



OZ-8462 – 560 & 562 Wellington Street



Planning and Environment Committee
November 1, 2021



Slide 1 Location and Site Context





Slide 2 Existing Use and Surrounding Area





Slide 3 – West Woodfield Heritage Conservation District



Slide 4 – Proposed Development

Current Proposal (17 storeys)



- 17 storeys (61m)
- 3 storey podium
- 173 residential units
- Density of 800uph
- 1 commercial retail unit with 247sqm
- 219 parking spaces
- Reduced building setbacks
- Increased lot coverage
- Reduced and alternative landscaped open space



London
CANADA

Slide 5 – Past Iterations

Initial Proposal (25 storeys)



Second Submission (22 storeys)





Slide 6 – Timeline

- **February, 2015:** OPA/ZBA Application was accepted as complete for 25 storeys
- **June, 2016:** Application was placed ‘on hold’ following the initial circulation and comments
- **December, 2016:** Submission of revised design ‘second submission’ for 22 storeys
- **May, 2017:** Second Submission proposal was brought forward to the PEC meeting with a staff recommendation for refusal. Municipal Council referred the matter back to staff to continue to work with the applicant to submit a revised proposal that is more compatible with the surrounding context and planning framework.
- **May, 2018:** Municipal Council directed staff to undertake a comprehensive (Secondary) plan for the properties surrounding Victoria Park
- **June, 2021:** Submission of revised design of ‘current proposal’ for 17 storeys



Slide 7 – Public Comments

Notice of Application – March, 2015

- 38 submissions received, a petition with 546 signatures, most opposed to the proposed development

Notice of Revised Application – January, 2017

- 27 submissions received, most opposed to the proposed development

Notice of Revised Application – July, 2021

- 12 submissions received, most opposed to the proposed development:

Concerns

- Impacts on heritage character of the WWHCD
- Impacts on Victoria Park
- Precedent setting development
- Lack of conformity with existing plans and policies
- Traffic volumes and safety



Slide 8 – Recommendation

Recommendation for Refusal based on:

- Not consistent with the Provincial Policy Statement, 2020;
- Not conform to the Official Plan (1989);
- Not compatible with surrounding neighbourhood, does not provide sufficient height transition or buffering;
- Represents an over-intensification of the site with regards to density, building massing, lot coverage, landscaped open space and setbacks;
- Does not satisfy the policies for the Multi-Family, High Density Residential designation and does not pass the Planning Impact Analysis; and
- Not in keeping with the West Woodfield Heritage Conservation District and does not adequately conserve cultural heritage value.