

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services &
Chief Building Official

Subject: 1423197 Ontario Inc. (Royal Premier Homes)
307 Fanshawe Park Road East

Public Participation Meeting on: July 15, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions **BE TAKEN** with respect to the application of 1423197 Ontario Inc. relating to the property located at 307 Fanshawe Park Road E:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a townhouse development on the south side of Fanshawe Park Road E, east of Hastings Drive. The site is to be developed with vehicular access from Fanshawe Park Road. The development proposal is subject to a public site plan meeting in accordance with the h-5 holding zone regulations set out in the Zoning By-law (Z.-1).

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for the Site Plan Approval.

Rationale of Recommended Action

1. The proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan is in conformity with the policies of the Low Density Residential designation of the Official Plan (1989) and will implement an appropriate form of development on the site.
4. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located on the south side of Fanshawe Park Road East, east of the intersection of Fanshawe Park Road East and Hastings Drive. Fanshawe Park Road East is classified as an Urban Thoroughfare in The London Plan and an Arterial Road in the 1989 Official Plan.

The land uses surrounding the subject lands are comprised of low-rise residential uses in all directions.

1.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods Place Type
- 1989 Official Plan Designation – Low Density Residential
- Existing Zoning – Holding Residential R5 Special Provision, (h-5*h-54*h-89*R5-7(10))

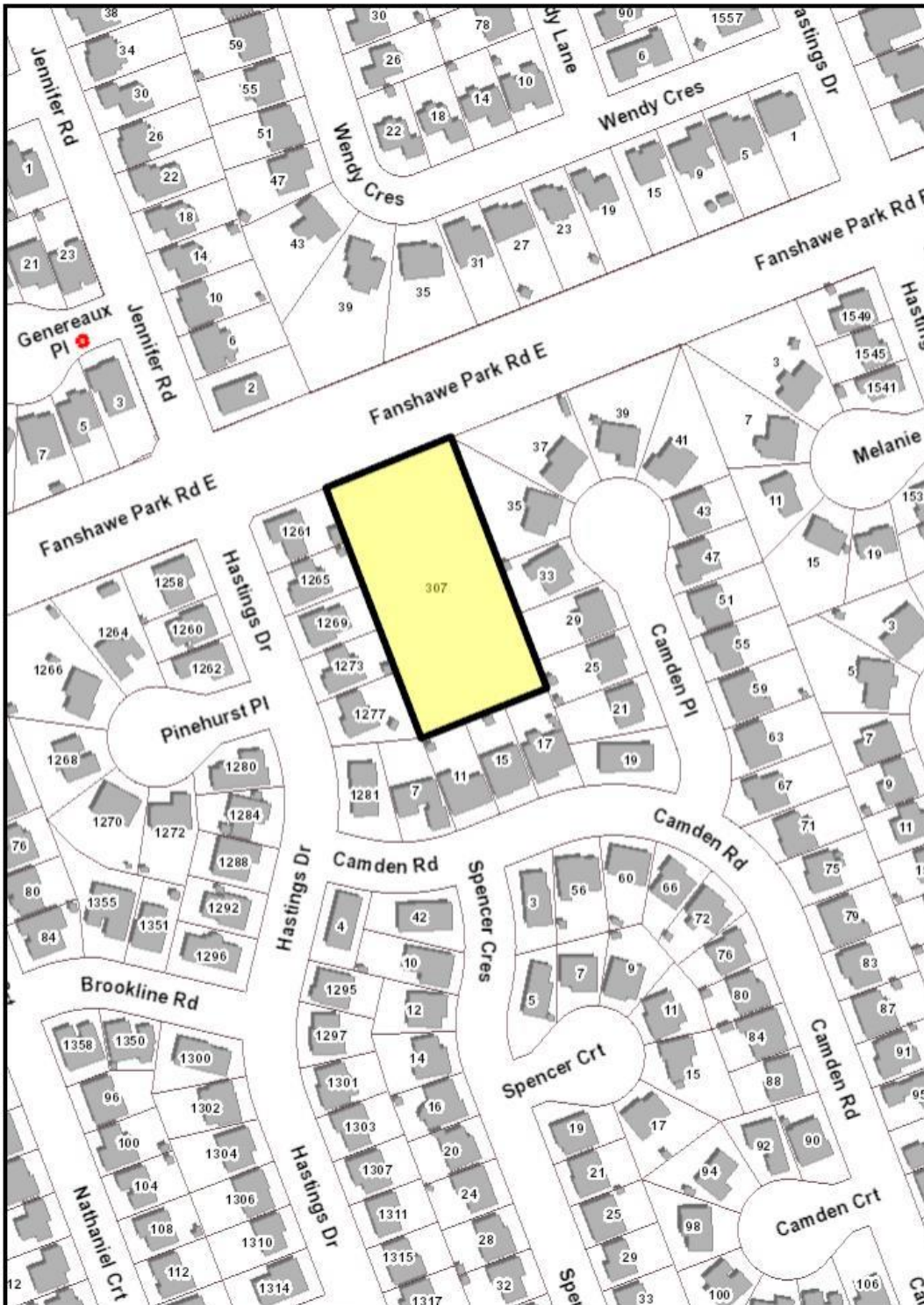
1.3 Site Characteristics







- Current Land Use – Vacant
- Frontage – 53.3 metres
- Depth – 105.9 metres
- Area – 0.56 hectares
- Shape – Rectangular

1.4 Surrounding Land Uses

- North – Single detached dwellings
- East – Single detached dwellings
- South – Single detached dwellings
- West – Single detached dwellings, approx. 400 metres, Masonville Transit Village.

1.5 Location Map



Location Map		Legend	
Subject Property:	307 Fanshawe Park Road E		Subject Property
Applicant:			Parks
File Number:	SPA20-029		Assessment Parcels
Created By:	Meg Sundercock		Buildings
Date:	5/11/2020		Address Numbers
Scale:	1:2000		
Corporation of the City of London			

2.0 Description of Proposal

2.1 Development Proposal

The proposed site plan is for a residential development that consists of one 3.5 storey (11.7m) stacked townhouse building consisting of 24 units, and one 2.5 storey (8.9m) building consisting of 18 units, for a total of two buildings with 42 units (75 units per hectare). The site plan also shows 53 vehicular parking spaces, including 3 barrier-free spaces.

Detailed plans of the development are contained in Appendix 'A' of this report.

3.0 Relevant Background

3.1 Planning History

In 1972, subdivision plan (1007) was registered to develop the lands around 307 Fanshawe Park Road East. On the original plan of subdivision 307 Fanshawe Park Road was a "through" lot as it had frontage on Camden Road and Fanshawe Park Road East. At that time, easements were registered over 7 Camden Road, 1277 and 1281 Hastings Drive for stormwater servicing, and over 33 and 35 Camden Place to provide for sanitary services. Municipal water is provided from Fanshawe Park Road East. A severance was granted in 1975 to allow for the creation of the three lots along the Camden Road frontage, municipally known as 11, 15 and 17 Camden Road.

On March 28, 2011, a report was brought forward to the Built and Natural Environment Committee that recommended a Zoning By-law Amendment for 307 Fanshawe Park Road East. The purpose and effect of this zoning amendment was to permit a 16 unit three storey apartment building, and a converted dwelling with 2 units. Municipal Council passed the Zoning By-law Amendment on April 4, 2011 to permit a Holding Residential R1/ Bonus (h-5*h-54*h-89*R1-8*B-15) Zone.

On January 4, 2019 the City issued a permit to demolish the single detached dwelling and the accessory structure (barn) from the lot. The lot is now currently vacant.

A Public Participation Meeting was held before the Planning and Environment Committee on June 2, 2019, which recommended approval of another Zoning By-law Amendment (Z-9006) to amend the zoning on the property from an R8 Zone to a Special Provision R5 Zone to permit townhouse and stacked townhouse dwellings. The Committee recommended deferral for staff to undertake additional work with the applicant in relation to tree protection, elevation, intensification and site grading concerns, and a review of the proposal by the Urban Design Peer Review Panel (UDPRP).

The development proposal was presented at the UDPRP on July 17, 2019. The Panel's recommendations are attached herein as part of Appendix "B".

A second Public Participation Meeting was held before the Planning and Environment Committee on September 23, 2019. On October 1, 2019 Municipal Council passed the Zoning By-law Amendment to change the zone to a Holding Residential R5 Special Provision (h-5*h-54*h-89*R5-7(10)) Zone. The resolution of Council also included the following direction for the Site Plan Approval Authority to consider:

- i) the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property, with the exception of invasive species or hazard trees;
- ii) where hedge growth is sparse the requirement for the provision of supplementary coniferous plantings post-construction to fill the gaps;
- iii) the comments from the Urban Design Peer Review Panel (UDPRP) from their meeting held on July 17, 2019; and,
- iv) subject to iii) above, the submission of a revised site plan to the UDPRP for review;

The applicant returned to the UDPRP on November 11, 2019. The Panel's subsequent recommendations are also attached herein as part of Appendix "B".

On April 28, 2020, the subject application of this report, being a Site Plan Control Application (file SPA20-029), was received by the City of London. Further submissions are required to address comments provided from the first submission review, and any comments directed to staff as part of the public meeting. The comments from 2nd submission are attached herein as Appendix "D" The identified site matters that were included in the Council Resolution are integral to the proposal being considered at the July 15, 2020 public site plan meeting.

3.2 Community Engagement (see more detail in Appendix C)

Notice of Application

On May 20, 2020, Notice of Application was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment. Notice of Application was published in The Londoner on May 21, 2020.

Revised Notice of Application

On June 2, 2020, a Revised Notice of Application was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment and included a correction to the Ward Councillor contact information and the landscape plan in addition to the site plan and building elevations sent previously. The 1st submission site plan drawings were also uploaded to the City's website as part of this revised notice to provide additional information and clarity for interested members of the public.

Notice of Revised Application Public Meeting

On June 23, 2020, Notice of Revised Application and Public Meeting was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment. Notice of Application was published in The Londoner on June 25, 2020. The City's website has been continually updated so that interested members of the public could readily access current information on the file during the City Hall closure due to Covid19.

17 responses were received at the time this report was prepared.

Public Comment

17 public comments have been made as part of this application, which raised concerns with respect to the following site matters listed below. A summary of the comments are found in Appendix "C". A discussion about the items below are found in Section 4.0 of this report.

- Tree preservation
- Stormwater management
- Lighting
- Fencing
- Building design and privacy
- Snow storage

3.3 Policy Context

Provincial Policy Statement, 2020 (PPS)

The PPS aims to sustain healthy, liveable and safe communities by encouraging an appropriate affordable and market-based range and mix of residential types (1.1.1.(b)),

and directs planning authorities to promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where it can be accommodated, taking into account existing building stock or areas, and the availability of suitable existing or proposed infrastructure and public service facilities (1.1.3.3.). The proposed development would facilitate the construction of 42 new residential units within an existing settlement area which has access to transit and civil infrastructure.

The PPS directs that land use patterns be based on densities and a mix of land uses which efficiently use land and resources (1.1.3.2.(a)), and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available (1.1.3.2.(b)). The site is an existing parcel of land which is larger than the surrounding lot fabric and presents an opportunity for redevelopment at a higher density than its existing context due to its location along a higher order road and transit route.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report and include many of the Neighbourhoods Place Type policies pertinent to this planning application. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

Through its Key Directions, The London Plan encourages a compact, contiguous pattern of growth (59_2), planning for infill and intensification of various types and forms (59_4), and plans to ensure a mix of housing types within neighbourhoods so that they are complete and support aging in place (59_5). The development as proposed makes efficient use of the subject site and available infrastructure and represents a different form of housing from what exists in the immediate area. The London Plan also directs the strengthening of the urban forest by planting more, protecting more, and better maintaining trees and woodlands (58_9), and to protect what we cherish by recognizing and enhancing cultural heritage resources, neighbourhood character, and environmental features (61_5). To this end, planning for sustainability and balancing economic, environmental, and social considerations in all planning decisions (62_2) is particularly important in also ensuring that that new development is a good fit within the context of an existing neighbourhood (62_9).

The subject lands are located within the Neighbourhoods Place Type on *Map 1 – Place Types in The London Plan, with frontage on a Urban Thoroughfare (Fanshawe Park Road East).The London Plan contemplates a broad range of residential land uses for the subject lands including, but not limited to, single-detached, semi-detached, duplex and converted dwellings, triplexes, fourplexes, townhouses, stacked townhouses and low-rise apartments. The London Plan utilizes height as a measure of intensity in the Neighbourhoods Place Type. Within the Neighbourhoods Place Type, fronting onto a Urban Thoroughfare, the range of building heights contemplated include a minimum height of 2-storeys and a maximum height of 4-storeys, and up to 6-storeys through Bonus Zoning. The London Plan provides opportunities for residential intensification and redevelopment within the Neighbourhoods Place Type where appropriately located and a good fit with the receiving neighbourhoods.

Official Plan (1989)

The subject lands are designated “Low Density Residential” on Schedule ‘A’ of the 1989 Official Plan.

Development within areas designated Low Density Residential shall have a lowrise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy is encouraged (3.2.2). The scale of low density residential uses generally ranges up to 30 units per hectare for new or greenfield development. The proposal represents

residential intensification and the infilling of a vacant lot within a previously developed area, which according to section 3.2.3. iv) may exceed the range of residential unit types and densities within the Low Density Residential designation, up to 75 units per hectare.

Z.-1 Zoning By-law

The Residential R5 Special Provision (R5-7(10)) Zone permits the use of the land for townhouse and stacked townhouse dwellings, with provisions regarding density, building height, setbacks, and maximum parking rate.

The holding provisions applied to the zoning on the subject lands must be removed through a separate application prior to the issuance of permits. The following holding provisions are applicable to the subject lands:

h-5 holding provision applied to the site to ensures that development takes a form compatible with adjacent land uses, 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.

h-54 holding provision applied to the subject lands is to ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London. (Z.-1-041290)

h-89 holding provision applied to the subject lands is to ensure the orderly development of the lands the "h-89" symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.

The Site Plan application, as currently proposed, does not comply with the provisions of the Zoning By-law due to the definition of stacked townhouse dwellings (more detail provided below under Section 4.2 – Use).

It is also noted that Building "A" encroaches into the required west interior side yard setback of 4.9 metres due to an architectural "bump out" on the second and third floors.

The storage shed at the rear of the property is considered an accessory structure and is subject to the regulations of Section 4.1 – Accessory Uses of the Zoning By-law. The structure has an approximate height of 5.0 metres, and as such is required to be located a minimum of 1.6 metres from the rear and interior property lines. The storage shed is located 1.4 metres from the rear property line, which, if the shed is 5 metres in height, is not in conformity with the zoning regulations. Additional clarification of the building height is required to confirm the setback.

4.0 Key Issues and Considerations

4.1 Council Resolution

As part of the Zoning By-law amendment to permit the proposed development, Council resolved the following:

Responses to the resolution are provided in *italics*.

- b) the Site Plan Approval Authority **BE REQUESTED** to consider the following matters:
 - i) the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property, with the exception of invasive species or hazard trees;

Four (4) boundary trees and the perimeter hedges are being retained on site. More detail is provided below in Section 4.3 – Intensity.

- ii) where hedge growth is sparse the requirement for the provision of supplementary coniferous plantings post-construction to fill the gaps;

The applicant is proposing the removal of invasive species (buckthorn) from the hedges. Details of replanting within the hedge to fill these gaps has not be provided at this time.

- iii) the comments from the Urban Design Peer Review Panel (UDPRP) from their meeting held on July 17, 2019; and,

The comments from the UDPRP (attached herein as Appendix “B”) were largely addressed when the applicant submitted a revised site plan and returned to the Panel on November 11, 2019. The applicant was commended for returning with a revised design that took the previous comments into consideration.

- iv) subject to iii) above, the submission of a revised site plan to the UDPRP for review;

The comments from the UDPRP considered such items as pedestrian connections through the site, consolidation of amenity space, parking setbacks from dwellings, and relocation of the proposed storage shed. These comments have been sufficiently addressed through the site plan and building elevations attached as Appendix “A”

4.2 Use

As noted, the zone applied to the subject lands permits the development of townhouse and stacked townhouse dwellings. During the 2019 Zoning By-law Amendment (Z-9006), the development proposed was for stacked townhouses in 2 separate buildings. Building “B”, the one proposed at the rear of the site, contained 18 units with hatching on the plan indicating that there were six (6) units at grade, and would be stacked three (3) units high. However, during Site Plan Consultation and after the zoning had passed it was determined that the definition for a stacked townhouse in the Zoning By-law only permits units to be stacked two (2) high (one on top of the other). Therefore, the development concept as it appeared during the rezoning does not comply with the Zoning By-law.

Due to the two (2) year moratorium on minor variances under S. 34(10.0.0.1) of the *Planning Act*, the applicant has made a request to Council to allow for an application for a minor variance to permit stacked townhouse dwellings with units stacked three (3) high. The proposal is otherwise consistent with the concept plan prepared during the Zoning By-law Amendment in terms of building height and density, as no new units have been added.

It is noted that this request is a separate matter to be heard before the Planning and Environment Committee and Municipal Council and does not have an associated public participation meeting. Notwithstanding, the Site Plan application cannot be approved until such time as it complies with the provisions of the Zoning By-law.

4.3 Intensity

The Site Plan application proposes a total of 42 residential units for a density of 75 units per hectare and 53 parking spaces, which is the maximum permitted by the zoning for the lands. The maximum lot coverage permitted is 45% and the applicant is proposing 33%. The minimum landscaped open space requirements is 30%, and the applicant is proposing 37%. While still compliant with these zoning provisions, the development as proposed is designed nearly to the maximum of all zoning provisions including building setbacks, parking, density, and lot coverage.

4.4 Form

The proposed development consists of one 3.5 storey (11.7m) stacked townhouse building with 24 units, and one 2.5 storey (8.9m) building with 18 units.

Notwithstanding the matter of Building “B” being noncompliant with the definition of a stacked townhouse dwelling as noted above, the building does function in the same manner as a stacked townhouse, as all units have an exterior entrance.

This development proposal has been before the Urban Design Peer Review Panel twice: firstly on July 17, 2019 during the Zoning By-law Amendment, at which time the Panel offered lengthy commentary on site and building design matters; and, secondly on November 11, 2019 where the applicant was commended for taking the previous comments into consideration and revising the overall aesthetic and materiality of the buildings proposed. As noted previously, both recommendations are included herein as part of Appendix “A”.

4.5 Tree Preservation

Due to the intensity proposed on the site, all but four (4) of the existing trees on site (not including the periphery hedges) are proposed for removal. The extensive grading for the buildings as well as the parking area (which comprises 31% of the site area) will result in substantial root damage and failure of nearly all of the trees on the lands. Based on the opinion of the City’s Landscape Architect, should the parking area and footprint of Building “B” be reduced, additional trees along the southern and western property lines may be retained, including Tree # 31 on the Tree Preservation Plan attached in Appendix “A” (silver maple), and Tree #36 (freeman maple). Staff have also sought the retention for additional trees in the landscape buffer along the easterly property line including Tree #21 (bur oak), and further protection for trees on neighbouring properties, specifically Tree #6 (sugar maple), Tree #14 (sugar maple), and Tree #60 (bur oak) which will be impacted by the construction of the parking area. The trees identified above are highlighted on the tree preservation plan on the following page, with the trees located outside of the site boundaries identified in a lighter green.

It is noted that the subject lands and adjacent properties are within a Tree Protection Area and the removal of any trees on neighbouring lands will require a permit and a letter of authorization from the property owner.

With respect to the Council Resolution, the protection and preservation of the trees and hedges along the interior property lines is a requirement of Site Plan Approval, with the exception of invasive species and hazard trees. The tree preservation report submitted as part of this Site Plan application includes notes for each tree on site but does not quantify their current health and status in determining whether they are considered hazard trees. However, it is noted that silver maples as a species are prone to natural breaks and failures regardless of adjacent development but there may be community benefit in retaining these mature trees.

Based on the above, staff are of the opinion that the current proposal does not adequately implement the Council resolution.

4.6 Stormwater Management

A stormwater management servicing strategy for the site has not been approved at this time and is still under review by Development Services – Engineering staff. Concerns from neighbouring residents have been raised regarding stormwater management, specifically with respect to snow storage and how the location of snow piles on site may lead to impacts on adjacent properties when they melt.

The applicant has expressed the intent to have snow plowed and removed from the site to reduce the amount of snow onsite and lessening the effect of the spring thaw.

4.7 Lighting

A photometric plan was submitted as part of the Site Plan application (attached in Appendix “A”) which shows five (5) light standards proposed and the value across the site of the intensity of light measured in foot-candles. Photometric plans are evaluated based on the intensity of light and the impact on neighbouring properties. In this case, there are two (2) instances of light impacting abutting properties: one on the western edge of the site where a maximum of 0.3 foot-candles are proposed across the property line, and the other on the south eastern edge where 0.1 foot-candles are shown.

0.3 foot-candles is the equivalent of 3.2 lumens per square metre, and 0.1 equals 1.1 lumens per square metre. For reference, a standard 40W lightbulb has a brightness of 400+ lumens. These measurements shown on the plan also don't appear to take into consideration the existing hedges and proposed privacy fencing along the property lines. As such, staff are satisfied that any light trespass will be extremely minimal where it exists at all.

4.8 Fencing

Consistent with the Council resolution, the hedges along the property lines are being retained and shall be filled in where it thins due to the removal of invasive species. In addition, 2.1m high privacy fencing is proposed along the property lines between the hedges.

4.9 Building Design

See Section 4.4 above.

4.8 Outstanding Site Plan Comments

Second submission site plan control comments were provided to the applicant on July 2, 2020. The Site Plan comments are as follows:

1. As per the h-5 holding provision, the public site plan meeting is scheduled for July 15, 2020.
2. Relief to the zoning permissions is required to permit the building form as proposed (Building B stacked 3 units high, whereas the definition of “Stacked Townhouse” is limited to 2). This must be resolved prior to the acceptance of a final submission.
3. Demonstrate how the development as proposed conforms to the requirements of the Council Resolution, specifically:
 - a. *the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property, with the exception of invasive species or hazard trees*
4. Specific attention shall be paid to Trees #6, #14, #21, #31, #36 and #60 which are of particular value to the community. Their preservation during construction and long term health following construction is of the utmost importance. Identify how these trees will be protected and construction impacts will be mitigated.

5. The encroachment into the required interior side yard setback on Building “A” is not permitted and is not considered to be a cantilever consistent with Section 4.27 of the Zoning By-law as the “bump out” is comprised of habitable space and is a structural component of the building.
6. Confirm the height of the storage shed to the peak of the roof. It appears to be 5 metres in height and as such is required to be a minimum of 1.6 metres from interior and rear property lines. Currently it is shown with a setback of 1.4 metres and is not in compliance with the Zoning By-law.
7. Dimension building elevations in metric.
8. Ensure consistency between plans – the fire hydrant has been relocated on the civil drawings but not on the site or landscape plans.

Ensure compliance with the definition of stacked townhouse in the Zoning By-law. More information and details are available in Appendix ‘D’ of this report.

5.0 Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, has regard to The London Plan, and is in conformity with the 1989 Official Plan.

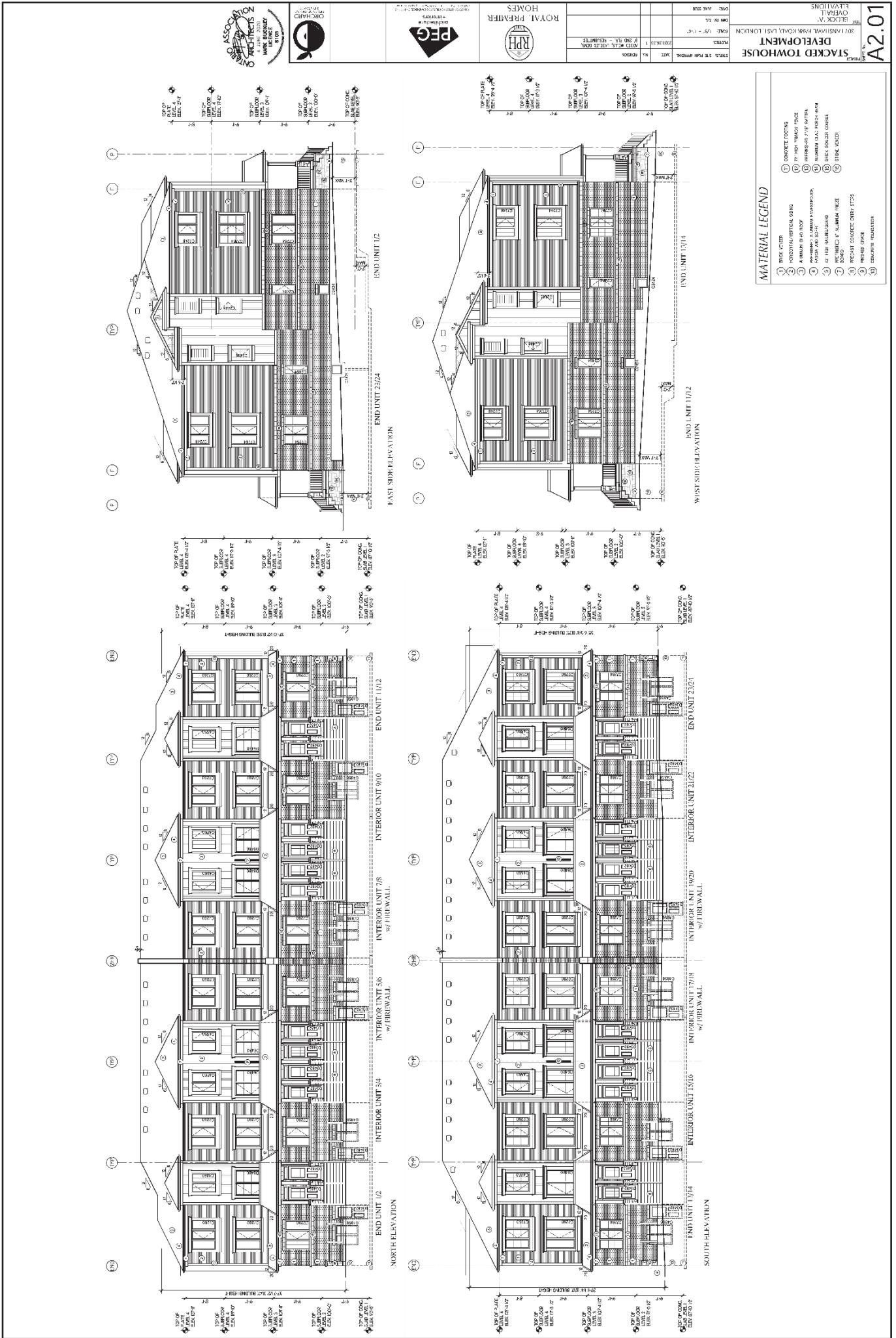
The application has been reviewed in accordance with the Z.-1 Zoning By-law, and, as proposed, does not comply with the regulations of the By-law. Further, the Site Plan, Landscape Plan and Elevations, as proposed, will result in development that does not address all the requirements outlined in the October 1, 2019 Council Resolution. In particular, the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property.

Prepared by:	Meg Sundercock, BURPL Site Development Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.Eng. Managing Director, Development and Compliance Services & Chief Building Official
The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

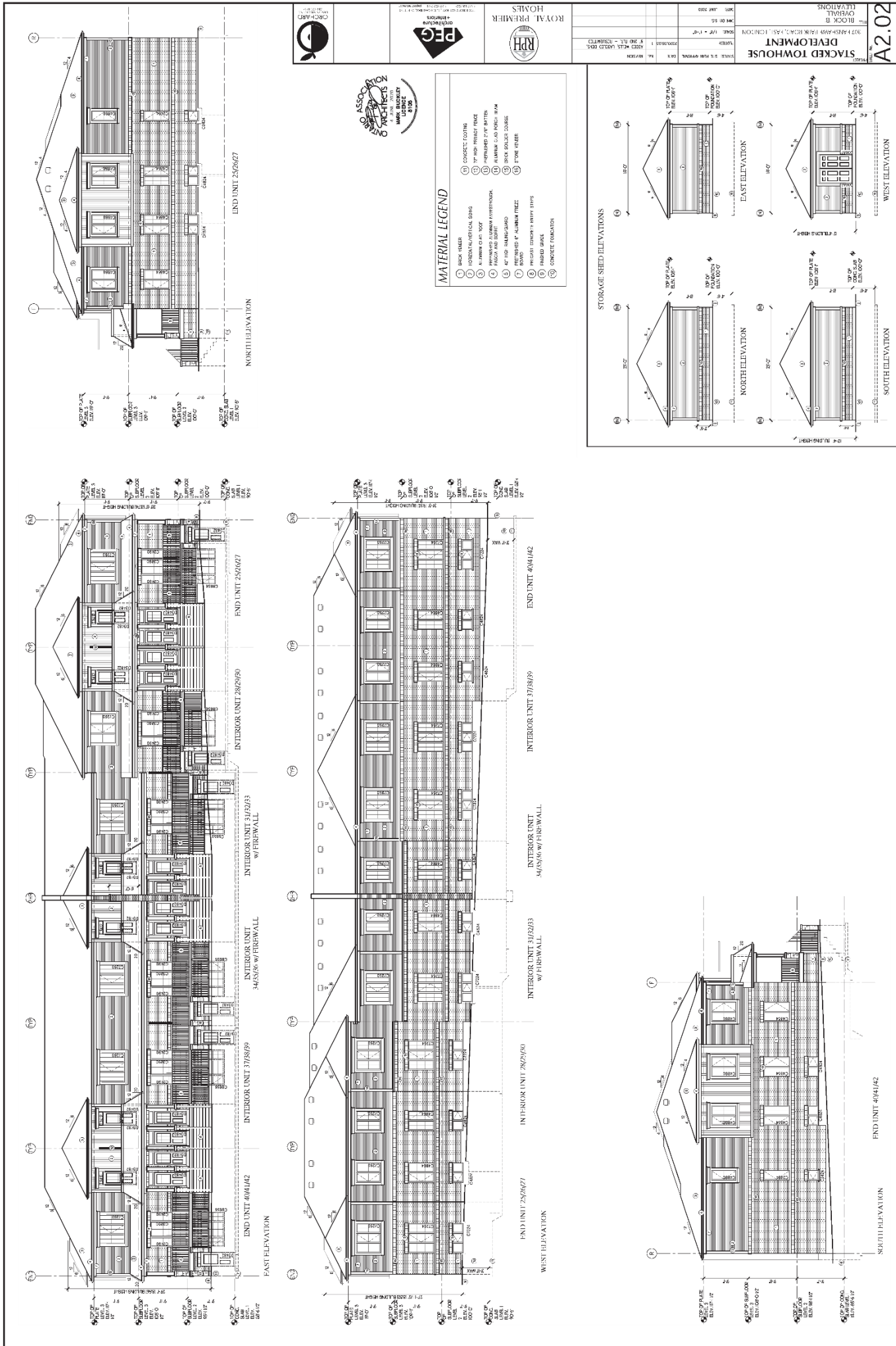
July 3, 2020
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CC: Heather McNeely, Manager, Development Services (Site Plan)
Ismail Abushehada, Manager, Development Engineering

Elevations – Building A



Elevations – Building B



Appendix B: Urban Design Peer Review Panel Recommendations

July 17, 2019



Memo

To: Proponents

- Ben McCauley, Planner, Zelinka Priamo Ltd.
- Farhad Noory, President, Royal Premier Homes
- Mark Buckley, Architect, Peg Architecture & Interiors

From: Urban Design Peer Review Panel (UDPRP)

- Steven Cooper, Architect
- Tim O'Brien, Landscape Architect
- Ryan Ollson, Architect
- McMichael Ruth, Architect
- Heather Price, Urban Designer

Regrets:

-

**RE: 307 Fanshawe Park Road East
Presentation & Review, July 17, 2019**

Considering that the application is a zoning by-law amendment, the comments provided herein are meant to inform the decision-making with respect to the zoning by-law amendment application, though detailed comments to inform the future Site Plan application(s) have also been provided for consideration.

The Panel provides the following preliminary feedback on the submission:

- The Panel understands, and is sensitive to, the concept of scale/density for this development. In this regard, the Panel is supportive of the developments size, height and density based on the location within London and direct adjacency to Fanshawe Park Road East.
- The panel is supportive of the orientation of Building 1 along the Fanshawe Road street edge. Additionally, the Panel is supportive of the taller form (Building 1) nearer to the street, stepping down to 2.5 metres-built form (Building 2) to the rear.
- Generally, the Panel is supportive of the siting of Building 2 relative to the lot lines as there appears to be sufficient separation from adjacent buildings to the west/south/east.
- The applicant should be commended for the use of "Moloks" and their placement which is centrally located within the site.
- The applicant should provide a vegetation management plan for the project. The Panel suggests that existing vegetation and mature trees be maintained wherever possible. Where vegetation is to be removed screening consideration(s) for the adjacent properties should be provided (and is critical).

- The development should consider/explore the possibility of below grade parking to create green space / outdoor amenity space around the buildings at grade. Ideally, the two buildings would create an outdoor courtyard space that could be a shared amenity area, and reduce the impact of surface parking on the existing residential neighbourhood.
- At a minimum, additional greenspace should be provided between the surface parking and the south side of Building 1.
- The greenspace on the west side of Building 2 appears to be undeveloped / not designed and is an opportunity for use by the residents on site, or for potential balconies or walk-outs from the west side of Building 2.
- Landscaping along the west and south yards, needs further development. Supportive of the provision of outdoor private amenity in the form of terraces/balconies/patios for each unit. Common amenity should also be considered and its siting would be most appropriate between Buildings 1 and 2 rather than in the exterior (west or south) yards considering the interface. The west interface seems not to be evolved fully, report mentions potential for decks, question the suitability of this for common amenity, especially considering its linear shape.
- The treatment of the yards is an important consideration for compatibility with surrounding residential development. There are a number of existing trees along south property boundary, for example, retain trees to the extent possible.
- Ensure sufficient room for plantings around perimeter of property, including east interface. Support the proposed intent to provide for privacy fencing.
- The west elevation of Building 2 requires further articulation in order to provide better compatibility between it and the neighbouring residential neighbourhood.
- The wood siding on the exterior does not add to the articulation of the building and does not seem to relate to any contextual elements. The exterior design does not offer the depth of detail or articulation expected for a development in a neighbourhood this well developed, with a long history, and on arterial road.
- The applicant should consider additional landscaping along Fanshawe Park Road. The transition and number of steps up to each unit seems abrupt, further articulated landscape design would result in a softer, and more sensitive, transition.
- Consider potential for conflict with the 2 vehicular parking spaces on the curve of the access.
- Resolution of entrance to each unit, integrated with the stair and balcony above, corner masonry piers on the terrace seem foreign to the scheme. Overall the elevations appear to need further refinement.
- The applicant is encouraged to return to the Panel again through the site plan approval process when more details about the revised design are available for review.

Concluding comments:

The Panel is supportive of the overall project, scale, orientation and siting of the buildings along Fanshawe Park Road East. The Panel has provided several detailed design comments for consideration in working through the holistic design, including suggested refinements to the building elevations, amenity spaces and landscape design details. It is requested that the application return to the Panel for review once an application has been submitted.

Sincerely on behalf of the UDPRP,

A handwritten signature in black ink, appearing to read 'S Cooper', with a horizontal line extending to the left and a small flourish at the end.

Steven Cooper, OAA, LEED AP (BD+C), UDPRP Chair

November 11, 2019



Memo

To: Proponents

- Ben McCauley, Planner, Zelinka Priamo Ltd.
- Mark Buckley, Architect, Peg Architecture & Interiors

From: Urban Design Peer Review Panel (UDPRP)

- Steven Cooper, Architect
- Tim O'Brien, Landscape Architect
- McMichael Ruth, Architect
- Amelia Sloan, Planner

Regrets:

- Heather Price, Urban Designer
- Ryan Ollson, Architect

**RE: 307 Fanshawe Park Road East
Presentation & Review, November 11, 2019**

The Panel provides the following feedback based on this revised submission:

- The Panel would like to commend the applicant for returning with a revised design that takes previous comments into consideration;
- The Panel would also like to commend the applicant for returning with a presentation which properly outlines the previous iterations and how the design has been improved since the last meeting;
- The Panel has noted the location of the proposed shed could be adjusted to ensure it does not become a visual obstruction onsite;
- The applicant is encouraged to review the pedestrian connection from the back of the site Fanshawe Park Road East;
- The Panel has raised concern regarding the parking setback relative to the basement units. There is potential for headlights shining into these spaces;
- The applicant may consider relocating the outdoor amenity space to the south-east of Building "A". This has the opportunity to create a better pedestrian connection for both buildings to the outdoor area.
- The applicant should also consider centralizing the amenity space between Buildings "A" and "B";
- The Panel has commented that the design could be improved by further exploring walls and material for the privacy screens between each unit;

- The Panel would like to commend the applicant for revisiting the materiality of the Buildings and producing an aesthetic that is in keeping with the Urban area they will be constructed in.

Concluding comments:

The Panel is generally supportive of the revised design presented to the group. The Panel has provided supplemental comments to further hone the development including, but not limited to, minor Site Plan adjustments and privacy screening updates.

Sincerely on behalf of the UDPRP,

A handwritten signature in black ink, appearing to read 'S. Cooper', with a horizontal line extending to the left and right of the name.

Steven Cooper, OAA, LEED AP (BD+C), UDPRP Chair



Development Services
6th Floor, City Hall
300 Dufferin Avenue
London, ON
N6A 4L9

To: Ben McCauley, Zelinka Priamo Ltd.
Mark Buckley, Architect, Peg Architecture & Interiors

Date: 12/17/2019

Re: Urban Design Peer Review Panel Comments – Applicant Response

Address of Development Site: 307 Fanshawe Park Road E (Revised)

Date of Panel Meeting: 11/13/2019

As per the Memo provided in conjunction with this letter, the Urban Design Peer Review Panel has the following comments regarding the above-referenced application. In the **Applicant Response** section of the text box, please provide a detailed response that explains how the Panel comments have been addressed.

Comment:
The Panel would like to commend the applicant for returning with a revised design that takes previous comments into consideration.
Applicant Response:
Thank you. The applicant has always been willingness to collaborate with city staff and stakeholders, including the UDPRP.

Comment:
The Panel would also like to commend the applicant for returning with a presentation which properly outlines the previous iterations and how the design has been improved since the last meeting.
Applicant Response:
Thank you. The applicant acknowledges that comments provided previously by the UDPRP have generally resulted in improvements to the development proposal.

Comment:
The Panel has noted the location of the proposed shed could be adjusted to ensure it does not become a visual obstruction onsite.
Applicant Response:
The proposed shed has been retained in the location shown. It is the preferred location from an operational view point. Its location also ensures appropriate areas remain available for tree preservation and new planting opportunities, as well as SWM considerations.

Comment:
The applicant is encouraged to review the pedestrian connection from the back of the Site.
A 1.5 m sidewalk is provided along the easterly side of Block A, which connects to the public sidewalk along Fanshawe Park Road East. There are a number of sidewalks provided throughout the development to promote pedestrian connectivity. Adequate sightlines within the subject property are provided to ensure that if pedestrians need to cross the drive aisle it can be done so in a safe manner. The anticipated number of vehicle movements within the site will be low and are not anticipated to result in undue pedestrian/vehicle conflicts.

Comment:
The Panel has raised concern regarding the parking setback relative to the basement units. There is potential for headlights shining into these spaces.
Applicant Response:
The sidewalk in front of the units was increased to 3 m from the surface parking area and the basement units. Areas for landscaping have been included within this area and in front of the basement units to help soften the building and help minimize the potential for significant undue light impacts.

Comment:
The applicant may consider relocating the outdoor amenity space to the south-east of Building "A". This has the opportunity to create a better pedestrian connection for both buildings to the outdoor area.
Applicant Response:
As suggested, the outdoor amenity area has been relocated to the south-east of Building A.

Comment:
The applicant should also consider centralizing the amenity space between Buildings "A" and "B".
Applicant Response:
A number of alternative locations for the communal amenity area were contemplated in the design of the proposed development. However, providing a centralized space beyond what is now proposed did not allow for the most efficient use of the development land. Relocating the amenity area to the south-east of Block A (as suggested), coupled with the open space located to the north of Block B, and along the entire rear of Block B, is considered to provide for an appropriate level of outdoor amenity as well as the creation of a sense of place for future residents. It is considered that these areas are of a configuration and size to provide for a meaningful outdoor amenity area for those residents requiring such space.

Comment:
The Panel has commented that the design could be improved by further exploring walls and material for the privacy screens between each unit.
Applicant Response:
As suggested, privacy screens have been provided between some units where possible.

Comment:
The Panel would like to commend the applicant for revisiting the materiality of the Buildings and producing an aesthetic that is in keeping with the Urban area they will be constructed in.
Applicant Response:
Thank you. The applicant has always shown a willingness to collaborate with city staff and stakeholders, including the UDPRP. It is our submission that the proposed buildings will be in keeping with the character of the surrounding area.

If you have any questions, please contact Wyatt Rotteau by email at wrotteau@london.ca or by phone at 519-661-CITY (2489), extension 7545.

Sincerely,



Wyatt Rotteau
Urban Design Technician

cc: J. Smolarek, Urban Designer, Development Services
D. FitzGerald, Site Development Planner, Development Services

Appendix C: Public Engagement

Community Engagement

Public liaison: On May 20, 2020, Notice of Application was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment. Notice of Application was published in The Londoner on May 21, 2020.

On June 2, 2020, a Revised Notice of Application was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment and included a correction to the Ward Councillor contact information and the landscape plan in addition to the site plan and building elevations sent previously. The 1st submission site plan drawings were also uploaded to the City's website as part of this revised notice to provide additional information and clarity for interested members of the public.

On June 23, 2020, Notice of Revised Application and Public Meeting was sent to all property owners within 120 metres of the subject lands and those who made public comment during the Zoning By-law Amendment. Notice of Application was published in The Londoner on June 25, 2020.

17 replies were received at the time this report was prepared.

Nature of Liaison: The purpose and effect of this proposal is to develop the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in the development of 42 residential units with a density of 75 units per hectare..

Responses: 17 Replies

Responses to Public Liaison Letter and Publication in "The Londoner"

Written	
<p>Bill Day</p> <p>1277 Hastings Drive</p>	<p>Concerns surrounding additional changes to previously approved zoning and site design. Additional concerns include the existing cedar hedge to be maintained, and negative lighting impacts to adjacent properties.</p>
<p>Bret Downe</p>	<p>Requesting plans indicating the process in which the trees in the buffer are to be preserved, plans to ensure no negative drainage affects to adjacent properties and traffic calming measures.</p>
<p>Claudia Clausius</p>	<p>Concerns regarding tree preservation and existing vegetation buffering. Additional concerns about plans for snow removal, privacy concerns, light pollution and the relocation of the proposed storage shed.</p>
<p>Deb Beverley</p>	<p>Concerned about alterations to the plan, specifically the storage shed. Tree preservation, lighting impacts to neighbouring properties and privacy concerns.</p>
<p>Fred Cull</p> <p>33 Camden Place</p>	<p>Lists tree preservation, sanitary capacity, connection to sanitary under Camden Place, negative lighting impacts, location of snow storage and flooding as concerns.</p>
<p>Garry Buitinga</p> <p>15 Camden Road</p>	<p>Concerns include drainage from the site and the location and purpose of the proposed storage shed.</p>
<p>Gerry Croxall</p> <p>17 Camden Road</p>	<p>Calls for tree preservation, the supplementation of hedging post-construction, the location of the storage shed at the expense of trees, snow storage, lighting, and the location of any air conditioning units.</p>
<p>Gloria McGinn-McTeer</p> <p>18-683 Windermere Road</p>	<p>Primary concern is storm water management. Additional concerns include tree preservation, increased traffic and a potential increase in students.</p>
<p>John Howitt and Anne MacDougall</p> <p>1281 Hastings Drive</p>	<p>In support of the Old Stoneybrook Community Association's written comments.</p>
<p>Lindsey Bradshaw</p> <p>35 Camden Place</p>	<p>Concerns regarding tree preservation, height of proposed fencing, location and grade of snow storage, lighting and increased traffic. In support of the Old Stoneybrook Community Association's written comments.</p>
<p>Michael Crawford</p> <p>21 Camden Place</p>	<p>Concerned about the lack of tree preservation at the expense of a storage shed and shared amenity space. Also comments on the lack of adequate buffering, lighting, amount of parking, and storm and melt water collection.</p>

<p>Phil and Deena Lincoln 7 Camden Road</p>	<p>Concerns regarding lack of green space and light pollution. Other concerns included storm water management, lack of tree preservation, location of snow storage, location of parking, apartments not being accessible, location of air conditioning. Further concern regarding the density of the site and the relocation of building B.</p>
<p>Ron McDougall</p>	<p>In support of the Old Stoneybrook Community Association's written comments.</p>

Sundercock, Meg

From: Bill Day [REDACTED]
Sent: Wednesday, June 10, 2020 6:49 PM
To: Sundercock, Meg; Hopkins, Anna; Squire, Phil; Turner, Stephen; Helmer, Jesse; Kayabaga, Arielle; City of London, Mayor
Cc: Linda Day
Subject: [EXTERNAL] Re: File: SPA20-029 – 307 Fanshawe Park Road

June 10th, 2020

Re: File: SPA20-029 – 307 Fanshawe Park Road

Dear Ms. Sundercock, Mayor Holder, members of the Planning Committee and members of Council,

As a resident of Hastings Drive whose property backs on to the 307 Fanshawe Park Road property, I would like to offer a few comments, echoing those of the OSCA, who speak eloquently on our behalf.

First, I would like to thank you for providing us with the information, and for your very prompt replies to any questions I had. I would also be happy if this letter is shared with all concerned council members as well.

My first concern would be the timing. During the time of the pandemic, it seems odd to move forward with a process that will likely require another meeting that our community would need to attend. I totally understand the need for development to proceed, but I wonder if waiting until 2021, when the hope is we will have returned to some form of normality, might be better for all concerned.

In terms of the concerns, I fully support the letter written on our behalf by Deb Beverley of the Old Stoneybrook Community Association, but would like to highlight a few very concerning issues.

1. If the issue is a zoning one, with the discovery of the error on the size of one of the buildings, why are there other significant changes to the site plan being suggested by the builder at this time? My understanding is that this issue for zoning is purely technical – the need to approve the taller building. Why would anything else need to change from a plan that was approved by the planning committee and council following numerous meetings and community input?
2. The issues regarding the trees is crucial to us. It is imperative that the existing cedar hedge be maintained and in fact, enhanced, to provide a buffer between the new building and the existing residential properties. Again, given that this was a part of the plan as finalized, I do not understand why the developer is now changing this, especially given the mandate from the UDPRP and the concerns of many of the council members.
3. Lighting that impacts on our yards is not acceptable. Accepting the right of the developer to build on this property and make a profit does not mean they have the right to radically change the nature of our properties.

I will leave it at that for now. It is my belief that the provisions agreed upon on October 1st, 2019 should still be in place, with a simple zoning amendment to allow for the building size.

Sincerely,

Bill Day

1277 Hastings Dr.
London, On
N5X 2H8

[REDACTED]
[REDACTED]

Sundercock, Meg

From: Bret Downe [REDACTED]
Sent: Thursday, June 11, 2020 12:03 PM
To: Sundercock, Meg
Subject: [EXTERNAL] Comments pertaining to File: SPA20-029

Dear Meg Sundercock,

I hope that you are well.

It's my impression that the following conditions need to be met, as part of the process of due diligence, before the appropriateness of the proposed Site Plan may be considered at a future meeting of the Planning and Environment Committee.

1. Perimeter tree buffer zone

There needs to be a specific, process-oriented, plan which clearly indicates the ways in which the trees located in the buffer zone will be preserved

2. Drainage / Grading Plan

There needs to be a specific plan which clearly indicates the ways in which the drainage and grading of the property will be effected as to ensure that adjacent properties are not adversely affected.

3. Traffic Flow into and out of the property, from and onto Fanshawe Park Road

Traffic, both public transit and private vehicle use, is extremely congested in both directions already, and the anticipated increase in traffic will only serve to exacerbate this condition. Effective traffic calming measures need to be projected, compared with current data and adjusted accordingly.

Regards,

Bret Downe

Sent with [ProtonMail](#) Secure Email.

Sundercock, Meg

From: Claudia Clausius [REDACTED]
Sent: Tuesday, June 23, 2020 3:57 PM
To: Sundercock, Meg
Cc: Hopkins, Anna; Claudia Clausius; Deb Beverley; Michael J Crawford; ronmcdougall@royallepage.ca
Subject: [EXTERNAL] RE: File: SPA20-029 - 307 Fanshawe Park Road East

Dear Ms. Sundercock,

RE: File: SPA20-029 - 307 Fanshawe Park Road East

I am writing today regarding the most recent proposed development on 307 Fanshawe Park Road.

Thank you very much for your efforts to provide us with up-to-date plans and clearer resolution images. This is very much appreciated!

I would like to comment on five main issues:

1: Tree Preservation:

- Agenda item 8.2.8 (3.3) of the October 2, 2019 meeting of City Council is as follows:
 - i. trees on and within the east, south, and western boundaries **be preserved as a buffer**;
 - ii. that where hedging is sparse it be supplemented post-construction;
 - iii. that the comments from the Urban Design Peer Review Panel (UDPRP) from their meeting held on July 17, 2019; and;
 - iv. subject to iii) above, the submission of a revised site plan to the UDPRP for review
- In your recent June 22, 2020 communication with the Old Stoneybrook Neighbourhood Association, you wrote:
 - **"Tree preservation is a large component to this application and our landscape architect and myself have been working closely with the applicant since the file was opened to increase tree preservation measures and save as many as possible, as compliance with the resolution of Council is a requirement of Site Plan Approval."**
- It has become increasingly clear during this process - both from City Council and from the OSCA - that THE most important issue on this site is tree preservation. To this end, the parking lot was also deemed too large and has been modified. This is good news and directly responds to City Council's request. However, it is important to focus on the intent with regard to tree preservation. City Hall has clearly stated that trees on the "boundaries **be preserved** as a buffer." This means that all the boundary trees and as many within the boundary be preserved. Working to save "as many [trees] as possible" is **not** the same thing at all. We understand that the development will require the removal of all the mature, large, beautiful trees in the interior of the lot. This is already bad news considering society's increasing anxiety about air quality and global efforts to save such trees, especially in a city formerly known as the Forest City. I feel very strongly that the development cannot dictate what trees are "possible" to save and which are not. This is working backwards of City Council's explicit directive.

The maximum development potential cannot be the measurement of the "possible" Asto determine which trees will be condemned and which will be permitted to live. City Council has made that decision already by giving specific instructions regarding all the boundary trees. There is no further interpretation necessary here. This is an unambiguous instruction. The boundary trees and those just within, must stay - this is clear from City Council's precise wording of that item. The development must work within the space within that boundary. If the development is allowed to encroach on the treed boundary, then that Agenda item is violated both in letter and spirit. The discussion that needs to develop is how to configure the building in such a way that it fits within the frame of those trees. It goes without saying that the residential spaces in the building will be much more attractive to future buyers if the trees remain. As well, the parking lot maximum must not encroach and dictate tree removal - there are options - underground parking for some spots, lower residential intensity, etc.

2. Snow Removal:

- the builder intends to remove rather than store the snow. The problem here is that we have no way of securing compliance with this plan. Indeed, if he were to sell the development - and there is a good chance that this will happen - the new owner may decide to store the snow. The difficulty is geographical: with this plan any snow storage must occur right against the southern property line that gradates downwards. All that melting snow or extreme rainfall (or both as happened two years ago) will flood basements, pollute pools, and drown the gardens. I feel strongly that whatever plan is proposed must include snow storage as a permanent part of the development;

3. Windows:

- in the current proposal, the 3rd floor west windows of the building fronting Fanshawe are now full windows looking over the neighbouring properties. In the earlier plan, the developer had met privacy considerations by opting for transom windows on that side of the building. There is no good reason to go back on that decision, especially since both PEC and City Council passed this part of the plan and were satisfied that the privacy of neighbouring properties was respected;

4. Light Pollution:

- you mention that only one property will be affected by the development's lighting. This seems scarcely fair to this property owner, whose right to protection from light pollution is equal to anyone else's. It's important to keep in mind that this development penetrates deeply into and will be entirely surrounded by residential properties. This is what makes this development uniquely challenging. The key then is to make decisions that reflect that fact. There is no reason why lighting cannot be waist-high residential lighting; that would be safe for the residents of the building while not casting unwelcome light into a neighbour's bedrooms at night. Having high industrial lighting on this property makes no sense and is not necessary. There are other options that are beneficial, attractive, and in fact cheaper for everyone.

5. Storage Shed:


- the mysterious storage shed on the south east corner of the property is located in the middle of boundary trees that City Council instructed must stay. The storage shed, whose purpose, height, and design is not made clear in the proposal, will need to be relocated.

Thank you for this opportunity to clarify my thoughts on the proposal. I look forward to moving ahead with this proposal in a way that both welcomes new residents into our neighbourhood and that maintains the mature landscape and modest, understated building tradition of the area.

Most sincerely,

Claudia Clausius

Dr. Claudia Clausius
Associate Professor
Department of English, French, and Writing
Coordinator: Foundations/King's Scholar
King's University College at Western University



Sundercock, Meg

From: Debbie Beverley [REDACTED]
Sent: Monday, June 8, 2020 3:40 PM
To: Sundercock, Meg
Cc: Yeoman, Paul; Hopkins, Anna
Subject: [EXTERNAL] Re File:SPA20-029 – 307 Fanshawe Park Rd East

Dear Ms. Sundercock,

We are writing as a community to express concern that the Site Planning Process is going ahead irrespective of the COVID19 conditions mitigating against our community meeting to prepare a coordinated response.

We are grateful that you recently both sent and posted the missing revised tree plan, revised grading/drainage basin map, and higher resolution elevation plans. These plans are critical components to a file that has undergone substantial revision and been the subject of protracted PEC and City Council debate and constraint/conditions.

Both times the proposal went before City Council, buffering and the size of the parking lot were major points of discussion. Parking lot size and the removal of all trees was deemed unacceptable and a compromise was sought. We hasten to add, that in City Council Resolution concerning Agenda item 8.2.8 (3.3) of 1 Oct 2019, subsection b), it was clearly stated that:

- i. trees on and within the east, south, and western boundaries be preserved as a buffer;
- ii. that where hedging is sparse it be supplemented post-construction;
- iii. that the comments from the Urban Design Peer Review Panel (UDPRP) from their meeting held on July 17, 2019; and;
- iv. subject to iii) above, the submission of a revised site plan to the UDPRP for review

When asked by Councillor Turner if City Planning would interpret section b) as requested, or directive, (1 Oct 2019 timestamp 3:39:40), City Planner Paul Yeoman responded that the sections would be interpreted as “a requirement” of Council (timestamp 3:40). Also explicitly addressed at Council was that Urban Planning Peer Review Panel had suggested moving some parking underground to free up common-use amenity space. Moreover, Mr. Yeoman went on to state that the number of parking spots (53) was not a requirement but a **maximum allowable**.

The addition of a new structure, a storage shed (12 feet in height, with a depth of 23 feet and width of 18 feet), as well as the addition of a small central amenity space for residents (2 picnic tables), means that in order for the developer to maximize parking and units, the very treed buffer zone that City Council mandated be preserved has not been implemented. Indeed, with the exception of a single border tree, no trees on the east, south, or west boundary - or within - are being preserved. The 13 trees designated preserved are on neighbours' property which do not count as being 'saved' as they aren't part of the site, and even some of those are at risk. In fact, the number of trees preserved remains exactly the same number as depicted on the plan presented to Council on 1 Oct. 2019, and that was deemed insufficient. For residents, this is unacceptable. Clearly, tree preservation and buffering is still being sacrificed to maximize parking and residential unit density. This is not faithful to Council's directive, nor respectful of the process of deliberation and compromise enjoined by the community. If there is insufficient room for the new structure and amenity space within the boundary tree buffer zone, then parking needs to be reduced, and consequently also building density. This is not negotiable, this is a statement of City Council's directive.

The stance of the Old Stoneybrook Community Association is that the inclusion of a storage shed and a central amenity space (mandated by the UDPRP), cannot be at the expense of the much-discussed and City Council-endorsed boundary tree buffer zone. Recall, the requirement of Council was to preserve trees **both on and within the boundary**. If additional space is required to accommodate the new amenities (shed and picnic tables), it **MUST** be at the expense of parking spots, and if this requires a reduction in the number of units, so be it - the density proposed is too high to meet all other constraints of the space.

A reduction in unit number could present a silver lining: the northern building block that requires set back accommodation could now be staggered (removing one or two units off the top two floors to afford the western neighbours more privacy).

We are disturbed that UDPRP has not had input as required. We itemize some additional observations:

1. There are peripherally located lamp poles specified - commercial light standards rather than garden path-style lighting. Tall light standards arrayed around the periphery do not respect the privacy and buffering that should be provided to immediate neighbours and creates intense light pollution *all night* for the 13 property's that border the site - we require more centrally located and pedestrian height garden lighting instead;
2. If we read the numbers correctly, the southern block of buildings is 3/4 of a meter closer to the Western property owners. The removal of trees makes this even more unpalatable and disrespectful of process;
3. The transom-style windows on the western end of the northern (taller) block of buildings have been replaced with full length windows. The former had been offered as a means to minimize loss of privacy for neighbors on the north western border. Why has this changed? If parking and residence numbers are diminished, please ask that the upper two stories of the northern residential block be staggered back from the Western boundary, and that no large balconies replace them;
4. The lower parking lot is 1/4 meter closer to the eastern property owners;
5. With the introduction of a south-eastern storage shed, there is less room to move and store snow – this storage zone appears to have been moved to the Western edge of the upper parking lot in a 13 foot wide space, as well as to the Eastern edge on the curve of the driveway / upper parking lot; this results in a space that is approximately half the size of the previous snow storage area that would otherwise have run along all of the eastern edge of the south lot. A bad drainage situation just got worse, and the risk of localized flooding has increased. This has previously been a major concern of residents since the alluvial clay of the neighbourhood generally, and the site specifically, encourages pooling. The only place left for snow to be stored when cars are parked is in two concentrated zones off the ends of the parking lots (southern end beside the shed, and western end of the northern parking lot);
6. Although there are a couple of accessible parking spots, there are no accessible apartments - all are accessed by stairs either up or down;
7. There is no indication of how air conditioning will be implemented.
8. While it is difficult to tell from the submitted documents, it appears that the water management is no longer being directed to the South-West corner into the storm drain, water flows indicate that it will run between the two South-West properties. This has the potential to cause major flooding to the backyards and basements of these houses and possibly raise the water table to the point of impacting other backyards and basements; again, this is unacceptable.
9. We gratefully acknowledge the admission by the city that the re-zoning needs to be completed again to consider Building B which as currently proposed, is to have 3 stacked units, which is outside the scope of the zone granted. However, we are greatly concerned about this returning to zoning again, and need assurances that the re-zoning undertaken will not remove all other provisions agreed upon by the city on 1 Oct 2019.

In summary, we are disturbed by the substantial alterations to the plan (an additional structure), and the lack of respect for the tree protection and privacy buffering mandated by City Council. We look forward to discussing this further.

Sincerely

Deb Beverley, President,

Old Stoneybrook Community Association (OSCA)

Sundercock, Meg

From: FRED CULL [REDACTED]
Sent: Tuesday, June 23, 2020 2:49 AM
To: Sundercock, Meg
Subject: [EXTERNAL] 307 Fanshawe park road East FILE SPA20-029

Hello Meg. My name is Fred Cull I live at 33 Camden Place and our property looks directly onto the 307 Fanshawe site.

My wife Cathy and I moved into our home in 1977 when our Old Stoneybrook sub division was being developed. We have always enjoyed living here and raised our 2 daughters here, Now they are married with kids of their own, our Grand kids enjoy coming over and like to play in our backyard.

WE were very sad to see a large excavator appear one day unexpectedly , and began demolishing the old yellow brick farm house on the 307 property, then a few days later they demolished the old barn that we looked directly onto.

It is worth noting that this developer ordered the demolition without having a permit.

We have seen various plans by developers It all started 12 years ago. We have been involved with so many meetings with these different developers and with the city planners and councils over the years.

In the fall of 2019 we had a meeting at city hall ,where council approved the developers application, but only with certain conditions .

We received a new application on May 25/20 with a revised plan.

You received a letter recently from our Old Stoneybrook Community Association which provides you with our response to the revised plan, I am in agreement with the position of our association.

I also have some issues with this developers plan.

REFER TO THE TREE PRESERVATION PLAN.
#1

We have a large Silver Maple tree in our backyard. It is tree #14 shown on the tree preservation plan

This tree is part of our garden and is on the border line between our property of 33 Camden Place and is referred to as a straddle tree , as it saddles the 307 lot.

The developer is required to consult with me if he wishes to cut this tree down. He has indicated previously that tree # 14 was slated to be removed.

I want to save this tree.

He has never consulted with me . I have expressed my view on saving this tree from destruction when I spoke at the city council meeting . the developer was present at that meeting and he knows my position on saving this tree .

I need some assurance from the developer that the tree and it's root structure will not be damaged in any way during construction . And if the tree dies after construction the developer is responsible for paying to have the damaged tree removed .

#2 THE SANITARY SEWER

The developer has indicated that they plan to direct the Sanitary Sewer from the site out to the Camden Place Circle.

According to the developers consultant ,they claim that a 6 inch pipe that is was buried in the ground some 50 years ago and is located in an easement between our home and the next door is large enough and assuming is in good condition to handle all the sewage from these 42 units.

That is based on 2.4 people living in each unit or sufficient to service 101 people.

The city claim that old 6 inch pipe could handle sewage for up to 101 people.

WE DON'T KNOW HOW MANY PEOPLE COULD BE CRAMMED INTO THESE RENTAL UNITS.

If 3 people share a unit X 42 units =126 people

If 4 people share a unit X 42 units = 176 people

If 5 people share a unit x 42 units = 210 people

That's way too many toilets flushing ,a 6 inch pipe would have sewage backup, a burst pipe could cause raw sewage onto my property and into my basement.

I have already expressed our concern that this Sanitary Sewer should be hooked up to the main pipe on Fanshawe rather than tear up our yards and road.

The development will be installing plumbing pipes installed underground to the buildings , so it makes sense to also have sewage directed out to the main on Fanshawe. Our neighbors are very unhappy and concerned that the developer still indicates the sewer hook up in the middle of our cul de sac on Camden Place

#3

LIGHTING

This revised plan shows the lighting .

One of these lights in particular would cause a problem for us.

The plan is to mount this light up on a high 18 foot pole , directly adjacent to our back yard and only 6 meters from our property .

The plan is the use the strongest light of the 3 types they plan to use.
The code for this particular light is XA =102 W 12,575 LUMENS

That Intense amount of light would flood onto our property.

I see on their plan they would use softer lighting throughout the rest of the property,
eg. Code AB =70w 8895 LUMENS. AND 54W 5709 LUMENS

Need to reduce light pollution onto adjacent property's. Especially that 12,575 Lumens only 6 M from our back yard.

#4

SNOW STORAGE.

The plan is to plow snow up against our back yard, The snow melt salt and chemicals would flood our back yard and kill our gardens. Need to avoid snow piled up against my property.

What we really need for the property's along the entire east side is a sound barrier wall that may help to reduce flooding onto our yards and into our basements.

#5

FLOODING IS A MAJOR CONCERN.

With most of mature trees that absorb gallons of water being destroyed, and replaced with the 2 huge buildings and large hard surface paved parking lots , flooding is a major concern for adjacent property's.

You may find it interesting that this developer has shown no respect for our community. Ongoing issues with him. Our homes are 1.and 2 story's high,we take pride in our homes and we only wish a developer would apply to build some nice condo's that would enhance our neighborhood instead of the 2 ugly buildings he plans to build. They don't fit!

If you have time could you stop by our home and I would show you the 307 Fanshawe site from our back yard, It would give you a better idea of what we are dealing with here, THE GRASS -WEEDS are disgusting . Here we are near end of June and he has not been around to mow down the overgrown mess. Just an indication of what to expect in the future from this developer.

Sincerely Fred Cull 33 Camden Place [REDACTED]

Sundercock, Meg

From: garry buitinga [REDACTED]
Sent: Monday, June 22, 2020 1:09 PM
To: Sundercock, Meg
Subject: [EXTERNAL] 307 Fanshawe road

To whom it may concern

I live at 15 Camden road and back on to the subject property at the rear. My concerns are the new shed and the drainage plan, or lack thereof. Water already ponds in my yard in the spring and after a large rainfall. Also I don't understand the introduction of a storage shed. What is to be stored in this building? I welcome development of this lot but do not want to have to deal with the associated drainage problems.

Thank you

Garry Buitinga
15 Camden road London

Sundercock, Meg

From: [REDACTED]
Sent: Thursday, May 28, 2020 1:03 PM
To: Sundercock, Meg
Subject: [EXTERNAL] FW: 307 development

Hello Ms. Sundercock,

I am writing you to express my concerns as to : The plan announcement as posted:

<http://www.london.ca/business/Planning-Development/land-use-applications/Documents/londoner/2020-05-21/SPA20-029%20-%20Notice%20of%20Application.pdf>

They are obliged to respect a tree buffer zone around and within the perimeter (depth not specified) and there is a new structure that will sit immediately behind my house and necessitate removal or trees.

Our position as a community is that City Council voted and passed an amendment to the re-zoning on 1 Oct. 2019, and that if they add an additional structure, it will have to be well within the perimeter, leave the trees, and do so at the expense of parking spots if necessary

Both times the proposal went before City Council, buffering and the size of the parking lot were major points of discussion. Parking lot size and the removal of all trees was deemed unacceptable and a compromise was sought. We hasten to add, that in City Council Resolution concerning Agenda item 8.2.8 (3.3) of 1 Oct 2019, subsection b), it was clearly stated that:

- i. trees on and within the east, south, and western boundaries be preserved as a buffer;
- ii. that where hedging is sparse it be supplemented post-construction; Most importantly, the current plan lacks a tree preservation plan. If you recall, the Oct. 1, 2019 City Hall Council Meeting specified that the developer was OBLIGED to preserve the perimeter tree buffer zone on the lot. This was not a guideline or suggestion; it was a mandatory requirement. However, the shed requires the removal of additional trees. As well the current plan lacks the drainage/grading plan, another critical issue to avoid flooding of adjacent lots.

Respectfully ,here are some points for your consideration:

1. There is a new structure in the south-east corner: a storage shed (perhaps for bicycles but function is not specified).

This shed will likely require the removal of more trees than they are required to preserve, my concern is that I already have drainage issues as the land exists as mu sump pump is on quite often ,

and I am hoping we can agree cutting more trees down will only serve to exacerbate the flow of water onto my property.

2. snow storage has moved to the western edge of the upper parking lot in a 13 foot wide space. This is approximately half the size of the previous snow storage, which would have run along all of the eastern edge of the south end parking lot. In other words, a bad drainage situation just got worse.

3. There is no indication of how air conditioning will be implement

I guess the main thing is, that the developer is required to honor what has already been agreed to

Thank you, for considering the above points expressed

Gerry Croxall

17 Camden Rd

N5X 2J8

London Ontario

Sundercock, Meg

From: [REDACTED]
Sent: Thursday, May 28, 2020 1:21 PM
To: Sundercock, Meg
Subject: [EXTERNAL] Re site plan 307 Fanshawe Rd. London Ont

I apologize Ms. Undercock , I had intended to include the important point of lighting as in the new plan lists pole lighting which is in fact commercial parking lot lighting
...studies conducted by various countries reveal that bright lights that are operated during the night hours have an effect on those that live in close proximity to the constant bright light ,
having said that of course ,I realize that lighting is required but it is our desire that the lighting be positioned as far away as possible from the lot lines of the neighbouring residents .
Thank you again for your consideration,
Gerry Croxall
17 Camden Rd N5X 2J8
London Ont.

Sundercock, Meg

From: GLORIA MCGINN-MCTEER <[REDACTED]>
Sent: Monday, June 8, 2020 2:12 PM
To: Sundercock, Meg
Subject: [EXTERNAL] Fw: 307 Fanshawe Park Rd. E

[Sent from Rogers Yahoo Mail on Android](#)

----- Forwarded message -----

From: "GLORIA MCGINN-MCTEER" <[REDACTED]>
To: "msundercock@lomdon.ca" <msundercock@lomdon.ca>
Cc: "Anna Hopkins" <ahopkins@london.ca>
Sent: Mon, 8 Jun 2020 at 2:09 PM
Subject: 307 Fanshawe Park Rd. E

Reviewed information sent May 20/20. Remain opposed to development recommended for this location.

Of particular concern is SWM. Additional concerns is loss of trees, and traffic issues exiting onto Fanshawe. Recommend less parking. Transit is right there. Three story units are well placed along Fanshawe. Reminder about noise issues, as expect will be primarily students who are being parachuted into single family home neighbourhood.

Spoke w Councillor Hopkins recently, who is aware of the concerns we discussed, as noted above.

Unless SWM can be sorted out, natural solution is to reduce number of units.

Gloria McGinn-McTeer
18-683 Windermere Rd.
London N5X 3T9
[REDACTED]

Past President
Stoneybrook Heights/Uplands RA

[Sent from Rogers Yahoo Mail on Android](#)

Sundercock, Meg

From: John Howitt <[REDACTED]>
Sent: Tuesday, June 23, 2020 4:54 PM
To: Sundercock, Meg
Subject: [EXTERNAL] File: SPA20-029 - 307 Fanshawe Park Road East

Dear Ms. Sundercock,

My wife and I would like to express our support for the detailed submission made by the Old Stoneybrook Community Association executive to the site planning committee concerning this proposal.

*John Howitt and Anne MacDougall
1281 Hastings Drive*

Sundercock, Meg

From: Lindsey Bradshaw <[REDACTED]>
Sent: Tuesday, June 23, 2020 10:56 AM
To: Sundercock, Meg
Subject: [EXTERNAL] 307 Fanshawe park road

Hello,

I am writing to you concerning the development on 307 Fanshawe park road east. I reside at 35 Camden place. I have a few concerns about the current proposal first off you have my hedge that borders the property on the tree report marked as mixed hedging, there are currently between 20 and 24 maple trees growing there on my property that would need to be preserved and have not been updated in the tree report. I do not agree with the fence that borders my entire backyard being on the zero lot line as I do not want any responsibility for it. I would also like to see the fence raised to 7 to 8 feet and be comprised of a much more solid material then board on board fencing to provide some privacy from the many vehicles that will be using this “driveway”, and also to ensure that I have some safety measures in place should there be any car accidents as the road is elevated above my property and inches from my backyard. With 53 parking spots and deliveries, food orders mail and visitor traffic this will be heavily used, I do think that my family and future residents will need more of a buffer for privacy and safety then what the current plan proposes. The snow storage that is graded higher then my property and is located at the end of my property line will cause me flooding in an area that already has a very high water table. I don’t believe that it is fair that this development should cause me flooding and water issues, and since water always flows down it’s inevitable that I will end up with a large swamp every spring. There is also a large street light that will abut my property near the road which would need to be moved to the other side of the driveway or changed to garden lighting. I am not an engineer or architect but in reviewing the plans online they seem to be pushing the limits and going to the maximum allowable for every rule and bylaw and will cause the current residents and future residents a number of issues. The traffic report suggesting that residents pull u turns to get in and out of the property is scary, we see accidents all the time at this busy corner and to be fair creating more room for driver error on a busy street like Fanshawe is ludicrous. One more accident at this corner is one too many. I agree with the letter written by the stoneybrook association, it does seem as though everything council told them they had to do ie trees and privacy, up to date sound and buffering reports, height restrictions have been completely disregarded. I would hope that this plan will be declined in its current state and revised. I understand the push for housing in the city but I don’t think this plan meets the zoning and city requirements that have been laid out. Thanks in advance

Lindsey Bradshaw
35 Camden place

Sundercock, Meg

From: Michael J Crawford <[REDACTED]>
Sent: Saturday, June 6, 2020 4:49 PM
To: Sundercock, Meg
Cc: Hopkins, Anna; Yeoman, Paul
Subject: [EXTERNAL] SPA20-029 – 307 Fanshawe Park Rd East

Dear Ms. Sundercock,

Thank you for helping us to gain access to the additional plans needed to visualize what is proposed. The additional information made for interesting reading.

I have to say that the latest iteration of the plans left me both astonished and profoundly disappointed. A little context: the plans failed to achieve the endorsement of PEC on two occasions, and received approval by City Council only on the second attempt. Major considerations were the lack of adequate buffering for neighbours, and adequate storm/melt water collection and removal.

Both UDPRP and members of Council had commented on the extensive size of the parking lot, and UDPRP in particular suggested putting part of the parking underground. Moreover, when City Council finally passed the re-zoning application on 1 Oct. 2019, it reduced the number of parking spots allowable in order to improve the preservation of trees **both on and within the boundary**. Mr. Paul Yeoman, when asked by Councillor Turner regarding the wording of an amendment to the rezoning bylaw, stated explicitly that the buffering and return to UDPRP would be taken **"as a requirement of Council."** (Agenda item 8.2.8 (3.3) of 1 Oct 2019, subsection b) timed at 3:40)

Imagine my disappointment that the tree plan has not managed to preserve a single additional tree. Why? there are two additional uses of surface area proposed. One is a south eastern storage shed (requiring removal of mature trees), and the other, a small central shared amenity space for residents. The inclusion of these two spaces may or may not be required to meet other regulatory demands or suggestions by UDPRP and City Planning, however they cannot be interposed at the expense of the required tree and privacy buffer zone. If impingements must be made, they must be at the expense of parking spots and residential unit numbers proposed.

There are two other issues that I take issue with. The first is that the plan now shows lamp posts situated around the periphery of the parking lot. Whatever assurance we have received in the past (that light will be directed away from adjacent properties), the rude reality is that our gardens and houses will be subject to considerable light pollution after hours. There is no reason that lighting cannot be pedestrian height and located adjacent to the residential units to minimize disturbance of neighbouring properties. The second is that flood control has been a major concern since the project was initially proposed. The location of a storage shed in the south east corner effectively halves the practical space remaining to store snow. Given that snow removal will, according to the builder's own estimates (only 19 cars leave in the morning, 24 return in the afternoon), have to contend with parked cars at all hours, then the ends of the parking lot are the only place for snow to be shifted. This effectively concentrates snow into large mountains at the ends of the proposed parking lots. A good rain in combination with a thaw (as has happened in previous years) leaves us concerned that the project will flood our properties and basements.

I look forward to seeing how the plan evolves, and the mandate of City Council (and the informed input and efforts of residents to support reasonable development), will be respected during the evolution of this plan.

Sincerely,

1

Michael Crawford
21 Camden Place
London Ont.
N5X 2K5
[REDACTED]

Sundercock, Meg

From: Michael J Crawford [REDACTED]
Sent: Tuesday, June 23, 2020 10:44 AM
To: Sundercock, Meg
Cc: Hopkins, Anna; Yeoman, Paul; McNeely, Heather
Subject: Further thoughts: [EXTERNAL] SPA20-029 – 307 Fanshawe Park Rd East

Hello Meg,

I have two further and specific challenges to convey.

First, lighting standards. Why should a neighbor have to tolerate even dusk levels of light? For example, I use a telescope. Why should a developer now alter my enjoyment of the night sky? Why should light levels alter neighboring resident's' enjoyment of night's darkness and effects on sleeping patterns? This is not trivial, it is a health issue. Moreover, measurements made with a meter on an empty lot do not reflect (excuse the pun) how light bounces when there are cars parked. There is no reason that lighting cannot be at waist level like garden lights rather than upon a tall light standard... It would certainly look a little more park like and less industrial... Let's add some tone to the development?!

Second, snow removal does not seem a reliable method to ensure flood prevention going forward. There is nothing in the plan approval or the rezoning that REQUIRES removal, nor at a reasonable hour. Going forward we would be at the mercy of the owner to honor an understanding conveyed informally. Economics, owners, and verbal understandings change with time. The bald fact of the matter is that the plan is too cramped to hold a reasonable space for snow storage, and this is a flaw that can be corrected. THIS stage of planning (and THIS moment) is when we have the single opportunity to make sure this is done right for the foreseeable future. There is a trust issue here that has already been tested by the developer. I for one am not comfortable with a plan that relies on a promise of snow removal in perpetuity, especially since if-and-when economics alter and removal services convert to concentrated local storage, neighbors will be without redress except through expensive court procedures. Rezoning and Planning MUST work for all parties, not merely operate to maximize a developer's profit at the expense of security of property, privacy, and enjoyment for neighbors. Guess you know what I feel... ;-)

Many thanks,

Michael

Michael Crawford
21 Camden Place
London Ont.
N5X 2K5
[REDACTED]

Sundercock, Meg

From: Michael J Crawford [REDACTED]
Sent: Tuesday, June 23, 2020 3:53 PM
To: Hopkins, Anna
Cc: Sundercock, Meg; Yeoman, Paul; Deb Beverley; Claudia Clausius; Ron McDougall; Fred Cull
Subject: [EXTERNAL] tree and buffer preservation

Dear Councillor Hopkins

I hope your summer is progressing well. I have been enjoying the exchange of information with City Site Development Planner Meg Sundercock. She has been forthcoming and helpful with regard to process and perspectives.

However there is an element to the discourse that is disturbing. Ms Sundercock communicated with our Association president, Deb Beverly, who has since shared her information with us. Of particular note is Ms. Sundercock's assurance: "Tree preservation is a large component to this application and our landscape architect and myself have been working closely with the applicant since the file was opened to increase tree preservation measures and save as many as possible, as compliance with the resolution of Council is a requirement of Site Plan Approval". (underline added my me)

I would like to emphasize my support of this move to INCREASE the number of trees preserved, and to voice a concern that a reduction may nevertheless take place. If I understand the online plan dates properly, the recently added landscape plan (22 June 2020) marks absolutely no improvement over the former tree protection plan. Of the dozen trees (down from 14) slated for retention, 9 are on neighbors' property. Of the 3 indicated worth saving that are ON the shared boundary, one is annotated for possible removal. I cannot detect that a single tree within the boundary has been preserved. Moreover, the great tree on Fanshawe is now to be cut down. Apparently the attempt "to save as many as possible" translates to saving as many as possible AFTER and SUBORDINATE to the developer maximizing parking space and residential density in the cheapest way possible.

Far from improving the tree and privacy buffer, the latest plans actively degrade the plan that was required revised and improved by City Council's vote on the rezoning vote 1 Oct 2019. My concern has always been that tree preservation was being driven by a fixed conceptual parking lot size. Parking was set at a MAXIMUM of 53, but according to Mr Yeoman at City Council, the full number of surface parking spaces is not a requirement of the rezoning. I have no interest in endorsing or settling for a tree preservation plan nor a buffer that degrades what came under criticism at City Council 1 Oct. 2019. The reverse needs to occur - the mandated preservation of trees "on and within the boundary" must come first: the newly introduced storage shed, amenity space, and especially the parking lot design (and if need be density), therefore must be re-designed and if necessary, reduced accordingly. There is room to put parking underground and to thereby preserve both residential density as well as neighborhood buffering and trees. If the Developer considers the installation of some underground parking too expensive, then the obvious solution is to reduce residential and parking intensity - NOT to reduce buffering and trees since preservation was directed by City Council.

I am anxious that a revised plan should faithfully reflect the will of Council, not the aspirations of the Developer's maximum allowable density. If tree numbers and buffers cannot be improved, if snow storage cannot be accommodated on site WITHIN these parameters, then the parking lot is too large and needs to be reconfigured or reduced.

Sincerely,

1

Michael Crawford
21 Camden Place
London Ont.
N5X 2K5
[REDACTED]

Sundercock, Meg

From: P [REDACTED]
Sent: Saturday, June 20, 2020 4:09 PM
To: Sundercock, Meg
Subject: [EXTERNAL] File: SPA20-029 - 307 Fanshawe Park Rd.

Dear Ms. Sundercock,

We are writing to express concern and disappointment with the recent Site Plan Control Application.

During the time of this pandemic we now realize more than ever the importance of privacy and outdoor space for exercise and relaxation, not only for ourselves but the future apartment dwellers at 307. This plan does not provide any of this, only concrete and asphalt with virtually no green space and lots of light pollution. We attended the meeting of the UDPRP and listened to their recommendations. We are greatly disappointed that the developer has failed to adopt any of the important UDPRP recommendations.

Some of our other concerns are listed below:

1. Storm Water Management - current drawings indicate the OFR (overflow route) from the storm drain on our property at 7 Camden Rd. would flow south to Camden Road. Someone should visit our property and see that for this to happen the water would have to flow uphill. We suspect the water would instead pond and flood several backyards along the south end of 307 including a portion of our property.
2. Lack of Tree Preservation is not acceptable. Every tree on 307 is to be destroyed.
3. Lighting plan does not respect privacy with insufficient buffering to bordering properties . Garden lighting would be much more appropriate instead.
4. Snow storage area is relocated and is totally inadequate. A bad drainage situation just got worse. Melting road snow will carry salt and chemicals to the hedges along the west side of 307.
5. Window style change provides less privacy for properties.
6. Parking lot is closer to eastern side.
7. Excessive amount of parking and little turn around area.
8. Apartments only accessible by stairs.
9. Air conditioning details not specified.
10. 42 residential units is NOT a good fit for this neighbourhood on a property the size of 307.
11. The relocation of Bldg B on the western side even closer to neighbours is not acceptable.

Our family has lived in the community for the past 37 years. It is a lovely neighbourhood , recently drawing young families back to the area. This is why we need to preserve the green spaces for the children and future residents.

Over the past 10 years we have grown weary of suggesting ideas for this property at 307 Fanshawe. Our ideas have fallen on deaf ears.

Condo units would be a good fit, preserving some trees, less concrete and more green space.

Or a small park.

In conclusion we are greatly disturbed by the lack of tree preservation, privacy buffering and drainage concerns posed by this new plan.

Surely, we can do better.

Sincerely,

Phil and Deena Lincoln
7 Camden Rd.

Sundercock, Meg

From: Ron McDougall [REDACTED]
Sent: Monday, June 22, 2020 12:14 PM
To: Sundercock, Meg
Subject: [EXTERNAL] File SPA20-029 307 Fanshawe Park Rd Site Plan

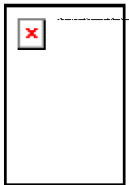
Hello Meg

As I have sent you a previous note I assume that I am on record to be kept up to date on issues involving this file.

I am in full agreement with the position of the Old Stoneybrook Community Association. I want to see a development that will be beneficial to our community and the city while respecting our environment and enjoyment.

I look forward to a fair and meaningful dialog that will mutually resolve our concerns.

Regards,
Ron



Ron McDougall

Sales Representative

Royal LePage Triland Realty

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sundercock, Meg

From: Ron McDougall [REDACTED]
Sent: Tuesday, June 23, 2020 12:36 PM
To: Sundercock, Meg
Cc: Michael J Crawford; Deb Beverley
Subject: [EXTERNAL] SPA20-029 – 307 Fanshawe Park Rd East

Hi Meg

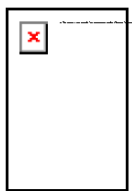
I have copied below the comments to you from Michael Crawford to emphasize that I agree there is a potential and even an expectation of abuse by the developer. Too many requirements are being allowed to meet minimum standards. This is good for the developer but leaves our community at great risk if those standards are not met or prove to be flawed.

First, lighting standards. Why should a neighbor have to tolerate even dusk levels of light? For example, I use a telescope. Why should a developer now alter my enjoyment of the night sky? Why should light levels alter neighboring resident's enjoyment of night's darkness and effects on sleeping patterns? This is not trivial, it is a health issue. Moreover, measurements made with a meter on an empty lot do not reflect (excuse the pun) how light bounces when there are cars parked. There is no reason that lighting cannot be at waist level like garden lights rather than upon a tall light standard... It would certainly look a little more park like and less industrial... Let's add some tone to the development?!

Second, snow removal does not seem a reliable method to ensure flood prevention going forward. There is nothing in the plan approval or the rezoning that **REQUIRES** removal, nor at a reasonable hour. Going forward we would be at the mercy of the owner to honor an understanding conveyed informally. Economics, owners, and verbal understandings change with time. The bald fact of the matter is that the plan is too crammed to hold a reasonable space for snow storage, and this is a flaw that can be corrected. **THIS** stage of planning (and **THIS** moment) is when we have the single opportunity to make sure this is done right for the foreseeable future. There is a trust issue here that has already been tested by the developer. I for one am not comfortable with a plan that relies on a promise of snow removal in perpetuity, especially since if-and-when economies alter and removal services convert to concentrated local storage, neighbors will be without redress except through expensive court procedures. Rezoning and Planning **MUST** work for all parties, not merely operate to maximize a developer's profit at the expense of security of property, privacy, and enjoyment for neighbors.

Most of our community feel the system is stacked in favour of the developers and nothing can be done. This can lead to an apathy that may appear to be a lack of caring. My concern is for my neighbours who border this property. They deserve better than they are getting.

Regards,
Ron



Ron McDougall

Sales Representative

Royal LePage Triland Realty

Appendix D: Agency/Departmental Comments



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

Zelinka Priamo Ltd.
c/o Dave Hannam
318 Wellington Rd
London ON N6C 4P4

July 2, 2020

Re: Site Plan Control Approval for, 307 Fanshawe Park Road E London ON – File Number SPA20-029

The City's appointed officers have the following comments regarding your above Application for Site Plan Control Approval. The Applicant is to provide a response to all City comments and submit it with their next Site Plan Control Approval submission:

Please see enclosed: Engineering Mark-up

General Comments:
<ol style="list-style-type: none">1. As per the h-5 holding provision, the public site plan meeting is scheduled for July 15, 2020.2. Relief to the zoning permissions is required to permit the building form as proposed (Building B stacked 3 units high, whereas the definition of "Stacked Townhouse" is limited to 2). This must be resolved prior to the acceptance of a 3rd submission.3. Demonstrate how the development as proposed conforms to the requirements of the Council Resolution, specifically:<ol style="list-style-type: none">a. <i>the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property, with the exception of invasive species or hazard trees</i>Specific attention shall be paid to Trees #6, #14, #21, #31, #36 and #60 which are of particular value to the community. Their preservation during construction and long term health following construction is of the utmost importance. Identify how these trees will be protected and construction impacts will be mitigated. (See Landscape Comments below for additional direction)
Response:

Site Plan Comments:
<ol style="list-style-type: none">1. The encroachment into the required interior side yard setback on Building "A" is not permitted and is not considered to be a cantilever consistent with Section 4.27 of the Zoning By-law as the "bump out" is comprised of habitable space and is a structural component of the building.2. Confirm the height of the storage shed to the peak of the roof. It appears to be 5 metres in height and as such is required to be a minimum of 1.6 metres from interior and rear property lines. Currently it is shown with a setback of 1.4 metres and is not in compliance with the Zoning By-law.3. Dimension building elevations in metric.4. Ensure consistency between plans – the fire hydrant has been relocated on the civil drawings but not on the site or landscape plans.

5. Ensure compliance with the definition of stacked townhouse in the Zoning By-law.
Response:

Landscape Comments:
<p>Q. It was stated that the submitted TPP was based on the ISA 9th edition criteria. Clarification and elaboration is required on this please. Did an ISA Certified Risk Assessor perform the risk evaluation as per ISA standards? Was the risk based on current conditions or to those predicted following construction?</p> <p>Q. Was the tree assessment performed before or after demolition? Conditions of trees may have changed due to heavy equipment operating onsite without the installation of hoarding or fencing. No onsite construction or other works that could damage trees either above or below ground is permitted without an approved TPP.</p> <p>The roots of some off-site trees and boundary trees are showing excavation from construction and grading. Roots that are larger than 20% of their parents' trunk's DBH are integral to a tree's structural integrity and must be pruned with discretion. Pruning to be done by an ISA Certified Arborist. Section 41 of the Planning Act speaks to the protection of adjacent lands.</p> <p>The TPP submitted provided an inventory of all trees onsite and on adjacent properties within 3m of property lines. The inventory included form, tree species, height, DBH, canopy radius, notes, location and proposed action. In addition, the following information is required for each tree:</p> <ol style="list-style-type: none">1. potential for structural failure prior to construction [improbable, possible, probable, imminent],2. impact of construction on tree [none, low, medium, high],3. recommendations for future management [construction impact mitigation],4. identification of trees that need protection above that of fencing, [trees near intense construction]; and5. identification of trees that require pre-construction root pruning to help reduce stress to tree. Tree #6, #14, #21, #31, #36 and #60 are of particular value to the community. Their preservation during construction and long term health following construction is of the utmost importance. Include preconstruction remediation recommendations. <p>Notes need to be included in TPP pertaining to construction near trees, please refer to City Standards. It is imperative for all crew contracted to perform construction to thoroughly understand these comments and recommendations.</p> <p><u>Preconstruction notes:</u></p> <ol style="list-style-type: none">1. Protective fencing needs to be installed as detailed on the TPP. Fencing must be installed prior to the commencement of any construction activity that may injure an onsite and/or offsite tree and is to remain in place through the entire duration of the project.2. Where retained trees are adjacent to areas of intense construction, trees need to be protected from mechanical damage as detailed on Tree Protection Plan.3. In accordance with the Migratory Birds Convention Act, 1994, all removals must take place from September 1 to March 31 to avoid disturbing nesting migratory birds. Trees can be removed outside this window only if a qualified bird specialist has determined there are no nesting birds in the trees.4. Low impact root excavation [hand-digging, low pressure hydro-vac or air spades] to uncover roots for pruning should be used to minimize the damage to the health and structure of trees. Roots to be pruned where necessary by a Certified Arborist.5. Crown pruning, deep root fertilization, watering and soil replacement are required on any tree that is designated for retention prior to construction. Cut

roots in line with the tree protection barriers, prune dead branches and secure back all branches that extend into the construction zone.

6. Monitor trees weekly by Certified Arborist or Landscape Architect.

Construction Notes

1. Care must be taken during tree removals to avoid damaging retained trees on site and on adjacent land parcels.
2. Critical root zones must be kept free of all construction activity above and below ground. No construction, excavation, adding of fill, stockpiling of construction materials or heavy equipment is allowed inside protective fencing
7. During excavation process, roots that are severed or exposed should be hand prune to clean-cut surface. Exposed roots are to be kept moist by any means available and watered regularly to prevent them from drying out.
3. Avoid running above-ground wires and underground services near trees to be preserved. Avoid open trenching in Critical Root Zones

Post Construction Notes

1. Avoid discharging water leaders to retained trees
2. Post construction monitoring of trees may be required.

*Please reference the **City of London Design Specifications and Requirements Manual Chapter 12 Tree Protection and Planting**

Guidelines [http://www.london.ca/business/Resources/Consultant-Resources/Documents/2019-Specs-and-Reqs/12-](http://www.london.ca/business/Resources/Consultant-Resources/Documents/2019-Specs-and-Reqs/12-TreePlantingandProtectionGuidelines.pdf)

[TreePlantingandProtectionGuidelines.pdf](http://www.london.ca/business/Resources/Consultant-Resources/Documents/2019-Specs-and-Reqs/12-TreePlantingandProtectionGuidelines.pdf) Specifically Section 12.2.1 details requirements for Approved Tree Protection Plan [TPP].

** **ISA Basic Tree Risk Assessment Form** that outlines accepted arboricultural assessment techniques. https://www.isa-arbor.com/education/resources/BasicTreeRiskAssessmentForm_Print_2017.pdf.

Response:

Building Design Comments:

1. Consider an alternate design of the "bump outs" on the east and west elevations of the Stacked Back-to-Back Townhouse building as these elements will be highly visible and their design has changed due to the step in the building. The bump out on the west elevation encroaches on the side yard setback. A suggested approach may be to remove the bump out while keeping the windows and vents flush with the remainder of the façade.
2. Consider the use of transom windows to allow for additional privacy where buildings face neighbouring properties.

Response:

Engineering Comments:

General

1. Provide external works cost estimate.
2. Provide confirmation that both the storm and sanitary outlet pipes are in good working condition, undamaged and clear of debris prior to site plan approval (this can be completed through video inspection). Add a note to the plans indicating as such to the existing connecting sewers.

Site Servicing

1. The proposed servicing configuration does not comply with City Standards or OBC. Please provide separate services for both sanitary and water for the townhouse units where applicable. Unless there is a common space, each

townhouse unit is to have a separate sanitary service leaving the unit (horizontal sanitary/water PDC from one unit cannot be installed underneath another unit and leave building as a single sanitary service (OBC 7.1.5.4.(4)). Per OBC the water service should not run through another unit. Please refer to City Standard 7.9.4. part a). If the units cannot be serviced per 7.9.4 because of floor plans or no basements. Then one meter fronting each residential unit will need to be installed.

2. Previous comments appear to have been misunderstood to indicate the whole building may be service with one service as if it were an apartment building. Thus, to further clarify previous comment #3, see below and attachment #1 outlining acceptable servicing alternatives:
 - i) Typically, one separate service to each unit (OBC 7.1.5.4.(1)). However, for **stacked homes** we have allowed the sanitary piping from the **units** to connect to a single vertical sanitary pipe before leaving the building. Consider revising sanitary servicing as such and ensure compliance with OBC.
 - ii) The servicing drawings indicate either 2 or 3 water services in the same trench to service the stacked townhouses, however there appears to be only one curbstop and one meter pit. If the developer only plans one meter for the two or three **units (stacked)**, only one service would be required. If the developer is planning two or three services they should indicate the location of the curbstops and meters to ensure it will fit and not interfere with sewer separations.
3. If the servicing for the units fronting Fanshawe Park E is re-introduced to comply with design standards please refer to the previous comment and redlines provided for 1st submission:
 - a. For the sanitary sewer fronting Fanshawe Park Rd E, show the road widening and ensure the private sewer is located fully within private property (road widening). Also, show the excavation/restoration limit and ensure standard trenching is used with acceptable cut-back slopes, and note the use of trench boxes and/or shoring. U.C.C. presentation for this alignment may be required depending on the trench encroachment. Furthermore, confirm no conflict with shallow utilities and consider providing a cross section to help illustrate the above comments are resolved.

SWED

1. Due to the Subcatchment restrictions proposed by the consultant ponding is now indicated for a 2 year storm event. The City of London does not support ponding under a 2 year storm. The consultant should review the proposed and accommodate any anticipated surcharged 2 year volumes within the sites minor system.
2. In addition to the above, A203 does not appear to provide sufficient storage to accommodate the 250 year storm event. Please review the grading plan for opportunities to increase surface storage.

When all comments as set-out above and on the red lined mark-up have been addressed in their entirety the drawings could be resubmitted for our review.

Response:

Please include the following with the next submission to LondonSPSubmit@london.ca:

- Site Plan
- Engineering Plans
- Tree Preservation Plan
- Elevations
- Cost Estimates
- Update reports
- Response to comments

Should you have any questions regarding your request for site plan approval please contact myself at msundercock@london.ca.

Yours truly,

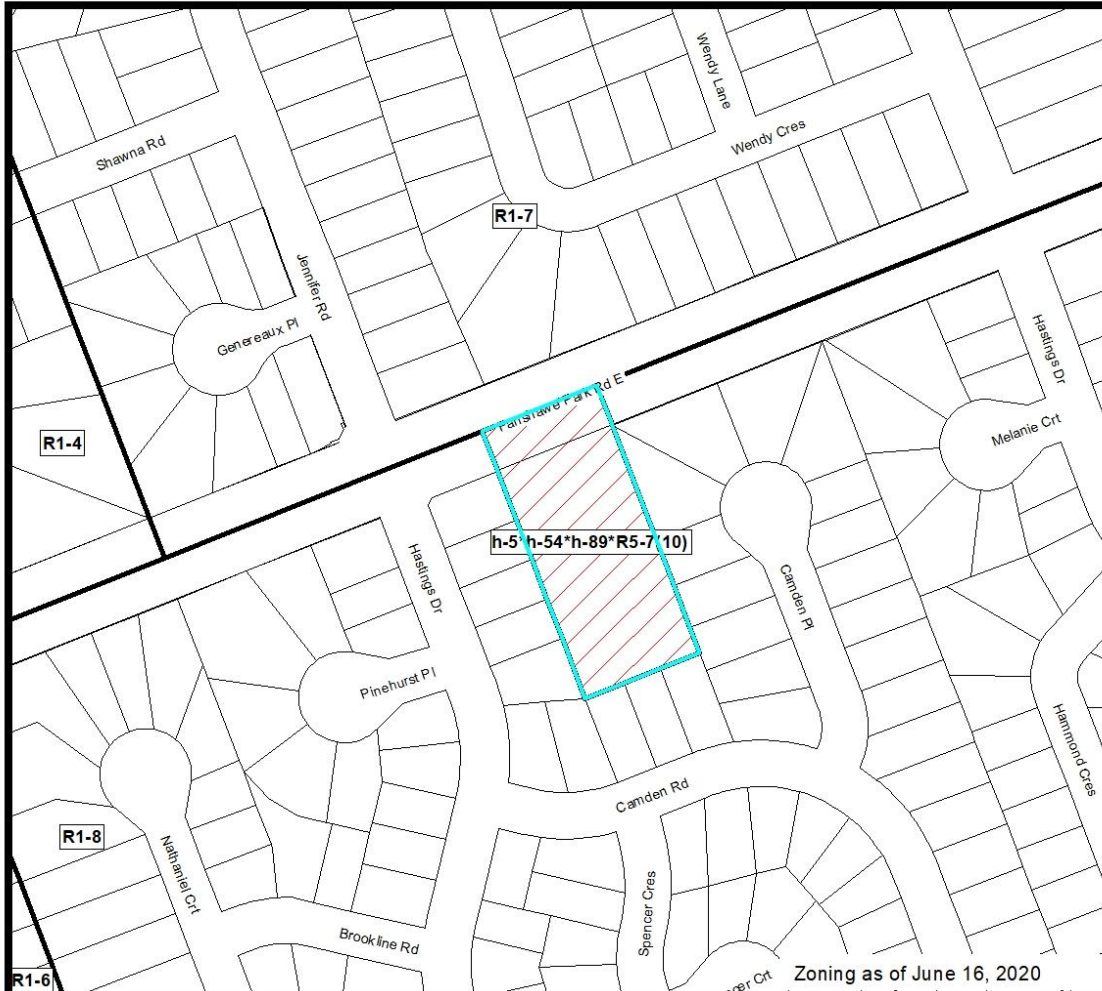


Meg Sundercock
Site Development Planner

cc: P. Yeoman, Director, Development Services
H. McNeely, Manager, Development Services (Site Plan)
[REDACTED]

Appendix E – Zoning, TLP and Official Plan Map excerpts

Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
 BY-LAW NO. Z.-1
 SCHEDULE A**



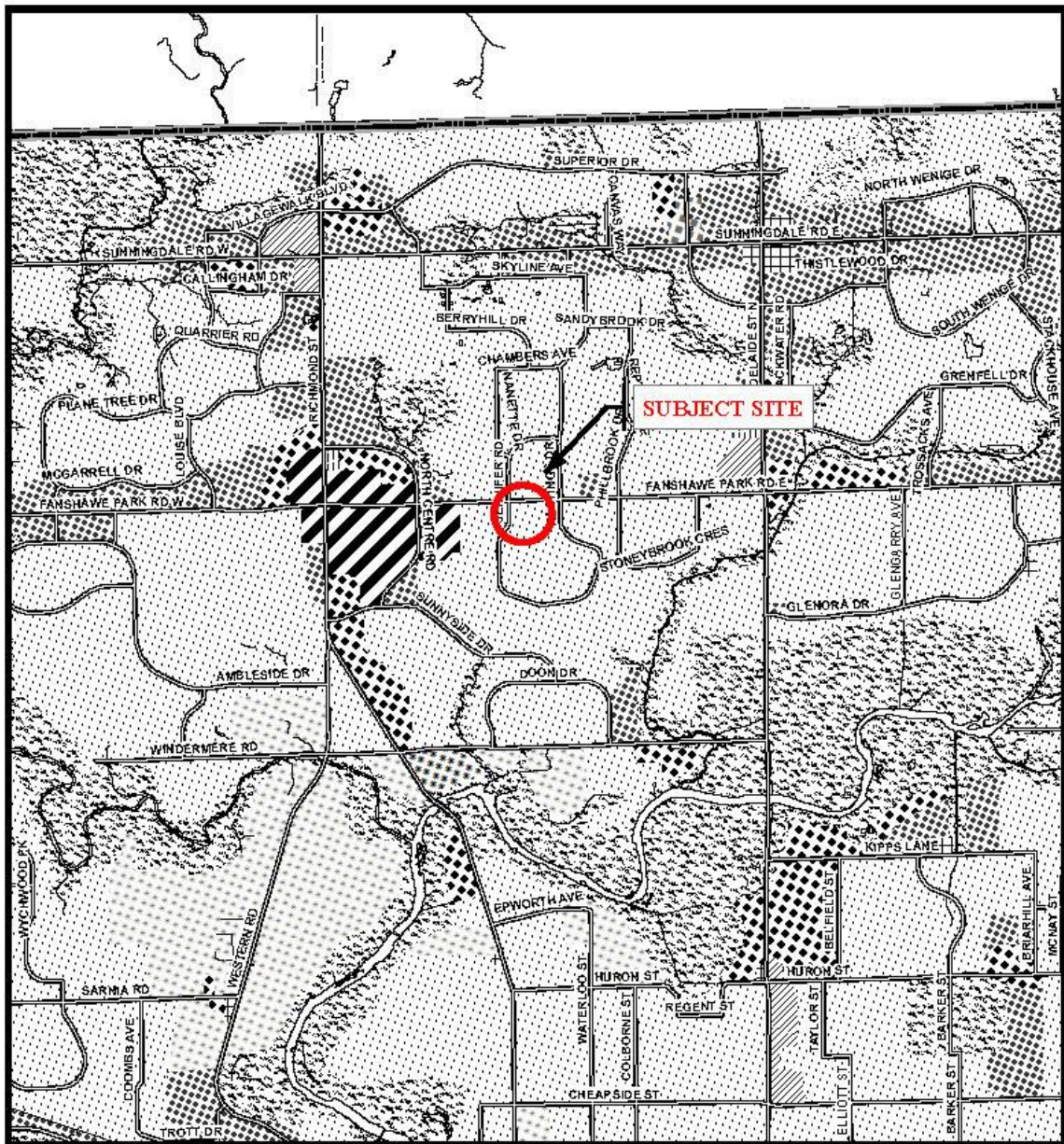
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
 SPA20-029 MS

MAP PREPARED:
 2020/06/25 DM

1:2,500
 0 12.525 50 75 100 Meters

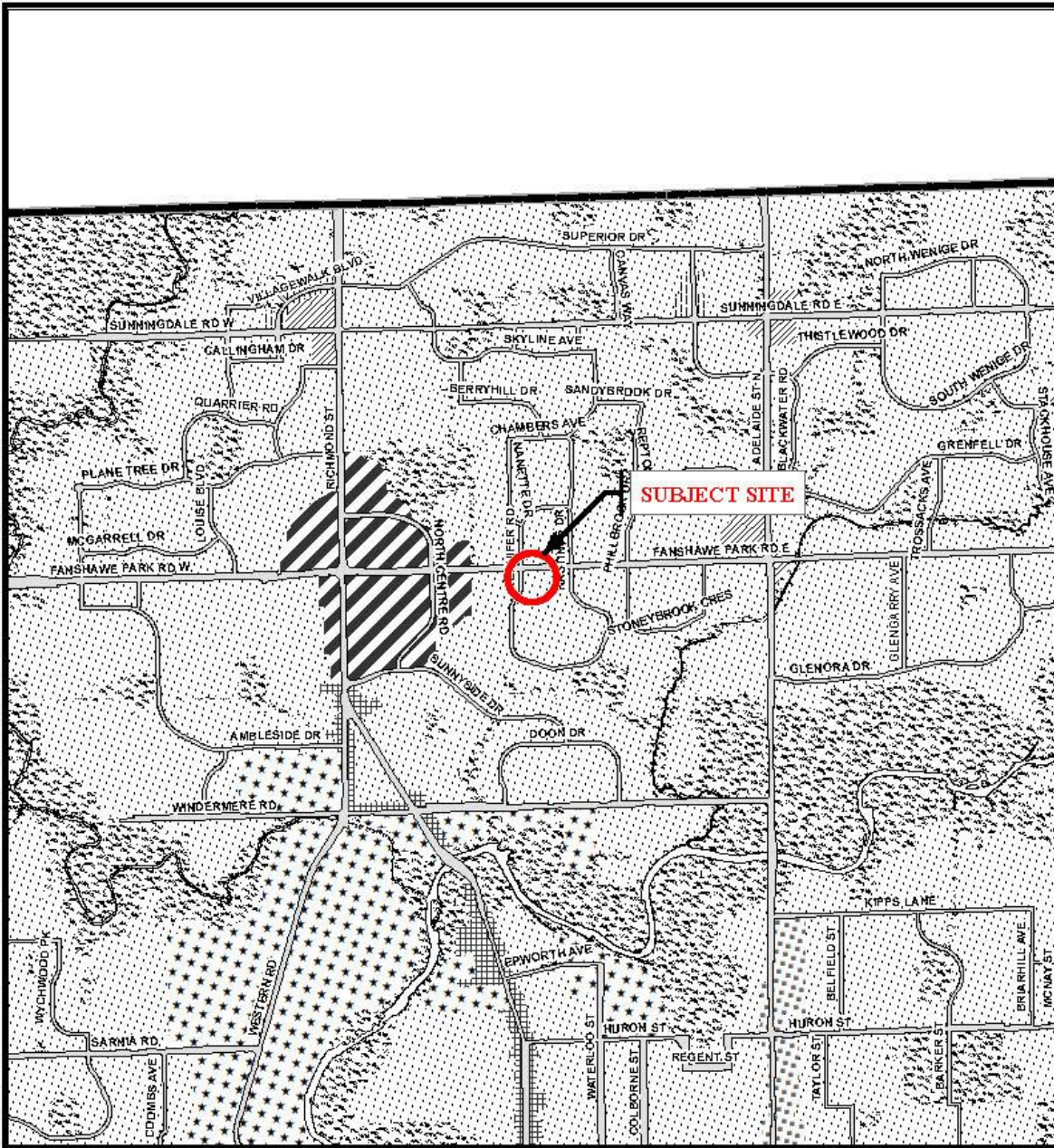
Official Plan Excerpt



Legend					
	Downtown		Multi-Family, Medium Density Residential		Office Business Park
	Wonderland Road Community Enterprise Corridor		Low Density Residential		General Industrial
	Enclosed Regional Commercial Node		Office Area		Light Industrial
	NewFormat Regional Commercial Node		Office/Residential		Commercial Industrial
	Community Commercial Node		Regional Facility		Transitional Industrial
	Neighbourhood Commercial Node		Community Facility		Rural Settlement
	Main Street Commercial Corridor		Open Space		Environmental Review
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth		Agriculture
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth		Urban Growth Boundary

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-9006</p> <p>PLANNER: CS</p> <p>TECHNICIAN: RC</p> <p>DATE: 2019/04/05</p>
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The London Plan



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

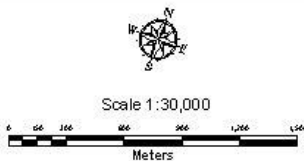
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
 Development Services

**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services



File Number: Z-9006
Planner: CS
Technician: RC
Date: April 5, 2019