



December 1, 2016

File No: 11054.10

City of London - Planning Division
206 Dundas Street
P.O. Box 5035
London, ON
N6A 4L9

Attn: Michael Tomazincic, MCIP RPP
Manager of Development Planning

**Re: 560 and 562 Wellington Street, London
Official Plan and Zoning By-Law Amendment Applications
Auburn Developments Inc.
Modified Applications and Updated Reports**

Dear Mr. Tomazincic:

Further to our meeting with John Fleming and yourself on November 8, 2016, GSP Group is pleased to submit updated plans and reports regarding the existing Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) application for Auburn Developments Inc. ("Auburn") for its site at 560 and 562 Wellington Street. Auburn is now seeking to re-initiate the formal planning process for the OPA and ZBA applications following a comprehensive redesign exercise for the proposed development that has taken place in 2015 and 2016.

This covering letter provides a summary of:

- (a) The background details and process for the originally submitted applications, for reference purposes;
- (b) The planning and design approach taken for the modified development concept and modified applications;
- (c) The modifications to the proposed development concept since the original submission;
- (d) The proposed modifications to the original OPA and ZBA applications based on the modified development concept; and,
- (e) The updated materials and reports that are enclosed.

(a) Application Background

As you are likely aware, the required pre-consultation meeting was held with the City of London on September 11, 2012. The originally proposed OPA and ZBA applications together with the supporting reports and studies were submitted in December 2014 to the City. The OPA and ZBA applications were deemed complete on March 3, 2015. They were presented to the London Urban Design Review Panel in March 2015, to the London Heritage Committee in April 2015, and to the general public at a neighbourhood information meeting in April 2015. Following these consultations and resulting comments and feedback, Auburn requested that the applications be put on “hold” to explore opportunities for refining the proposed development concept to address comments and concerns identified by the review groups and surrounding residents.

(b) Planning and Design Approach

Auburn’s modified proposal is seeking the redevelopment of the site for a 22-storey residential condominium that will provide 151 residential units, and main floor commercial activities, and underground and podium structure parking. The scale and form of the modified development concept has been re-designed to better recognize the location prominence of the site and reflect its context within the heritage fabric of the surrounding West Woodfield neighbourhood. Particularly, the re-designed development seeks to:

- Fulfill the objectives of the current Official Plan (and adopted The London Plan) in balancing overall city objectives for intensification while minimizing and mitigating the impacts of change and development evolution close to Downtown London;
- Provide a compact intensification on a prominent location within Central London that would provide benefits to local businesses and community activities within Downtown London and along Richmond Street;
- Support the significant higher order transportation corridors and planned rapid transit corridors immediately near the site along Richmond Street and other arterial roads;
- Recognize a more sensitive and integrated transition from the Downtown designation boundary, which is two blocks away from the site, and the Downtown zoning boundary, which is immediately adjacent to and facing the site;
- Complete the higher intensity Wellington Street corridor along Victoria Park that is either permitted (for the properties extending to and including the Civic lands near Dufferin Avenue) or that is existing (such as at the terminus of Pall Mall Street);
- Provide for housing choices and more diverse forms and tenureship within Central London to add to the vibrancy of living in the core area of London; and,
- Link the site’s prominence of location, infrastructure, employment and recreational attributes with complementary higher intensity residential permissions.

(c) Development Concept Modifications

Auburn and its project team worked throughout the latter half of 2015 and 2016 to refine the proposed development concept to address comments raised through the consultation process in March and April 2015. Resulting from this process, Turner Fleischer Architect's modified development concept continues to be a podium and tower form of development, now designed at 22 storeys compared to the original 25 storeys. Further to the change in height, the modified development concept incorporates numerous refinements to the detailing of the podium and tower portions of the proposed development to reflect comments and further recognize and integrate with the surrounding context.

The podium has been redesigned to enhance the cultural heritage experience at street level and maintain "visual consistency" along the streets by further enhancing the fit, scale and character of the podium with the surrounding West Woodfield neighbourhood. The podium portion has been decreased to 3 storeys (from 4 storeys) in order to enhance the visual cohesion with the adjacent residential buildings by offering a smoother transition with this context. The first floor continues to be divided into a commercial space, residential lobby and amenity space, and parking garage, with the commercial space focused along the Wellington Street corridor. The podium utilizes a variety of materials similar to the adjacent heritage buildings, such as red and buff-yellow brick, which are used to create a series of bay-like volumes that emulate both the existing historic building on the site and on neighbouring properties. The podium is similar to surrounding building forms with undulating bays that create an impression of separate residential facades along a streetscape, coupled with a bold podium cornice that reinforces horizontality and weight over verticality while using the historical vernacular.

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(d) Modified OPA and ZBA Applications

Modifications to the OPA and ZBA applications are now being requested to reflect the above refinements from the modified development concept, which are detailed in Section 6 of the Planning Justification Report Update. The modified OPA application maintains the original

request to redesignate the site from “Low Density Residential” to “Multi-Family, High Density Residential”, although there are revisions to the site-specific provisions to reflect the reduced building height and floor space resulting from modifications to the original development concept. The modified ZBA maintain the original request to rezone the site from “Office (OF) Zone” to a “Residential (R10-5) Zone” with site-specific provisions related to permitted uses and built form regulations, the latter which have been revised to reflect modifications to the original development concept, including reductions to the building height, density, and floor space; increased yard setbacks for the tower portion; and, revised landscape and coverage requirements.

(e) Updated Submission Materials

The original application package was submitted in December 2014 was deemed a Complete Application in March 2015. The modified development concept outlined above necessitated the preparation of updated reports related to land use planning considering the policy and zoning regulation implications of the modified concept, as well as updated design-related reports considering the urban design and heritage implications of the modified concept. The findings of the remaining technical reports related to municipal servicing and traffic supported the originally submitted development concept, which was a taller form and contained more residential floor space and units, and their findings remain valid as the modified development concept reduced the height and number of residential units on the site.

Accordingly, please find enclosed the following updated materials in support of the modified OPA and ZBA applications, which are meant to replace the originally submitted materials from December 2014 in order to reflect the modified development concept for the site:

- Two (2) copies of the revised development plans and drawings;
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As well, enclosed are two (2) copies of the “Letter of Opinion – Wind Effects of Design Revisions” dated November 30, 2016, prepared by RWDI Inc. This letter is meant to be read together with the Pedestrian Wind Study (Wind Tunnel Tests) that was originally submitted, dated September 18, 2014, prepared by RWDI Inc., in that it provides an addendum to the Study to reflect the additional considerations related to the modified development concept.

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Yours truly,

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Hugh Handy, MCIP, RPP
Senior Associate
GSP Group Inc.

cc. John Fleming, City of London
Steve Stapleton, Auburn Developments Inc.
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