
To:	Stephen Stapleton Auburn Holdings Inc.	From:	Meaghan Rivard Stantec Consulting Ltd.
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Reference: 560 Wellington Street, London, ON

Stantec Consulting Ltd. (Stantec) understands that Auburn Holdings Inc. (Auburn) have revised their plans for the proposed development at 560 Wellington Street, London, Ontario. Stantec prepared a Heritage Impact Statement (HIS) in 2017 to assess the impacts of the development proposed at that time as the property is designated under Part V of the *Ontario Heritage Act* as a part of the West Woodfield Heritage Conservation District (WWHCD).

The previous development proposal included a 25 storey residential tower atop a three storey commercial and parking podium base. Following consultation with the community and the City of London (the City), the tower height was proposed to be reduced to 17 storeys plus the three storey podium for a total of 20 storeys. Auburn has since reduced the height of the tower to 14 storeys atop a three storey podium for a total height of 17 storeys. The podium design remains similar to the design assessed in the 2017 HIS, with minor changes to include red brick on the entrance to the parking garage from Wolfe Street. The design retains a proposed café location at the southwest corner of Wellington Street and Wolfe Street and sidewalk patio seating area.

Stantec's previous HIS and subsequent memos have outlined that the proposed development, as a high-rise tower located within the WWHCD has the potential to impact the WWHCD as the height of the tower portion will be taller than adjacent structures. In considering the potential for high density development anticipated within the WWHCD, key mitigation measures identified in previous reports are still applicable to this development, including:

- A podium base matching or similar to adjacent historic properties.
- Setback of the tower from the podium base and in subsequent storeys.
- Use of building materials and architectural treatments that compliment historic architecture in surrounding properties/area.
- Landscaping and vegetation in the private realm consistent with the character of nearby properties to enhance experience at the pedestrian realm as a robust streetscape in character with the neighbourhood.
- Avoiding the obstruction of significant views or landmarks.
- Siting of the high-rise within proximity to other taller, denser structures to create areas of coherence.

It should be noted that the site at 556 Wellington Street, immediately south of the subject property, was recently approved by Council to permit 12 and 18 storey residential towers atop a shared podium base. As such, the proposed development at 560 Wellington Street will be within proximity to other tall structures.

The 2017 HIS noted in its recommendations that modifications to the design would be required to the podium base to enhance the relationship between the proposed development and adjacent properties of the WWHCD. Materials, such as the use of red brick, and the overall height of the podium at three stories are sympathetic to the surrounding properties. Additional changes to the design, particularly the window design on the podium base, have the ability to provide a more compatible and sympathetic appearance to the HCD character. This should include, at a minimum:

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- A clear articulation of three distinct stories of the podium base. For example, rather than the first two storeys having full length windows, separate the fenestration articulation to have a closer appearance to two distinct stories, if possible.
- Inclusion of a more traditional fenestration pattern in the third storey of the podium. Most residential structures in the WWHCD contain multi-pane sash windows of various types, depending on the building's architectural style. The proposed windows appear to be pairs of single-pane windows. While the intent of new design is not to replicate historical design, a more traditional window sash (e.g. 1/1 or 2/2) would offer a more compatible appearance to the character of the WWHCD.
- Include red brick as the material separating the windows on the third storey of the podium for a more cohesive and consistent use of the material.
- Further refinement of entrance doors to the residential building and commercial unit with high-quality materials and design embellishments to create a strong focal point and enhance the character of the façade and its interaction with the streetscape. Avoid the use of a standard metal and glass doors with a generic and non-descript appearance.
- Include window frames on the podium with a colour tone rather than silver/metallic tone. Historic windows in the WWHCD were typically wood framed and would have been painted. A solid colour tone rather than a metallic material is more compatible with the character of the surrounding area.

CLOSURE

This Memo has been prepared for the sole benefit of Auburn Holdings Inc., and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this Memo meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

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