

# 307 Fanshawe Park Road East

Planning and Environment Committee Meeting

Monday, May 27<sup>th</sup> 2019



## Site Context



## Concept Plan



## Site Statistics

**Unit Count:**

- 42 low-rise stacked townhouses:
  - One (1) 3 storey (12m) building with 24 units (Building A)
  - One (1) 2 storey (9 m) building with 18 units (Building B)
- Max. density of 75 Units / Ha

**Parking:**

- The required 1.5 parking spaces per townhouse are provided: internalized at rear of site
- The required accessible parking spaces are provided
- Bicycling parking provided
- Access and driveway arrangements have been reviewed and approved by City's staff
- The TIA was reviewed and supported by City staff: concludes no significant impact on traffic in the area.

## Concept Renderings



View from Fanshawe Park Rd E – looking south



View of Building B from within site – looking west

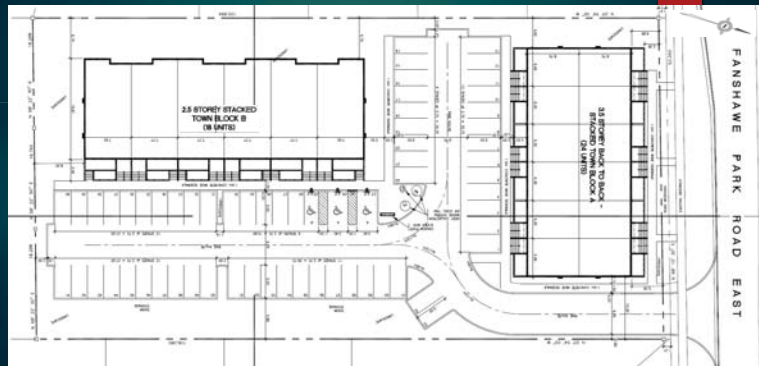
## Comments from residents

Neighbourhood open house held on February 7, 2019

- Proposed site-specific zoning
- Density
- Building height
- Safety
- Noise
- Fencing
- Trees
- Privacy
- Servicing/SWM

## Concept Plan

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## Conclusions

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- The proposed development is supported and encouraged by all levels of current land use planning policies, which encourages intensification and a mix of residential uses in locations such as the subject lands, at the density proposed.
- The proposed development facilitates the appropriate intensification of an underutilized vacant residential site, located on an urban thoroughfare, in proximity to a major community node.
- The proposed building heights and setbacks are compatible with what could be developed as-of-right under existing zoning regulations; and will be set by the proposed zoning.
- Access and parking arrangements are designed to city standards.
- The future SPA process will refine matters pertaining to architectural design, landscaping, fencing, noise, servicing etc.

## Questions?

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