

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: 1150 Fanshawe Park Road East
File SPA21-050
Stackhouse Developments (London) Inc.

Date: Public Participation Meeting on September 20, 2021

Recommendation

That, on the recommendation of the Director, Planning & Development, the following actions **BE TAKEN** with respect to the application of Stackhouse Developments (London) Inc. relating to the property located at 1150 Fanshawe Park Road East:

- (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 cluster townhouse and apartment building development consisting of one (1) stacked townhouse containing six (6) units along Fanshawe Park Road East and a six (6) storey apartment building containing 81 units along Stackhouse Avenue. The subject lands are located on the west side of Stackhouse Avenue and on the north side of Fanshawe Park Road East. The site is to be developed with vehicular access from Stackhouse Avenue. The proposed development is subject to a public site plan meeting in accordance with the h-5 holding zone regulations of the Z.-1 Zoning By-law.

Purpose and the Effect of Recommended Action

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

Rationale of Recommended Action

1. The Site Plan, as proposed, is consistent with the Provincial Policy Statement, 2020, as it provides for development within an existing settlement area and provides for an appropriate range of residential uses within the neighbourhood.
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 conforms to the Policies for Specific Residential Areas and to the Multi-family, Medium Density Residential designation of the 1989 Official Plan
4. The proposed development is consistent with the Stoney Creek Community Plan.

5. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
6. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development are well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

OZ-9215 – Official Plan and Zoning By-law Amendment Application at Planning and Environment Committee November 2, 2020.

1.2 Property Description

The subject property is located on the north side of Fanshawe Park Road East and on the west side of Stackhouse Avenue with frontage along both Fanshawe Park Road East and Stackhouse Avenue. The subject property is surrounded by low-density residential uses and future development lands.

1.3 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Multi-family, Medium Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5*h-18*RO2/CC5(1)/R8-4(60)*B-70) Zone

1.4 Site Characteristics

- Current Land Use – Single detached dwelling
- Frontage – 30.4 metres (99.7 feet) (Fanshawe Park Road East)
- Depth – 94.7 metres to 131.8 metres (310-432 feet) (Stackhouse Avenue)
- Area – 6,601.5 square metres (71,052 square feet)
- Shape – Irregular (L-shaped)

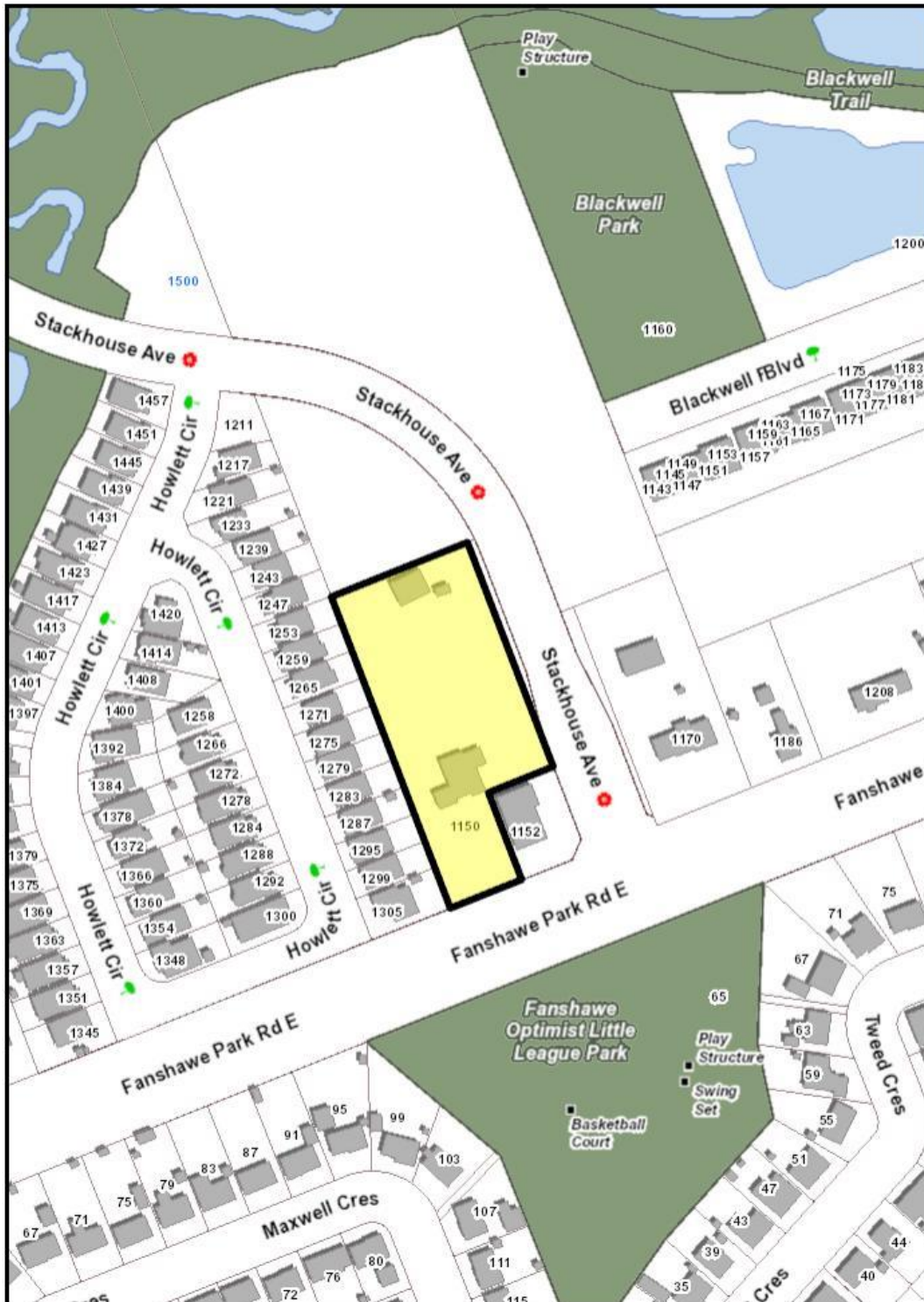
1.5 Surrounding Land Uses

- North – Low density residential and future residential
- East – Existing and future residential
- South – Park
- West – Existing residential

1.5 Intensification (identify proposed number of units)

- The proposed development of 87-units is within the Primary Transit Area boundary and constitutes infill development.

1.6 Location Map



Location Map

Subject Property: 1150 Fanshawe Park Road E
 Applicant: Stackhouse Developments (London) Inc
 File Number: SPA21-050
 Created By: Melanie Vivian
 Date: 7/15/2021
 Scale: 1:2000

Corporation of the City of London

Legend

-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development consists of one (1) three-storey stacked townhouse containing six (6) units with frontage along Fanshawe Park Road East and one (1), six (6) storey apartment building containing 81-units along Stackhouse Avenue for a total density of 87 units (133 units per hectare). The proposed site plan includes 111 parking spaces with both surface and underground parking, with five (5) being provided for the provision of barrier-free parking. Staff are currently working with the applicant to ensure the visitor parking is provided to the minimum standards of the Site Plan Control By-law.

A landscaped common amenity area is proposed on the west side of the subject lands. The proposed amenity space will not result in the removal of any mature trees and will be screened by the existing board-on-board fence to ensure there are no privacy impacts on the abutting properties.

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

2.2 Planning History

An Application for Consent (B.024/03) was submitted in 2003 where the corner property at 1152 Fanshawe Park Road East was severed from the retained subject lands. In order to facilitate the Application for Consent, a Minor Variance Application (A.042/03) was submitted, and subsequently granted, to facilitate the requested severance for a reduced lot frontage. The corner property at 1152 Fanshawe Park Road East continues to be used as a small retail clothing store.

On May 14, 2020, an Official Plan and Zoning By-law Amendment Application (OZ-9215) was submitted for a six (6) storey, 81-unit apartment building with frontage along Stackhouse Avenue and one level of underground parking. The original proposal included the amenity area along the western property boundary and garbage enclosure located in the north-west corner of the surface parking lot. Revisions to the original proposal were provided based on concerns raised by City staff in September 2020 relating to the policy context for The London Plan. Changes included the addition of a three-storey stacked townhouse containing 6 units located along the frontage of Fanshawe Park Road East as well as a greater interior side yard setback from the existing corner property at 1152 Fanshawe Park Road East.

On November 2, 2020, a Public Participation Meeting was held before the Planning and Environment Committee, which recommended approval of the proposed Official Plan and Zoning By-law Amendment to amend the 1989 Official Plan by adding a specific policy to Chapter 10 to permit an increased density of 133 units per hectare, as well as amending The London Plan by adding a new policy to the Specific Policies for the Neighbourhoods Place Type and amending Map 7 – Specific Policy Areas by adding the subject lands to the list of Specific Policy Areas. The Z.-1 Zoning By-law was amended from a Holding Restricted Office/Convenience Commercial Special Provision (h-27*RO2/CC5(1)) Zone to a Holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5*h-18*RO2/CC5(1)/R8-4(60)*B-70) Zone. The resolution of Council also noted that the garbage storage shall be located internally within the building; fencing along the west property boundary shall be installed or enhanced to provide adequate screening, minimize the impact of headlights and enhance privacy; enhanced provision of landscaping along the southwest property boundary to provide screening for the stacked townhouse dwellings; and minimal to no windows to habitable rooms for the west façade of the stacked townhouses.

On June 25, 2021, a Site Plan Control Application (SPA21-050), was received by the City of London. Additional submissions are required to address comments provided with the previous review by staff, and further to address the recommendations to the Approval Authority as part of the Site Plan public meeting. The comments from the first

submission are attached herein as Appendix “C”. The identified matters that were included in the Council resolution (November 11, 2020) are integral to the proposal being considered at the September 20, 2021 public site plan meeting. The second submission documents have yet to be submitted at the time of this report and will incorporate the public comments considered at the public site plan meeting.

2.3 Community Engagement (see more detail in Appendix “B”)

On September 1, 2021, Notice of Public Meeting was sent to all property owners within 120 metres of the subject lands and those who made comment throughout the Official Plan and Zoning By-law Amendment Application, and Notice of Public Meeting was published in the *Londoner* on September 2, 2021. On July 21, 2021, a Notice of Site Plan Control Application was sent out to all property owners within 120 metres of the subject lands and to those who made comments throughout the Official Plan and Zoning By-law Amendment Application. Notice of Application was published in *The Londoner* on July 22, 2021.

At the time this report was prepared, a total of 12 responses were received in response to the Notice of Site Plan Control Application and Notice of Public Meeting. One response was a phone call requesting further clarification and the status of the application.

In general, the comments received from the public have raised concerns with respect to the following site matters:

- Loss of privacy
- Garbage storage
- Damage to surrounding single detached dwellings due to construction
- Scale of development
- Loss of trees
- Traffic concerns with the increased density

A discussion regarding the items below are found in Section 4.0 of this report.

2.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement, Section 1.1, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, encourages healthy, livable, and safe communities which are sustained by accommodating an appropriate affordable and market-based housing range and mix of residential types to meet long-term needs (1.1.1.b)). The PPS further directs municipalities to establish land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification while using land and resources wisely to promote development patterns, ensuring effective use of infrastructure and public service facilities (1.1.3). The identified settlement areas are to be the focus of growth and development with land patterns based on densities and a mix of land uses (1.1.3). Direction is also provided to planning authorities to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents (1.4.3.b).

The proposed development would facilitate the construction of 87 new residential units within an existing settlement area and provide for diverse housing options and include affordable housing options to cater to a wide range of residential needs.

The proposed development is consistent with the PPS.

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. *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.

The London Plan provides Key Directions that encourage a mixed-use compact City by planning to achieve a compact, contiguous pattern of growth by looking “inward and upward” through infill and intensification of various types and forms to take advantage of existing services and facilities (59_2 and 59_4). Directions for building a mixed-use compact City also include ensuring a mix of housing types are provided within our neighbourhoods so that they are complete and support aging in place (59_5). The London Plan Key Directions also include ensuring that new development is a good fit within the context of the existing neighbourhood (62_9). The proposed development provides for appropriate intensification on an existing, underutilized piece of land within the City boundaries that will utilize the existing services and facilities in the area. Further, the proposed development will provide for a mix of housing with the inclusion of affordable units, within the immediate area as the residential uses surrounding the subject lands are predominately single detached dwellings.

The subject lands are located within the Neighbourhoods Place Type with frontage along an Urban Throughfare and additional frontage, by way of an exterior side yard, along a Neighbourhood Connector, as identified on *Map 1 – Place Types and Map 3 – Street Classifications. Permitted uses within the Neighbourhoods Place Type include a range of residential uses including staked townhouses and low-rise apartments, in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type. Intensity within the Neighbourhoods Place Type is measured based on height. The Urban Throughfare regulates a minimum height of 2-storeys with a maximum height of 4-storeys or, with bonusing, a maximum height of up to 6-storeys (*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). The proposed development represents residential intensification within an existing neighbourhood which is encouraged to achieve aging in place, a diversity of built form, affordability and the effective use of lands in neighbourhoods (937_).

The subject lands are also located within a Specific Policy Area of the Neighbourhoods Place Type, in accordance with Map 7- Specific Policy Areas. The site specific policies allow for additional permitted uses of convenience commercial and office uses, as well as mixed use development form with residential and convenience commercial and/or office uses.

The proposed development is consistent with The London Plan.

The 1989 Official Plan

The subject lands are designated as Multi-Family, Medium Density Residential, in accordance with ‘Schedule A’ of the 1989 Official Plan which primarily permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged (3.3.1). The Multi-Family, Medium Density Residential designation provides for a suitable transition between Low Density Residential Areas and more intense forms of land use (3.3). Height and density within the Multi-Family, Medium Density Residential designation are limited to 4-storeys and 75 units per hectare (3.3.3.i) and 3.3.3.ii)). The Multi-Family, Medium Density Residential designation also contemplates a limited range of secondary permitted uses including convenience commercial and restricted office uses (3.3.1.ii).

The subject lands are also located within a specific policy area, in accordance with Section 10.1.3 of the Official Plan to permit an increased height of 21.0 metres and an increased density of 133 units per hectare to implement the bonus zone.

The proposed development provides for residential intensification through infill development that is appropriate with the surrounding land uses and is consistent with

the 1989 Official Plan.

Stoney Creek Community Plan

The subject lands are located within the Stoney Creek Community Plan, approved in 1998 to guide development in the area for the 20 years following. The Community Plan contemplates the site as Multi-Family, Medium Density Residential with primary and secondary uses permitted. Additionally, the Community Plan directs medium density residential uses to locations along arterial road networks.

The proposed development is consistent with the Stoney Creek Community Plan.

Zoning By-law Z.-1

The subject lands are located within a Holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5*h-18*RO2/CC5(1)/R8-4(60)*B-70) Zone which permits the use of the lands for apartment buildings and stacked townhouses. Special provisions for the site regulate a minimum lot frontage of 22.0 metres. The applied Bonus Zone provides for enhanced urban design and affordable housing where the provision of affordable housing consists of six (6) stacked townhouse affordable rental units. Special provisions applied through the Bonus Zone include a minimum lot frontage of 22.0 metres; a minimum front yard depth of 3.0 metres; a minimum exterior yard depth of 2.0 metres; a minimum interior side yard depth of 4.5 metres; a maximum density of 133 units per hectare; a maximum height 21.0 metres; minimum parking spaces of 110; a minimum west parking area depth of 9.5 metres; a minimum south parking area depth of 15.0 metres; and any permitted convenience commercial and/or restricted office uses may be located within the apartment building.

Holding Provisions applied to the subject lands are required to be removed through a separate application under the *Planning Act*, prior to the issuance of permits. The following holding provisions are applicable to the subject lands:

h-5 holding provision 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-18 holding provision ensures that the proponent retains a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport (MTCS) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Engagement with the appropriate First Nations shall be completed consistent with the policies of the London Plan.

All archaeological assessment reports, in both hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MTCS has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site.

No demolition, new exterior construction, grading, or any other activity where soil disturbance will occur or might be reasonably anticipated shall take place on the subject property prior to the City of London receiving the MTCS compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied. (Z.-1-192784)

As proposed, the Site Plan Application confirms to the provisions of the Zoning By-law Z.-1.

3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Council Resolution

As part of the Official Plan and Zoning By-law Amendment to permit the proposed development, Council resolved the following:

***IT BEING NOTED** that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:*

- i) garbage storage shall be located internally within the building;*
- ii) fencing along the west property boundary shall be installed or enhanced to provide adequate screening, minimizing the impact of headlights and enhance privacy;*
- iii) enhanced provision of landscaping along the southwest property boundary to provide screening for the stacked townhouse dwellings; and,*
- iv) minimal or no windows to habitable rooms for the west façade of the stacked townhouses;*

In accordance with the Site Plan Control By-law, garbage is being stored internal to the building and brought out to a central pick-up location on collection day. The concept site plan, attached herein as 'Appendix A', identifies the proposed garbage storage location on the site plan, within the building, with the concrete collection pad on the southwest corner of the surface parking. The current proposed garbage storage location meets the intent of the Site Plan Control By-law and the intent of Council's Resolution.

Through the Official Plan and Zoning By-law Amendment process, members of the public raised concerns that the existing board-on-board fence may not provide enough privacy. Between the subject lands and abutting residential uses, there is currently existing board-on-board fencing. Generally, the fencing appears to be 1.8 metres (6 feet) in height and board-on-board across majority of the western property boundary. There is one area along the western property boundary where a chain-link fence exists, as per Image 1 below, outlined in yellow. The existing height is consistent with the requirements of the Site Plan Control By-law.



Image 1: Existing board-on-board fence and chain link fence along the western property boundary

The Owner will be required to fill in gaps that exist, including adding board-on-board fencing where the current chain line fence is present and ensure the preservation of the fencing through construction. As part of the Site Plan Control Application process, a clause will be provided within the Development Agreement to note that should any damage occur to the existing fence, the developer will be obligated to initiate any required repairs or fill in any gaps. In terms of privacy, landscaping is proposed along the west property boundary, along with the retention of mature trees, which will assist in providing adequate screening. Staff are working with the applicant to provide a guard to assist in blocking headlights from the surface parking lot into the rear yards. Staff are satisfied that the current proposal meets the intent of Council's Resolution.

As identified in Section 4.5 Tree Preservation and Landscaping below, 342 plants are proposed to be planted on-site, including eight (8) trees. Along the southwest property boundary, 10 shrubs (hydrangeas) are proposed adjacent to the stacked townhouses. The Site Plan Control By-law requires tree plantings every 1 per 15 metres internal to the site. Given a proposed subdrain and storm sewer for the purpose of stormwater management, landscaping opportunities in this area are limited. Staff will continue to work with the applicant to provide additional plantings in this location.

The current elevations for the stacked townhouses contain several windows at the front and rear of the building with a reduced number of windows on both the west and east façade. While floor plans are not required nor provided through the first submission, staff will work with the applicant to confirm that windows on the west elevation are primarily for non-habitable spaces to ensure that of the resolution of Council is generally maintained.

4.2 Issue and Consideration # 2: Use

The Residential R8 Special Provision Bonus (R8-4(60)*B-70) Zone permits the development of apartment buildings and stacked townhousing, as per Official Plan and Zoning By-law Amendment (OZ-9215). Through the Official Plan and Zoning By-law Amendment process, it was concluded that the proposed apartment building and stacked townhouse dwelling uses are compatible with the surrounding residential neighbourhood and will not be out of character with the existing residential uses.

Additionally, through retaining the existing convenience commercial and restricted office zoning on the lands, the flexibility of uses remains while maintaining the character of the existing uses.

4.3 Issue and Consideration # 3: Intensity

The Site Plan application proposes a total of 87 residential units with a density of 132 units per hectare whereas the R8-4(60)*B-70 Zone permits a maximum density of 133 units per hectare. As such, the proposed density complies with the regulations of Zoning By-law Z.-1. Parking on-site includes 111 parking stalls for all uses on site, including five (5) barrier-free parking stalls. Visitor parking is required as per the Site Plan Control By-law at a rate of 1 space for every 10 units. Staff are still working with the applicant to ensure visitor parking is provided on-site to mitigate overflow parking on to neighbouring streets. There are no concerns from staff regarding the applicant's ability to meet this requirement.

In terms of lot coverage, the R8-4(60)*B-70 Zone permits a maximum lot coverage of 40% whereas the proposed development proposes a lot coverage of 27.1%. Under the R8-4(60)*B-70 Zone, the minimum landscape open space requirement is 30% whereas the proposed development is proposing a landscape open space of 38.5%. The buildings are proposed to be built out to the minimum setback requirements for the front, interior and exterior side yard with a larger rear yard setback. The proposed development is under the maximum permitted density and lot coverage while providing for more landscape open space than required.

4.4 Issue and Consideration # 4: Form

The subject lands are proposed to be developed in the form of an apartment building and stacked townhouse building with heights of 21.0 metres (six-storeys) and 11.0 metres (three-storeys), respectively.

Through the Official Plan and Zoning By-law Amendment process, concerns were raised regarding the compatibility of the development with the surrounding neighbourhood as the surrounding area comprises of predominately low-density residential uses. In terms of compatibility with respect to height, the proposed stacked townhouse building is proposed to be 11.0 metres where the abutting lands to the south permit a maximum height of 9.0 metres, based on the Residential R1 (R1-3) Zone. Given the minimum interior side yard setback of 4.5 metres, the proposed stacked townhouses are compatible with the surrounding neighbourhood and provide a suitable transition from Fanshawe Park Road East to low-density residential uses. The proposed apartment building is located along Stackhouse Avenue with a proposed setback of 30 metres from the west property boundary. Although the apartment building is proposed at 6-storeys, with a larger interior side yard setback from the west property line, the proposed building is deemed to be compatible with the existing neighbourhood. Both the apartment building and stacked townhome are permitted as of right within the Zoning By-law and are keeping with the intent of both The London Plan and the 1989 Official Plan.

As the subject lands have street frontage along Fanshawe Park Road East and Stackhouse Avenue, the proposed development has regard for both frontages with street facing units on each building with direct pedestrian connections out to existing City sidewalks, creating an active street frontage along both streets.

4.5 Issue and Consideration # 5: Tree Preservation and Landscaping

To facilitate and accommodate the proposed development 36 of the 57 trees on site are proposed to be removed, amounting in 63% of the total trees on site being removed. Although the number of trees being removed is greater than 50%, of the proposed trees to be removed, three (3) trees have been identified as hazard trees, three (3) have been identified as in poor condition with six (6) identified in fair condition. The remaining trees being removed are noted as being in good condition but are required to be removed to facilitate the proposed apartment building, underground parking structure and the

surface parking lot. The majority of the trees being retained are located along the west property boundary, where 21 mature trees will remain. The retained mature trees assist in providing screening and privacy from the proposed development and parking lot. Notwithstanding the above, there are a total of 342 plants, including a mix of trees and shrubs, proposed to be planted on site.

Through Council's Resolution, it was requested that enhanced landscaping be provided along the southwest property boundary to provide for screening from the stacked townhouse dwellings. Currently, 10 shrubs (hydrangeas) are proposed along the west wall of the stacked townhouse dwellings. However, a storm sewer and subdrain is proposed within the 4.5 metre setback between the stacked townhouse building and the interior property line which limits the amount of landscape planting that can occur. Staff will continue to work with the applicant to provide for as many plantings as possible that provide for screening qualities that not only meet the intent of the Site Plan Control By-law but exceed the minimum requirements.

Along the west property boundary, as previously identified, there are several mature trees being retained. To ensure these trees are protected, tree preservation fencing will be installed and there will be clauses included within the Development Agreement relating to the health and maintenance of vegetation on site. Staff are satisfied that the proposed landscaping provides for enhanced screening and meetings the intent of Council's Resolution.

4.6 Issue and Consideration # 6: Privacy, Parking and Lot Lighting

One of the common concerns raised through the Site Plan Control Application process and Official Plan and Zoning By-law Amendment Application process was the loss of privacy due to the proposed development and the proposed height of the apartment building. As previously mentioned in Section 4.5 Tree Preservation and Landscaping, the applicant is proposing to retain the mature trees along the west property boundary that will continue to provide privacy for the abutting properties. Additionally, there is an existing board-on-board fence located along the western property line. It was identified through the Official Plan and Zoning By-law Amendment Application process that the fence may not be tall enough and may contain some gaps. Following a site visit, it was identified that the height of the existing board-on-board fence is generally 1.8 metres (6 feet) in height, which is consistent with the requirements of the Site Plan Control By-law and in good condition. As identified above, the applicant will be required to provide a board-on-board fence where the chain-link fence currently exists to the requirements of the Site Plan Control By-law and conduct any repairs on the fence that may occur during construction.

In terms of parking, the proposed development complies to the minimum parking requirements of the Zoning By-law. Through the Official Plan and Zoning By-law Amendment Application, a minimum parking standard of 111 parking spaces. As such, the proposed parking complies with the minimum requirements of the Zoning By-law Z.-1.

Concerns were raised regarding the impact of head lights from the surface parking lot into neighbouring properties along the west property boundary. Due to the grading on site, a retaining wall with a height of approximately 1.0 metres will be installed along the western parking lot boundary that will place the surface parking lot higher than the west property boundary. Council's Resolution seeks for fencing along the west property boundary that is to be installed or enhanced to provide adequate screening, minimize the impact of headlights, and enhance privacy. While a board-on-board fence is existing along the western property boundary, as part of the Development Agreement, the owner will have to ensure all fences along the west lot line are board-on-board and are in good condition as long as the fence does not impact or pose significant risk to the retained mature trees. To provide for additional screening from the surface parking lot, staff will require the applicant to provide a guard to further prevent the casting of headlights in abutting properties.

As part of the complete application, a photometric plan was submitted, attached herein as 'Appendix A', where the applicant is proposing a total of eight (8) light standards for the site with the value across the site of the intensity of light measured in foot-candles. The photometric plans are evaluated based on the intensity of light and the impact on surrounding properties. Based on the location of the five (5) light standards along the west property boundary, the maximum of 0.1 foot-candles are shown. This equates to 1.1 lumens per square metre. The proposed light standards are a 49W light which equals 4571 lumens. The maximum of 0.1 foot-candles at the property line are only shown in two locations. Measurements shown on the plan do not appear to take into consideration the existing board-on-board fence or mature trees. As such, staff are satisfied that any light trespass along the western property boundary will be extremely minimal to none. The other three (3) light standards are proposed along the northern property line. Although the lands to the north are vacant, staff are working with the applicant to reduce any light cast on these lands.

4.7 Issue and Consideration # 7: Garbage Storage

One of the concerns raised through the Official Plan and Zoning By-law Amendment Application process was the garbage storage location. As identified on the Site Plan, attached herein as 'Appendix A', garbage is proposed to be located internal to the apartment building within a specified garbage room, collected within bulk bin containers and wheeled out to a concrete pad collection point on garbage collection day, in accordance with the Site Plan Control By-law. The current collection point is within the southwest corner of the surface parking on a dedicated concrete pad. With the installation of the previously mentioned guard, adequate board-on-board fencing and landscaping along the western property boundary, the garbage collection point will be hidden from the neighbouring properties. Following the garbage being collected on collection days, the bulk bins will be wheeled back into the apartment building for storage.

Garbage collection for the stacked townhouses is proposed as being internal to the dwelling unit with waste being brought out on collection days. Staff are currently working with the applicant to determine and appropriate location for the stacked townhouse collection.

Based on the above, staff are satisfied that Council's Resolution for garbage to be stored internal to the building has been met.

4.8 Issue and Consideration # 8: Elevations

With privacy being one of the main concerns raised through the Official Plan and Zoning By-law Amendment application, Council's Resolution includes the provision of minimal or no windows to habitable rooms for the west façade of the stacked townhouses. The current elevations, attached herein as 'Appendix A', for the stacked townhouses contain several windows at the front along Fanshawe Park Road East and at the rear of the proposed building with a reduced amount along the east and west façade. While floor plans are not required nor provided through the first submission, staff will work with the applicant to confirm that windows on the west elevation are mainly for non-habitable spaces to ensure that of the resolution of Council is generally maintained.

4.9 Issue and Consideration # 9: Outstanding Site Plan Comments

First submission comments were provided to the applicant on July 23, 2021 and are attached herein as Appendix 'C'. The second submission documents have yet to be provided for review at the time of writing this report.

More information and detail is available in Appendix B and C of this report.

Conclusion

The site plan, as proposed, is consistent with the Provincial Policy Statement, has regard for The London Plan and is in conformity with the 1989 Official Plan. The proposed development is also consistent with the Stoney Creek Community Plan. The application, as proposed, is consistent with the Zoning By-law and Site Plan Control By-law and provides for infill development within an established neighbourhood.

Prepared by: Melanie Vivian, Site Development Planner, Site Plans, Planning & Development

Reviewed by: Michael Pease, RPP, Manager, Site Plans, Planning and Development

Recommended by: Gregg Barrett, AICP, Director, Planning and Development

Submitted by: George Kotsifas, P.ENG, Deputy City Manager, Planning and Economic Development

Note: 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 Planning and Development.

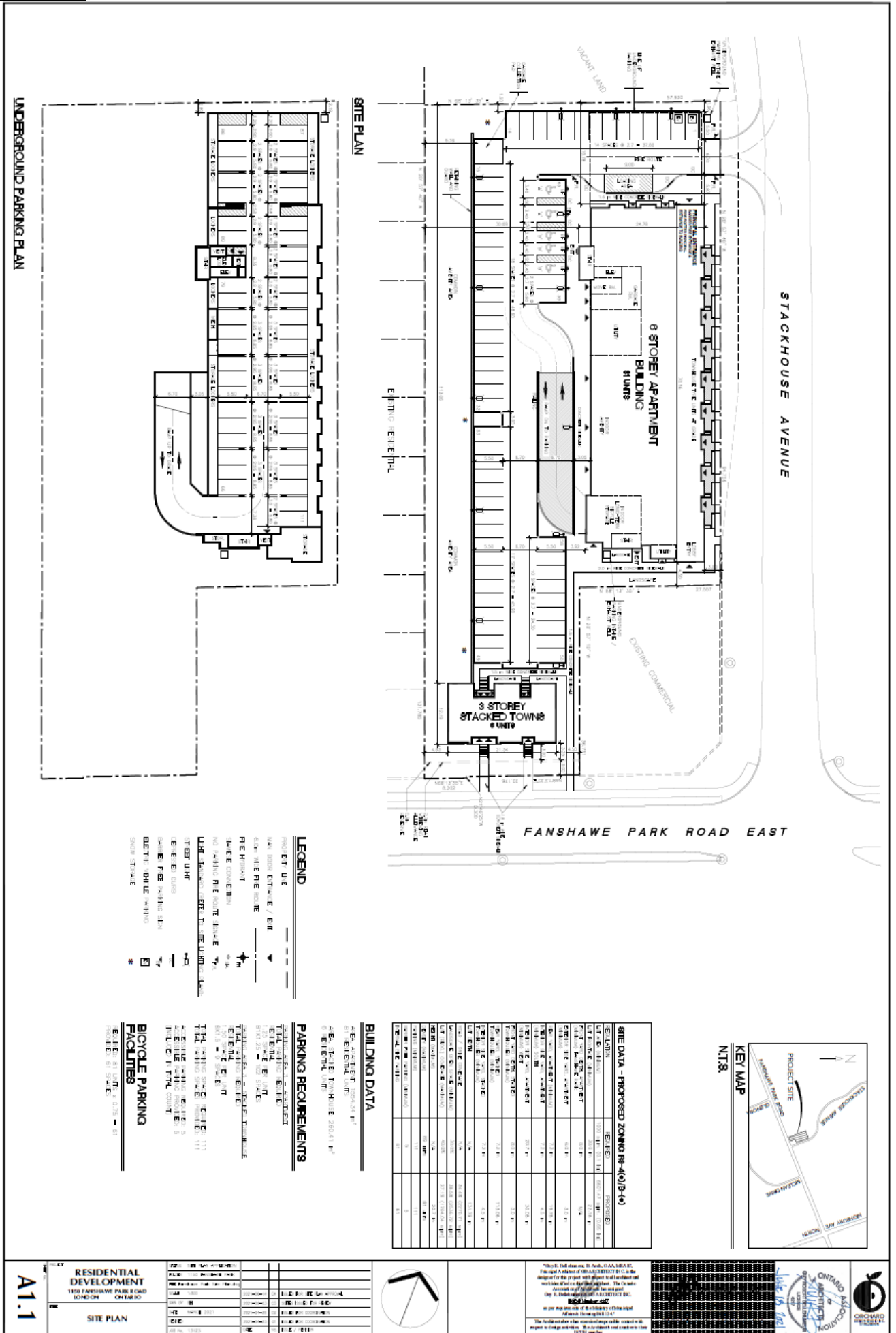
cc: Heather McNeely, Manager, Current Development, Planning and Development

MV/mv

Y:\Shared\implemen\DEVELOPMENT APPS\(\Insert Source)

Appendix A: First Submission Plans

Site Plan



Apartment Building Elevations – West and South

WEST ELEVATION (PARKING)

SOUTH ELEVATION

MATERIALS LEGEND:

- ① BRICK
- ② BRICK
- ③ BRICK
- ④ BRICK
- ⑤ BRICK
- ⑥ BRICK
- ⑦ BRICK
- ⑧ BRICK
- ⑨ BRICK
- ⑩ BRICK
- ⑪ BRICK
- ⑫ BRICK
- ⑬ BRICK
- ⑭ BRICK
- ⑮ BRICK
- ⑯ BRICK
- ⑰ BRICK
- ⑱ BRICK
- ⑲ BRICK
- ⑳ BRICK
- ㉑ BRICK
- ㉒ BRICK
- ㉓ BRICK
- ㉔ BRICK
- ㉕ BRICK
- ㉖ BRICK
- ㉗ BRICK
- ㉘ BRICK
- ㉙ BRICK
- ㉚ BRICK
- ㉛ BRICK
- ㉜ BRICK
- ㉝ BRICK
- ㉞ BRICK
- ㉟ BRICK
- ㊱ BRICK
- ㊲ BRICK
- ㊳ BRICK
- ㊴ BRICK
- ㊵ BRICK
- ㊶ BRICK
- ㊷ BRICK
- ㊸ BRICK
- ㊹ BRICK
- ㊺ BRICK
- ㊻ BRICK
- ㊼ BRICK
- ㊽ BRICK
- ㊾ BRICK
- ㊿ BRICK

NO.	SYMBOL	DESCRIPTION
1	BRICK	BRICK
2	BRICK	BRICK
3	BRICK	BRICK
4	BRICK	BRICK
5	BRICK	BRICK
6	BRICK	BRICK
7	BRICK	BRICK
8	BRICK	BRICK
9	BRICK	BRICK
10	BRICK	BRICK
11	BRICK	BRICK
12	BRICK	BRICK
13	BRICK	BRICK
14	BRICK	BRICK
15	BRICK	BRICK
16	BRICK	BRICK
17	BRICK	BRICK
18	BRICK	BRICK
19	BRICK	BRICK
20	BRICK	BRICK
21	BRICK	BRICK
22	BRICK	BRICK
23	BRICK	BRICK
24	BRICK	BRICK
25	BRICK	BRICK
26	BRICK	BRICK
27	BRICK	BRICK
28	BRICK	BRICK
29	BRICK	BRICK
30	BRICK	BRICK
31	BRICK	BRICK
32	BRICK	BRICK
33	BRICK	BRICK
34	BRICK	BRICK
35	BRICK	BRICK
36	BRICK	BRICK
37	BRICK	BRICK
38	BRICK	BRICK
39	BRICK	BRICK
40	BRICK	BRICK
41	BRICK	BRICK
42	BRICK	BRICK
43	BRICK	BRICK
44	BRICK	BRICK
45	BRICK	BRICK
46	BRICK	BRICK
47	BRICK	BRICK
48	BRICK	BRICK
49	BRICK	BRICK
50	BRICK	BRICK

RESIDENTIAL DEVELOPMENT
1150 FARMHAWK PARK ROAD
LONDON ONTARIO

WEST AND SOUTH ELEVATIONS

A4.2

ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED ARCHITECT
LIFE MEMBER

ARCHITECTURE
LIFE MEMBER

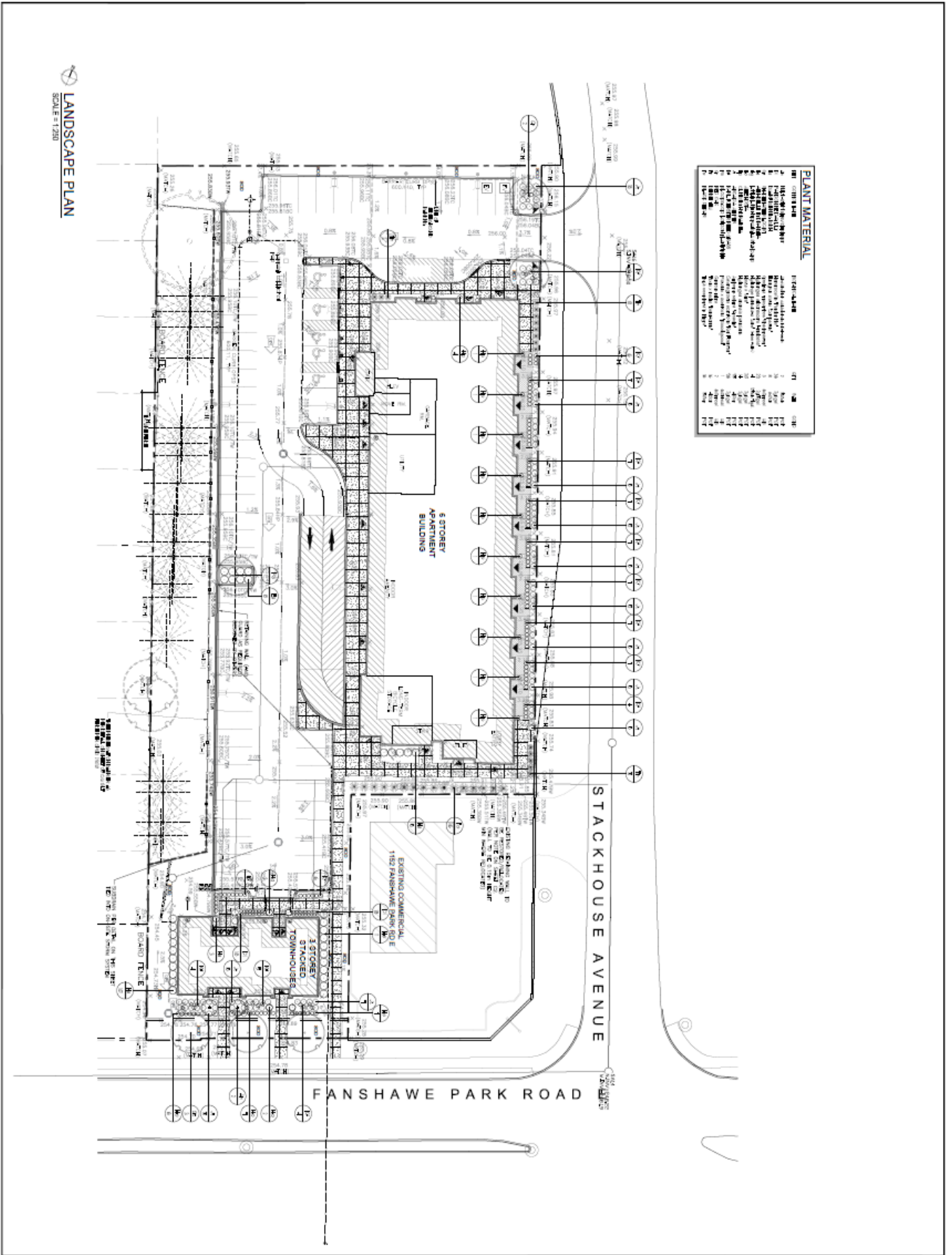
ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED ARCHITECT
LIFE MEMBER

ARCHITECTURE
LIFE MEMBER

ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED ARCHITECT
LIFE MEMBER

ARCHITECTURE
LIFE MEMBER

Landscape Plan



PLANT MATERIAL

NO	SYMBOL	PLANT MATERIAL	QTY	NO	SYMBOL	PLANT MATERIAL	QTY
1	(Symbol)	100% POLYETHYLENE	1	11	(Symbol)	PLANT MATERIAL	1
2	(Symbol)	100% POLYETHYLENE	1	12	(Symbol)	PLANT MATERIAL	1
3	(Symbol)	100% POLYETHYLENE	1	13	(Symbol)	PLANT MATERIAL	1
4	(Symbol)	100% POLYETHYLENE	1	14	(Symbol)	PLANT MATERIAL	1
5	(Symbol)	100% POLYETHYLENE	1	15	(Symbol)	PLANT MATERIAL	1
6	(Symbol)	100% POLYETHYLENE	1	16	(Symbol)	PLANT MATERIAL	1
7	(Symbol)	100% POLYETHYLENE	1	17	(Symbol)	PLANT MATERIAL	1
8	(Symbol)	100% POLYETHYLENE	1	18	(Symbol)	PLANT MATERIAL	1
9	(Symbol)	100% POLYETHYLENE	1	19	(Symbol)	PLANT MATERIAL	1
10	(Symbol)	100% POLYETHYLENE	1	20	(Symbol)	PLANT MATERIAL	1

LANDSCAPE PLAN
SCALE = 1:250

KEY MAP

RON KOUDYS LANDSCAPE ARCHITECTS INC

ALL SERVICES UNDER THE PROVISIONS OF THE LANDSCAPE ARCHITECTS ACT (1991) AND THE LANDSCAPE ARCHITECTS REGULATIONS (1992). THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS SHALL BE APPROVED BY THE ARCHITECT.

DATE: 18-07-11

PROPOSED APARTMENT BUILDING
1150 FANSHAW PARK RD E
LONDON, ONTARIO

LANDSCAPE PLAN

DATE: 18-07-11

OMAA
ONTARIO MUTUAL ASSOCIATION OF ARCHITECTS

DATE: 18-07-11

Appendix B – Public Engagement

Community Engagement

Public liaison: On July 21, 2021, Notice of Application was sent to all property owners within 120 metre radius of the subject lands and to those who made public comments during the Official Plan and Zoning By-law Amendment. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 22, 2021.

On September 1, 2021, Notice of Public Meeting was sent to all property owners within a 120- metre radius of the subject lands and to those who made public comments during the Official Plan and Zoning By-law Amendment. Notice of Public Meeting was published in *The Londoner* on September 2, 2021.

Five (5) written replies were received as part of the original circulation and one (1) phone call were received. Following the Notice of Public Meeting circulation, five (5) additional written replies were received.

Nature of Liaison: Site Plan Approval to allow for the development of the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in 87 residential units.

Responses: A summary of the various comments received include the following:

Concern for:

- Impacts on abutting properties during construction. Including the possibility of construction causing extensive damages to adjacent dwellings
- Privacy
- Garbage storage
- Shadowing from the building
- Overdevelopment
- Soil disturbances
- Safety, specifically of children in the neighbourhood with the increase in population and loss of privacy
- Reduced property values
- Loss of trees
- Traffic along Stackhouse Avenue and Fanshawe Park Road East intersection
- Increased noise
- Proximity to park

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone
M. Cass

Written	Written
Sunil Koshy 1259 Howlett Circle	Mary Matthew Kottappurathu 1259 Howlett Circle
Bijoy Vellanickal 1420 Howlett Circle	Tianjiao Tong 1243 Howlett Circle
Wayne & Nora Tingle 55 Tweed Crescent	Michael You
Robert Small	Bram Bontje
Michael Benjaminsen 1171 Blackwell Boulevard	Aleksandr and Albina Kononenko 1145 Blackwell Boulevard
Cab Rome	

From: Wayne Tingle
Sent: Monday, July 26, 2021 1:01 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] File: SPA21-050 Stackhouse Developments (London) Inc.

Dear Ms Vivian and Planning Committee:

We have received your notice about the Site Plan Control Application from the above applicants. We back onto the Fanshawe Optimist Park on Fanshawe Park Road East and wish to make the following comments about the potential impacts this will have on our quality of life.

General Comments

We are perplexed about the need for more multi-family housing when there are several recent multi-family developments in the area in the past two years (townhouses across Stackhouse Avenue) and the huge development on Highbury Avenue North just south of the Thames River. We see the following major impacts on traffic volumes on Fanshawe Park Road and Highbury Avenue with all these residential vehicles going to and from work and leisure.

1. The Stackhouse/Fanshawe Park Road intersection will require a traffic signal that will slow the traffic flow on this five lane major east/west 'arterial' road. The frequent stops and starts will result in increased air pollution in an established residential area from buses, transport trucks and gravel trucks that use diesel fuel that pollutes more.
2. The proximity of this intersection to the children's park directly across from this intersection would require the installation of some kind of fencing to protect the children (a fence and /or an earth berm).
3. The noise increase from the frequent stops and starts from the traffic light (quality of life issue for us). You may be required to extend the northern barrier wall that exists on each side of the park.
4. All of these impacts would have major costs associated with them. There should be conditions attached to any approval that requires a financial contribution from the developer.

Looking back at all of our comments on this development application, it looks like this proposal is a bad fit for this property. The fact that the developer needs a zoning amendment, official plan amendment and is asking for bonusing for proposed height and density says to us 'don't allow this development here'.

Sincerely,
Wayne & Nora Tingle
55 Tweed Crescent, London

From: Bijoy Vellanickal
Sent: Thursday, July 29, 2021 12:06 PM

To: Vivian, Melanie <mvivian@london.ca>
Cc: Doc Services <DocServices@london.ca>
Subject: [EXTERNAL] Request For Participation

Hi,

I am currently a resident on Howlett Circle and I am opposing the 1150 Fanshawe Park Road East development.

It's an over development and it would hurt the privacy of the neighbourhood houses.

When they do the construction it will cause extensive damages to the adjacent houses and will cause soil disturbances too.

I would like to participate in all future meetings to raise my concerns. Please notify me about future meetings.

Thank you,

Bijoy Vellanickal

1420 howlett Circle ,London ,N5X0K5

From: Joy Tong

Sent: Wednesday, August 4, 2021 11:06 AM

To: Vivian, Melanie <mvivian@london.ca>

Subject: [EXTERNAL] Concerns about Site Plan Control Application: 1150 Fanshawe Park Road East SPA21-050

Dear Ms. Vivian,

My name is Tianjiao and I am the property owner of 1243 Howlett Circle. I have recently received the notice of a planning application for the apartment building construction near my house (1150 Fanshawe Park Road East SPA21-050). I have serious concerns about this construction and would like to oppose this plan for the following reasons:

1. Privacy and blocking: Although my house does not directly face the proposed construction, many of my neighbour's houses will be severely blocked given its elevation and distance from the houses. Apart from this, the high-rise will cause a great loss of privacy as it is so close to the houses, and residents in the upper level of the proposed apartments have an unblocked view of the houses and our backyards.

2. Kids safety: We are a community with a lot of young parents and their kids. This loss of privacy creates serious security concerns for the kids. Imagine my kids playing in the backyard while being watched by 100+ residents from the proposed apartment. This is something we did not expect when purchasing the house. Also this huge increase in population with unknown backgrounds is also a serious concern to our kids' safety. Now we can watch out for each other's kids and the people around, but after new apartment is built, I am skeptical about whether the kids are still safe to play around the neighbourhood without parents' close supervision.

3. House price drop: Howlett Circle community is currently a very quiet and nice neighbourhood with the income-level of typical house owners. Building an apartment so close to our community will greatly distort the demographic composition and discourage future potential buyers, and a great decline in house price would be expected. For many of the house owners including me, Howlett Circle is the first house we buy while paying a high mortgage. We cannot afford a sharp drop in house price with such surprising apartment construction. Also it is questionable whether the local facilities such as parks can support such a huge increase in resident numbers.

4. Environmental concern: Lots of trees need to be cut down to build the apartment. Many local urban animals and birds will lose their natural habitat.

We have the expectation that new houses might be constructed in the circled area, since the Fanshawe Park Rd East region is under rapid development. However, we do not expect an apartment construction that would severely intrude our privacy and daily living. Thanks for your consideration.

Best,
Tianjiao Tong

From: rintu mary
Sent: Sunday, August 8, 2021 10:45 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] REGARDING 1150 FANSHAWE PARK ROAD EAST

Good evening, I am Mary mathew kottappurathu, currently residing in Howlett circle, and I am opposing the **1150 fanshawe park road east** development. it is overdevelopment and it would hurt the privacy of the neighborhood houses. We already mentioned about it before that, if something happend to our house while doing construction who will be responsible? also tree beind our house is cutting too. no privacy for us. we bought house here because we heard that commercial building coming there. after huge apartment building comes value of the house will go down. also garbage chute coming behind our house. it will affect our health and we cannot even go to the backyard. only we have space in our back during the summer time to get some sun light. if 6 floor bulilding comes we dont have any sunlight too.when they do the construction it will cause extensive damages to the adjacent houses and will cause soil disturbances too. when they do the underground parking definitely some damage to our house and fence. they have to fix it for us if they doing an 6 floor building. I would like to participate in all future meetings to raise my concerns. please notify me about future meetings.

thank you
mary Mathew kottappurathu
1259 Howlett circle London Ontario n5x0k5

From: Sunil Koshy
Sent: Monday, August 9, 2021 10:44 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] REGARDING 1150 FANSHAWE PARK ROAD EAST

Good evening, I am Sunil Koshy, currently residing in Howlett circle, and I am opposing the **1150 Fanshawe park road east** development. it is overdevelopment and it would hurt the privacy of the neighborhood houses. We already mentioned it before that, if something happened to our house while doing construction who will be responsible? also, the tree behind our house is cutting too. no privacy for us. we bought a house here because we heard that commercial building coming there. after a huge apartment building comes the value of the house will go down. also, a garbage chute coming behind our house. it will affect our health and we cannot even go to the backyard. only we have space in our back during the summertime to get some sunlight. if a 6-floor building comes we don't have any sunlight too. when they do the construction it will cause extensive damages to the adjacent houses and will cause soil disturbances too. when they do the underground parking definitely some damage to our house and fence. they have to fix it for us if they doing a 6-floor building. I would like to participate in all future meetings to raise my concerns. please notify me about future meetings.

Thanks
Sunil Koshy
1259 Howlett circle
London Ontario
N5X0K5

From: You Jaeyoung
Sent: Thursday, September 2, 2021 2:26 PM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Cassidy, Maureen <mcassidy@london.ca>
Subject: [EXTERNAL] Neighborhood's opinion on New Site Plan (1150 Fanshawe Park Road East) is Strong OBJECTION

Dear Melanie Vivian

CC. Maureen Cassidy

I am one of of Howlett circle and my family and myself respect that your contribution to make London is great city to live.

I like London have nick name of Forrest city and this is why I have decided to relocate at London.

Recently I have got notice of planning application and I am very happy that you are asking neighborhood opinion.

And, I would like to state it is NOT good idea and I really want new site plan is not allowed.

I believe it is very wired plan to allow 6th floor of building at such a small area (Please see attached file)

The reason that I am against of this plan are,

1. Safety issue

- A. I have two kids and we enjoy green forest at area of Blackwell park
- B. And I realized many kids and their family also enjoying at park
- C. New site plan will cause many cars travel on the road(Stack house avenue) and caused more possible car accident
- D. And I highly doubt it will take away some chance Kids not allow to access park(Blackwell park) and green area

SAFETY Second to none

- Too many cars Travel
- Seriously worry about high travel BAN kid's right to access to the park
- More possibility of accident



2. Privacy issue

- A. Boundary between Howlett circle and New site plan is too close
- B. Height of 6th Floor of Building is good enough sight to see every place of 2 stores of family house
- C. I highly drought it cause serious dispute/conflict between neighborhoods
- D. Most of single family house at Howlett circle will lost a chance to see view of green to the direction of East
- E. Every single family house where face to 6th Floor Apartment will NOT get sunshine anymore at the morning

PRIVACY

- Too close
- **Serious PRIVACY problem** will happen over all neighborhood of Howlett circle



3. High Density of Residence

- An area of new site plan have less than 1 acre (~89000ft²)
- It is about 1/5 of Howlett circle
- But new site plan allow too much density of residence in such a short area
- I think it might have high potential of future trouble such as pollution, sewer capacity and another of issue of unpredictable

Residency Density

- Too much high density such a short area
- 58 Family house at Howlet circle
- 87 Town House at New site plan
- No more considering as Forrest City



Area	5	>>	1
Residency	58	<<	87

So I highly state new site plan is not allowed and should be considered as regular type of house.

Thanks for hearing neighbor's pinions and looking forward to hearing new good plan to make London is great city
Again many thanks

Michael You/Your neighborhood

-----Original Message-----

From:

Sent: Thursday, September 2, 2021 4:44 PM

To: Vivian, Melanie <mvivian@london.ca>

Subject: [EXTERNAL] 1150 Fanshawe Park Road East

Hi Melanie

I called you earlier today with regard to 1150 Fanshawe Park Road. This application was approved by the Planning Department as well as the planning committee. What is

this meeting about? Is it still possible to deny this application to move forward? I have spoken to members of the planning committee before. However, I would like to attend the meeting on Monday, September 20 at City Hall. I would appreciate a clarification for this meeting.

Many thanks Melanie
Robert (Bob) Small
Sent from my iPhone

From: Bram Bontje
Sent: Friday, September 3, 2021 12:15 AM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] File SPA21-050 1140 Fanshawe Park Road East comments

Good morning Vivian,

Thank you for distributing these materials. I do not have any comments on the site plan drawing set. Overall the site looks well designed and I'm pleased to see surface parking shown. I assume this will include an appropriate allocation of visitor and/or short term delivery spots since stopping and temporary parking on Stackhouse outside the building on Stackhouse would be problematic.

I realize this does not pertain directly to the site plan application process but I would like to raise my concern again about the lack of traffic lights at Stackhouse/Fanshawe included in this plan (per my December 6, 2020 email to Maureen Cassidy and Sonia Wise). J-walking across Fanshawe by families in Stoney Creek to access the Fanshawe Optimist park already occurs regularly and adding an apartment building with no onsite greenspace at this location would presumably cause this to increase substantially. Excessive speeding/street racing on this section of fanshawe is a common occurrence and I am concerned about the high risk in attempting to cross 4 lanes of traffic at this location, especially by children and youth.

I was informed by Sonia in response to my earlier email that Transportation would require a new volume study capturing actual pedestrian movements to justify a new crossing. I am concerned that if this needs to be a backwards-looking exercise, with the delay involved in executing this study and then planning and constructing a traffic light installation there could be a vehicle/pedestrian accident before this could be completed.

Best regards,

Bram Bontje

From: Michael B
Sent: Tuesday, September 7, 2021 8:31 AM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Cassidy, Maureen <mcassidy@london.ca>
Subject: [EXTERNAL] 1150 Fanshawe Park-File: SPA21-050-Apposed

Good day. We live a 1171 Blackwell Blvd, N5X0N7.

My name is Michael Benjaminsen-Board President-MSCC-954.

I would oppose and really state NO. File;SPA21-50. The subdivision right beside the proposal is really a direct inference with the neighbors on Howlett Circle. They would lose all normal sunlight, as well look directly into a neighbors back yard. This will also affect property valuation and type. High-rise buildings should never back onto single family houses.

We are also adjacent to the proposal, and property type should be similar. We would also be affected by the buildings towering affect.

The City of London should be adding single homes or Townhomes in conjunction with the same building types.

Please advise on, how to vote by email, and or by mail. If required we will attend.

Kind regards,

Michael Benjaminsen-1171 Blackwell Blvd.

From: Альбина Кононенко
Sent: Tuesday, September 7, 2021 5:27 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] File SPA21-050 objections of site plan Stackhouse Development

From: Owners 1145 Blackwell Blvd, London ON Aleksandr and Albina Kononenko
To: Site Development Planner Melanie Vivian

By this email, we are owners of unit # 1145 Blackwell boulevard declare that we are against of construction a 6 level building (Stackhouse Developments, 1150 Fanshawe Park Road East, London) across a road and just opposite of our property. There are several main reasons for our objections:

1. Value of our property will be decreased. We have paid a lot of money and have bought this property because it is a quiet and peaceful neighborhood with no high-rising and crowded buildings around. (especially buildings for rent).
2. Traffic collapse. Fanshawe is a busy street and has a lot of traffic now and busy intersections as well. By adding 87 units there it would be crazy traffic especially in and out of Fanshawe.
3. Landscaping, environment, and ecology deface. We believe that city construction planning should have a system of construction and create an adequate architecture where are special spots can be used for high-rising buildings and wouldn't look ugly among single houses and townhouses. Big building shutting view and sunlight. Also, it will cause noise. And according to the plan looks like it is really not enough space for this building, it is going to be right on the edge of the road. We hope all that negative facts will be taken into consideration and this site plan will be declined.

Please confirm receiving our email.

We would like to be notified of the decision of the City of London on the proposed site plan application.

Sincerely,

Aleksandr and Albina Kononenko

From: Cab rome

Sent: Wednesday, September 1, 2021 3:45 PM

To: Mellen, Barb <bmellen@london.ca>

Subject: [EXTERNAL] Re: Notice of Public Participation Meeting: SPA21-050 - 1150 Fanshawe Pk Rd E

When was the name changed from Brock Development to Stackhouse Development?

Aren't they in current lawsuits to see if they will lose their License to build after the Teeple Terrance collapse and death of 2 workers?

Appendix C: Agency/Departmental Comments

The following comments were provided as the first submission responses. Second submission documents have yet to be received at the time of writing this report.



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

London
CANADA

Stackhouse Developments (London) Inc.
356 Oxford Street East
London, ON N6A 1V7

July 23, 2021

Re: Site Plan Control Approval for 1150 Fanshawe Pk Rd E, London, ON – File Number SPA21-050

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: Memos from **London Hydro, Canada Post**

General Comments:

1. Parkland dedication, in the form of cash in lieu, pursuant to By-law CP-9 is required prior to Site Plan Approval. The required amount is \$71,700 (\$800.00/apartment building unit and \$1150.00/stacked townhouse unit).
2. Ensure all plans match with the second submission. The engineering drawings show a wider radius than the site plan and landscape plan.
3. Please see the attached memo from Canada Post. It is noted that the townhouses will be CMB delivery, and the apartment building will be mail panel.
4. Archaeological conditions are considered satisfied for this application.
5. If the development has 4 or more rental housing units, then the DC is deferred over 6 annual installments plus applicable interest. An Alternative Payment Agreement (APA) would be needed to pay the DC at time of permit issuance.
6. Provide updated landscape and engineering cost estimates to address the comments below.
7. Comments from Ecology are forthcoming.
8. A Zoning Referral Record is attached for information purposes.
9. Transfer of Road Widening Land Dedication is required.
10. A Bonus Agreement is required to be entered into prior to SPA/permits.
11. A public site plan meeting is required prior to Site Plan Approval.
12. Holding Provisions are to be removed prior to permit. Please submit your Holding Removal Application if not done already.

Response:

Site Plan Comments:

1. Update the site data table to reflect the in force and effect zoning along with the Bonus Zone.
2. Confirm the height of the proposed stacked townhouse.
3. Identify the fire route sign numbers on the site plan.
4. Solid Waste requires further clarification on the intent of garbage pick-up for the stacked townhouse units as there is no space for a turn-around. Will the garbage be placed along Fanshawe Park Road West or brought to the garbage collection pad on pick-up day? Please clarify.
5. Confirm the height and location of the proposed board-on-board fence on the site plan.
6. The current proposed snow storage areas along the western property boundary require the snow to be piled behind the retaining wall. Consider alternative snow storage locations or explore opportunities for snow to be trucked off site. If the snow is proposed to be trucked off-site, please note this on the site plan.
7. Revise the underground parking configuration to revise the location of the storage lockers. Consider a more common location. The current configuration does not allow for direct access and the doors may impact the proposed parking stalls.
8. Revise the photometric plan to ensure there is a 0.0 rating of light cast along the northern property line.
9. Dimension the barrier-free parking stall lengths.
10. Revise the sidewalk width at the building frontage to be 1.8 metres to meet barrier-free requirements set out in the Accessibility Checklist.
11. Refer to Figure 6.4 of the Site Plan Control By-law for the appropriate fire route sign details. Update the site plan details page to include the correct fire route sign details.

Response:

Landscape Comments:

1. The **landscape plan** needs to be updated as follows to be in accordance with the City of London Site Plan Control Bylaw Section 1.6.1, Section 9:

- Update cross-sections drawings. Planting details and specifications should be in accordance with the City of London Supplemental Standards for Tree Planting and Protection Guidelines <https://www.roadauthority.com/Standards>.
- Provide tree planting along site fronting onto Stackhouse; 1 tree per 12m.
- tree planting along northern interior property lines in 1.5 landscape strip; 1 tree per 15m.
- Substitute native pollinator friendly plantings to fulfill London Plan Policy 239 and 649* for taxus and juniperus species

* The London Plan Key Direction 4 provides strategies to establish London as the Greenest City in Canada and as the key pollinator sanctuary within our region [Policy 16]. To become a sanctuary, the City will need the cooperation of private homeowners and developers to plant species that support a range of native pollinators on their properties. Individual sites will become integrated into a biologically diverse urban patchwork of floral resources and nesting sites.

Response:

Building Design Comments:

1. No further comments.

Response:

Engineering Comments:

See attached red-line drawing.

GENERAL

1. Due to size and nature of the site development, please provide heavy duty silt fence (OPSD 219.130) within the neighboring border limit with MN # 1152 and for the West portion of the site to protect tree preservation.
2. Provide measures to keep City street free of construction sediment, and excessive dust through the use of construction access mats, or street cleaning, or any other methods recommended by the engineer to the standards of the 'Erosion and Sediment Control Guidelines for Urban Design.'
3. Ensure the removal of any overhead hydro lines are coordinated with London Hydro.

GRADING

4. The Grading Plan indicates areas of ponding. The consultant is required to identify the specific storm event that the ponding is in relation to as well as indicating the volumes and elevations of all ponding areas within the drawings, keeping in mind that the City staff does not recommend ponding a 2 year storm event.
5. The Grading Plan depicts incorrect ponding limit elevation and mismatch DICB inlet tag elevation at Southwest portion of the site. Please review the ponding limit within the grading plan and revise accordingly (refer to RL drawing for more detail).
6. Roof water leaders for the stack townhouses should be identified on the grading plan.

SERVICING

7. There are no details to show how to connect a drop structure to Doghouse Sanitary Maintenance Hole within the provided drawings. The provided details on sheet (6) doesn't reflect the situation of the proposed Dog house MH. There are no specific details to show how the consultant/contractor will be constructing the drop structure / Doghouse MH.
8. The Doghouse Maintenance Hole may only be used for placing a new Maintenance Hole on an existing sanitary line when installation of a standard MH is not practical.
9. Based on the minimum flow upstream of this pipe, SED preference to install a standard MH and bypass the flow during construction.
10. As per City Standard, an inspection MH is required downstream of OGS unit. STMH 1 is to be designed as an inspection MH; the benching details is to be included on the plans.
11. There is no storm PDC provided for the stack townhomes and based on the elevation plans provided as part of the Site Plan Application, it is our understanding that there are basements proposed for stack townhomes. If there is a basement for this development, please provide the following:
 - Indicate how the foundation drains for stack townhomes is discharged keeping in mind that as per Drainage By-law 5.7 the foundation drains flows from a lot shall be discharged via a sump pump to a storm building sewer for this development.
 - Show sump pump locations on the drawing.
12. Provide a construction schedule for the re-alignment of the DICB lead. Ensure stormwater flows are controlled on-site and have an active outlet at all times.
13. Add a valve after the hydrant to ensure that building's water service can be isolated while maintaining fire protection.

14. Proposed FH to be 3.0m clear of any obstruction. With the proposed garbage enclosure and parking stall directly adjacent, is the FH and valve readily accessible during emergency situations?
15. As per City standard DSRM 7.9.4 h), two meter pits and two services required for each vertical stack of units within the Townhouse Block.

STORMWATER MANAGEMENT

16. The storm sewers on Fanshawe Park Road E. have been designed to accommodate the 2 year storm event (not 5 year). As such, the consultant is required to revise calculated pre and post development flow rates.
17. The areas on the east side of the site fronting Stackhouse Ave, abutting MN#1152, and on the southside of the site fronting Fanshawe Park Rd E. contain uncontrolled flows and should be identified as such in both the drainage area plan and calculations with the Site Servicing Design Brief.
18. The calculated predevelopment allowable release rate should be reduced to account for the uncontrolled area.
19. The post development composite "C" value should not be calculated using the uncontrolled area.
20. The consultant is to indicate the extents, volumes and elevations of any and all ponding areas and state the associated storm event within the drawings which may occur as a result of the updated calculations.
21. The following comments pertain to the OLF route at the southwest corner of the site:
 - a. Please provide calculations for quantifying discharge of the OLFR weir, accounting for the anticipated high ponding level of the 250 year storm event.
 - b. As per 9.4.1 of The Design Specifications & Requirements Manual (DSRM), all multi-family, commercial and institutional block drainage is to be self-contained. Regardless of the previous comment, the proposed grading plan at the southwest limit of the development indicates potential for major overland flows being directed towards existing residential lands (match grade 254.74 is only 0.01 higher than the OLF tip point). Adequate freeboard should be provided between the 250 year anticipated OLF water level and the existing property grade. The consultant is to revise the grading plan to direct major overland flows internally and to a safe outlet, ensuring no negative impacts to adjacent properties.
 - c. Further to the above, there is potential for situations where the DICB and/or the OGS surcharge, due to the hydraulic head created from ponding at CBMH3.
22. Further to issues noted within the above comment, SWED has major concerns with the amount of the site's overland flow that is directed to such a narrow and shallow OLF. The consultant should review and reassess opportunities within grading plan to redirect maximal portions of the sites OLF towards the site entrance on Stackhouse Ave.
23. SWED would recommend the consultant include a peastone layer between the insitu soils and clearstone layer in the infiltration trench, rather than geotextile fabric, to promote longevity of the system.

Transportation.

24. Fully Dimension access as per Access Management Guidelines, Radii 6.0m, width 6.7m, clear throat 6.0m from property line;
25. Ensure Access curb return not to extend beyond projection of neighboring property
26. TMP is under review with transportation. Comments will be forwarded (if any) once the review is complete.

Response:

Notwithstanding the above comments, nothing referenced herein shall contravene the Ontario Building Code.

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

Site Plans
 Engineering Plans
 Landscape Plans
 Cost Estimates
 Update Reports
 Response to Comments

Should you have any questions regarding your request for site plan approval please contact myself at 519-661-2489 x 7547 or mvivian@london.ca.

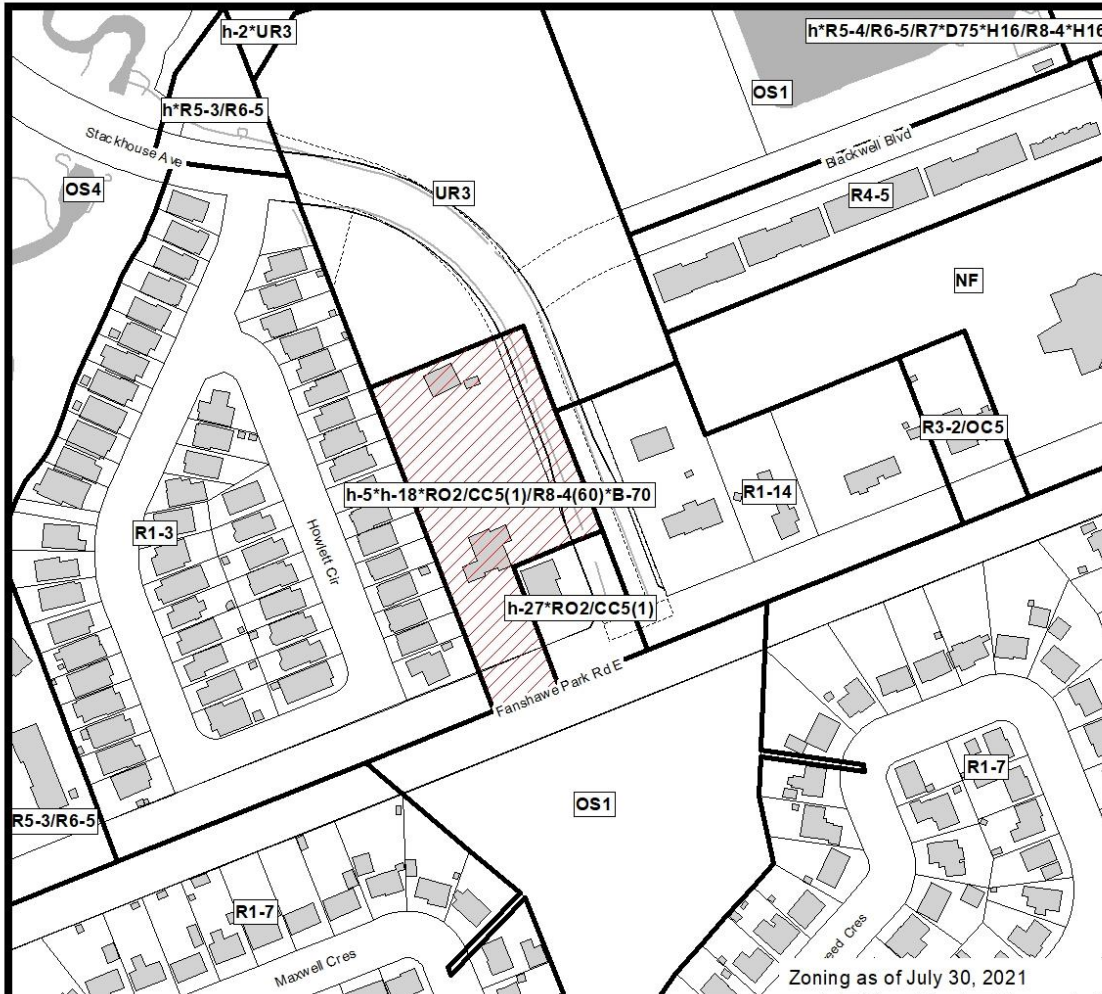
Yours truly,



Melanie Vivian
 Site Development Planner

cc: P. Yeoman, Director, Development Services
 H. McNeely, Manager, Development Services (Site Plan)
 M. Pease, Manager, Development Planning

Appendix D: Zoning, The London Plan and 1989 Official Plan Maps



Zoning as of July 30, 2021



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 | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| 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:

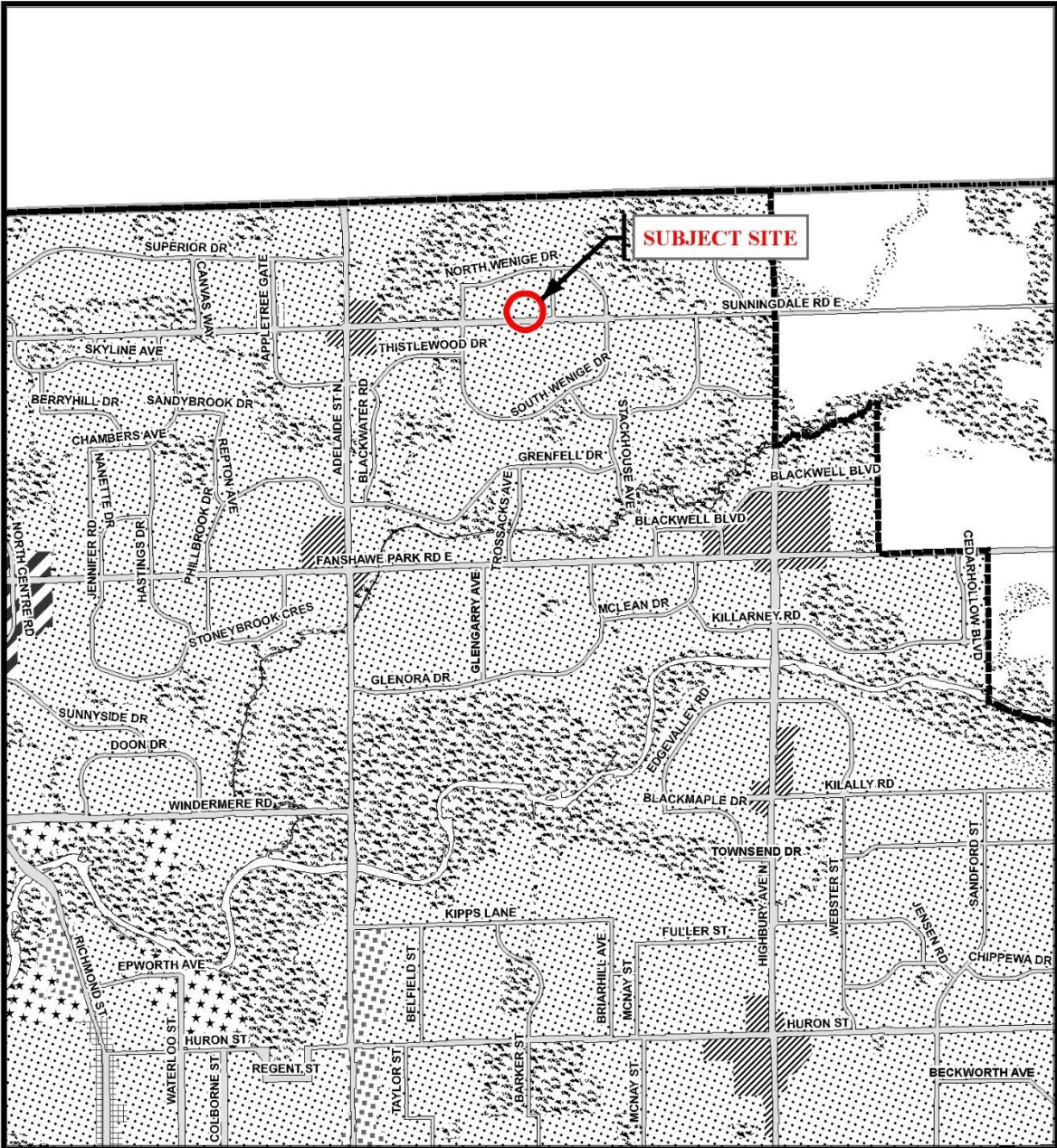
SPA21-050 MV

MAP PREPARED:

2021/08/30 DM

1:2,500

0 12.525 50 75 100 Meters



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

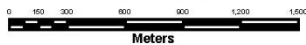
Planning Services /
Development Services

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

PREPARED BY: Planning Services



Scale 1:30,000

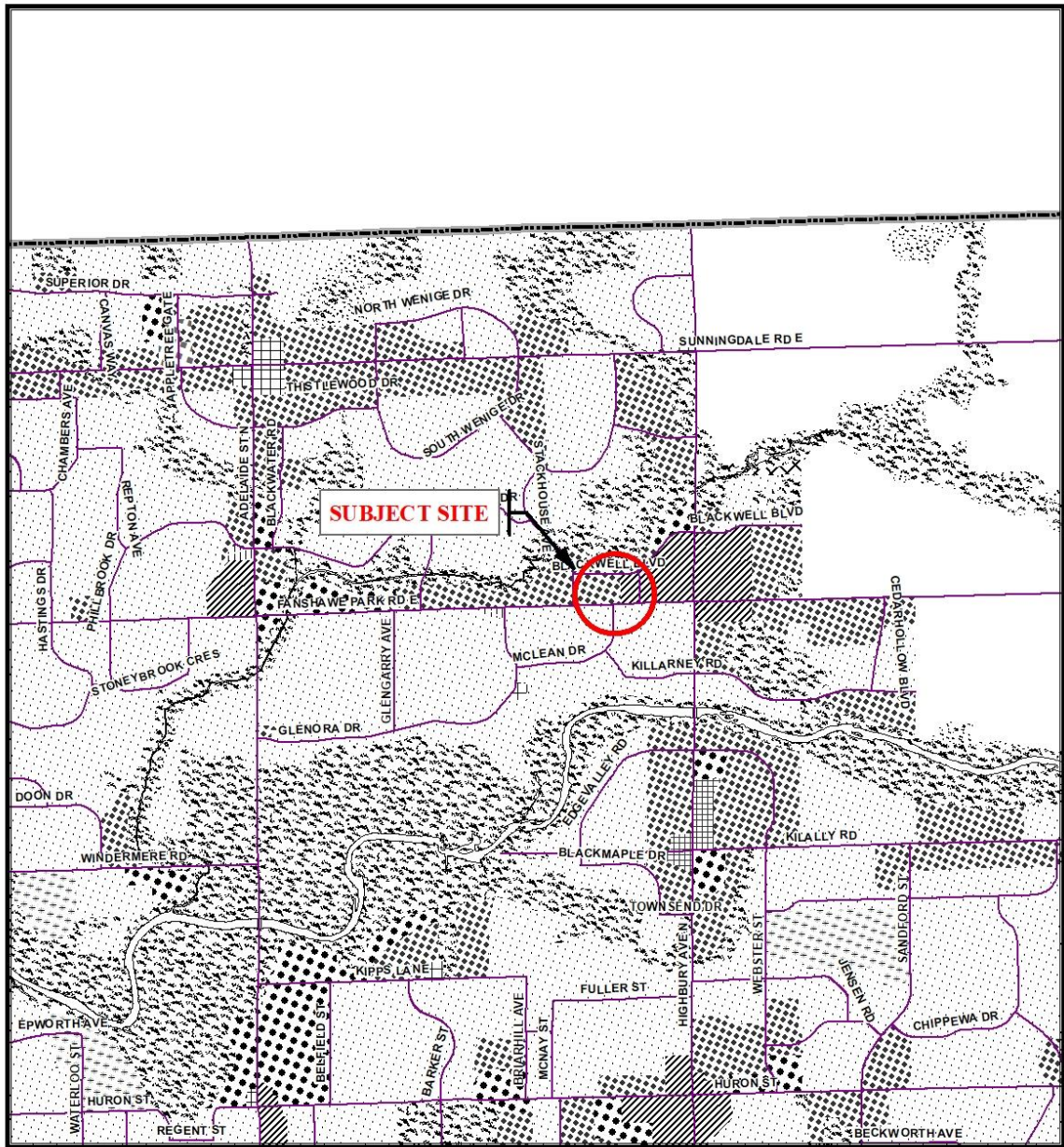


File Number: SPA21-050

Planner: MV

Technician: RC

Date: August 30, 2021



Legend

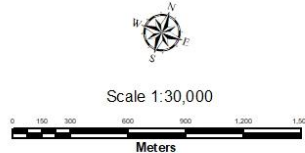
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format 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 |

CITY OF LONDON

Planning Services /
Development Services

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: SPA21-050

PLANNER: MV

TECHNICIAN: DM

DATE: 2021/08/30