

Slide 1

Old Stoneybrook Community
Association:
Helping Grow Forest City

307 Fanshawe
Application Z-9006

Agenda

- Regulatory Context – Summary of Plan
 - Michael Crawford
- Adverse Impact of Land Use Change
 - Deb Beverley
- Contrary to Official Plan, London Plan, Bylaws
 - Claudia Clausius
- Future Path and List of Requirements
 - Ron McDougall
- Growing Children, Growing Trees
 - Fred Cull
- Growing or Killing Communities?
 - Katharina Clausius

Support Development

Community Association Supports Development:

- Under-utilized lot
- Opportunity to intensify
- Opportunity to promote accessibility, aging in place,
- Opportunity to diversify community

Proposed Land Use Change is a Bad Fit:

- Density too high for lot shape and size
- Bad design for neighborhood
- Adverse impact on neighboring properties

Ontario Planning Act

Subsection 34(12), requires that “sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by council” [34(12)(a)(i).



Problems with Understanding

- Questions of Site Plan always Deferred – Only Conceptual
- Zoning Request Confused at All Levels
 - Zelinka Priamo Proposal (ask R5, document discusses R6-5 (pg. 16), and R6-7 (page 35))
 - City Planners advise Developer to ask for R8 after period of community consultation ends
 - City Planners subsequently reference R6 in communications to Community Association
 - City Planning Recommends R5
- Why? Density requested is not compatible with Zoning bylaws, Official Plans – looking to fit a square peg in a round hole.

What is proposed

- Highest density allowable for ANY format of intensification project
- Change in grading to raise lot relative to surrounding R1 single family dwellings
- Stacked Townhouses 3.5 and 2.5 stories, 63 spot parking lot on raised plateau
- Removal of all trees on lot, most on shared boundary – no practical buffering
- Hard to understand plan – little detail to evaluate plateau grading, buffering, water management, traffic
- Some reports impractical or hazardous eg: U-turns on Fanshawe at rush hour?!

The Raised Plateau



From: Zelinka Priamo

Provincial Planning Act

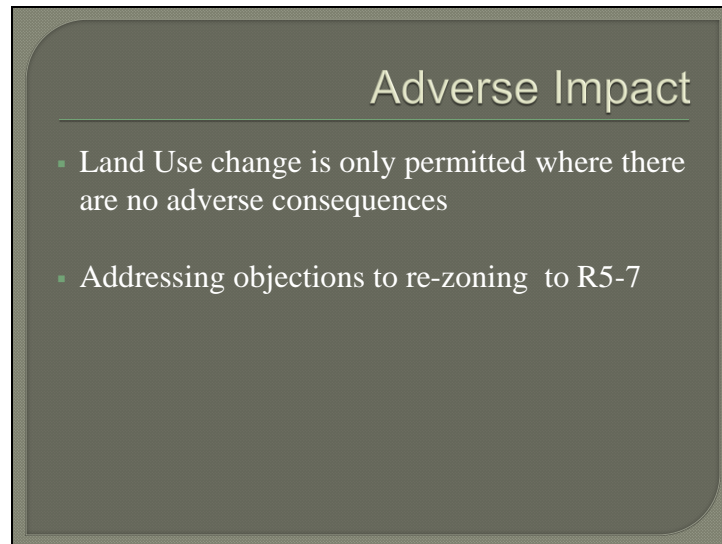
1.6.6.7 Planning for stormwater management shall:

- not increase risks to human health and safety and property damage;
- maximize the extent and function of vegetative and pervious surfaces; and
- promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

Not a Benign Intensification

- London Zoning Bylaws 1989 - Section 3.1.2 – Low Density Residential Objectives: “Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are **not adversely affected**.”
- “Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and **shall not adversely impact** the amenities and character of the surrounding area.”
(*Official Plan 3.3.2 i*)





Adverse Impact

- Land Use change is only permitted where there are no adverse consequences
- Addressing objections to re-zoning to R5-7

As Michael has stated, Applications for Land Use change are only permitted where there will be no adverse consequences upon adjacent properties. I'd like to explain why our community strongly feels that a change in zoning to R5-7 will have a dramatic and adverse impact on our community. And I do want to clarify that all of our presentation are addressing our objections to the current City recommendation submitted to you for consideration— a re-zoning from R1 to R5-7 for 307 Fanshawe Park Road East.



The first issue with the proposed development is the grading, or raised plateau that will be necessary to level out the topography of the lot. At the south end of the lot, the grading will be approximately 8 ½ feet in height, making the 2 ½ story stacked town house (Building #2) **[click]** appear more like a 3 ½ story which will in fact, tower over the surrounding houses, which are only 1 and 2 stories in height..

Even the 3 ½ story (Building #1) which borders on Fanshawe, will also have some grading, making it closer to a 4 story with balconies and windows peering down into neighbours yards. **[click]** Leaving children at play, people gardening and swimming completely exposed. So what may appear 'appropriate on paper' is in fact not as a direct result of the topography of the land itself.

The Size and Scale

Structures and required parking requires removal of all trees and 20 foot hedges

- 65% of lot impermeable combined with grading increase water run-off into adjacent properties

The size and scale of the property requires the removal of all trees and surrounding 20 foot hedges in order to accommodate the 2 structures and required 63 parking spaces. This translates into 65% of the lot becoming impermeable, a lot that is integral to natural storm water management today. The increase in impermeable surface, combined with the 8 ½ foot grading, will dramatically increase water run-off into neighbouring properties, properties that today are just able to sustain itself. **[click]**

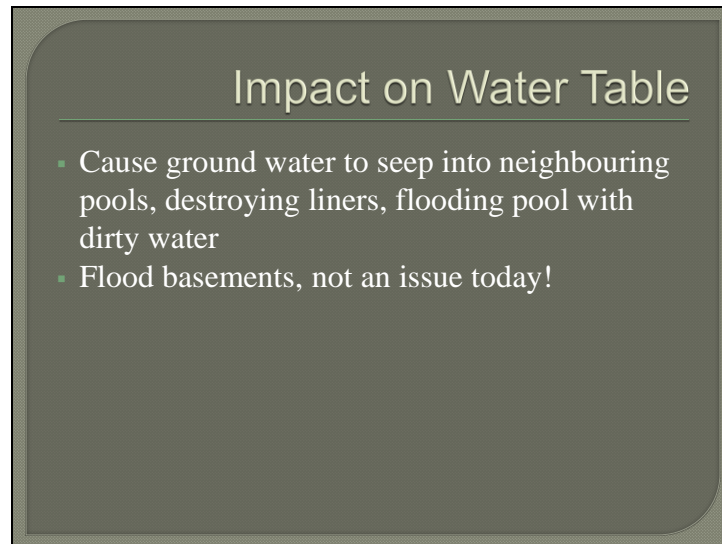


This image shows the puddling on an adjacent property 3 hours after a day of rain, and this one **[click]** shows the same location 24 hours later. As you can see most of the water has been absorbed. And as you can imagine, the property at 307 Fanshawe, has similar puddling and water absorption occurring that is contained within its own lot, managed only because it is level with adjacent properties and has extensive green space, including many mature trees, to naturally manage the storm water.

Storage of Snow Removed

- Limited space for adequate storage of snow removed from parking lot
- 22 foot space on east edge of lot is graded
 - Slopes down towards adjacent properties
- Snow piles of 3-8 feet in height will slide down to neighbouring properties
- Increase in water will impact water table, flood basements
- Salt, chemical laden melt will kill vegetation

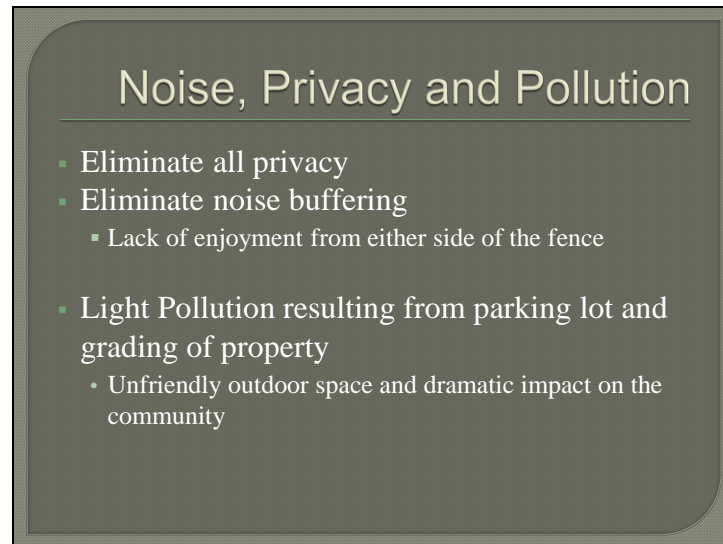
The number of parking spaces required for this zoning application, as well as limited landscaping make snow removal an issue. While Zalinka Primo has tried to address this by increasing the setback of the parking lot from the east edge of the property, creating what appears on paper to be a sufficient area for accumulation of snow removed, 22 feet of space, is in fact inappropriate. This landscape / snow removal space is actually a sloped area, going down towards the adjacent lots. Keep in mind that this is a raised plateau of 8 ½ feet! The piles of snow and salt which are likely to reach 3-8 feet in height dependent upon the winter, will pile up and quickly slide down the grading towards the fence line, where it will remain until it thaws, causing flooding, impacting the water table and potentially flood basements, not to mention the salty chemical laden melt destroying the neighbouring vegetation.



Impact on Water Table

- Cause ground water to seep into neighbouring pools, destroying liners, flooding pool with dirty water
- Flood basements, not an issue today!

The increase in run-off, snow melt and surge from storms will drastically increase the water table in the surrounding area, potentially causing ground water to push seep into pools, damage or even breaking the liner, and flooding the pool with dirty water. Additionally, an increased in the water table could easily rise to such a level that it floods the basements of the adjacent property's, something that today is not an issue due to the natural water management in place.



Noise, Privacy and Pollution

- Eliminate all privacy
- Eliminate noise buffering
 - Lack of enjoyment from either side of the fence
- Light Pollution resulting from parking lot and grading of property
 - Unfriendly outdoor space and dramatic impact on the community

I just want to return to the removal of all of the trees for a moment, in addition to impacting the natural water management, their removal eliminates privacy and noise buffering, factors which are key to the enjoyment of outdoor spaces on either side of the fence line.

And finally, I want to mention the light pollution that will result from the parking lot, coming from a property that sits far above the surrounding properties, flooding these properties and making a once lovely space for friends and families to gather, a light-polluted, unfriendly space to be in and having a drastic impact on the community.

Let me finish by saying that we are in favour of development, however we urge you to reduce the size and scale of the development to one that fits with the Old Stoneybrook Community neighbourhood and that provides increased housing as desired by the city, developer and builder, but we ask you to reject the R5-7 change in zoning.

Bylaws

Claudia Clausius

Current Recommendation

- Not a balanced or complete interpretation of Plans and Bylaws
- Uses *parts* of Bylaws to support proposal
- Ignores parts that circumscribe the proposal
- it cherry picks those areas favorable to this change of Land Use...

Intensification

Official Plan (1989) 3.2.3.2

- Permits density of up to 75 units/ha for range of building structures
- Section 3.2.3.8 of the same *Official Plan* states that “it is intended that an intensification project **should meet all Zoning By-law regulations.**”
- EG; Bylaw 9.2 Clustered Townhouses max 60 units/ha

Official Plan (1989) 3.2.3.8

- “there may be instances when **a minor** variance is warranted”

Multiple Bylaw Infractions

The diagram is a site plan of a residential development. It shows several buildings and their setbacks from the streets. Red arrows point from text annotations to specific setback lines on the plan. The annotations are as follows:

- Top left: "Set back 4.9 meters - Should be 6.0 m because windows" with an arrow pointing to the setback of a building on the top street.
- Middle left: "Set back 2.0 meters - Should be 3.0 m" with an arrow pointing to the setback of a building on the middle street.
- Bottom left: "Set back 2.0 meters - Should be 3.0 m" with an arrow pointing to the setback of a building on the bottom street.
- Top right: "City Planning Accepts Reduced Setback" with an arrow pointing to the same setback as the top-left annotation.
- Middle right: "Set back is under 3.0 m" with an arrow pointing to the setback of a building on the middle street.

Why so many variances required? Density too high

Density

Bylaws Section 9

Table 9.3

- R5-7 maximum Density is 60 units/ha
 - = 33 units (not 42)
 - = 50 parking spaces (not 63)

In *London Plan* – *density is context dependent*

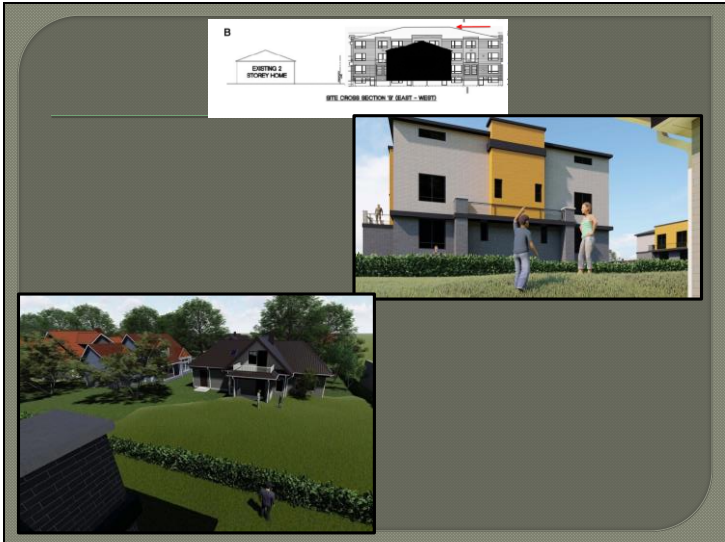
- Designated a “Neighborhood”, not: a Transit Corridor, Urban Centre, Shopping Area etc.
- Precedent for infill seems to be about 30 units/ha
 - = 17 units (not 42)
 - = 25 parking spaces (not 63)

Privacy and Buffering

Official Plan (3.2.2.) “development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction **and loss of privacy.**”

London Plan (1578. 6 a, b, e, g, k, m)

Impact of traffic, noise, lighting, loss of privacy, visual impact, loss of trees etc.



Tree Protection Zone

307 Fanshawe is a designated Tree Protection Zone

BUT - all trees on site to be removed, including many on shared borders with neighbors affecting:

- Noise buffering
- Privacy
- Light pollution
- Water retention/absorption characteristics

Not Addressed

- Accessible parking but no accessible residences?
- Not a LEED efficient structure (Leadership in Energy and Environmental Design)
- No level landscape space for residents
- No play space for children

= lack of diversity – no aged, no families with kids, no persons with disabilities...

Conclusion

- Density is driving all other considerations
- Density not possible within the bylaws
- Bylaws not being respected

REJECT Application in Present form

- Holding Provisions REQUIRED

1. The proposed modifications: (h-89) To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until the **grading plan, the sanitary and stormwater servicing reports** have been prepared and confirmed ensuring that all above identified services are not creating any adverse impacts or flooding conditions on the adjacent surrounding lands and are implemented all to the satisfaction of the City Engineer.

Conclusions

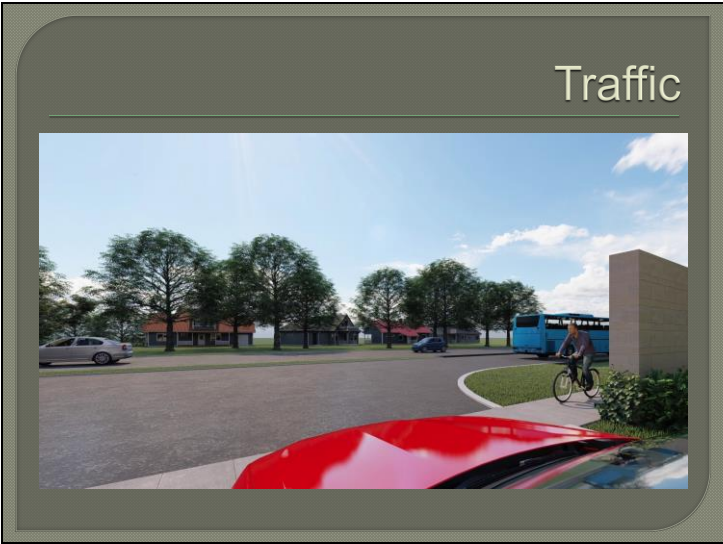
2. The proposed modifications: (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a **review of all proposed services** to ensure that no adverse impacts on the surrounding lands occur as the result of this proposed land use, 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, prior to granting the City approval under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and prior to the removal of the "h-5"

Future Path

Ron McDougall








Stormwater and Snow



Growing Children, Growing Trees

Fred Cull



Growing or Killing Communities?

Katharina Clausius