Urban Design Peer Review Panel Minutes
2020-07-15

Present:
UDPRP Members
  Ryan Ollson, Architect
  Leo Lin, Architect
  Mike Davis, Planner
  Tim Wickens, Architect
  Amelia Sloan, Planner

City of London Staff
  Jerzy Smolarek, Urban Designer
  Sonia Wise, Senior Planner
  Wyatt Rotteau, Urban Design Technician

Regrets:
UDPRP Members
  Tim O’Brien, Landscape Architect
Panel Review | Application #1

Time: 1:30pm  
Address: 1150 Fanshawe Park Road E  
Conflict of Interest: None

Application presentation by Applicant/Agent: Michelle Doornbosch

Panel Review:

- The panelists were concerned with the viability of any development occurring on the leftover property at the corner of Fanshawe Park Road E and Stackhouse Avenue.
  - The applicant should explore further opportunity to acquire this property to create one comprehensive development.
  - This section of Fanshawe Park Road E should be regarded as being a gateway and/or protective transition between the commercial node to the east and the low density residential to the west.
- Explore opportunities to create a ‘front’ elevation facing Fanshawe Park Road.
- Consider shifting the building northward & provide a main entrance on south side of the building near the south property line
  - This could provide opportunity for a mutual access for development on the corner parcel.
- Explore ways to accommodate most of the circulation that would be needed for the corner parcel on this site so a more significant development can occur there in the future.
  - The panel suggested 1653 Richmond Street as a precedent for mutual access easements, etc. that was used in the past.
- The significant scale of the building warrants more varied massing.
  - There is opportunity for a greater step backs on the north portion from the 4th storey – focus more massing toward south portion of the site so there is more visual interest from Fanshawe Park Road E.
- The panel commended the applicant on providing at-grade entrances to units on the Stackhouse elevation.
  - Focus on the relationship between private space and public realm.
  - Consider a grade separation for these units to provide enough privacy that the people who are living there feel comfortable using the spaces, and they don’t become ‘dead zones’.
- The panel commended the applicant for providing the landscape strip adjacent to the low density residential lots & protecting mature trees.
- Consider how the vacant land to the north could become a landscaped area to continue a green corridor that leads to Stoney Creek.
• Consider providing a building form at the Fanshawe Park Road E frontage (i.e. a stacked townhouse, etc.) to create an active street edge.
• Further develop screening of the parking lot along the landscape buffer – consider something more prominent than a simple fence (enhanced landscaping, etc.).
• Consider ways to address the prominence of the Fanshawe & Stackhouse corner.
• Consider more articulation on north & west facing elevations.
• Provide increased privacy for the adjacent low density residential by setting the balconies back and include planters so the residents are less likely to look down into the lots below.
• Mass of building should be further broken down to be more sympathetic to corner property (especially south facing elevation).
• The façade along Stackhouse could be more animated seems a little repetitive.
• Consider the possibility of moving the principal entrance to the northeast corner to better address street
  o This could create opportunity for a forecourt – reconsider parking spaces 1 & 2 to provide more of a shared, inviting entrance space.
• Undergo an analysis for how loading functionality and waste pick-up will be undertaken on the site.
• Consider providing trees in the landscape islands as opposed to low landscaping.
• Consider whether a screen wall along Fanshawe Park Road is desirable in this location as given the existing conditions along this road (fencing, etc.). Is there room for an alternative method for landscaping and creating a more attractive space?
• Remove the excess 20 parking spaces to create room for more public amenity and landscaped areas.
• Consider stepping back after the 4th storey, especially on the west and south elevations. This will create a visual and physical transition to the lower density properties adjacent (commercial and residential properties) and could address some privacy concerns as well.
• Ensure all elevations include materials - the two-dimensioned elevations provided were missing them.
• South elevation is critical visibility especially if the corner commercial lot remains.

Chair Ends Meeting at: 2:25pm