

November 9, 2021

The Mayor and Members of Council:

Re: Clause 3.7 – 18th Report of the Planning and Environment Committee – 560 and 562 Wellington Street (OZ-8462)

The undersigned is seeking support to amend clause 3.7 of the 18th Report of the Planning and Environment Committee, with respect to the property known as 560 and 562 Wellington Street by adding revised by-laws containing a Bonus provision to require the applicant to ensure that some level of affordable housing will be provided for in the development.

I am therefore seeking support of the following amendments to parts a) and b) of the clause:

That, based on the application of 560 Wellington Holdings Inc., relating to the property located at 560 and 562 Wellington Street:

a) the proposed attached revised by-law BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to amend the Official Plan (1989) to change the designation FROM a Low Density Residential designation TO a Multi-Family, High Density Residential Designation, and to ADD a Specific Area Policy in Chapter 10 – Policies for Specific Areas to permit an increased height of 17 storeys (61 m); an increase density of 807 units per hectare; a limited range of commercial uses in the Multi-Family, High Density Residential designation and the provision of affordable housing units implemented through a Bonus Zone;

b) the proposed attached revised by-law BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Office (OF1) Zone, TO a holding Residential R10 Special Provision Bonus (h-5*R10-5()*B ()*H12) Zone; it being noted that the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality development comprised of a mixed-use apartment building with a maximum height of 17 storeys (61 m), and a maximum density of 807 units per hectare, which generally implements the Site Plan and Elevations attached as Schedule “1” to the amending by-law and provides for affordable housing as follows:

- A total of twelve affordable residential rental units; with seven units to be provided within the development at 560 and 562 Wellington Street, and five units to be provided in existing inventory upon the completion of site plan approval;
- Rents not exceeding 70% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;

- The duration of affordability shall be set at 25 years from the point of initial occupancy of all affordable units.

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- the staff presentation;
- a communication from AM. Valastro, by e-mail;
- a communication dated October 28, 2021, from S. Stapleton, Vice President, Auburn Developments;
- a communication dated October 28, 2021, from H. Handy, Senior Associate and K. Muir, Senior Planner, GSP Group;
- a communication dated October 28, 2021, from K. McKeating, President, Architectural Conservancy Ontario – London Region; and,
- a communication dated October 25, 2021, from G. Bruzas, CEO, THINQ Technologies Ltd.;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed development is consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations, while conserving significant heritage resources;
- the proposed development conforms to the Official Plan (1989).

Respectfully submitted,



Shawn Lewis
Councillor, Ward 2

Bill No. (number to be inserted by
Clerk's Office)
2021

By-law No. ~~C.P.-1284~~

A by-law to amend the Official Plan for
the City of London, 1989 relating to 560
and 562 Wellington Street.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. # to the Official Plan for the City of London Planning
Area – 1989, as contained in the text attached hereto and forming part of this by-law, is
adopted.
2. The Amendment shall come into effect in accordance with subsection
17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on November 16, 2021.

Ed Holder, Mayor

Catherin Saunders, City Clerk

First Reading – November 16, 2021

Second Reading – November 16, 2021 Third Reading – November 16, 2021

AMENDMENT NO.

to the OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of 560 and 562 Wellington Street from Low Density Residential to Multi-Family, High Density Residential on Schedule “A”, Land Use, to the *Official Plan (1989)* for the City of London.
2. To add a policy to Section 10.1.3 of the *Official Plan (1989)* for the City of London to permit an increased height of 17 storeys (61m), an increased density of 807 units per hectare, and a limited range of commercial uses in the Multi-Family, High Density Residential designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 560 and 562 Wellington Street in the City of London.

C. BASIS OF THE AMENDMENT

The site specific amendment allows for a mixed-use apartment building with a greater height of 17 storeys (61m), an overall density of 807 units per hectare, and a limited range of convenience and service commercial uses in the Multi-Family, High Density Residential designation. The increase in height and density and additional permitted uses is consistent with the Provincial Policy Statement, 2020, the *Official Plan (1989)*, is appropriate for the site and compatible with the surrounding neighbourhood.

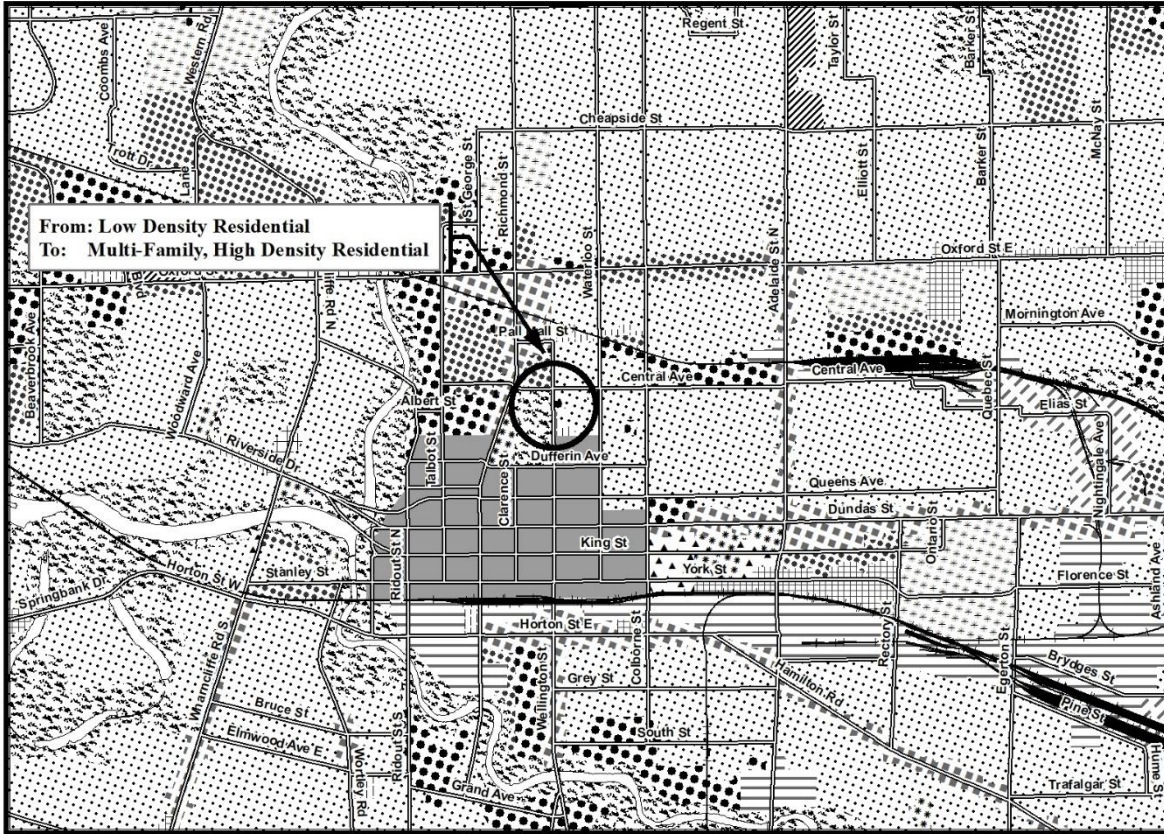
D. THE AMENDMENT

The *Official Plan (1989)* for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use to the *Official Plan (1989)* for the City of London is amended by designating those lands located at 560 and 562 Wellington Street in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential to Multi-Family, High Density Residential.
2. Section 10.1.3 – Policies for Specific Areas of the *Official Plan* for the City of London is amended by adding the following:

560 and 562 Wellington Street

A mixed-use apartment building with a maximum density of 807 units per hectare, a maximum height of 17 storeys (61m) with small-scale convenience and service commercial uses, may be permitted, to be implemented through a bonus zone that provides affordable housing.



Legend

- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

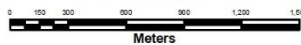
**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8462

PLANNER: SW

TECHNICIAN: MB

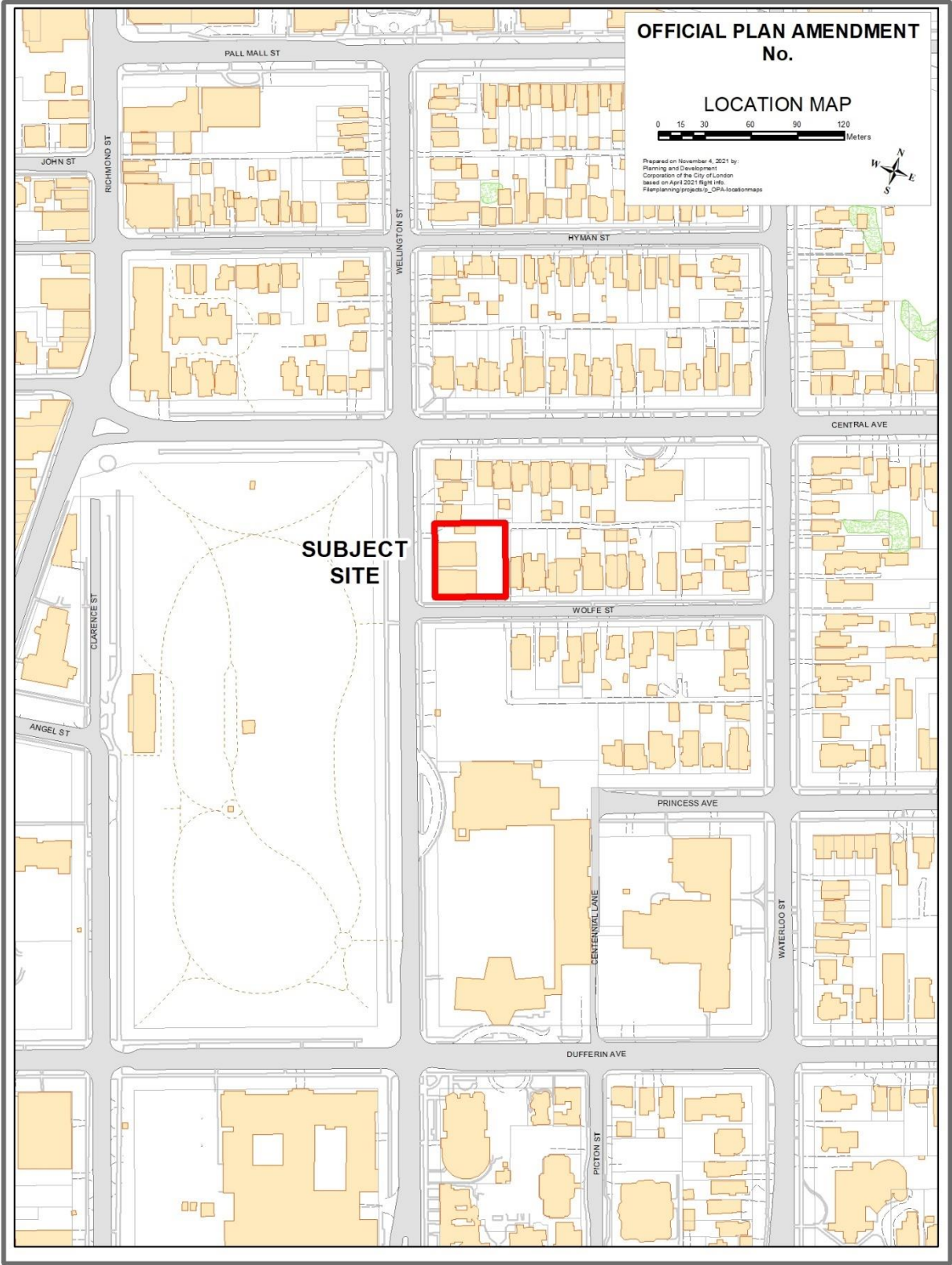
DATE: 2021/11/04

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on November 4, 2021 by:
Planning and Development
Corporation of the City of London
based on April 2021 flight info.
File: planning/projects/OPA-locationmaps



**SUBJECT
SITE**

Appendix B

Clerk's Office)

Bill No.(number to be inserted by

2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 560 and 562 Wellington Street.

WHEREAS 560 Wellington Holdings Inc. has applied to rezone an area of land located at 560 and 562 Wellington Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 560 and 562 Wellington Street, as shown on the attached map comprising part of Key Map No. A107, from an Office (OF1) Zone to a holding Residential R10 Special Provision Bonus (h-5*R10-5()*B-()*H12) Zone.
- 2) Section Number 4.3 of the General Provisions is amended by adding the following Special Provision:

4.3.4 () B-() 560 and 562 Wellington Street

The Bonus Zone shall be implemented through one or more agreements to facilitate a high quality development comprised of a mixed-use apartment building with a maximum height of 17 storeys (61m), and a maximum density of 807 units per hectare, which generally implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and provides for affordable housing.

- i) The provision of affordable housing shall consist of:
 - A total of twelve affordable residential rental units; with seven units to be provided within the development at 560 and 562 Wellington Street, and five units to be provided in existing inventory upon the completion of site plan approval;
 - Rents not exceeding 70% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - The duration of affordability shall be set at 25 years from the point of initial occupancy of all affordable units.

The following special regulations apply within the bonus zone:

a)	Regulations	
	i) Front and Exterior Side Yard Depth (Minimum)	0m (0 ft)
	ii) Rear and Interior Side Yard Depth (Minimum)	0m (0 ft)
	iii) Landscape Open Space (Minimum)	0%
	iv) Lot Coverage (Maximum)	95%
	v) Height (Maximum)	17 storeys or 61m (200 ft) whichever is less
	vi) Density (Maximum)	807 Units Per Hectare
	vii) Parking Area Setback (Minimum)	0m (0 ft)
	viii) Floor Area Ratio (Maximum)	10:1
	ix) Tower setback above 4 th storey (Minimum)	3m (9.8 ft)

3) Section Number 14.4 of the Residential R10 Zone is amended by adding the following Special Provision:

R10-5()	560 and 562 Wellington Street
a)	Additional Permitted Uses
	i) Art galleries
	ii) Bake shops
	iii) Convenience stores
	iv) Dry cleaning and laundry depots
	v) Financial institutions
	vi) Personal service establishments
	vii) Florist shop
	viii) Small-scale grocery store
	ix) Food store
	x) Restaurants

- xi) Retail stores
 - xii) Studios
 - xiii) Video rental establishments
- b) Regulations:
- i) Gross Floor Area for additional permitted uses (Maximum) 300m² (3,229 sq ft)
 - ii) Height 12m (Maximum) (39.4 ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

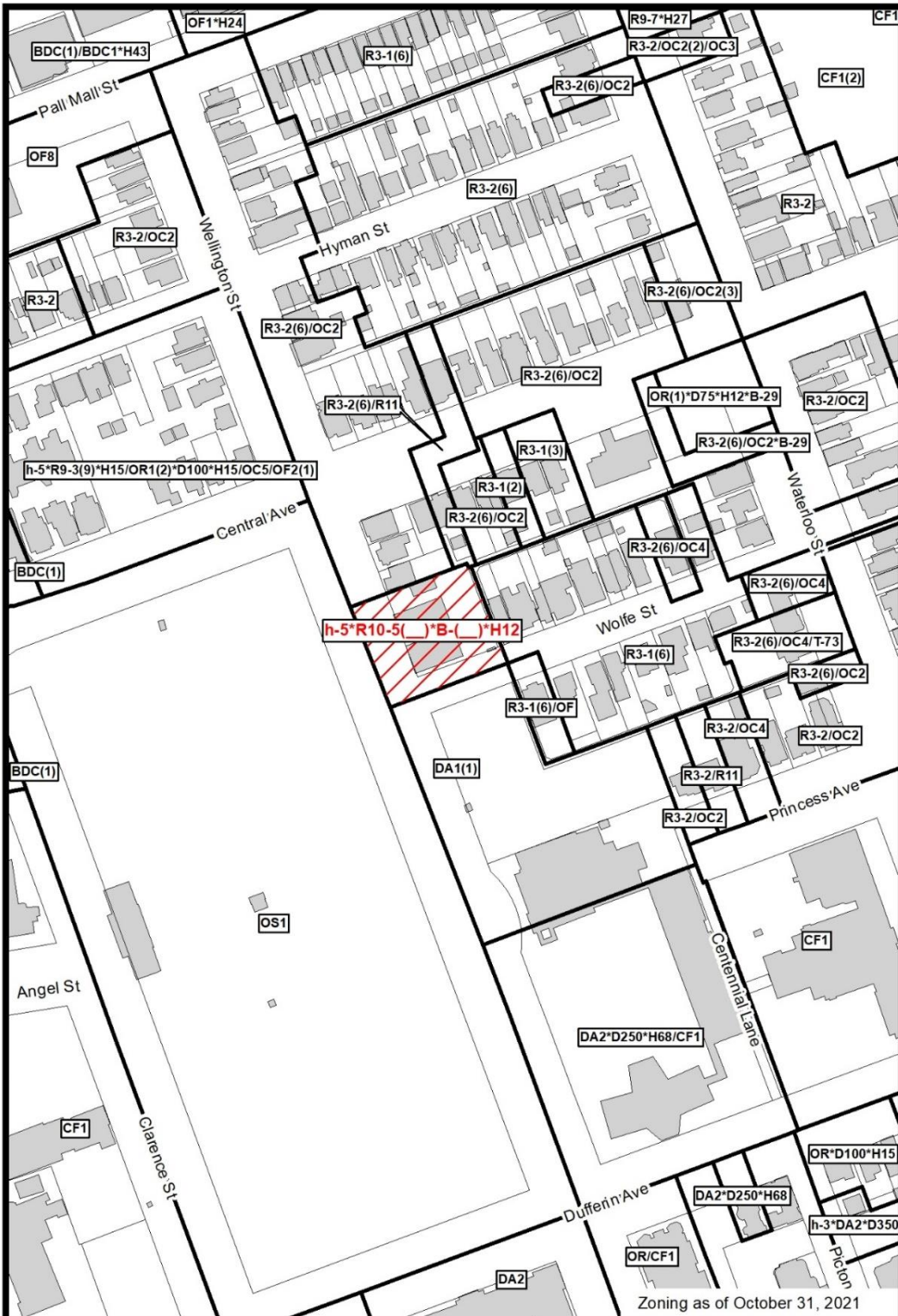
PASSED in Open Council on November 16, 2021.

Ed Holder, Mayor

Catharine Saunders, City Clerk

First Reading – November 16, 2021
 Second Reading – November 16, 2021
 Third Reading – November 16, 2021

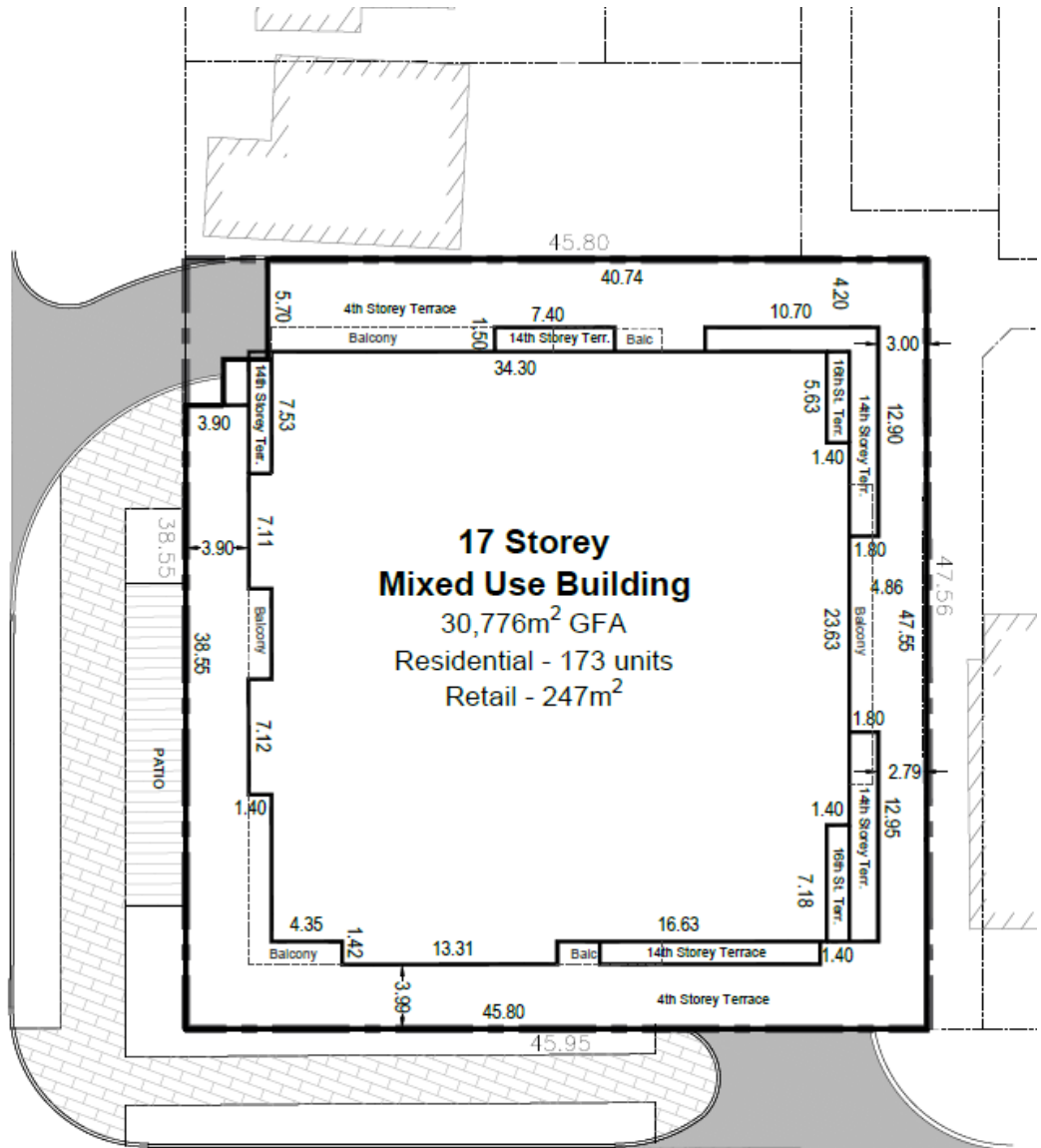
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



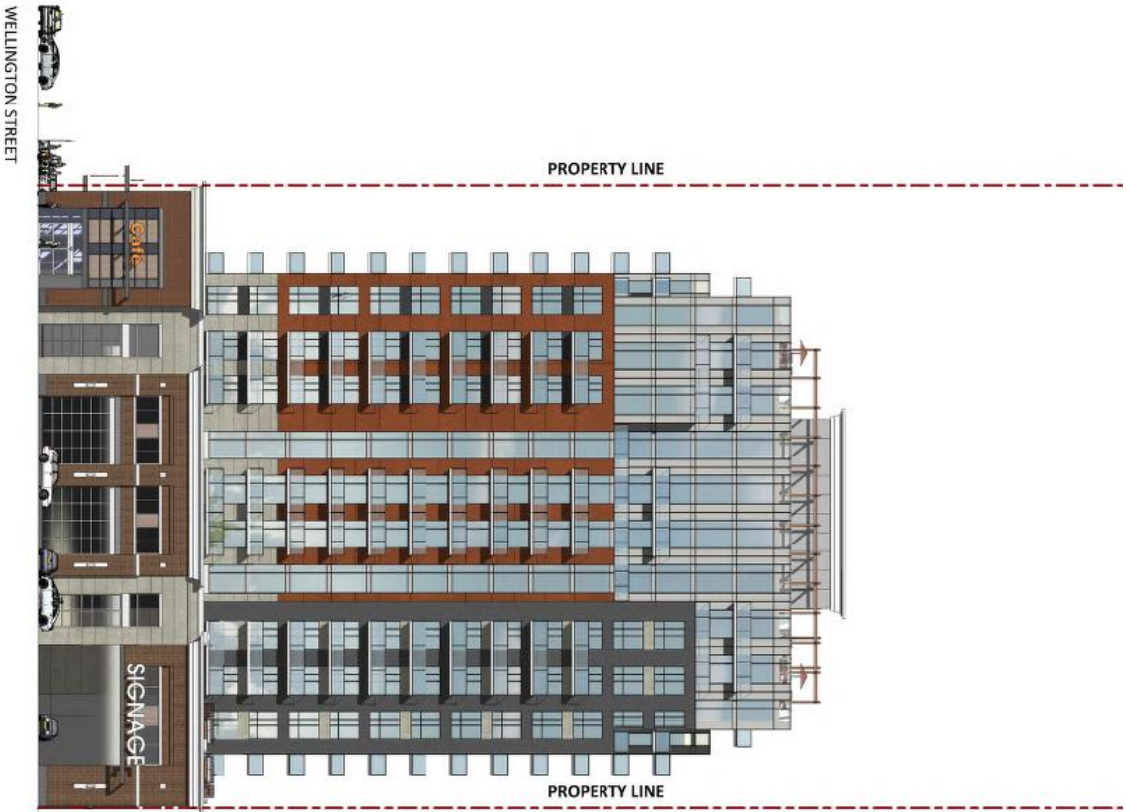
<p>File Number: OZ-8462 Planner: SW Date Prepared: 2021/11/04 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> <p style="text-align: right;"></p>
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Schedule 1

WELLINGTON ST



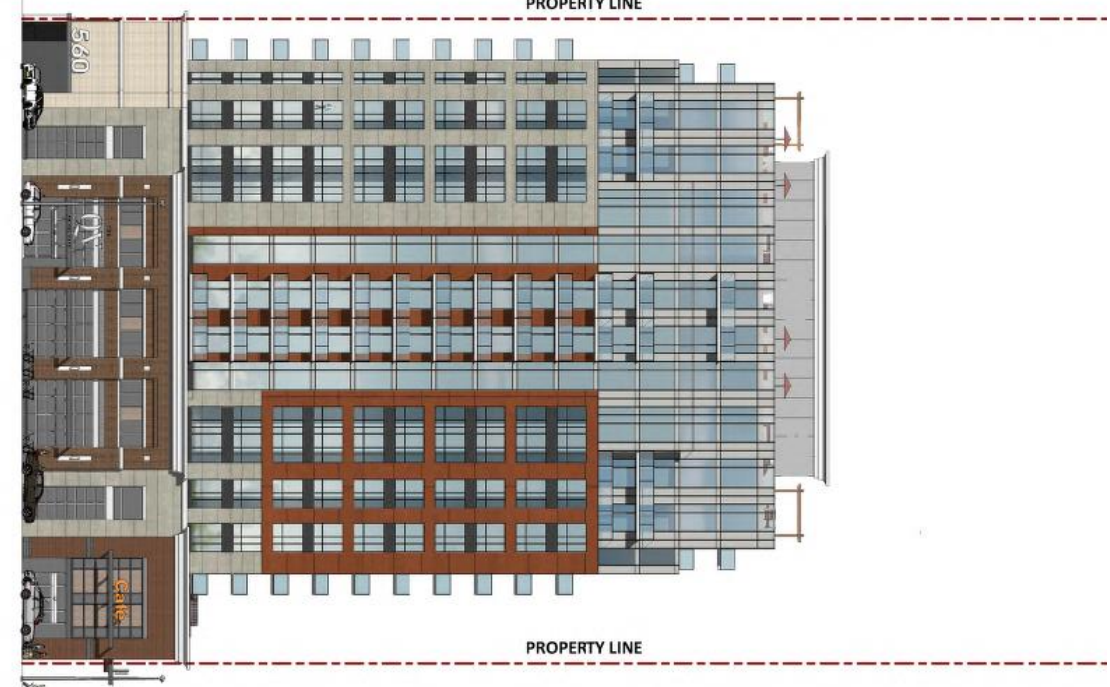
WOLFE ST



1 South Elevation - 17 Storey
1 : 200

ROOF	60.90	5.00 m	
MECH.	53.90	4.00 m	
LEVEL 17	51.90	2.95 m	
LEVEL 16	49.00	2.95 m	
MECH.	46.00	2.95 m	
LEVEL 15	43.05	2.95 m	
LEVEL 14	40.10	2.95 m	
LEVEL 13	37.15	3.00 m	
LEVEL 12	34.20	2.95 m	
LEVEL 11	31.25	2.95 m	
LEVEL 10	28.30	2.95 m	
LEVEL 9	25.35	2.95 m	
LEVEL 8	22.40	2.95 m	
LEVEL 7	19.45	2.95 m	
LEVEL 6	16.50	2.95 m	
LEVEL 5	13.55	2.95 m	
LEVEL 4	10.60	3.00 m	
LEVEL 3	7.65	3.00 m	
LEVEL 2	4.70	3.00 m	
LEVEL 1	1.75	3.00 m	
GROUND	0.00	3.50 m	

2 West Elevation - 17 Storey
1 : 200



ROOF	60.90	5.00 m	
MECH.	53.90	4.00 m	
LEVEL 17	51.90	2.95 m	
LEVEL 16	49.00	2.95 m	
MECH.	46.00	2.95 m	
LEVEL 15	43.05	2.95 m	
LEVEL 14	40.10	2.95 m	
LEVEL 13	37.15	2.95 m	
LEVEL 12	34.20	2.95 m	
LEVEL 11	31.25	2.95 m	
LEVEL 10	28.30	2.95 m	
LEVEL 9	25.35	2.95 m	
LEVEL 8	22.40	2.95 m	
LEVEL 7	19.45	2.95 m	
LEVEL 6	16.50	2.95 m	
LEVEL 5	13.55	2.95 m	
LEVEL 4	10.60	3.00 m	
LEVEL 3	7.65	3.00 m	
LEVEL 2	4.70	3.00 m	
LEVEL 1	1.75	3.00 m	
GROUND	0.00	3.50 m	

