

**From:** Carrie O'Brien

**Sent:** Tuesday, September 10, 2024 11:40 AM

**To:** Killen, Kerri <[kkillen@london.ca](mailto:kkillen@london.ca)>; Kavcic, Peter <[pkavcic@london.ca](mailto:pkavcic@london.ca)>

**Cc:** PEC <[pec@london.ca](mailto:pec@london.ca)>; McNeely, Heather <[HMcNeely@London.ca](mailto:HMcNeely@London.ca)>; Pelozo, Elizabeth <[epelozo@london.ca](mailto:epelozo@london.ca)>

**Subject:** [EXTERNAL] 1067, 1069 & 1071 Wellington Rd

Apologizes for the last-minute realization on this...

A holding provision is not appropriate for 1067, 1069 & 1071 Wellington Rd. The Report indicates that a Holding Provision is being applied to “ensure sanitary servicing is available prior to development on sites that have been identified as having sanitary servicing capacity limitations”.

The properties noted above recently went through a rezoning to support the heights facilitated by BDC(46) \* B-95 (zoning attached for reference). At that time, a Sanitary Servicing Brief and Sanitary Capacity Analysis was submitted with the application (also attached). Additionally, lands to the South (White Oaks Mall) were recently subject to an OPA/ZBA at which time the Applicants consultant further confirmed that there is sufficient sanitary capacity.

Adding a Holding Provision only adds unnecessary red tape. Please remove.

Please consider this email our public comment.

Regards,

Carrie

--

CARRIE O'BRIEN

Land Development Planner

Drewlo Holdings Inc.

<https://www.drewloholdings.com>





To: Ben McCauley  
Zelinka Priamo Ltd.  
318 Wellington Road  
London, ON. N6C 4P4

MTE File No.: 47385-200  
Date: March 26, 2020  
From: Mohammad Meqdad, P.Eng.  
Project Name: 1067-1071 Wellington Road

Re: **Sanitary Servicing Brief**  
**1067-1071 Wellington Road,**  
**Sanitary Servicing Brief, London, ON.**

## Background and Existing Conditions

MTE Consultants Inc. was retained by Century Centre Developments Inc. to prepare the Sanitary Servicing Brief for the proposed mixed development to be constructed at 1067-1071 Wellington Road, located in the City of London.

The existing site is currently three commercial one- and two-storey buildings with associated parking, courtyard, sidewalks, and entrances off of Wellington Road, Montgomery Road, and Bradly Avenue. The site is approximately 2.30 ha and is bounded by existing commercial lands to the north and southeast, Bradly Avenue to the south, Wellington Road to the East, and Residential 3-storey Building to the west. For the exact location refer to the key plan located on the enclosed engineering drawings.

## Sanitary Servicing

### Existing Conditions

The existing sanitary flow from the site is estimated based on the current land use (commercial) and the design guidelines of the City of London. Based on the City's criteria for Commercial / Institutional landuses, the existing population density was assumed to be 100 persons/ha.

Area	= 2.30 ha
Population	= 100 persons/ha x 2.30 ha = 230 Persons
Per Capita Flow	= 230 L/Day/Cap = 230/86400 = 0.003 L/s/Person
Infiltration	= 8640 L/ha/Day = 0.1 L/ha/s
Peaking Factor	= $1 + \frac{14}{(4 + \sqrt{Population})} = 1 + \frac{14}{(4 + \sqrt{\frac{230}{1000}})} = 4.13$
Sewage	= 230 Persons x 4.13 x 0.003 = 2.85 L/s
Infiltration	= 2.3 ha x 0.1 = 0.23 L/s
Total Sewage	= 2.85 + 0.23 = 3.08 L/s

Based on the above, the peak sanitary flow from the site under existing conditions is approximately 3.1 L/s

## Proposed Development

Sanitary flow calculations were performed for the proposed condition using information provided in the proposal summary provided by Zelinka Priamo Ltd., dated December 23, 2019. Based on the proposal summary, a total of 1,334 apartment units and 26 townhouse units (Total 1,360) are anticipated. Sanitary flows for the proposed condition were estimated based on the City of London Standards and Specifications as follows:

Area	= 2.30 ha
Population	= 1,334 units x 1.6ppu + 26 units x 2.4ppu = 2,197 Persons
Per Capita Flow	= 230 L/Day/Cap = 230/86400 = 0.003 L/s/Person
Infiltration	= 8640 L/ha/Day
Uncertainty Factor	= 1.1
Peaking Factor	= $1 + \frac{14}{(4 + \sqrt{Population})} = 1 + \frac{14}{(4 + \sqrt{\frac{2197}{1000}})} = 3.55$
Sewage	= 2,197 Persons x 3.55 x 0.003 x 1.1 = 25.74 L/s
Infiltration	= 2.3 ha x 0.1 = 0.23 L/s
Total Sewage	= 25.74 + 0.23 = 25.97 L/s

Based on the above, the peak sanitary flow from the proposed condition of the site will be approximately 26.0 L/s.

## Conclusions

Based on the foregoing analysis, it is concluded that the peak sanitary flow from the proposed development will be approximately 22.9 L/s greater than the existing peak flow rate from the site. Due to the increase in the peak flow under the proposed conditions, the existing service connections to the City's infrastructure will need to be replaced.

A downstream capacity analysis should be completed to ensure there is enough capacity in the downstream sewers to accommodate the additional flows generated by the proposed development.

We trust that this information is satisfactory. Please contact the undersigned if you have any questions.

Yours truly,

**MTE CONSULTANTS INC**

**Joshua Monster, P.Eng.**  
Design Engineer  
519-204-6510 ext.2202  
[jmonster@mte85.com](mailto:jmonster@mte85.com)



M:\47385\200\Reports\Sanitary\47385-200 Sanitary Servicing Brief March 2020.docx



May 1, 2020

MTE File No.: C47385-200

Development Services  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

Attention: Mr. Michael Pease

**RE: Sanitary Capacity Analysis  
For Site Development at 1067-1071 Wellington Road**

It is proposed to re-develop the property at 1067-1071 Wellington Road as a mixed use residential/commercial development. This letter outlines the downstream sanitary capacity analysis for the development.

## **1.0 Introduction**

MTE was retained by Century Centre Developments Inc. to conduct a downstream sanitary capacity analysis in defense of the proposed development of the above noted property. The property is approximately 2.3 ha in size and is located on the north-west corner of the intersection of Wellington Street and Bradley Avenue. The existing site consists of commercial / retail buildings and associated parking areas. It is proposed that the site be re-developed as five high-rise apartment buildings ranging from sixteen to twenty-two storeys in height with ground level commercial / retail spaces, parking, and amenity areas.

## **2.0 Sanitary Servicing**

It is proposed that the re-developed site will connect to the 200mm sanitary sewer within the Wellington Street R.O.W. per existing conditions. A downstream capacity analysis has been completed down to the trunk sanitary sewer on Jalna Boulevard to show that there is adequate capacity within the downstream sewers to accommodate the increased flow rate resulting from the proposed re-development.

## **3.0 Sanitary Capacity Analysis**

Effluent from the site is directed south on Wellington Road then west through the main entrance to the White Oaks Mall. Effluent is directed through the Mall property, through an easement extending from Piers Place, then west on Piers Crescent to the 600mm trunk sewer on Jalna Boulevard. Based on information provided by the City, the sanitary sewershed was estimated and peak flows tabulated for each sewer run. Estimated sewershed boundaries and contributing areas are illustrated on the attached figure. Record drawings used to compile information have been noted on the design sheet prepared by MTE along with any assumptions made to estimate sanitary flows.

## 4.0 Conclusions

Based on the information compiled by MTE, the existing downstream sewers have sufficient capacity to accommodate sanitary effluent from the site. The design sheet for the downstream sewers prepared by MTE is attached to this letter.

Please contact us should you have any comments or questions,


Yours Truly,  
**MTE Consultants Inc.**

**Joshua Monster**  
Design Engineer  
519-204-6510 ext. 2202  
[jmonster@mte85.com](mailto:jmonster@mte85.com)

M:\47385\200\Reports\Sanitary Capacity Analysis\46982-100 sanitary capacity analysis.docx



KEY

AREA NUMBER → 



POPULATION → 

FIGURE 1 Date: APR.29/2020  
Scale: 1:5000

**SANITARY SEWERSHED**

  
Engineers, Scientists, Surveyors

Project No.: 47385-200



# SANITARY SEWER DESIGN SHEET

## CITY OF LONDON

### CITY ENGINEER'S DEPARTMENT

**RESIDENTIAL POPULATION DENSITIES**

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:

- (A) **HECTARE BASIS**
- LOW DENSITY (SINGLE FAMILY/SEMI-DETACHED) = 30 UNITS/HA @ 3 PEOPLE/UNIT
  - MEDIUM DENSITY (TOWNHOUSES) = 75 UNITS/HA @ 2.4 PEOPLE/UNIT
  - HIGH DENSITY (APARTMENTS) = 150-300 UNITS/HA @ 1.6 PEOPLE/UNIT
  - COMMERCIAL / INSTITUTIONAL / CHURCH = 100 PEOPLE/HA
  - ELEMENTARY SCHOOL = 400 PEOPLE
  - SECONDARY SCHOOL = 1500 PEOPLE
- (B) **LOT BASIS**
- SINGLE FAMILY = 3 PEOPLE
  - DUPLEX / SEMI = 6 PEOPLE

PROJECT NAME : 1067-1071 WELLINGTON ROAD

 - FUTURE/EXTERNAL/EXISTING DESIGN

DATE : APRIL 2020  
 DESIGNED BY : JJM  
 CHECKED BY :  
 FILE No : 47385-200  
 SHEET : 1 of 1

**DESIGN CRITERIA**

SEWAGE = 230 L/DAY/CAP = 0.00266 x 1.1 l/s/person  
 INFILTRATION = 8640 L/HA/DAY = infilt. of 0.100 l/s/ha  
 PEAKING FACTOR = HARMON FORMULA  $M = 1 + \frac{14}{4 + P^{0.5}}$

LOCATION				AREA (HECTARES)			POPULATION					SEWAGE FLOW				SEWER DESIGN					PROFILE						
AREA No.	STREET	FROM M.H.	TO M.H.	NET OR GROSS	DELTA AREA ha	TOTAL AREA ha	PER ha	PER LOT	No. OF LOTS	DELTA POP.	TOTAL POP.	M Min.2.0	SEWAGE l/s	INFILT. l/s	TOTAL l/s	DIA. mm	SLOPE %	VELOCITY n	CAP. m/s	I/s	LENGTH M	FALL IN SEWER	DROP IN HEADLOSS	INVERT ELEV. MANHOLE U.S.	INVERT ELEV. D.S.		
101	Proposed Site																										
	Commercial				0.3	0.30	100				30.00	30	4.35	0.38	0.03	0.41											
	Residential (appts)				1.8	2.10		1.6	1235	1976.00	2006	3.58	21.03	0.21	21.24												
	Residential (THs)		MH1		0.2	2.30		2.4	26	63.00	2069	3.57	21.63	0.23	21.86												
	Existing Commercial		MH1		1.02	1.02	100				102.00	102	4.24	1.27	0.10	1.37											
*	Wellington Street	MH1	MH2			3.32				0.00	2171	3.56	22.63	0.33	22.96	200	0.50	0.013	0.74	23.19	125.00						
**		MH2	MH3			3.32				0.00	2171	3.56	22.63	0.33	22.96	200	0.87	0.013	0.97	30.59	30.20						
		MH3	MH4			3.32				0.00	2171	3.56	22.63	0.33	22.96	200	0.87	0.013	0.97	30.59	55.30						
103	Ex Commercial	MH4	MH5	2.50		5.82	100			250.00	2421	3.52	24.95	0.58	25.53	300	0.46	0.013	0.93	65.59	95.70						
104	Ex Commercial	MH5	MH6	1.55		7.37	100			155.00	2576	3.50	26.40	0.74	27.14	300	0.53	0.013	1.00	70.40	85.80						
		MH6	MH7			7.37				0.00	2576	3.50	26.40	0.74	27.14	300	0.46	0.013	0.93	65.59	90.10						
		MH7	MH8			7.37				0.00	2576	3.50	26.40	0.74	27.14	300	0.49	0.013	0.96	67.69	92.20						
ABOVE INFORMATION OBTAINED FROM PLAN AND PROFILE DRAWINGS OF WELLINGTON ROAD PREPARED BY DAMAS AND SMITH LIMITED, DATED EARLY 1990'S (PRECISE DATE ILLEGIBLE) FILE #S 4933 & 4934																											
*The plan-profile for Wellington shows another run of sanitary sewer of roughly the same size and slope upstream of MH1. Based on information obtained from the City, the sewer run upstream of MH1 continues along the frontage of the proposed site and does not extend beyond. Thus only effluent from the proposed site will contribute to these sewers.																											
**The plan-profile for Wellington shows a 150mm run of sanitary sewer coming into MH2 from the west. As this sewer run is not reflected on profile drawings for Bradley and the pipe size indicated is less than the City's minimum (200mm) it is assumed this run is a service connection for one of the existing commercial buildings within the site.																											
102	White Oaks Mall / Canadian Tire	MH8	MH9			18.00	100			1800.00	4376	3.30	42.29	2.54	44.83	375	1.67	0.013	2.05	226.58	36.50						
ABOVE INFORMATION OBTAINED FROM THE PLAN PROFILE OF THE EASEMENT FOR THE WHITE OAKS / WELLINGTON TRUNK SANITARY SEWER REPLACEMENT PREPARED BY DEVELOPMENT ENGINEERING, DATED JUNE 1984, FILE # 8405-3																											
	White Oaks Mall / Candian Tire	MH9	MH10			25.37				0.00	4376	3.30	42.29	2.54	44.83	375	0.35	0.013	0.94	103.73	62.80						
		MH10	MH11			25.37				0.00	4376	3.30	42.29	2.54	44.83	375	0.36	0.013	0.95	105.20	64.00						
		MH11	MH12			25.37				0.00	4376	3.30	42.29	2.54	44.83	375	0.39	0.013	0.99	109.50	46.30						
		MH12	45A			25.37				0.00	4376	3.30	42.29	2.54	44.83	375	0.35	0.013	0.94	103.73	91.00						
ABOVE INFORMATIN OBTAINED FROM THE PLAN PROFILE DRAWING OF THE STORM AND SANITARY TRUNK SEWERS PREPARED BY PROCTOR AND REDFERN, DATED MAY 1976, FILE # 7802																											
105	Piers Place	45A	52A			1.15		3	8	24.00	4400	3.30	42.52	2.65	45.17	375	0.35	0.013	0.94	103.73	15.20						
			52A	56A			0.00		3	0	0.00	4400	3.30	42.52	2.65	45.17	375	0.35	0.013	0.94	103.73	51.50					
	Piers Crescent			56A			1.63		3	17	51.00	51	4.31	0.64	0.16	0.80											
	Piers Crescent		56A	57A			0.88		3	11	33.00	4484	3.29	43.20	2.90	46.10	375	0.35	0.013	0.94	103.73	91.40					
			57A	58A			1.02		3	13	39.00	4523	3.29	43.57	3.01	46.58	375	0.35	0.013	0.94	103.73	91.40					
			58A	76A			0.08		3	0	0.00	4523	3.29	43.57	3.01	46.58	375	0.35	0.013	0.94	103.73	51.80					
ABOVE INFORMATION OBTAINED FROM THE SANITARY DRAINAGE AREA PLAN FOR THE WHITEOAKS SUBDIVISION PREPARED BY PROCTOR AND REDFERN LIMITED, DATED JULY 1973, FILE # 8852																											

Bill No. 354  
2022

By-law No. Z.-1-223058

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1067, 1069, 1071 Wellington Road.

WHEREAS Century Centre Developments Inc. has applied to rezone an area of land located at 1067, 1069, 1071 Wellington Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 72 this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1067, 1069, 1071 Wellington Road, as shown on the attached map comprising part of Key Map No. A111, from an Associated Shopping Area (ASA1/ASA3) Zone to a Business District Commercial Special Provision Bonus (BDC(46)\*B-95) Zone.
- 2) Section Number 4.3 4) of the General Provisions is amended by adding the following Special Provision:

B-95      1067, 1069, 1071 Wellington Road

The Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality, mixed-use development of three buildings with 5 towers as follows: a building along Wellington Road with two 27 storey towers; a building along Montgomery Road with a 10 storey tower and a 20 storey tower, a building along Bradley Avenue with a 27 storey tower; and a maximum density of 566 units per hectare (1,272 units). The development will generally implement the Site Plan attached as Schedule "1" to the amending by-law, except where the regulation is more specific, and provide for the following:

1) High Level of Design Standards

The building design and site plan contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design to be implemented through a development agreement:

i) Building Height

Montgomery Road

- a. A building height not exceeding 10-storeys in height for Tower C (currently facing Montgomery Road and the adjacent residential zone).

ii) Minimum Design Standards

Podium Features

- a. Step-back along Wellington Road to enhance a pedestrian oriented street wall;
- b. Use of clear glass material and clear glazing with interior spaces visible from the outdoors, with overhead projecting canopies for all entrances and lining the pedestrian-oriented street wall frontages.



- c. A significant vertical break in the podium along Wellington Road of the building between Towers A and B, to break up the long façade and promote a human scale, pedestrian oriented environment.

Tower Features

- a. Step-back of the towers, from the podium to the greatest extent possible on all street facing facades;
- b. Use of transparent balcony barriers;
- c. Further mitigation of building mass by varying and articulating the plane of all facades.

Building Cap Features

- a. Through Site Plan Review ensure the use of building step-back at the top storey, with mechanical penthouse adequately concealed in the building's top storey.

iii) Site Landscaping

Through Site Plan Review ensure all-season landscaping and foundation planting along any large expanses of walls facing public streets, internal drive aisles, and mid-block connections.

2) Provision of Affordable Housing

- i) 65 affordable housing units will be provided in the development, comprised of:  
28 one-bedroom units; and  
27 two-bedroom units; and  
10 three-bedroom units.
- ii) The affordable housing units to be proportionately distributed among the first three towers constructed and/or occupied, whichever occurs first.
- iii) Rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy.
- iv) The duration of affordability set at 35 years from the point of initial occupancy of the respective building.
- v) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations.
- vi) These conditions to be secured through an agreement entered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone:

- |    |  |  |
|----|--|--|
| a) | Regulations                                      |  |
|    | i) Height (Maximum)                              | 27 storeys or 96m (315 ft) whichever is less |
|    | ii) Density (Maximum)                            | 566 Units Per Hectare                        |
|    | iii) Residential Parking Rate (Minimum)          | 0.4 space per unit                           |
|    | iv) Commercial and Retail Parking Rate (Minimum) | 1 space per 20sqm of gross floor area        |

3) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

- BDC(46) 1067, 1069, 1071 Wellington Road
- a) Additional Permitted Uses
    - i) Apartment Buildings, including residential units on the first (ground) floor
  - b) Regulations:
    - i) The front lot line shall be interpreted to be Wellington Road
    - ii) Rear Yard Depth 0.75m (2.5ft)  
(Minimum)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 6, 2022



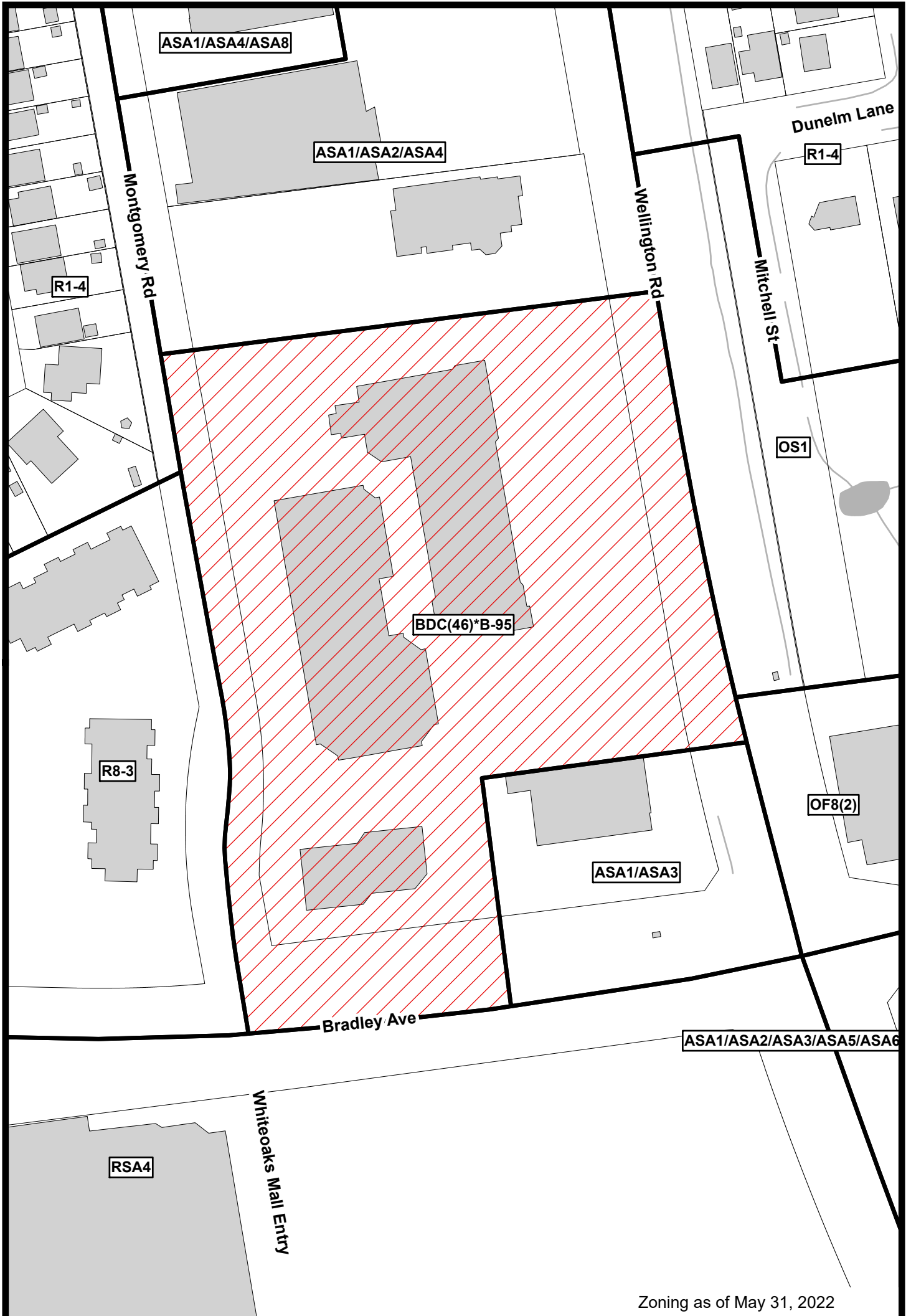
Ed Holder  
Mayor



Michael Schulthess  
City Clerk

First Reading – September 6, 2022  
Second Reading – September 6, 2022  
Third Reading – September 6, 2022

# AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of May 31, 2022

File Number: O-9263/Z-9264

Planner: SW

Date Prepared: 2022/06/27

Technician: RC

By-Law No: Z.-1-223058

SUBJECT SITE

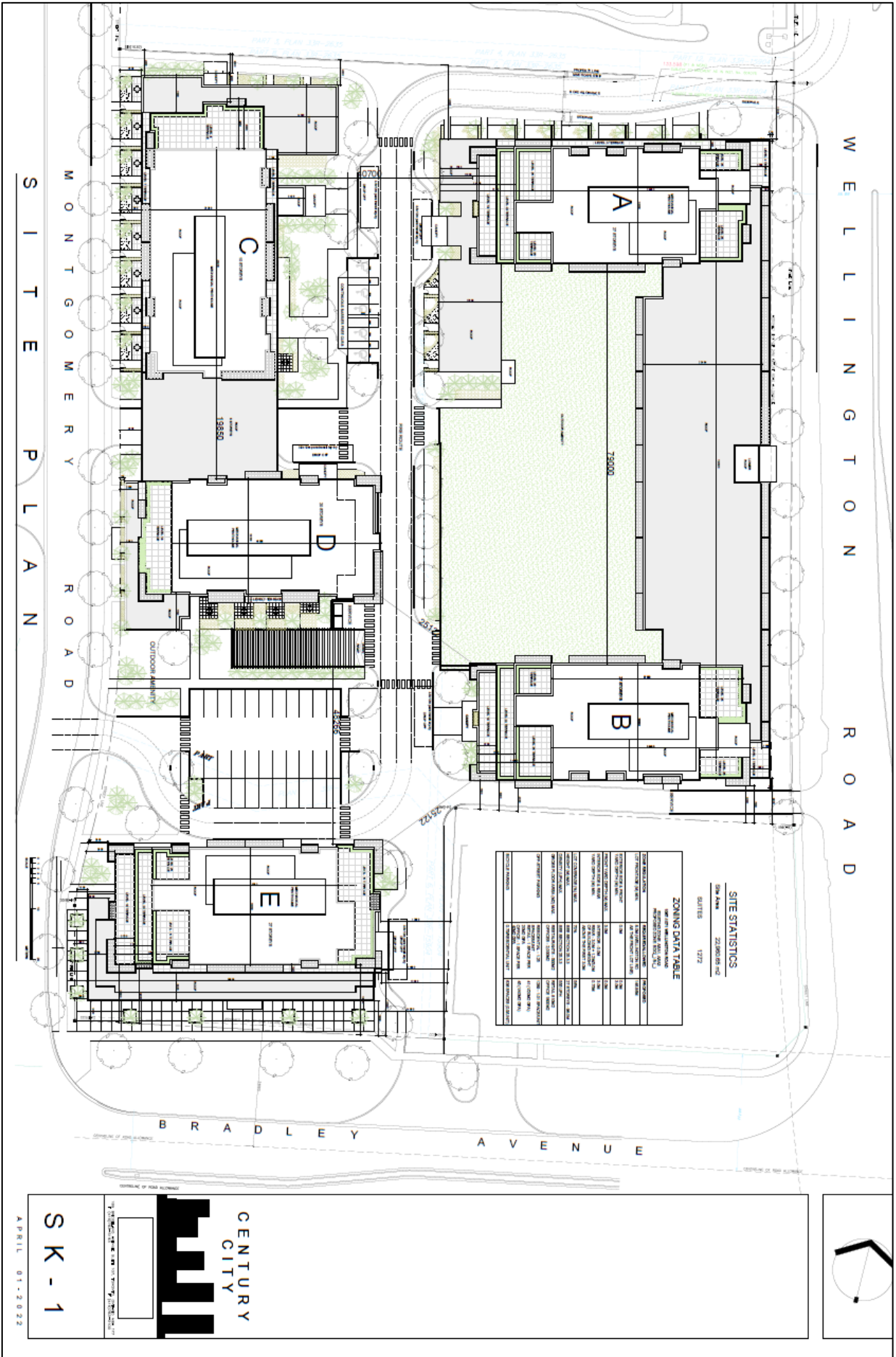


1:1,500

0 5 10 20 30 40  
Meters



**Schedule 1**



**SITE STATISTICS**

Site Name: CENTURY CITY  
 SITES: 1272

**ZONING DATA TABLE**

NO. OF UNITS	NO. OF UNITS PER ACRE	NO. OF UNITS PER 100,000 SQ. FT.	NO. OF UNITS PER 100,000 SQ. FT. (MIN.)	NO. OF UNITS PER 100,000 SQ. FT. (MAX.)
100	100	100	100	100
200	200	200	200	200
300	300	300	300	300
400	400	400	400	400
500	500	500	500	500
600	600	600	600	600
700	700	700	700	700
800	800	800	800	800
900	900	900	900	900
1000	1000	1000	1000	1000

**CENTURY CITY**

**SK - 1**

APRIL 01 - 2022