

307 Fanshawe Park Road East

Planning and Environment Committee Meeting

Monday, September 23rd, 2019



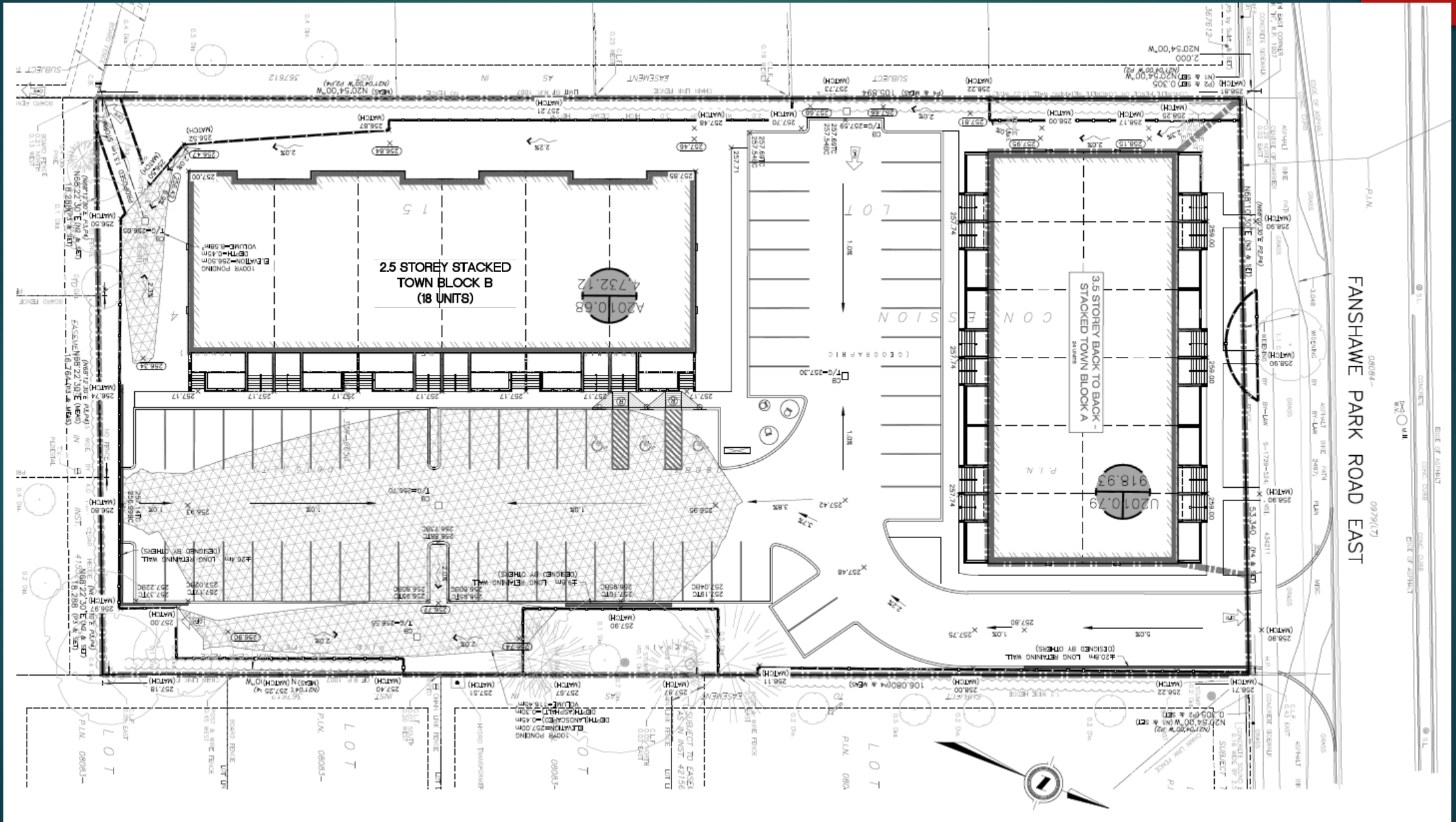
ROYAL PREMIER HOMES

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Since June 11 Council Meeting

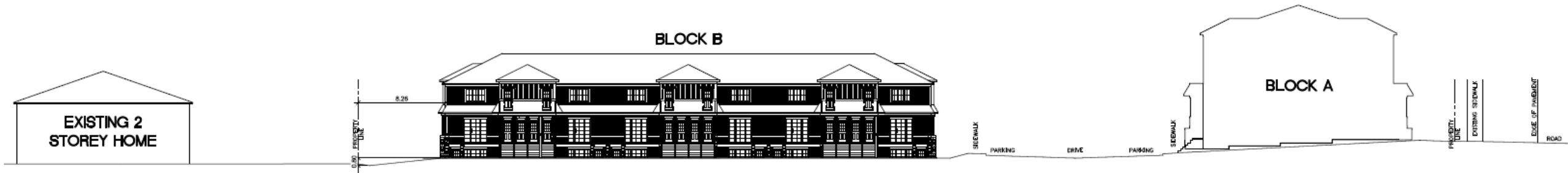
- Developer meet with Councillor Anna Hopkins and members of Old Stoneybrook Community Association to discuss the proposed development and concerns (July 12)
- Developer provided draft resubmission materials to Community Association for consideration (July 22)
- Developer attended Urban Design Peer Review Panel (July 17); comments rec. August 21. Panel supportive of the proposed size, height and density; as well as orientation of Building 1 and siting of Building 2.
- Developer provided City staff with updated architectural elevations; preliminary grading plan, cross sections + updated servicing report; and perimeter planting plan (Sept.)

Preliminary Grading Plan

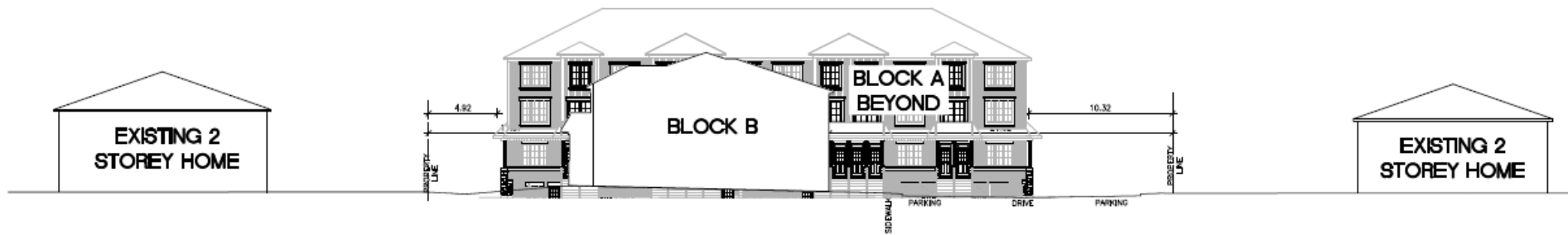


Cross sections

4



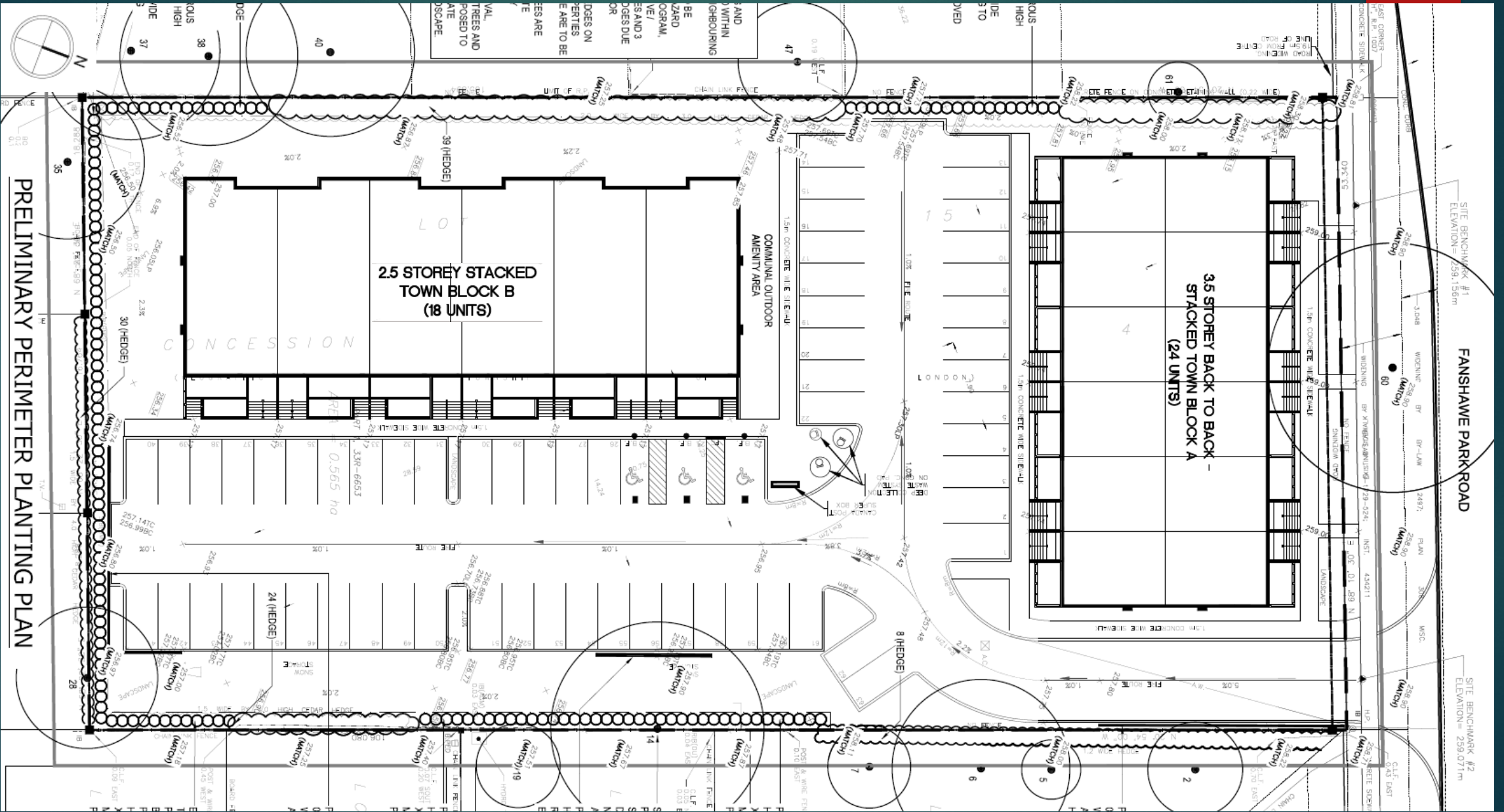
SITE CROSS SECTION 'A' (NORTH TO SOUTH)



SITE CROSS SECTION 'B' (EAST - WEST)

Preliminary Planting Plan

5



Conclusions

- 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. TIS confirms no impacts.
- The future public SPA process will further refine matters pertaining to architectural design, landscaping, fencing, noise, servicing etc.