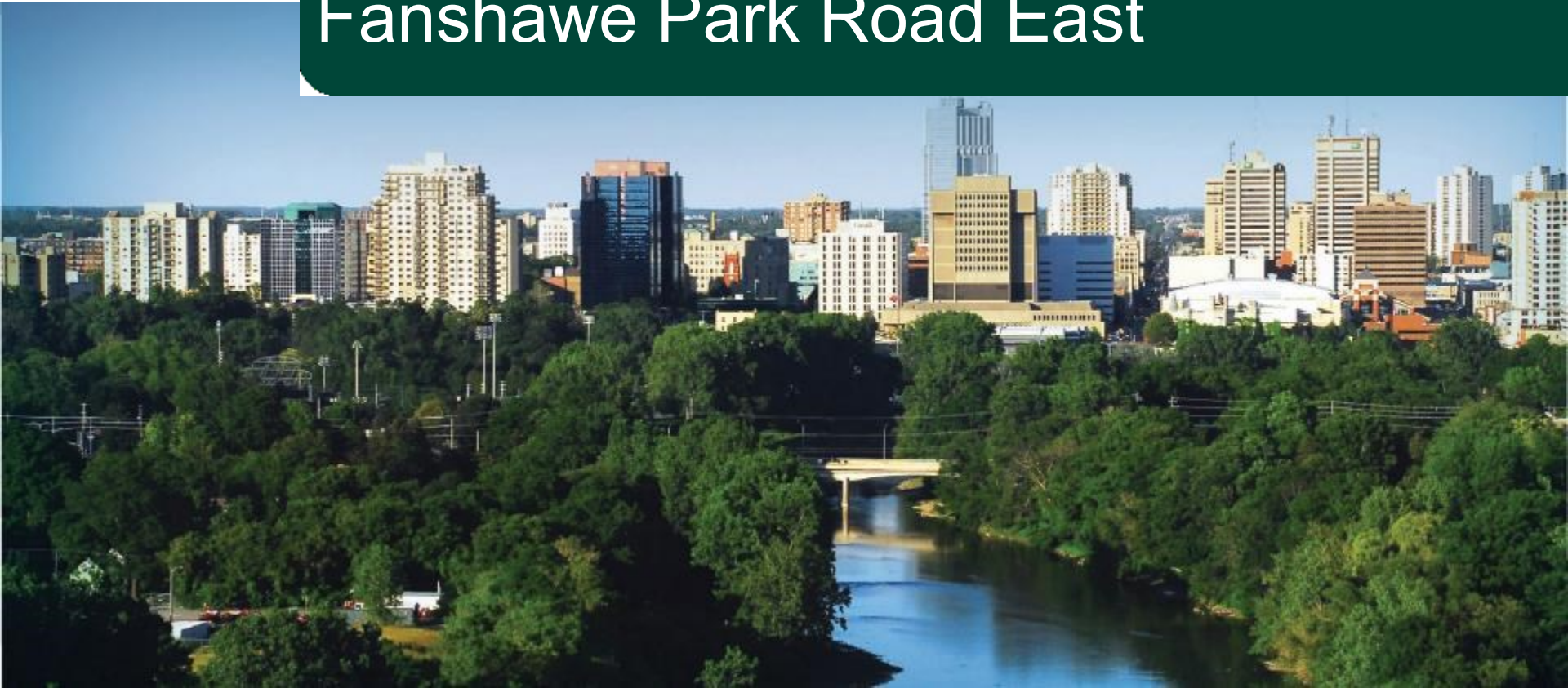




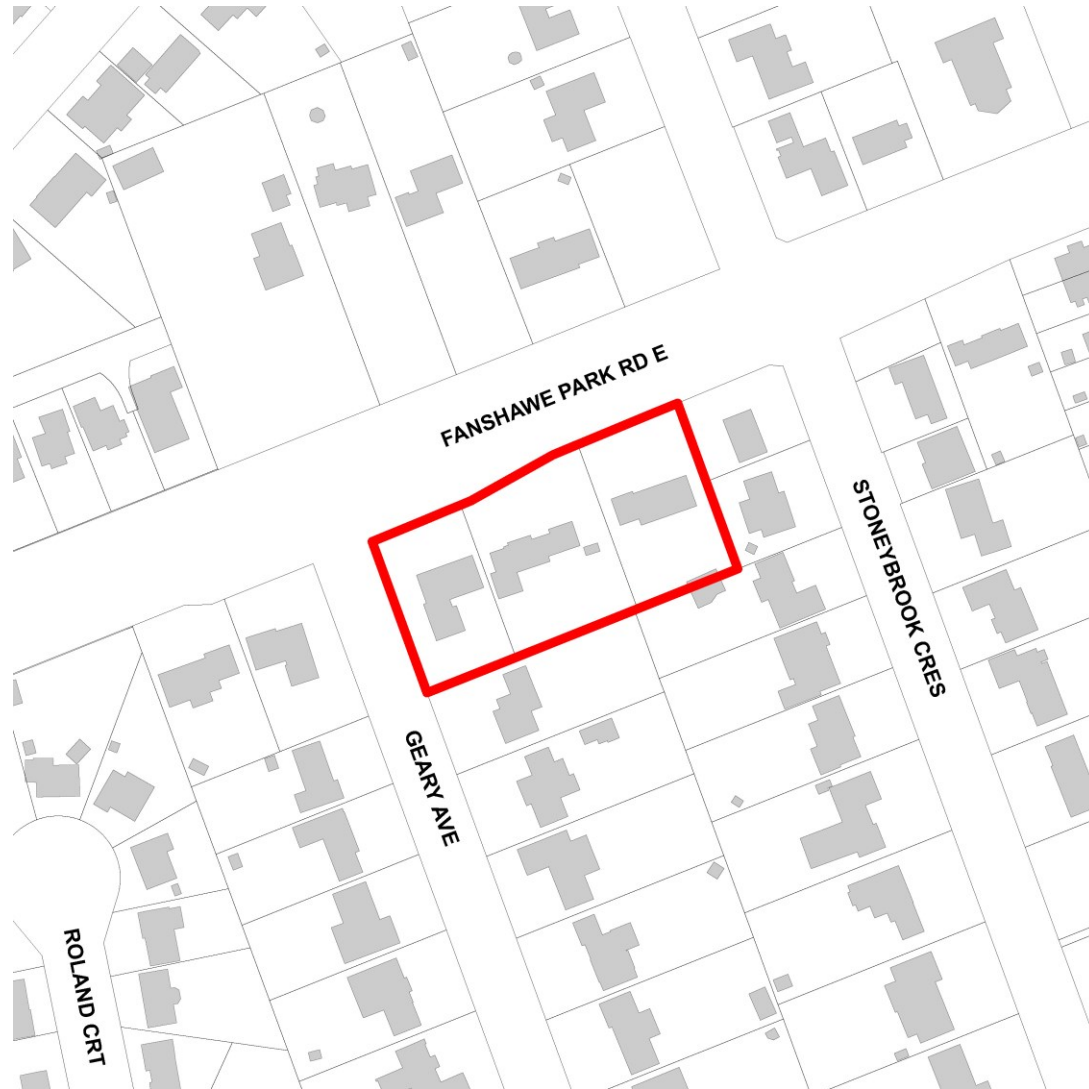
Slide 1 – O-9426/Z-9427: 517-525 Fanshawe Park Road East



City of London
March 28, 2022

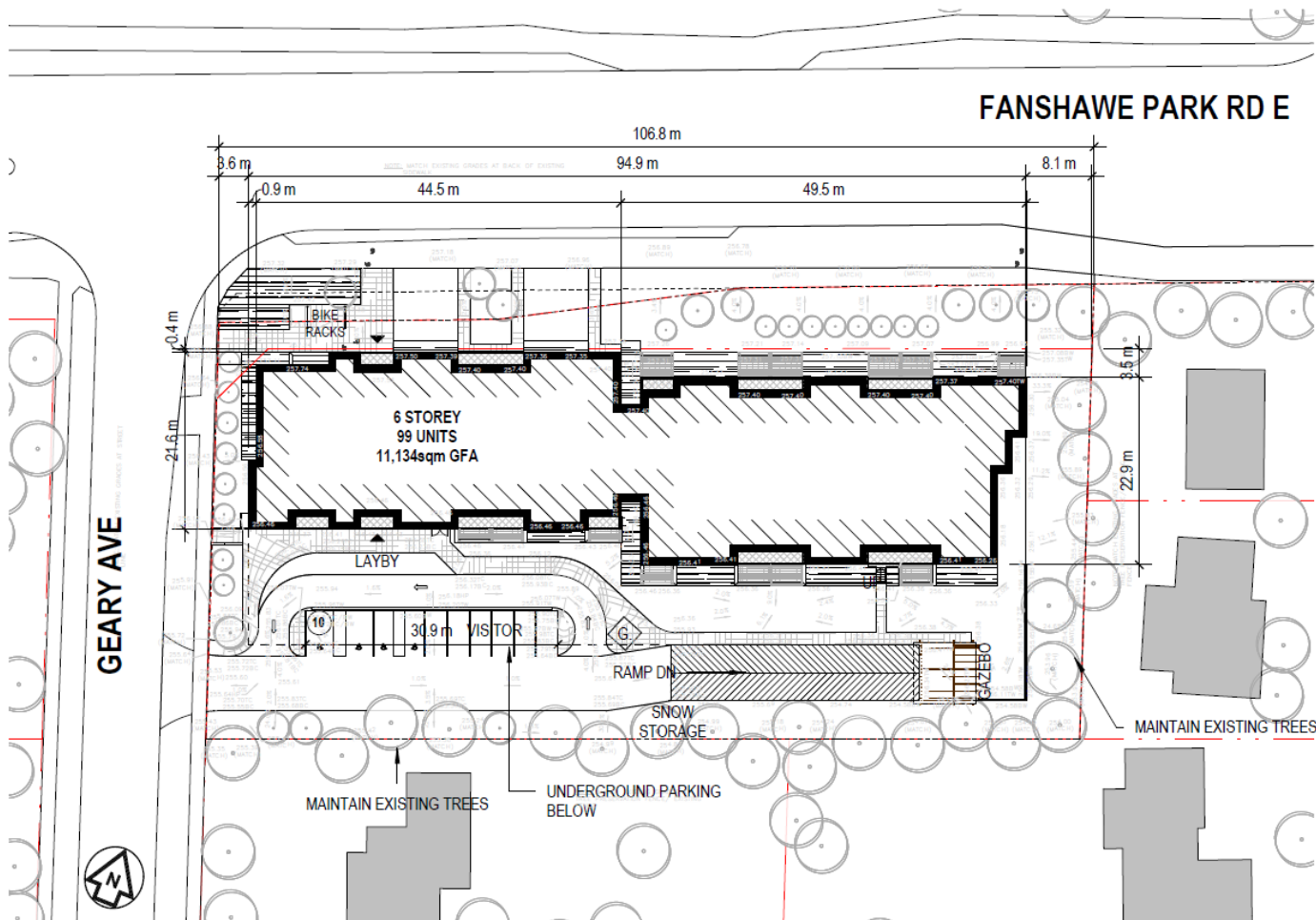


Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on an Urban Thoroughfare/Neighbourhood Street
- Permits low-rise apartments with a minimum height of 2-storeys and maximum height of 4-storeys
- Bonusing permits up to 6 storeys along Urban Thoroughfares
- Encourages compact forms of development and infill and intensification to manage outward growth

1989 Official Plan

- Current designation - permits multiple-attached dwellings with residential intensification up to 75 units per hectare (through infill and intensification policies)



Slide 6 – Neighbourhood Concerns

- *Traffic impacts and parking*
- *Intensification*
- *Height*
- *Compatibility*
- *Privacy and overlook*
- *Sufficiency of servicing infrastructure*
- *Buffering/tree removal*
- *Type of tenancy*
- *Decreased property values*



Slide 7- Site Servicing and Transportation

Sewer Engineering:

- Sanitary sewers available from Fanshawe to service the site

Water Engineering:

- Water is available to service the site via Geary and Fanshawe

Stormwater Engineering:

- Previous issue with reduced rear yard setback - demonstrate how stormwater flows will be safely conveyed on this site without impacting neighbouring residential properties
- Additional stormwater information provided, no further issues

Transportation Engineering:

- Proposal does not meet industry standards to warrant a traffic impact assessment



Slide 8 - Recommendation

