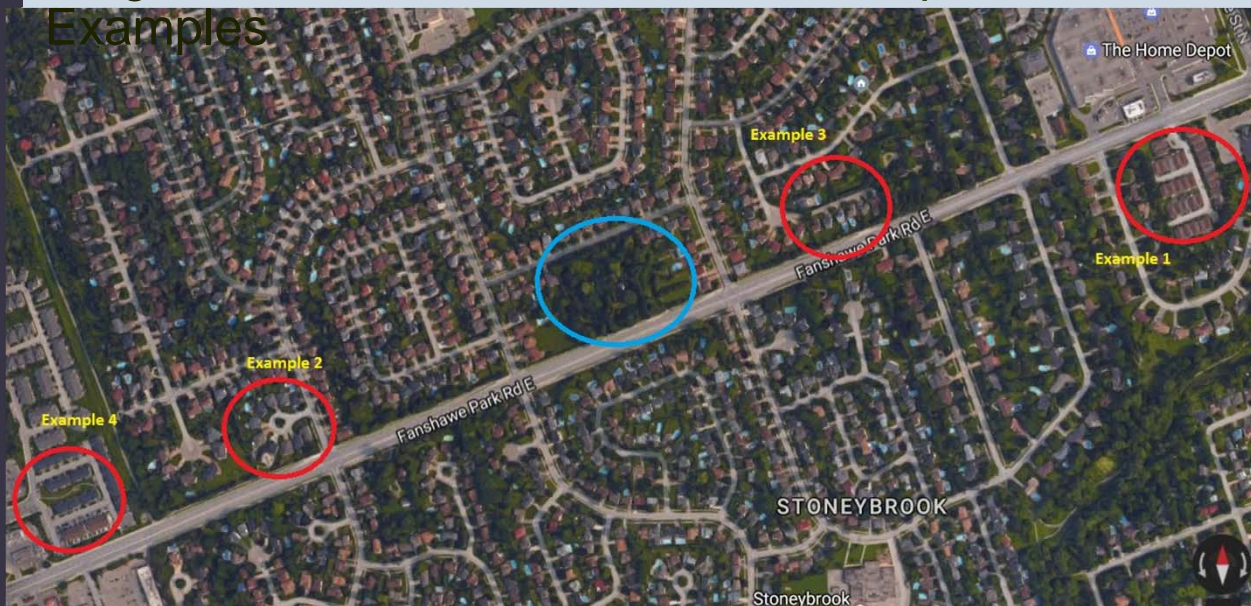
Review of recent OMB decisions on intensification in low density areas reveals:

- Provincial mandate for intensification is *not a license to abandon sound planning principles*, or to diminish appropriate land use planning standard in search of more density.
- ...proposal is *not in keeping with the neighbourhood...* , ...changes sought contribute to an *overbuilding on the site which is out of character* with the prevailing built form...
- ...the proposed development is simply *not in keeping with the neighbourhood character*
- Intensification requires *sensitive design...*

Planning Assessment - OMB Decisions

- ...proposal in my opinion contributes to an **overbuilding of the subject site which is out of character** with not only the prevailing built form but also the surrounding single detached uses.
- ...they appear to the Board to be a **quest for density at the expense of good urban design.**
- Being compatible with is not the same thing as being the same as. ... **Being compatible with implies nothing more than being capable of existing in harmony. ...**
- **Economic viability is not an adequate planning reason** for ignoring the criteria in the Official Plan.
- ... development of the subject land with **single detached development satisfies the definitions of intensification in the PPS.**

Neighbourhood Infill & Planned Development Examples



Neighbourhood Infill & Planned Development



#1 - 567 Fanshawe Park Rd E Rd



#4- 124 North Centre Road



#2- Genereaux Place



#3- 521 Jeffreybrook Close

Neighbourhood Infill & Planned Development



#1 - 567 Fanshawe Park Rd E Rd



#4- 124 North Centre Road

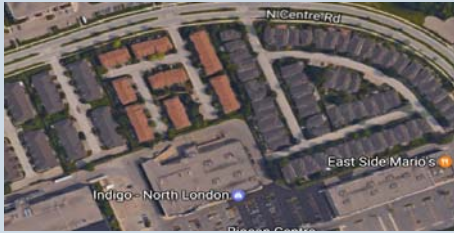


#2- Genereaux Place

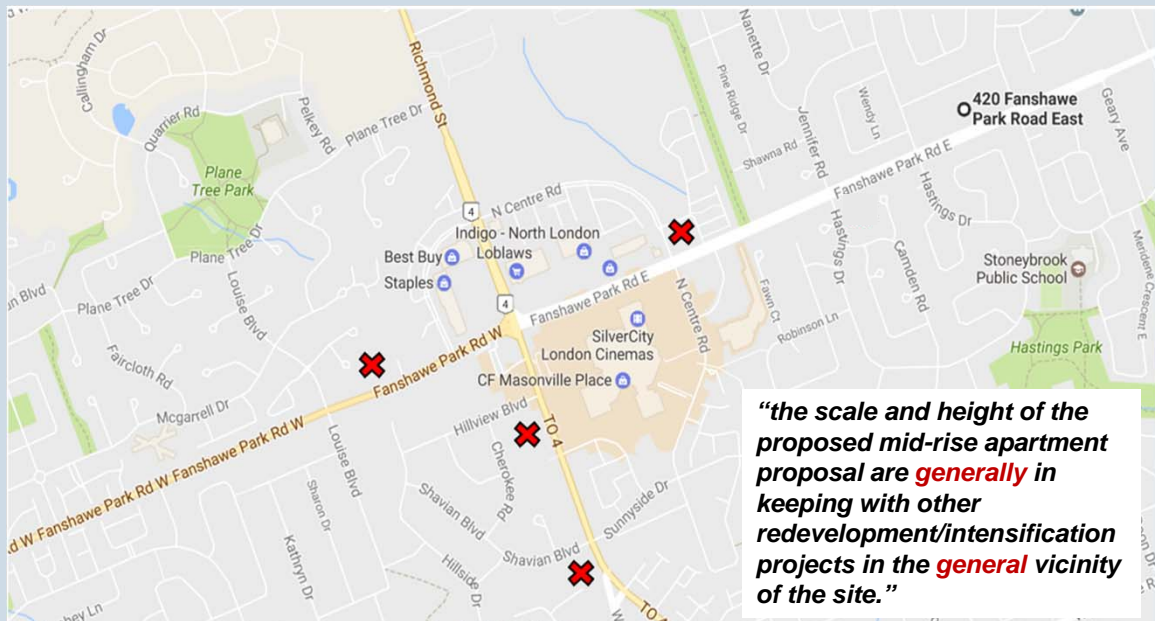


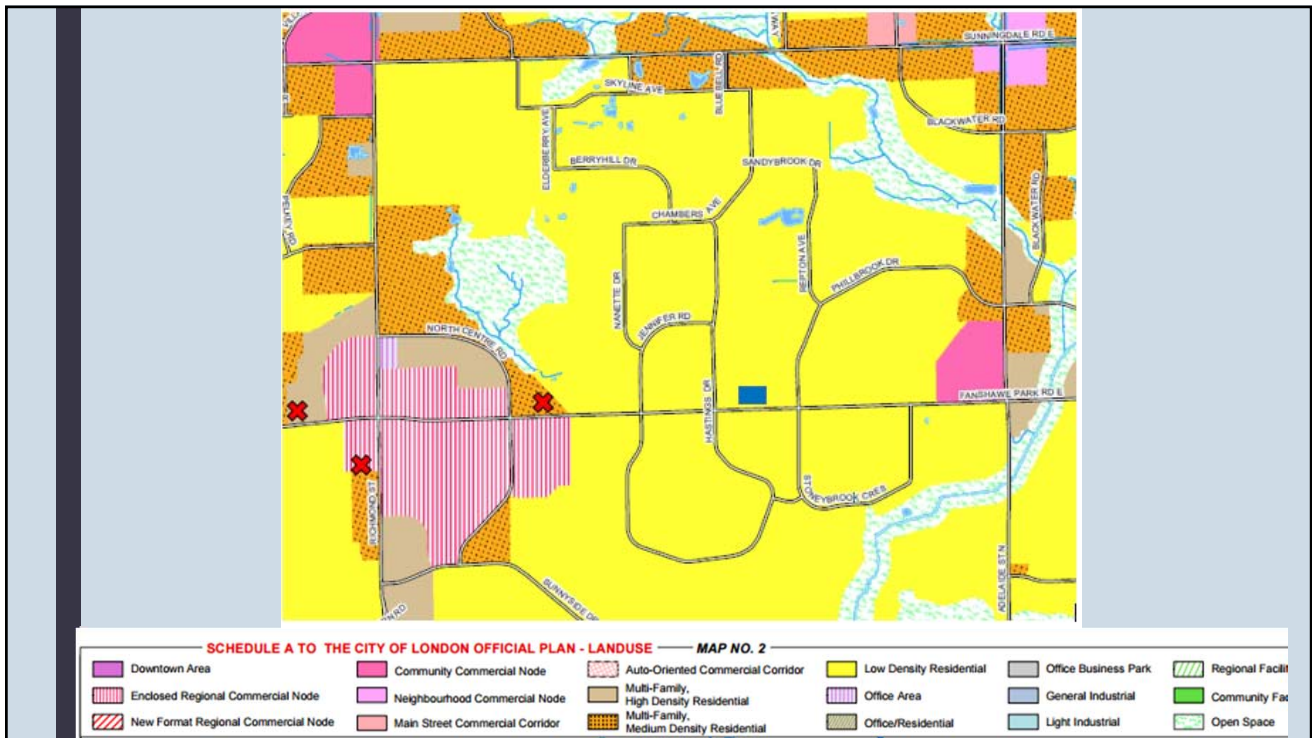
#3- 521 Jeffreybrook Close

North Centre Rd Developments



Urban Design Brief Comparables MHBC





Aging in Place



Richmond Woods 200 North Centre Rd



2250 Blackwater Drive



Sunningdale & Richmond



555 Sunningdale Rd E.

Bonusing

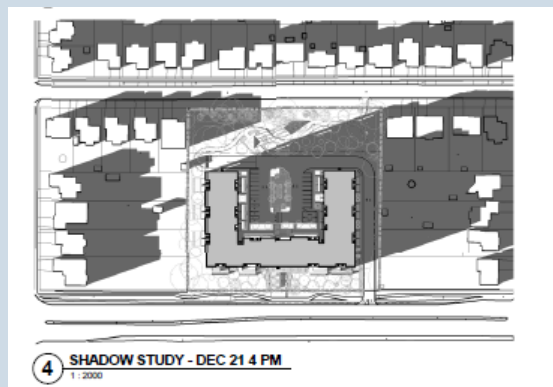
- Building design
- Individual entrances to the building ground floor units & fencing
- Underground parking
- Accessibility
- Landscaping and tree retention
- Commemorative heritage plaque



Community Perspective

The community opposes the zoning by-law, and official plan amendment due to:

- Building density(100u/ha) & building height (14.6 m)
- Site design & form are not compatible
- Lack of integration into existing neighbourhood
- Shadowing effects & overlook
- Significant loss of privacy & trees
- Traffic concerns & safety
- Inadequate parking
- Lack of effective community involvement in the planning process



Building Parking

Original 142 unit proposal:

- 233 vehicle stalls and 76 bicycles spaces

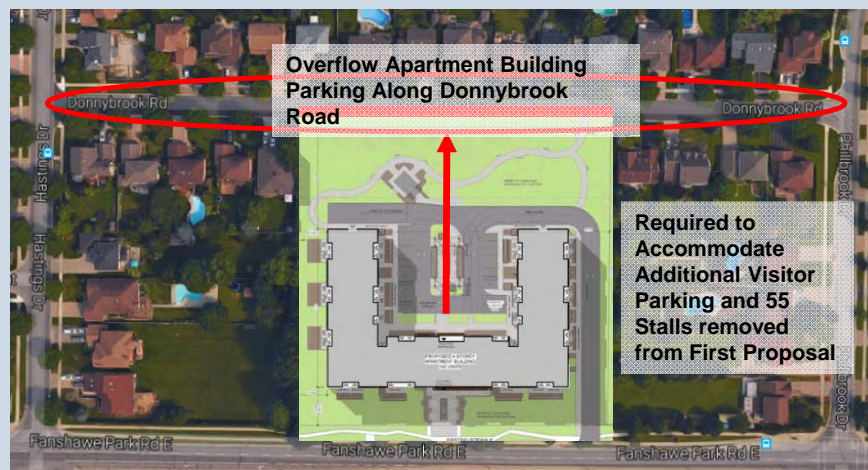
Revised 142 unit proposal:

- 178 vehicle stalls and 107 bicycles spaces

Concern:

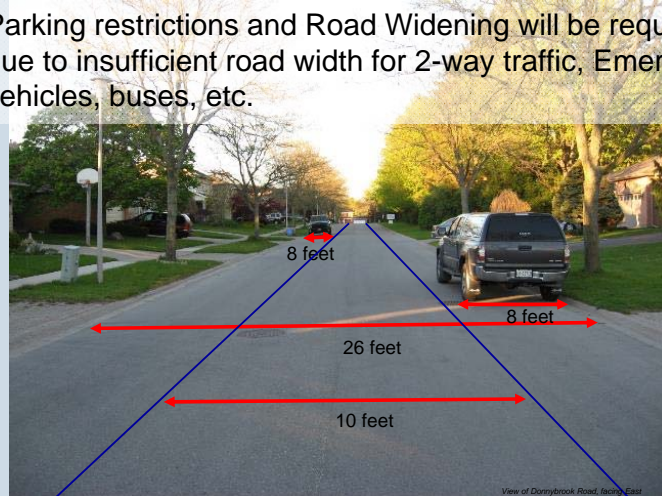
- With the number of units and tenants remaining unchanged, the 55 less vehicle stalls (and additional visitors) will require parking on Donnybrook Road.
- Donnybrook Road is narrow (26 feet wide), and only 16 vehicles can park along the South side of the road. The entire street can accommodate up to 42 vehicles utilizing both sides of the Road, resulting in a 10 foot wide lane.

Building Parking



Building Parking

- Parking restrictions and Road Widening will be required, due to insufficient road width for 2-way traffic, Emergency vehicles, buses, etc.

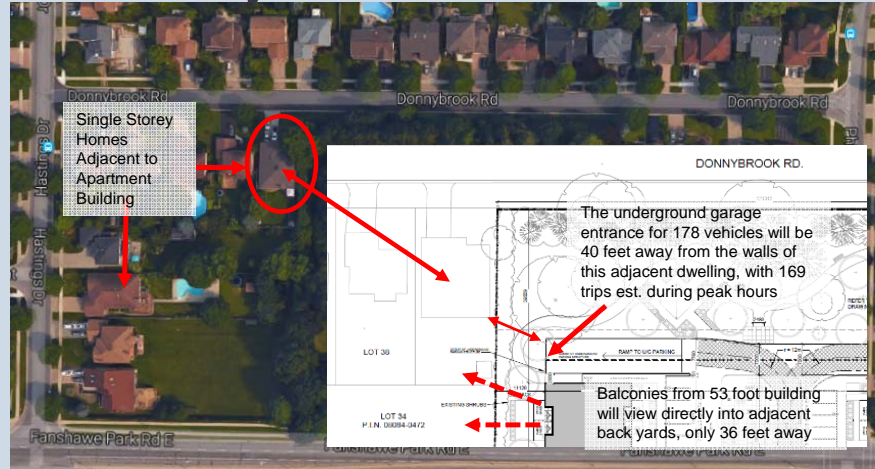


Lost Privacy – Residents Leaving

- First home on Donnybrook, adjacent to property with total loss of privacy, sold with this proposal displayed at the open house:



Lost Privacy



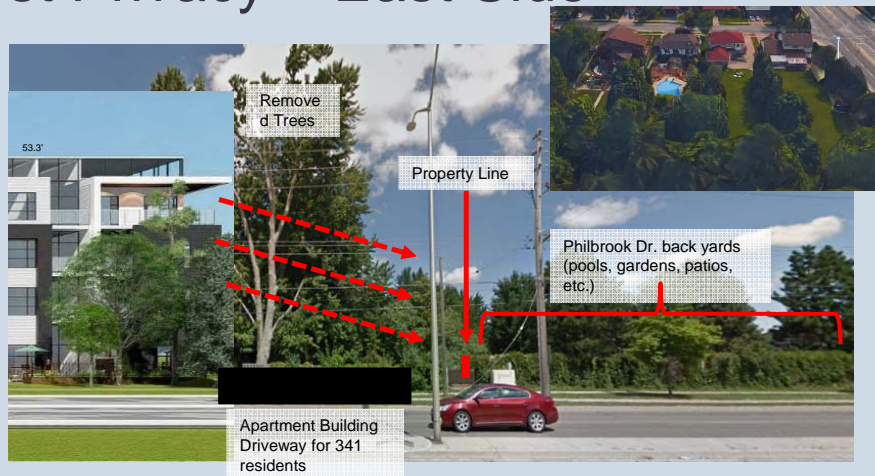
Lost Privacy – West Side



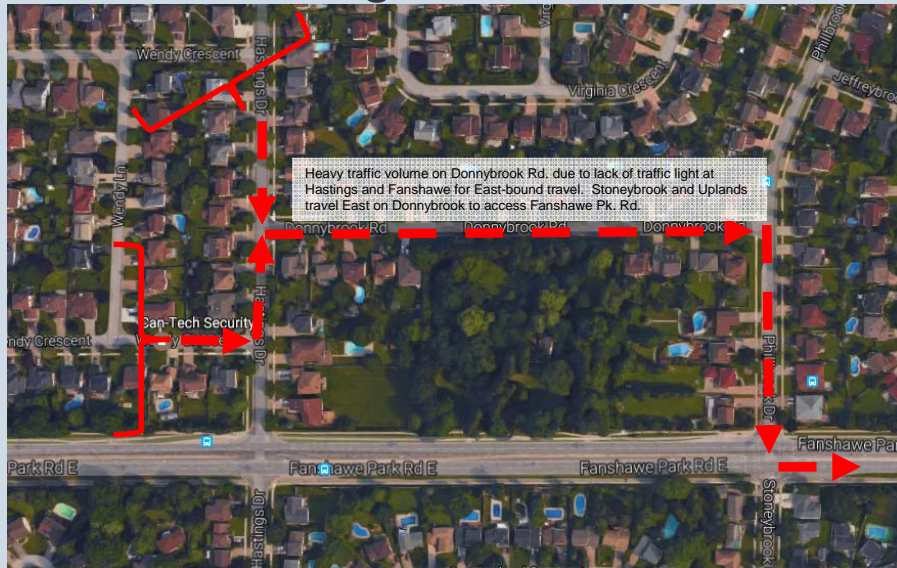
Lost Privacy and Traffic



Lost Privacy – East Side



Traffic – Existing East-Bound



Traffic – Building East-Bound



Recommendation

Refuse the proposed zoning, and by-law amendment change based on the incompatibility of the proposal.

Support Development that is suitable for the neighbourhood:

- Compatible form, style, density and height
- Maintains streetscape and architecture
- Integrates with existing neighbourhood without traffic concerns

