

Appendix A

OZ-8624

Date: May 23rd, 2017

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Synopsis: 420 Fanshawe Park Road went through an Official Plan Amendment to change the designation of the subject lands from a Low Density residential designation to a Multi-family Medium Density Residential designation. The Zoning By-law No. Z.-1 was amended to change the zoning of the subject property from a Residential R1 (R1-7) Zone to a holding Residential R1 Bonus (h-5*R1-7*B-42) zone. The Bonus Zone permits an apartment building of 14.6m in height with an increased density up to 100 units per hectare in return for the provision of facilities, services, and matters which are outlined in the Council Resolution in Appendix D.

Recommendations: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2431602 Ontario Limited relating to the property located at 420 Fanshawe Park Road East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 30, 2017 to amend the Official Plan to change the designation of the subject lands **FROM** a Low Density Residential designation, **TO** a Multi-family, Medium Density Residential designation;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 30, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R1 (R1-7) Zone, **TO** a holding Residential R1 Bonus (h-5*R1-7*B-__) Zone; subject to the completion of a development agreement that substantively implements the site and building design that is attached as Appendix "1".

The Bonus Zone shall be implemented through a development agreement to provide for an apartment building of 14.6m (48 ft) with an increased density up to 100 units per hectare in return for the provision of the following services, facilities and matters which are described in greater detail in the proposed by-law:

- i. A high quality development which substantively implements the site plan and elevations attached as Appendix "1", with minor revisions at the discretion of the Managing Director of Planning and City Planner;
 - ii. A contemporary building design with a mix and articulation of building materials including brick, metal panels, concrete, wood veneer and vision and spandrel glass;
 - iii. The provision of individual entrances to ground floor units on the south façade, with operable and lockable front doors, pedestrian scale features such as lighting and weather protection, and private amenity areas designed as courtyards enclosed with a combination of planters and decorative fencing;
 - iv. The provision of all but 18 required parking spaces below grade generally located under the building footprint;
 - v. The provision of enhanced universally accessible features such as barrier-free access to all floors, and wide routes, paths and corridors which provide adequate width for persons using wheelchairs, scooters, pushing strollers;
 - vi. The location of all service and loading facilities within and behind the building and not visible from the public street;
 - vii. The enhanced provision of landscaping and retention of mature trees in a park-like setting at the north of the site with a minimum 60% landscaped open space; and
 - viii. The provision of a commemorative garden and/or signage to acknowledge the historic affiliation of the property within the landscaped open space towards the north of the site.
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) The provision of privacy fencing along the east and west property boundaries;

- ii) The provision of enhanced landscaping along the east and west property boundaries for screening; and
- iii) Restrict any fencing proposed for the north boundary to wrought iron or similar visually permeable fencing material.