



February 5<sup>th</sup>, 2020.

City of London  
300 Dufferin Ave.,  
P.O. Box 5035 London ON N6A 4L9

Attn: Cathy Saunders, City Clerk

**RE: Victoria Park Secondary Plan – 560 & 562 Wellington St**

Please find enclosed a copy of our correspondence and presentation to Planning and Environment Committee (PEC) on February 3<sup>rd</sup>, 2020.

At that meeting, we requested modification to the Prepared Secondary Plan to permit 16 storey height for our property at 560 & 562 Wellington St., however, issues remain.

The analysis completed by staff did not characterize the East Policy Area accurately and therefore, prescribed the use of an Angular Plane (45 degrees) to minimize impacts on the 'low rise' form. What they neglected to assess was that the area is not a 'stable' neighbourhood where rear yards are utilized for private enjoyment and amenity and is in fact a 'transitional' neighbourhood that has evolved from the original single-family residential lot fabric to multi-family residential and office conversions as noticed by the loss of rear yard amenity in favour of parking spaces. This is important because of the impacts caused by the change in housing form and height are less of a concern when the impacts relate specifically to parking spaces and not the way people live.

The lack of accurate assessment coupled with a flawed understanding of the evolution of the area and the relationship between the locational attributes of the area that influence the demand for intensification, impact the value of the Secondary Plan document.

The Wellington St corridor, including 560-562 Wellington St, has been redeveloped in the 1960's and 1970's which distinguishes it from the rest of the area. The fact that this is the only property excluded from additional height doesn't represent good Land Use Planning nor is it in the City's interest to minimize this opportunity.



Given the deferral recommendation back to PEC, we would request additional background on the following:

1. Allocation of opportunities for Height must also relate to stability of the area.
2. That the planned context of the Wellington Corridor informs the Plan for additional Height where previously redeveloped including 560-562 Wellington St to 16 storeys given the transitional characterization of the area.
3. That Planning Tools such as the angular plan of 45 degrees only be applied to lands sensitive to Height such as the Bascillica, not parking areas in rear yards.
4. That with the increase in height, an affordability component be incorporated to address the housing shortage.

This is an opportunity to create an exciting streetscape and submit a virtual video of the corridor. Please note the City Hall/Centennial Hall buildings are 25 and 22 storeys, scaling down to 18 storeys for the London Life site (current application shown) and our site at 15 storeys. The proposed Secondary Plan has increased height to 30 storeys for much of the corridor and only approximately 6 storeys for our site.

We appreciate your support for the necessary amendment to permit 16 storeys for our properties and to enable this virtual streetscape to be reality.

Sincerely;  
Auburn Developments Inc., acting as agent for  
560 Wellington Holdings Inc.

A handwritten signature in blue ink, appearing to read "Stephen Stapleton", written over a horizontal line.

Per; Stephen Stapleton  
Vice President  
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Attachments:

- Auburn Dev-Victoria Park Secondary Plan 30Jan2020 -Ltr.pdf
- Auburn Dev-Victoria Park Secondary Plan 30Jan2020 -Att.pdf
- Auburn – Presentation 1 – 3Feb2020 – New-PPT
- **QV On the Park – Aerial + Street view. MP4 (Video on USB Flash Drive)**