



## **URBAN DESIGN BRIEF**

**1170 Fanshawe Park Road East  
Zoning By-law Amendment Application  
City of London**

**January 23, 2024**





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## 1.0 INTRODUCTION

A Zoning By-law Amendment application has been submitted to the City of London to allow 26, stacked townhouse units on lands located at 1170 Fanshawe Park Road East. This Urban Design Brief describes the design details of the proposed residential units.

## 2.0 SECTION 1 – LAND USE PLANNING CONCEPT

### 2.1 DESCRIPTION OF SUBJECT PROPERTY

The subject lands are located on the northeast corner of Fanshawe Park Road East and Stackhouse Avenue (Figure 1). The property has approximately 40 m (131 ft) of frontage on Fanshawe Park Road, 92 m (302 ft) of frontage along Stackhouse Avenue and a total site area of 0.37 ha (0.9 ac). The property contains an existing single detached dwelling and a detached garage at the rear of the property (Figure 2). Access to the lands is currently provided from Fanshawe Park Road to the existing dwelling and Stackhouse Avenue to the rear garage.

Figure 1 – Subject Property

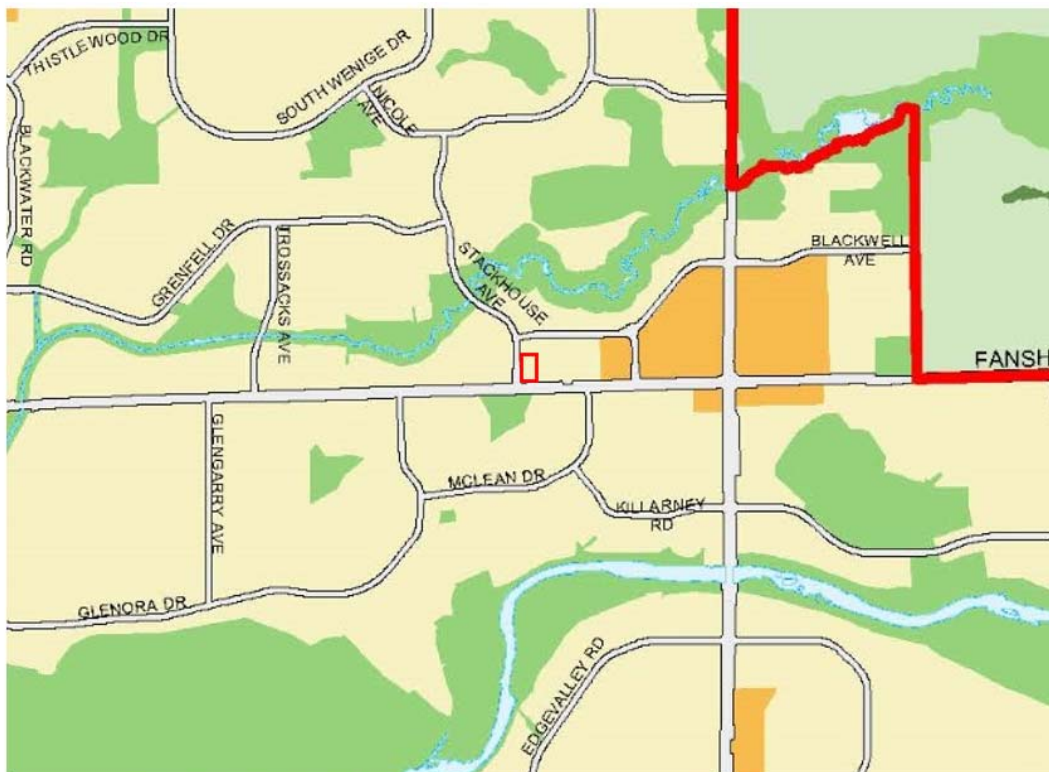


**Figure 2 – Site Context Photo (From Fanshawe Park Road, looking north)**



The subject lands are currently identified as a “Neighbourhood” Place Type at the intersection of an Urban Thoroughfare (Fanshawe Park Road) and a Neighbourhood Connector (Stackhouse Avenue) (Figure 3). 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 set out in the London Plan

**Figure 3 – The London Plan**



The subject lands are currently zoned “Residential 1 (R1-14)” in the City of London Zoning By-law (Figure 4). The R1 zone is the most restrictive zone and permits only single detached dwellings. The proposed stacked townhouse units are not permitted under the current zone and a Zoning By-law Amendment application is required.

**Figure 4– City of London Zoning By-law**



## 2.2 THE PROPOSAL

The proposed development of the subject lands consists of 26, 3.5-storey, stacked townhouse units and 37 parking spaces at a density of 70 UPH (Figures 5 and 6). Access to the site is proposed at the north end of the property, off of Stackhouse Avenue.

The proposed townhouse units are sited along both the Fanshawe Park Road and Stackhouse Avenue frontages with reduced front and exterior side yard setbacks being proposed to bring the buildings closer to the street. Each unit has been designed to face the street with access to the principle building entrance accommodated directly from the municipal sidewalk while secondary building entrances are located to the rear (north and

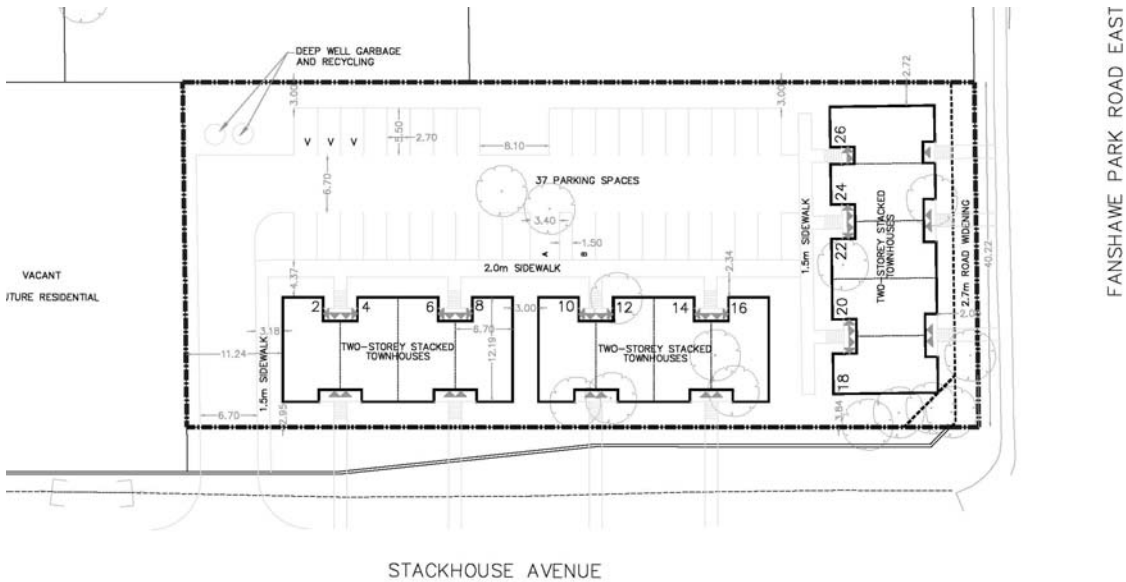
east sides) of the units. Exterior balconies have been incorporated into the second and third floors to provide private outdoor amenity space for the upper townhouse units.

The units have been designed at a scale and massing similar to our recently approved stacked townhouse units to the west, at 1150 Fanshawe Park Road East, to create a complimentary and cohesive streetscape.

Access to the site is proposed off of Stackhouse Avenue to a total of 37 surface parking spaces.

The existing vehicular access to Fanshawe Park Road is proposed to be closed.

**Figure 5 – Proposed Site Plan**



**Figure 6 – Proposed Rendering**



## **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;
- maintains the privacy of the adjacent residential land use to the east;
- provides an appropriate streetscape design along Fanshawe Park Road, opposite existing parkland; and
- locates parking interior to the site, out of view from the streetscape.

## **2.4 DESIGN RESPONSE TO THE LONDON PLAN**

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 “Neighbourhood” Place Type. The proposed stacked townhouse units are consistent with the City Design Policies and the policies within the Neighbourhood 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, together with the variation in building materials, creates a building that fits within the community (Sections 197, 199 and 202);
- The building’s location along the street frontages of the site limit impacts from the proposed development on existing and proposed adjacent residential uses (Sections 252, 253 and 298)
- The 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 landscape areas internal to the site. 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);
- Existing trees on the property will be maintained where possible (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 (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. 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 7). 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





**Photo 2 – View of subject lands from Stackhouse Avenue, looking northeast**



**Photo 3 – View of subject lands from Stackhouse Avenue, looking southeast**



**Photo 4 – View of stacked townhouses from Fanshawe Park Road, to the west of subject lands**



**Photo 5 – View of six-storey apartment building, west of subject lands, across Stackhouse**



**Photo 6 – View of vacant lands to the north, looking north east**



**Photo 7 – 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 26 stacked townhouse units with a contemporary building design positioned along the street frontages. This location allows the buildings to frame the Fanshawe Park Road and Stackhouse Avenue intersection and establish a built form line for future development to the north and to the east.

Access to the site is provided along the northerly property line, off Stackhouse Avenue with parking provided to the rear of the buildings.

Primary entrances to the units are on the street-facing elevations, as well as from the rear of the building for direct access into the units from the parking area

### **3.2 BUILT FORM**

The street wall is comprised of a 3.5-storey townhouse units along the street frontage. Landscape plantings are proposed to soften the streetscape. Individual entrances are provided to each of the townhouse units facing the street. Secondary entrances are also provided on the rear elevations, proximate to the parking area.

### **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. Balconies are provided to give private outdoor amenity space to each of the units. The rhythm of at-grade openings is consistent along Fanshawe and Stackhouse Avenue with direct entrances to each unit and large windows provided along the entirety of the building frontages in a regular pattern together with alternating building materials. There will be no shadow impacts on the adjacent residential uses given their lower heights and locations along the street frontages.

### **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 on the east side of the road.

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 is 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 large windows on all sides of the building, balconies with glass railings, 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 units, while recognizing the existing residential dwelling to the east.

### **3.7 SIGNAGE**

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

### **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 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.