URBAN DESIGN BRIEF

1150 Fanshawe Park Road East
Official Plan and Zoning By-law Amendment
City of London

April 28, 2020
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1.0 INTRODUCTION

An Official Plan and Zoning By-law Amendment application has been submitted to the City of London to allow a six-storey, 81 unit apartment building on lands located at 1150 Fanshawe Park Road East. This Urban Design Brief describes the design details of the proposed residential building.

2.0 SECTION 1 – LAND USE PLANNING CONCEPT

2.1 DESCRIPTION OF SUBJECT PROPERTY

The subject lands are an L-shaped parcel of land located on the north side of Fanshawe Park Road East, just west of Stackhouse Avenue (Figure 1). Although the subject lands are not located directly at the intersection, the lands surround the existing corner parcel and contain 30.4m (99.7 ft) of frontage on Fanshawe Park Road and 94.7 m (310.7 ft) of frontage along Stackhouse Avenue with a total site area of 0.68 ha (1.7 ac). The property contains an existing single detached dwelling with access off of Fanshawe Park Road. A dilapidated barn is located at the rear of the property. The property contains existing vegetation with a row of large established spruce trees located along the westerly property line.

Figure 1 – Subject Property
The subject lands are currently designated “Multi-Family, Medium Density Residential” on Schedule ‘A’ of the City of London Official Plan (Figure 3). This designation permits a range of low and mid-rise apartment buildings up to a maximum density of 75UPH or 100UPH with bonusing. An Official Plan Amendment is proposed to redesignate the subject lands to a specific area. The amendment will allow the site to maintain a scale and use consistent with the current medium density designation at a density of 125UPH.
Although the majority of the London Plan is currently under appeal before the Ontario Municipal Board and not in full force and effect, the proposed development has been reviewed in the context of the Plan policies for informative, but not determinative, purposes. The subject lands are identified in the London Plan as being a “Neighbourhoods Place Type” (Figure 4) along an Urban Thoroughfare (Fanshawe Park Road) and a Neighbourhood Connector (Stackhouse Avenue). Sites along an Urban Thoroughfare permit low-rise apartment buildings up to four storeys or six stories with bonusing.

The proposed development is consistent with the policies as set out in the London Plan.

Figure 4 – The London Plan

The subject lands are currently zoned “Restricted Office (RO2)” and “Convenience Commercial (CC5)” in the City of London Zoning By-law (Figure 5). The site is also subject to a Holding Provision (h-27).

The current zoning on the lands does not permit apartment buildings on the property and, as such, a Zoning By-law Amendment is required.
2.2 THE PROPOSAL

The proposed development of the subject lands consists of a six-storey, residential apartment building containing 81 units comprising of 71 apartment units and 10 townhouse units, at a density of 125UPH (Figure 6). Ten percent of the units are proposed to be affordable.

Access to the site is proposed off of Stackhouse Avenue. A total of 123 parking spaces are proposed, made up of 74 surface parking spaces and 49 underground parking spaces (Figure 6).

The proposed apartment is sited along the Stackhouse Avenue frontage with a 3.0 m (9.8 ft) front yard setback. The ten proposed townhouse units face Stackhouse Avenue and can be accessed directly from the street or internally within the common apartment corridor.

Each apartment unit contains an outdoor balcony while the townhouse units each have access to a main floor outdoor patio area.

The main entrance into the building is located on the north elevation, facing the driveway into the site, with secondary entrances provided on the south and west elevations, proximate to the surface parking area (Figure 7).
Along the Fanshawe Park Road frontage, a landscape wall, together with an architectural fence detail, are proposed. An archway will tie in to the wall design to direct pedestrian traffic along Fanshawe Park Road into the site (Figure 8).

Figure 6 – Proposed Site Plan
Figure 7 – Proposed Rendering

Figure 8 – Proposed Landscape Wall Along Fanshawe Park Road
2.3 DESIGN GOALS AND OBJECTIVES

The overall goal of the project is to develop an underutilized site in an established area in a manner that provides a pedestrian/street-oriented development with appropriate setbacks from existing residential land uses.

The design objectives of the project include establishing a built form and site design which:

- is functionally integrated into the larger community;
- improves the quality of the existing pedestrian street environment with the incorporation of two-storey townhouse units on the base of the building along the streetscape;
- maintains the privacy of the adjacent residential land uses to the west;
- provides an appropriate streetscape design along Fanshawe Park Road, opposite existing parkland;
- allows the existing established tree line along the west property line to be maintained; and
- locates parking interior to the site, out of view from the streetscape.

2.4 DESIGN RESPONSE TO CITY OF LONDON DOCUMENTS

2.4.1 City of London Official Plan

The City of London Official Plan includes design criteria that are to be applied to new developments. Section 11.1.1 lists the design principles that are to be promoted in the preparation of development proposals. The individual principles listed do not always apply to each specific development and are dependent upon the location and characteristics of the proposal. The design principles relevant to this proposed development and how they are addressed is described as follows:

- Natural Features – the proposed development has no impacts on existing natural features nearby to the site (Section 11.1.1.i);
- Trees – The existing row of spruce trees along the westerly property line have been assessed by an arborist and are in good health. The proposed development accommodates the retention of this existing row of trees. New tree plantings are proposed throughout to further vegetate the site (Section 11.1.1.ii);
• Open Views – There are no significant views of natural features or landmarks surrounding the site that the proposed development would obstruct (Section 11.1.1.iii);

• High Design Standards – The proposed development provides a building design that makes use of modern design practices and materials. The two-storey townhouse units at the base of the building provide an attractive streetscape near to the Stoney Creek Valley Corridor (Section 11.1.1.iv);

• Architectural Continuity – Although the lands immediately to the north and east are yet to be developed/redeveloped, the proposed design of the building provides features that are complementary to various potential future building designs (Section 11.1.1.v);

• Redevelopment – The proposed apartment building will allow for the efficient use of an underutilized parcel of land intended for multi-family residential development (Section 11.1.1.vi);

• Streetscape – The east elevation has been designed with main floor townhouse units to animate the floor space adjacent to the pedestrian environment. The upper floors include balconies and a variety of materials and articulations to accentuate the building (Section 11.1.1.vii);

• Pedestrian Traffic Areas – direct pedestrian connections have been provided to each of the townhouse units to the city sidewalk to create a strong, animated environment along Stackhouse Avenue. Direct connections to the primary and secondary apartment entrances are also provided (Section 11.1.1.viii);

• Access to Sunlight – The proposed building has been situated as far as possible from the rear yards of adjacent residential lands. In addition, there will be no shadow impacts on adjacent residential properties as shadows cast by the building will be primarily directed to the north and east, given the natural direction of the sun (Section 11.1.1.ix);

• Landscaping – Landscape buffers are provided around the perimeter of the parking area with a large landscape area provided along the westerly portion of the property, where the existing tree line is being retained. Street trees and new
plantings break up space between the townhouses and the street (Section 11.1.1.x);

- Building Positioning – The proposed building has been positioned at the Stackhouse street line to provide a strong pedestrian environment consistent with contemporary urban design principles. The building is also as far from the existing residential to the west, as possible while serving to screen the parking area from the street (Section 11.1.1.xi);

- Enhances Accessibility Standards – The site accommodates accessible parking spaces as well as barrier free access to and within the building as per the City of London Accessibility and Design Standards (Section 11.1.1.xii);

- Parking and Loading – The proposed parking facilities have been designed to facilitate maneuverability on the site with access from Stackhouse Avenue (Section 11.1.1.xiii);

- Privacy – The building has been massed towards the southeast corner of the site to limit privacy impacts on residential properties to the west. New fencing and tree plantings, in combination with the preservation of the existing established tree line will protect the privacy of the adjacent outdoor amenity space (Section 11.1.1.xiv);

- Outdoor Space – Individual balconies and main floor patios have been provided for each unit to offer private outdoor amenity space (Section 11.1.1.xv);

- Play Areas – outdoor play areas are not warranted as the site is proximate to numerous open space areas and parkland (Section 11.1.1.xvi);

- Recreational Facilities – Internal facilities will be accommodated for residents of the building (Section 11.1.1.xvii);

- Noise Attenuation – The appropriate air conditioning measures will be put in place to mitigate sound impacts from Fanshawe Park Road on the proposed residential units (Section 11.1.1.xviii);

- Waste Management – Garbage and recycling is accommodated within the building and in an overflow outdoor collection area (Section 11.1.1.xix);
• Resource Conservation – The building design will incorporate measures to minimize the use of energy, water and resources where possible (Section 11.1.1.xx); and

• Gateways – The building sited at the street acts as a prominent feature to define the streetline as an entrance to the Stoney Creek community (Section 11.1.1.xxi).

2.4.2 The London Plan

Although the London Plan has been adopted by Council, many sections of the document are currently under appeal before the Ontario Municipal Board. That notwithstanding, the London Plan sets out urban design policies that are applicable to the City as a whole as well as to the various place types. The subject lands are located within the “Main Street Place Type”. The proposed apartment building is consistent with the City Design Policies and the policies within the Main Street Place Type as follows:

• The proposed building provides a built form and landscape area that enhances the streetscape and entry way into the Stoney Creek Community. The contemporary design of the building with main floor townhouse units, together with the variation in building materials, creates a building that fits with both the existing dwellings and the adjacent existing commercial building (Sections 197, 199 and 202);

• The building’s location at the southeast corner of the site, together with the retention of the existing tree line, limit impacts from the proposed development on adjacent residential uses (Sections 252, 253 and 298)

• The main floor townhouse units contain clear glazing to activate the streetscape (Section 291 and 303);

• The site has been designed to accommodate active outdoor patio spaces with hard surfacing and landscape areas along the streetscape. Trees and fencing are proposed around the perimeter of the site to provide buffering and screening from adjacent uses (Sections 210, 211, 235, 236 and 295);

• Direct pedestrian connections have been provided to and within the site (Sections 255 and 268);
• The existing tree line will be maintained along the west property line (Section 258)

• The building has been oriented at the street line to maximize building massing along the street frontage and provide direct connections to the City sidewalk (Sections 223, 256, 259 and 288);

• The parking area has been located to the rear of the building, out of view from the street. Parking along Fanshawe Park Road has been screened using a wall and fence treatment, with a contemporary archway providing pedestrian access to the site (Sections 222A, 269, 272, 278 and 282); and

• A variety of materials have been provided on the building, including stucco and wood-like, aluminum siding to add visual interest to the building (Section 301).

2.5 SPATIAL ANALYSIS

The site is located in the southeast quadrant of the Stoney Creek Planning District and is surrounded by existing built-up areas to the north, south and west, while lands to the east are experiencing new development over the past several years. These surrounding areas contain a broad range of uses including single family homes, townhouses, mid-rise buildings, schools, churches, public parks, parkland corridors, automotive uses and future neighbourhood commercial uses.

The 400m radius surrounding the subject lands is shown in (Figure 9). In the immediate area, adjacent land uses include two-storey, single-detached dwellings to the west, vacant, future development lands to the north, existing single detached dwellings to the east, along the north side of Fanshawe Park Road, and the Fanshawe Optimist Little League Park to the south. The site also surrounds a small parcel of land located at the immediate northwest corner of the Fanshawe Park Road and Stackhouse Avenue with the long-established Tyner Shortens retail store. Beyond these immediate surrounding uses are open space lands to the northeast, a church and automotive dealership to the east, additional single detached dwellings to the south, two-storey townhouses to the west and the Stoney Creek Valley Corridor to the north. Further north are additional lands intended for future development.
The broader, 800m radius contains existing residential subdivisions to the south and west while lands to the north and east are intended for future residential and commercial development (Figure 10). There are also multiple schools, churches and open space areas within the 800m radius.
Figure 10 – Regional Spatial Analysis
Figure 11 – Surrounding Site Photos

Photo 1 – View of subject lands from Fanshawe Park Road, looking north
Photo 2 – View of subject lands from Stackhouse Avenue, looking northwest

Photo 3 – View of lands to the south of the subject lands

Photo 4 – View of lands to the east, along the north side of Fanshawe Park Road
Photo 5 – View of lands farther east, along the north side of Fanshawe Park Road

Photo 6 – View of noise wall along the south side of Fanshawe Park Road, looking east

Photo 7 – View of noise wall along the south side of Fanshawe Park Road, looking west
Photo 8 – View of spruce trees on subject lands along westerly property line, looking north

Photo 9 – View of existing dwellings to the west, looking north

Photo 10 – View of lands to the north, looking north east
Photo 11 – View of lands to the north, looking north west
3.0 DESIGN PRINCIPLES AND DESIGN RESPONSES

3.1 SITE DESIGN

The proposed development consists of a six-storey apartment building with a contemporary building design positioned on the east half of the property. This location allows the building to frame the Stackhouse Avenue corridor and establish a built form line for future development to the north and to the east, on both sides of the street. The building location also provides the utmost separation from the existing residential uses to the west to reduce overlook impacts on the adjacent residential properties.

Access to the site is provided along the northerly property line, off Stackhouse Avenue with parking provided to the rear (west) of the building.

Primary entrances are on the north side of the building, as well as on the east side, which provide direct access to the ten townhouse units fronting onto Stackhouse Avenue. Secondary entrances are provided on the south and west elevations. The northerly entrance provides access to the apartment units as well as to the two-storey townhouse units. All entrances to the building are controlled access points.

3.2 BUILT FORM

The building is oriented towards the larger street frontage along Stackhouse Avenue, consistent with the existing adjacent commercial building to the south, and provides a 3.0m setback from the street. The base of the building is defined by two-storey townhouse units facing the street. The upper floors of the building each contain large windows and balconies.

The street wall is comprised of a row of two-storey townhouse units along the street frontage. The materials on the townhouse units differ from the upper floors to breakup the massing and maintain a pedestrian scale to the building. Each townhouse unit provides a direct entrance to the street as well as main-floor, street facing patios to animate the street. Landscape plantings are proposed to soften the streetscape and provide minor screening of the outdoor patio areas.

The upper floor of the building has been tiered to provide a top floor balcony the full length of the building and to reduce the scale of the building from the street level. The
roof top and cornice lines are clean and simple with a flat roof and projections to add interest to the roof line.

Individual entrances are provided to each of the townhouse units on the east side of the building facing the street. The primary entrance to the apartment building is located on the north side of the building and is visible from Stackhouse Avenue given the curvature of the road. Secondary entrances are also provided on the south and west elevations, proximate to the parking area.

Although the subject lands do not encompass the lands directly at the Stackhouse Avenue and Fanshawe Park Road intersection, the building has been located as close to the intersection as possible. The location of the building along the easterly property line assists in maintaining the privacy of the rear yards of the adjacent dwellings (Figure 12). The building location on the south-easterly portion of the property also eliminates potential for shadow impacts on existing and future surrounding land uses. Building and parking lot lighting is proposed to maintain the safety of residents of the building.

Figure 12 – Site Cross-Section

### 3.3 MASSING AND ARTICULATION

The overall building form reflects a contemporary design with appropriate vertical and horizontal architectural details and materials to break up the massing on each of the elevations. Recessed balconies are provided to give private outdoor amenity space to each of the units. The rhythm of at-grade openings is consistent along Stackhouse Avenue with direct entrances to each unit and large windows provided along the entire easterly building frontage in a regular pattern together with alternating building materials.
There will be no shadow impacts on the adjacent residential uses given their locations to the south and west of the proposed building.

3.4 CHARACTER AND IMAGE

The existing street character along Stackhouse Avenue is limited given that lands immediately surrounding the subject lands are yet to be developed/redeveloped. The proposed building will establish a standard for future development.

The character along Fanshawe Park Road is inconsistent with the streetscape being comprised of a range of noise walls, side and rear-lotted dwellings, window streets, parkland and single-detached dwellings with driveways directly onto Fanshawe Park Road. There are also some commercial/institutional buildings along Fanshawe Park Road with parking lots located between the building and the street.

As such the proposed development and landscape wall are an appropriate design to tie in with the existing variety of characters while establishing a new standard for future development in the area.

3.5 ARCHITECTURAL TREATMENT

The building offers a contemporary design with various architectural elements and materials on all elevations of the building. The building details include two-storey townhouse units framed with two-storey columns, large windows on all sides of the building, balconies with glass railings, a two-storey glass entrance at the northwest corner of the building for access to the apartment units, cornice lines to define the top of the fifth floor and the full length balcony above, a recessed sixth floor to reduce the scale of the building and various horizontal and vertical elements to break up the massing of the building. Building materials consist of brick, architectural panels, aluminum wood-like siding and glass railings. Material colours proposed are black brick, light grey aluminum panels and a medium wood siding as per the rendering provided.

3.6 LIGHTING

Lighting will be provided on the building to accentuate the articulations on the exterior façade. Parking lot lighting will be provided to ensure for the safety of the residents of the building, while recognizing the existing residential dwellings to the west.
3.7 SIGNAGE

Other than way-finding signs, no signage is proposed on the building.

3.8 SERVICING

Access to the site is provided via a vehicular entrance off of Stackhouse Avenue with sidewalk connections from the City sidewalk to the building and townhouse entrances.

The site is well served by public transit, with main bus routes running along Fanshawe Park Road and Stackhouse Avenue.

3.9 SUSTAINABILITY TECHNIQUES

The proposed development will make use of the “best practice” techniques of current construction practice to ensure the resulting building is energy efficient. No LEED or other certification is currently anticipated.