



May 4th, 2017.

To: Councillors and Planning & Environment Committee Members

Re: 560 & 562 Wellington St – Application for Official Plan and Zoning By-law Amendment – File OZ-8462

We submit the following in advance of the Public Participation Meeting and highlight our analysis as it does differ from the assessment of staff.

The analysis we conducted does satisfy the PPS, the City Official Plan policies, the Downtown Plan which identifies the site as a priority area for redevelopment. The proposal does mitigate impacts to the Heritage District without the loss of any Heritage Resources. This project identifies the prominence of the location with the appropriate land use while also not relying on Development Charge subsidy to implement the planned streetscape for the Wellington Corridor along the east park frontage.

The “Woodfield” community boundary identifies areas that are characterized through many forms of housing and land uses. This neighbourhood within Central London is not a homogeneous neighbourhood but one that has many high rise structures alongside heritage buildings. The compatibility of such a relationship exists and is abundant in the core area including Woodfield. Although our analysis has been conducted using the proposed 22 storey building, the proposed height of the structure has dominated the discussion. In an attempt to address this concern we have proposed an alternative building that is slightly wider but is only 17 storeys in height. The 17 storey design includes elements to further reduce the height visually through the use of building material and colouration of higher floor with light colours. The reduction provides a subtle transition from the 30 storeys planned on Wolfe Street to existing housing to the north. The planned streetscape from Dufferin Ave will be maintained, creating this built form edge, framing the park.

It is important to know the historical evolution of the site and area from the Military Garrison which included the establishment of Victoria Park to the redevelopment of the Wellington corridor in the 1970’s which transformed and differentiated the corridor. This transformation and existing zoning of adjacent lands envisions buildings of greater height (up to 90m- or 30 storeys) immediately adjacent. It is this evolution of the area that distinguishes it as a premier opportunity for intensification. The impacts of this intensification can and will be mitigated without the loss of any Heritage structure. This is an exciting development for Auburn, and we believe, for the City of London as well.

Sincerely;
Auburn Developments Inc.



Per Jamie Crich,
President

Attachment : 560 & 562 Wellington Street – presentation – May 8th, 2017 PEC meeting

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