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File: OZ-8114
Planner: C. Smith

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| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | APPLICATION BY: FINCORE GROUP 56 - 82 WELLINGTON ST, 283 - 323 SOUTH STREET AND 69 - 77 WATERLOO STREET JUNE 20, 2013 |

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| RECOMMENDATION |
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That, on the direction of Municipal Council, the following actions be taken with respect to the application of the Fincore Group relating to the property located at 56 - 82 Wellington St, 283 - 323 South Street and 69 - 77 Waterloo Street:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013, to amend Section 3.5.1 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 291-299 South Street and to amend Section 4.4.1.13 (Specific Main Street Corridors), to add a policy to include the lands located at 56-82 Wellington Street South and 283-289 South Street substantially located on the east side of Wellington Street to a depth of 82 metres from centreline of Wellington Street between South Street and the Thames River;
- b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013, to amend Section 3.5.1 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 303-323 South Street and 69-77 Waterloo Street which is substantially bounded by Waterloo Street on the east, South Street on the north, the Thames River on the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street, excluding the lands located at 291-299 South Street ;
- c) subject to Policy 19.1.1. of the Official Plan, the lands located south of the existing Upper Thames River Conservation Authority Regulated Area, **BE INTERPRETED** to be located within the "Open Space" designation;
- d) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on June 25 , 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part a) above, to change the zoning applicable to the lands located at 56-82 Wellington Street and 283-299 South Street **FROM** a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone which permits a large range of commercial uses, churches and residential uses, a Residential R9 (R9-3*H22) Zone which permits apartment buildings with a maximum height of 22 metres and a Holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30 metres and a maximum density of 150 units per hectare, **TO** an Open Space (OS2) Zone to allow for conservation lands and public parks and a Holding Business District Commercial Special Provision/ Bonus (h-2*h-5*h-35*h-55*h-89*h-(*)h-(**)*BDC(____)*B-(*) Zone which permits medical/dental office, clinics, a wide range of commercial uses, apartment buildings, nursing homes, lodging houses, offices, an Independent Health Facility on the second floor or above with a maximum gross floor area of 2000m² and a maximum height of 12m, with a bonus zone to facilitate a development design that is consistent with the text and illustrations attached as Schedule "1" of this By-law, which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m² gross floor area of medical/dental, clinic and independent health facility use and 929m² of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:
 - underground parking spaces;
 - placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's

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- discretion, match the elevations shown in Schedule “1”, so the architecture of the building itself creates the Gateway;
- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
 - orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
 - a green roof atop the building podium portions to support innovative and environmentally sensitive development;
 - two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements
 - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

and a Holding Residential R5 /Residential R7 /Residential R9/Bonus (h-2*h-5*h-35*h-55*h-89*h-(*)*h-(**)* R5-7/R7*D150*H22/R9-7*H22*B(*) Zone which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units/ha with a bonus zone to facilitate a development design that is consistent with the text and illustrations attached as Schedule “1” of this By-law, which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m² gross floor area of medical/dental, clinic and independent health facility use and 929m² of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:

- underground parking spaces;
- placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City’s discretion, match the elevations shown in Schedule “1”, so the architecture of the building itself creates the Gateway;
- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
- a green roof atop the building podium portions to support innovative and environmentally sensitive development;
- two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements
- landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

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- e) the proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on June 25 , 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (b) above, to change the zoning applicable to the lands located at 303-323 South Street and 69-77 Waterloo Street **FROM** a Residential R9 (R9-3*H22) Zone which permits apartment buildings with a maximum height of 22 metres and a Holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30 metres and a maximum density of 150 units per hectare, **TO** an Open Space (OS2) Zone to allow for conservation lands and public parks and a Holding Residential R5/Residential R7/Residential R9/Bonus (h-2*h-5*h-35*h-55*h-89*h-(*)*h-(**)*R5-7/R7*D150*H22/R9-7*H22*B(**)) Zone which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units/ha with a bonus zone to facilitate a development design that is consistent with the text and illustration attached as Schedule "2" of this By-law which includes an 18-storey (67m tall) residential building on the southwest corner of Waterloo Street and South Street with 78 retirement lodges and 130 nursing home care units, 65 stacked townhouses dwelling units (15m tall) along South Street with a maximum of 1000m² of convenience commercial uses which include Convenience stores, Convenience service establishments, Financial institutions, Personal service establishments, Bake shops, Commercial schools, Florist shops, and Restaurants, at ground level without a drive through and a church use which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:
- secured bicycle parking spaces and temporary bicycle parking spaces for a total of 150 bicycle parking spaces;
 - orientation of buildings to the street so that all principal facades of all units face the street and include active building elements such as primary entrances, porches, canopies and windows in order to provide for the enhancement of the pedestrian environment;
 - utilization of a podium base with multiple step-backs and a residential point tower above on the building abutting the northeast corner so as to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
 - building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations shown in Schedule "2", and townhouse facades that vary in their projection and recession along South Street so that they do not appear as one solid plane, so as to ensure a high standard of design for buildings to be constructed in this prominent location at the perimeter of the Downtown, near the edge of the river valley;
 - a green roof atop the parking structure and building podium portions to support innovative and environmentally sensitive development;
 - a publicly accessible pedestrian and sight line connection through the site from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements;
 - provision of enhanced landscaped open space at street level and along the Thames Valley corridor to support the provision of common open space that is functional for active or passive recreational use
 - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Waterloo Street road allowances, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;
- f) change Section 2, Definitions, of the City of London Z.-1 Zoning By-law to include the following definition: "Independent Health Facility" means a diagnostic facility that is funded by the Ministry to provide specific classes of diagnostic tests and is an ambulatory facility that provides surgical and therapeutic procedures for which the costs of carrying out the procedure are not included in the OHIP fee paid to physicians and is operated under the authority of a licence issued by the Director of Independent Health Facilities in accordance with all Ministry regulation including the *Independent Health Facilities Act* as may be amended, does not include overnight accommodation and requires parking to be provided at the same rate as for a clinic use;

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- g) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone which permits a large range of commercial uses and residential use and a Residential R9 (R9-3*H22) Zone which permits apartment buildings with a maximum height of 22 metres and a Holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30 metres, **TO** a Holding Business District Commercial Special Provision (h-5*BDC1 (2)*D265*H80) Zone which permits medical/dental office, medical/dental clinics, a wide range of commercial uses, townhouses and apartment buildings with a maximum height of 80 metres and maximum density of 265 units/ha, **BE REFUSED** for the following reasons:
- buildings of this size and intensity may not provide for a good fit, consistent with Official Plan infill policies in the absence of such measures as appropriate urban design measures, underground parking, and enhanced landscaping which cannot all be obtained through the “normal development approval process
 - a suitable approach to ensuring that the proposed development meets appropriate criteria for the SoHo Area is to permit zoning categories that allow an appropriate form of development and permit the requested additional heights and density through the application of a Bonus Zone.
- h) the bonusing provision requires that a development agreement be entered into to ensure that the subject development design shall be consistent with the text and illustrations contained in the attached Appendix “E”
- i) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the attached by-law is a minor clerical change to the by-law as was proposed at the public participation meeting held on June 18, 2013;

IT BEING NOTED THAT the following issues will be addressed through the consideration of a future application prior to the lifting of the holding provisions for these lands:

- to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), a development agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.
- a public participation meeting of the Planning and Environment Committee be held for consideration of the site plan required for this development prior to the removal of the "h-5" symbol;
- to ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, a development agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "h-35" symbol
- to ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London.
- to ensure the orderly development of the lands the h-89 symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.

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- to ensure the Owner undertake a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h- (*)" symbol; and
- To ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h- (**)" symbol;

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 56 - 82 Wellington St, 283 - 299 South Street.

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

1. Amendment No. (to be inserted by Clerk's Office) 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. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013.

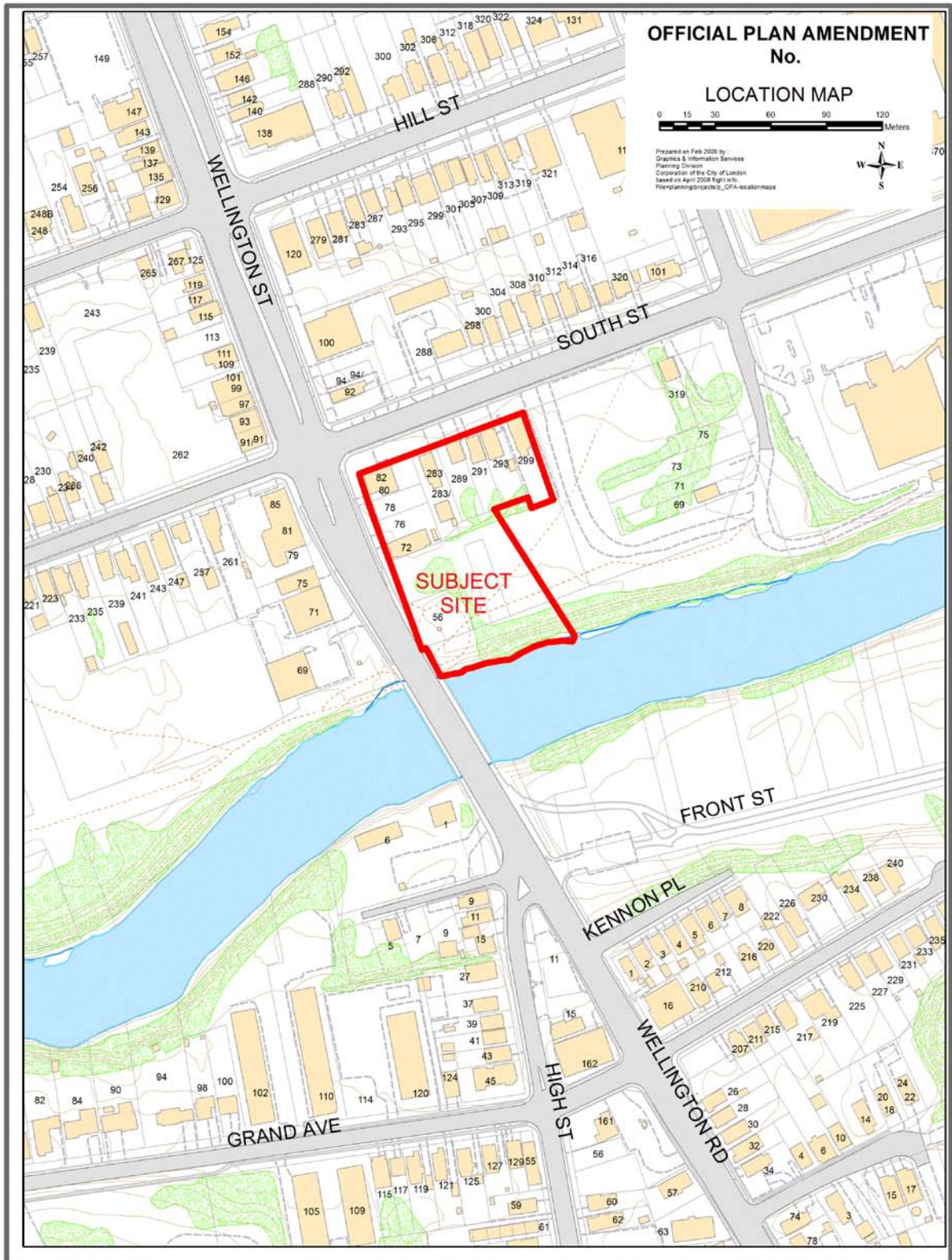
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Section 3.5.1 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 291-299 South Street and to amend Section 4.4.1.13 (Specific Main Street Corridors), to add a policy to include the lands located at 56-82 Wellington Street South and 283-289 South Street located on the east side of Wellington Street to a depth of 82 metres from centerline of Wellington Street between South Street and the Thames River.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 56 - 82 Wellington St, 283 - 299 South Street.

C. BASIS OF THE AMENDMENT

The proposed amendments contain specific policies, standards, and performance criteria that are detailed and are specifically required to provide more flexibility, in interpretation or implementation of the existing Official Plan Policies and provide specific direction for the preparation and review of development proposals, in this area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 3.5.1 of the Official Plan for the City of London is amended by adding the following subsection:

The lands located at 291-299 South Street may permit a range of Multi Family High Density Residential uses, a range of convenience commercial uses at grade along the South Street frontage and a neighbourhood facility use in the form of a church. The development will be consistent with the conceptual vision for the Old Victoria Hospital Lands identified in SoHo Community Improvement Plan, the Thames Valley Corridor Plan and will be required to demonstrate a high degree of application of the City's Urban Design principles in order to allow for the full range of permitted uses, densities and heights. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

- i) Multi-Family, High Density Residential development may be permitted in this area that can accommodate increased height and densities which provide a transition from the residential uses to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River Corridor through the application of Urban Design principles approved for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;

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- ii) Convenience Commercial uses are permitted at grade along the South Street frontage and will not exceed a total gross floor area of 1000m² as provided for in Section 3.6.5; and
- iii) Neighbourhood facilities are permitted within a residential building as provided for in Section 3.6.4.

2. Section 4.4.1.13 to the Official Plan is amended by adding a new section as follows:

The land located at 56-82 Wellington Street South and 283-289 South Street bounded by Wellington Street on the east side, between South Street and the limit of the Open Space designation to a depth of 82 metres from centerline of Wellington Street, shall develop as a mixed-use area with retail stores, restaurants and personal services at street level and office uses including medical facilities and residential uses located above grade. To encourage a strong main street commercial corridor and to build strong connections to the Downtown, the SoHo area and the Thames River, mixed-use projects that include street level commercial in association with uses appropriate to a pedestrian-oriented shopping area will be required. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

- i) Mixed Use development may be permitted in this area that can accommodate increased height and densities which provide a transition from the southeast corner of Wellington Street and South Street to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River Corridor through the application of Urban Design principles as provided for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;
- ii) New office uses up to a medium scale of development may be permitted to be located in this area provided that the office use is primarily to provide medical/dental services on the second floor or above in a mixed use building.

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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2013

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 303 - 323 South Street and 69 - 77 Waterloo Street.

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

1. Amendment No. (to be inserted by Clerk's Office) 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. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013.

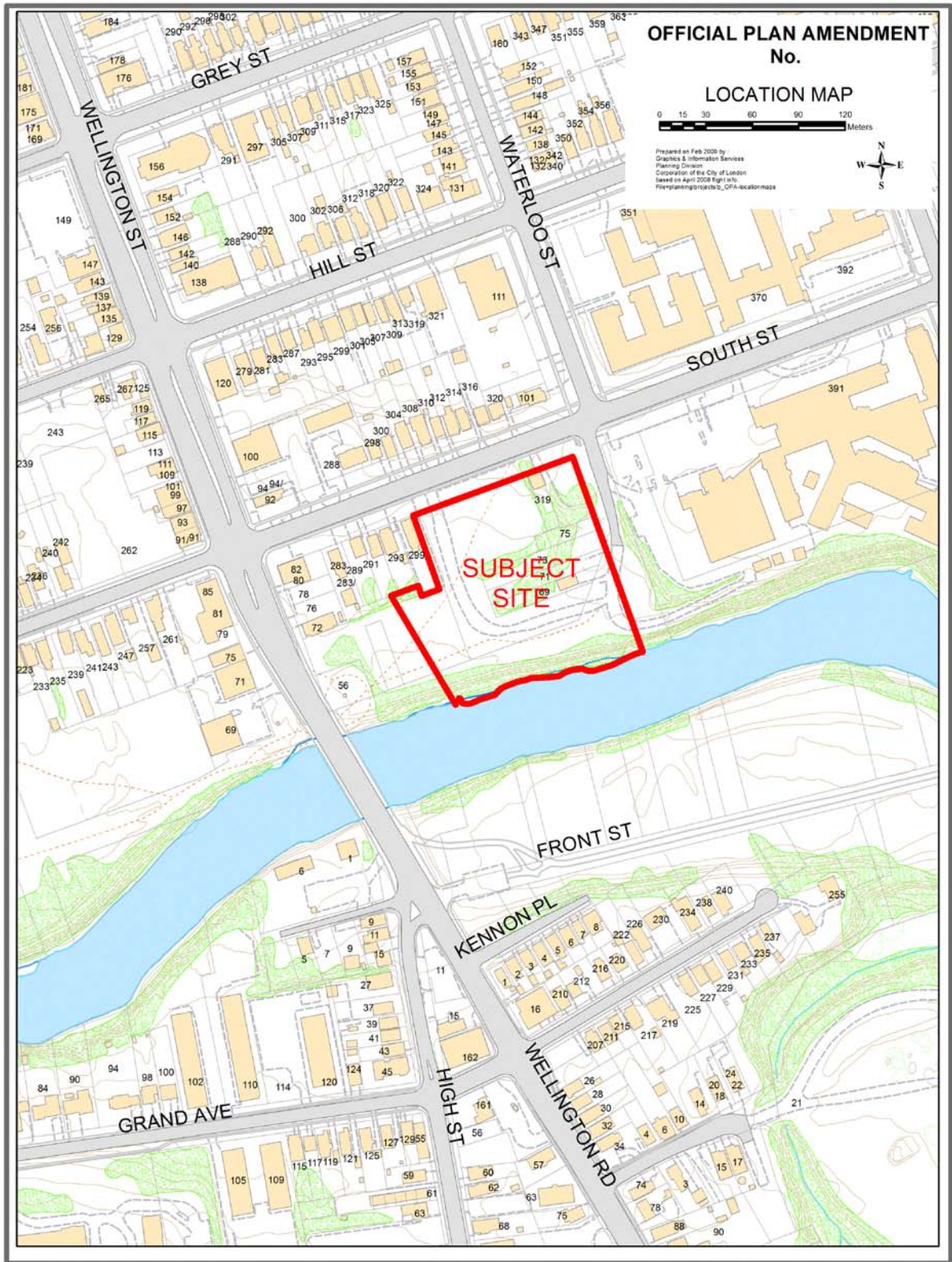
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Section 3.5.1 (Policies for Specific Residential Areas) of the Official Plan for lands located at 303-323 South Street and 69-77 Waterloo Street within the lands bounded by Waterloo Street on the east, South Street on the north, the limit of the Open Space designation to the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street to the West excluding the lands located at 291-299 South Street.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 303 - 323 South Street and 69 - 77 Waterloo Street.

C. BASIS OF THE AMENDMENT

The proposed amendments contain specific policies, standards, and performance criteria that are detailed and are specifically required to provide more flexibility, in interpretation or implementation of the existing Official Plan Policies and provide specific direction for the preparation and review of development proposals, in this area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

3. Section 3.5.1 of the Official Plan for the City of London is amended by adding the following subsection:

The lands located at 303-323 South Street and 69-77 Waterloo Street within the area, bounded by Waterloo Street on the east, South Street on the north, the limit of the Open Space designation to the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street to the West excluding the lands located at 291-299 South Street may permit a range of Multi Family High Density Residential uses, a range of convenience commercial uses at grade along the South Street frontage and a neighbourhood facility use in the form of a church. The development will be consistent with the conceptual vision for the Old Victoria Hospital Lands identified in SoHo Community Improvement Plan, the Thames Valley Corridor Plan and will be required to demonstrate a high degree of application of the City's Urban Design principles in order to allow for the full range of permitted uses, densities and heights. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

- iv) Multi-Family, High Density Residential development may be permitted in this area that can accommodate increased height and densities which provide a transition from the residential uses to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River

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Corridor through the application of Urban Design principles approved for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;

- v) Convenience Commercial uses are permitted at grade along the South Street frontage and will not exceed a total gross floor area of 1000m² as provided for in Section 3.6.5; and
- vi) Neighbourhood facilities are permitted within a residential building as provided for in Section 3.6.4.

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Appendix "C"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 56 - 82
Wellington St, 291 - 299 South Street.

WHEREAS the Fincore Group Inc. has applied to rezone an area of land located at 56 - 82 Wellington St, 291 - 299 South Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ 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 56 - 82 Wellington St, and 291 - 299 South Street, as shown on the attached map comprising part of Key Map No. A.107, from a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone, a Residential R9 (R9-3*H22) Zone and a Holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone to an Open Space (OS2) Zone, a Holding Business District Commercial Special Provision/ Bonus (h-2*h-5*h-35*h-55*h-89*h-(*)h-(**)*BDC(____)*B-(*) Zone, and a Holding Residential R5 /Residential R7 /Residential R9/Bonus (h-2*h-5*h-35*h-55*h-89*h-_*h-_*R5-7/R7*D150*H22/R9-7*H22*B(*) Zone.

2. Section Number 25.4 of the Business Commercial District (BDC) Zone is amended by adding the following Special Provision:

-) BDC (____) The lands located at Wellington Street on the east side, between South Street and the Thames River
 - a) Additional Permitted Uses
 - i. Independent health facility
 - ii. Churches
 - b) Regulation[s]
 - i. Maximum gross floor area 2000m²
all office, medical/dental office
and independent health facility
uses.

3. Section 4 of the General Provisions to By-law No. Z.-1 is amended by adding the following Special Provision:

B-(*) the lands located on Wellington Street on the east side, between South Street and the Thames River

The subject site is being bonused to facilitate a development design which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m² gross floor area of medical/dental, clinic and independent health facility use and 929m² of ground floor commercial retail which shall be implemented through a development agreement as described in Appendix "E" attached to the Staff Report dated June 20, 2013 in return for the provision of the following services facilities and matters:

- underground parking spaces;
- placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the

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Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City’s discretion, match the elevations shown in Schedule “1”, so the architecture of the building itself creates the Gateway;

- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
- a green roof atop the building podium portions to support innovative and environmentally sensitive development;
- two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements
- landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space.

The following regulations apply with the approved site plan:

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| Lot Area (minimum): | 0.47ha |
| Lot Frontage (minimum): | 50m |
| Front Yard Setback (maximum): | 1.0 |
| Exterior Side Yard – (maximum): | 1.0 |
| from the future Bus Rapid Transit road widening | |
| Lot Coverage (%) (maximum): | 78% |
| Height (maximum): | 94.0 metres |
| Density – units per hectare (maximum): | 354 |
| Parking: | 510 |
| Bicycle Parking | 36 |
| Rear and Interior Side Yard Setbacks (minimum) | 0.0m |

The cumulative impact of using this bonusing provision shall result in a density not greater than 354 units per hectare and a building height not greater than 94metres.

4. Section 2, Definitions, to By-law No. Z.-1 is amended to include the following definition:

“Independent Health Facility” means a diagnostic facility that is funded by the Ministry to provide specific classes of diagnostic tests and is an ambulatory facility that provides surgical and therapeutic procedures for which the costs of carrying out the procedure is not included in the OHIP fee paid to physicians and is operated under the authority of a licence issued by the Director of Independent Health Facilities in accordance with all Ministry regulation including the *Independent Health Facilities Act* as may be amended, does not include overnight accommodation and requires parking to be provided at the same rate as for a clinic use.

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File: OZ-8114
Planner: C. Smith

5. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provisions:

h-*_ Purpose: To ensure the Owner undertake a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h- *_" symbol.

h-** Purpose: To ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h- **" symbol;

6. 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.

7. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 25, 2013.

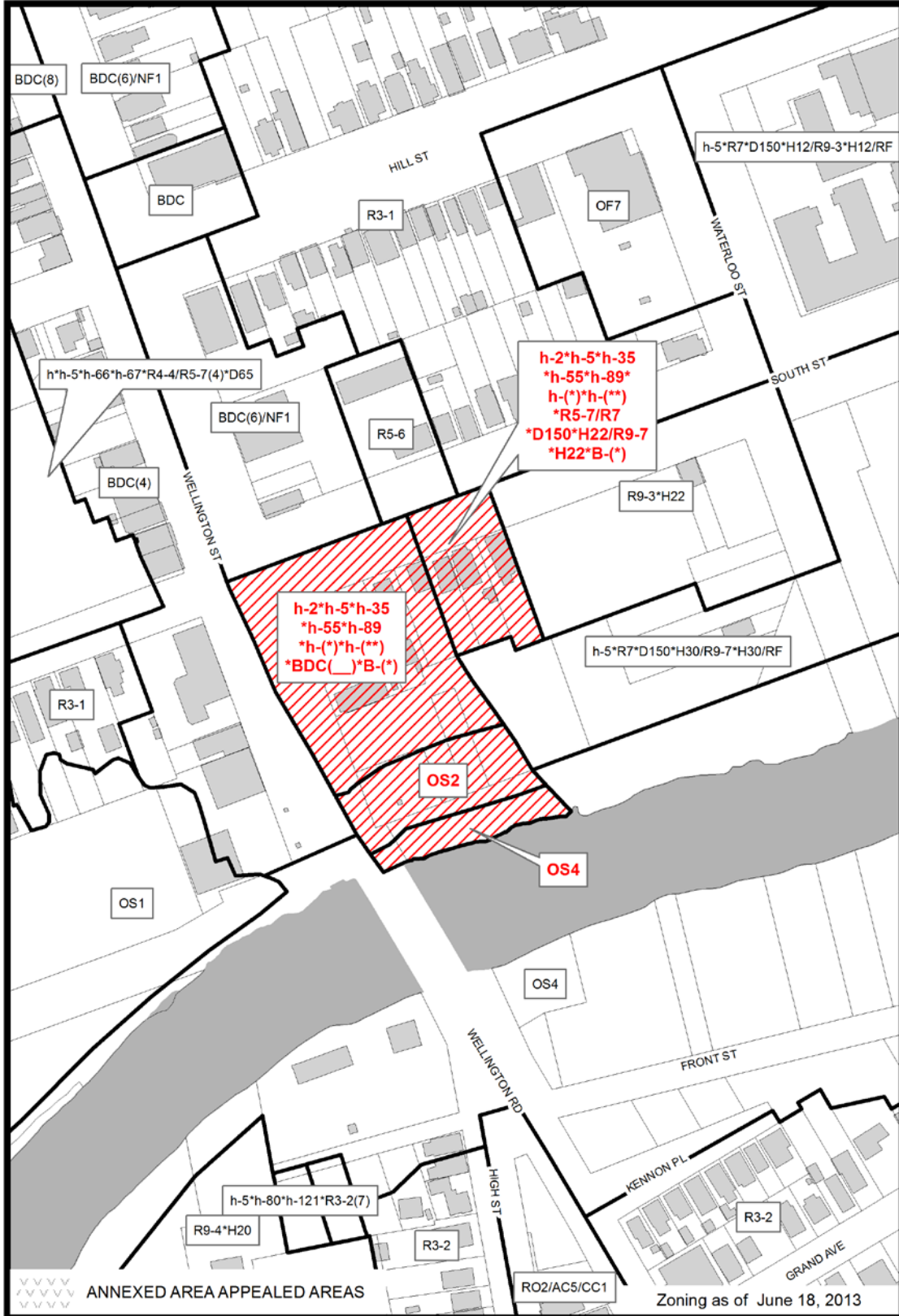
Joe Fontana
Mayor



Catharine Saunders
City Clerk

First Reading - June 25, 2013
Second Reading - June 25, 2013
Third Reading - June 25, 2013

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



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| <p>File Number: OZ-8114</p> <p>Planner: CS</p> <p>Date Prepared: 2013/06/19</p> <p>Technician: MB</p> <p>By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p>  |
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File: OZ-8114
Planner: C. Smith

Appendix "D"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 303 - 323 South Street and 69 - 77 Waterloo Street.

WHEREAS the Fincore Group Inc. has applied to rezone an area of land located at 303 - 323 South Street and 69 - 77 Waterloo 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 303 - 323 South Street and 69 - 77 Waterloo Street, as shown on the attached map comprising part of Key Map No. A.107, from a Residential R9 (R9-3*H22) Zone and a Holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone to an Open Space (OS2) Zone, and a Holding Residential R5/Residential R7/Residential R9/Bonus (h-2*h-5*h-35*h-55*h-89*h-()*h-()*R5-7/R7*D150*H22/R9-7*H22*B()) Zone.

2. Section 4 of the General Provisions to By-law No. Z.-1 is amended by adding the following Special Provision:

4.3 4) B-() Lands within the area, bounded by Waterloo Street on the east, South Street on the north, the limit of the Open Space designation to the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street to the west excluding the lands municipally known as 293 and 299 South Street.

The subject site is being bonused to facilitate a development design which includes an 18-storey (67m tall) residential building on the southwest corner of Waterloo Street and South Street with 78 retirement lodges and 130 nursing home care units, 65 stacked townhouse dwelling units (15m tall) along South Street with a maximum of 1000m² of convenience commercial uses which include Convenience stores, Convenience service establishments, Financial institutions, Personal service establishments, Bake shops, Commercial schools, Florist shops, and Restaurants, at ground level without a drive through and a church use which shall be implemented through a development agreement as described in Appendix "E" attached to the Staff Report dated June 20, 2013 in return for the provision of the following services facilities and matters:

- secured bicycle parking spaces and temporary bicycle parking spaces for a total of 150 bicycle parking spaces;
- orientation of buildings to the street so that all principal facades of all units face the street and include active building elements such as primary entrances, porches, canopies and windows in order to provide for the enhancement of the pedestrian environment;
- utilization of a podium base with multiple step-backs and a residential point tower above on the building abutting the northeast corner so as to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations shown in Schedule "2", and townhouse facades that vary in their projection and recession along South Street so that

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they do not appear as one solid plane, so as to ensure a high standard of design for buildings to be constructed in this prominent location at the perimeter of the Downtown, near the edge of the river valley;

- a green roof atop the parking structure and building podium portions to support innovative and environmentally sensitive development;
- a publicly accessible pedestrian and sight line connection through the site from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements;
- provision of enhanced landscaped open space at street level and along the Thames Valley corridor to support the provision of common open space that is functional for active or passive recreational use
- landscaping enhancements including financial contribution therefore that are above City standards, of the abutting South Street and Waterloo Street road allowances, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space.

The following regulations apply with the approved site plan:

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| Lot Area (minimum): | 0.87 ha |
| Lot Frontage (minimum): | 118m |
| Front Yard Setback (minimum): | 1.0 |
| Exterior Side Yard – west (minimum): | 1.0 |
| Lot Coverage (%) (maximum): | 46% |
| Height (maximum): | 67.0 metres |
| Density – units per hectare (maximum): | 275 |
| Parking: | 232 |
| Bicycle Parking | 150 (secure) |

The cumulative impact of using this bonusing provision shall result in a density not greater than 275 units per hectare and a building height not greater than 67metres.

3. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provisions:

h_*) Purpose: To ensure the Owner undertake a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h- (*)" symbol.

h_**) Purpose: To ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h- (**)" symbol;

4. 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.

Agenda Item # Page #

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File: OZ-8114
Planner: C. Smith

5. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 25, 2013.

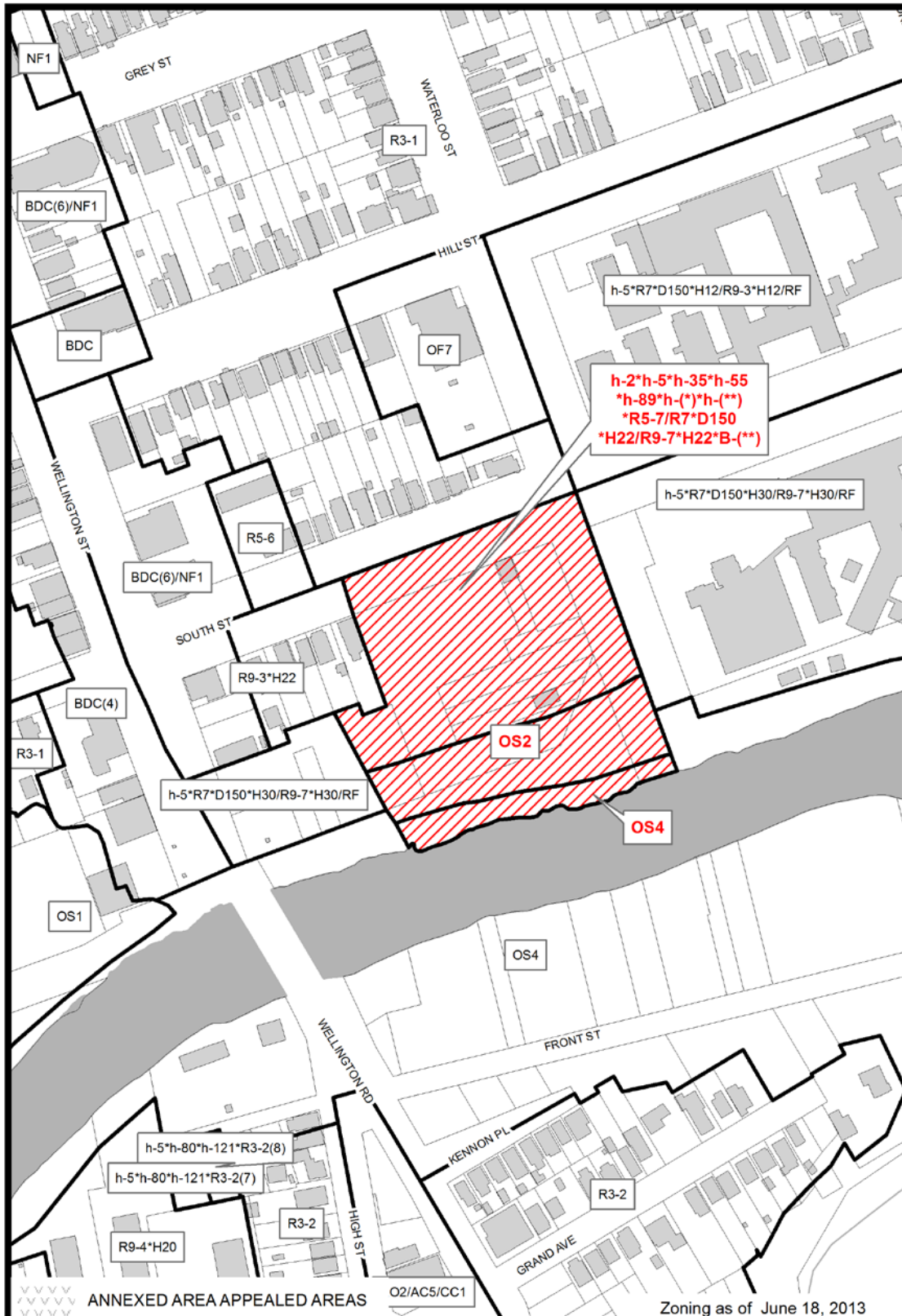
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 25, 2013
Second Reading – June 25, 2013
Third Reading - June 25, 2013

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



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| <p>File Number: OZ-8114 CS Date Prepared: 2013/06/19 Technician: ZZ By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:2,441</p> <p>0 10 20 40 60 80 Meters</p> <div style="text-align: right;"> </div> |
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Geodatabase

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File: OZ-8114
Planner: C. Smith

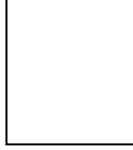
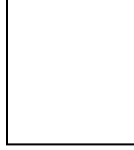
Appendix "E"



SOHO WELLINGTON CENTRE

urban design brief // 04 25 2013





REVISED 04.25.2013

EXECUTIVE SUMMARY

Holbird & Root is pleased to present the revised Soho Wellington Centre Urban Design Brief per the review of the January 29, 2013 Urban Design Brief revisions.

The Urban Design Brief has been updated to reflect the clarifications with every effort to interpret and meet the requirements of these changes to better meet the needs of the City of London and Fincore Canada. Following are the responses for ease of reference and location within the Brief.

BDC Zone

BDC Area: 6,239 m²
 Building Coverage: 40.7%
 Total Clinic GFA: 14,492 m²
 Total Retail GFA: 1,124 m²
 Total Dwelling Units: 110
 Total Vehicle Parking: 228 stalls
 Total Bicycle Parking: 35 public stalls

Residential Zone

Residential Area: 13,273 m²
 Building Coverage: 42.4%
 Total Townhouses: 58 units
 Total Retirement: 78 units
 Total Nursing Home: 130 units
 Total Vehicle Parking: 614 stalls
 Total Bicycle Parking: 150 stalls

See Figure 1c.03 Site Plan—Vehicular Entrances, Public Transit, Adjacent Zoning, page 17 for the Church location.

See Page 11 for updated program, reflecting the permitted uses provided by the City of London.

All elevations, diagrams, plan diagrams, sections, and renderings have been updated to illustrate recent adjustments to the layout. The West Tower has been altered to accommodate the Upper Thames Land.

Design Guideline: SoHo Wellington Centre's final design will acknowledge the City's request that the South Street Townhouses will have facades with varied depth to create a more dynamic and varied street wall.

EXECUTIVE SUMMARY

Holabird & Root is pleased to present the revised SoHo Wellington Centre Urban Design Brief per the January 14, 2013 Fincore Design Options Review Meeting Comments. The Urban Design Brief has been updated to reflect the revisions with every effort to interpret and meet the requirements of these changes to better meet the needs of the City of London and Fincore Canada. Following are the required revisions and responses for ease of reference and location within the Brief. Responses are in *italics*. Where there is no response written, the statement has been compiled with or is evident in the design without further description.

SITE VEHICULAR ACCESS

East

- Waterloo Street to be extended for vehicular access to east tower. Plan to show two access options, one from existing Waterloo Street right-of-way and one from realigned Waterloo Street.
 - See Figure 1c.03, Page 17

North

- Buildings to be "at property line" therefore strive for near-zero setback.
 - See Figure 2b.01 & Figure 2b.02, Pages 36 & 37

- Clearly indicate on plan those features implementing the SOHO-CIP "Green Street" that are on public property, and indicate the applicant's position on providing for their construction/installation in the event they are not provided using City funds.
 - The applicant, Fincore Canada, will work with the City of London to realize needed site improvements.
 - See Figure 2b.01, Figure 2b.02 & Figure 2c.02 Pages 36, 37 & 43

- Access on South St. to be a minimum of 7.5 meters from the center line of Wellington St.
 - Only parallel parking on South St. will be supported.

West

- Buildings to be "at property line", therefore strive for near-zero setback, incorporating the Bus Rapid Transit ultimate right-of-way of 24 meters from the center of Wellington St. pavement.
 - See Figure 2b.01 & Figure 2b.02, Pages 36 & 37 for zero-setback
 - See Figure 1c.02, Pages 16 for BRT right-of-way

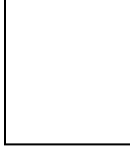
- No vehicular access from Wellington St.
 - Applicant seeks no special zoning provision for required number of parking spaces.

Uses/Volumes

- West portion of site to be MSC designation/BDC Zone not to exceed 1/3 of South St. frontage west of Wellington St.
 - Eastern two-thirds of the site to be HDR designation/higher order R-Zone.
 - See Figure 1c.03, Page 17

- Total West Tower height equal to maximum 26 "residential stories"
 - Total East Tower height equal to maximum 18 "residential stories"
 - Stepping down and modulating of massing for "middle" wellness centre required.
 - See Page 17 for programmatic description

- Tower to be slender with maximum floorplate GFA.
 - Floor to ceiling height at grade to be equal to 1.5 commercial stories minimum.
 - Only retail uses to be in at-grade spaces lining the Wellington and South St. frontages.
 - Maximum amount of convenience commercial uses total 1,000 square meters, directed to the Wellington/South intersection and in limited locations along the south frontage as shown on the revised plan.
 - Built form to be of residential character, reflected especially but not exclusively in non-commercial facade materials and presence of private entrances to residences.
 - Massing to step away from South St. (maximum 4 storeys), and step away from Thames.



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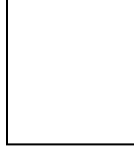
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| <p>section one</p> <p>design goals and objectives 11</p> <p>response to city documents 13</p> <p>spatial analysis 15</p> | <p>section two</p> <p>conceptual design 28</p> <p>public realm 30</p> <p>sustainability techniques 31</p> |
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section one

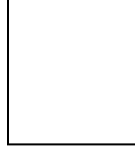
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| design goals and objectives | 11 | Section 1c Spatial Analysis |
| response to city documents | 13 | Figure 1c.01 Regional Spatial Analysis 15 |
| spatial analysis | 15 | Figure 1c.02 Site Plan—Views and Embankment / Tree Preservation Areas 16 |
| | | Figure 1c.03 Site Plan—Vehicular Entrances, Public Transit, Adjacent Zoning 17 |
| | | Figure 1c.04 Site Plan—Overlaid with Parcels 18 |
| | | Figure 1c.05 Key Plan—Photos of Existing Site Conditions and Context 20 |

Agenda Item # Page #



File: OZ-8114
Planner: C. Smith



DESIGN GOALS AND OBJECTIVES

Soho Wellington Centre is designed to act as a catalyst for the redevelopment of the SoHo area located within Downtown London. Soho Wellington Centre's scale and intensity create a vibrant node within the SoHo Neighbourhood. It is pedestrian-friendly, adjacent to public transportation, and connected to the surrounding pedestrian, commercial and residential fabric. The elegant design of the proposal is based on principles of urban sustainability. As an infill project, the SoHo Wellington Centre reduces sprawl, ties into existing infrastructure and provides a pedestrian-friendly streetscape focused on green space.

Charged with the task of unifying the space between the natural amenities the Thames River provides to the south and the urban context to the north, east, and west, SoHo Wellington Centre achieves this by drawing the park landscape up the riverbank and layering it in varying degrees from public to private residential spaces within the urban environment. This landscape reaches the pedestrian-oriented residential area and the retail area on the west end of South Street, lined with sidewalk cafes and vibrant street life.

Pragmatically responding to the redevelopment goals of the SoHo Community, the design aesthetically and functionally responds to and integrates with the surrounding landscape and mixed commercial, business, and residential uses surrounding it. The high-density development preserves a sense of openness by concealing utilitarian uses such as parking and loading beneath an expansive green area, showcasing the habitable building elements rising above the green space and punctuating its position at the Wellington

Street/South Street gateway to Downtown London. The towers provide residents with desirable views to the Downtown, the Thames River and parklands, and beyond.

Soho Wellington Centre will contain the following programmatic elements:

A 26-storey tower at the northwest corner of the block, with frontage along Wellington and South Streets, comprising:

- 19 storeys of market-rate condominiums
- 6 storey Clinic/Independent Health Facility
- 1 storey of ground-level Retail/Restaurant/Convenience and building services.

An 18-storey tower on the northeast corner of the block, adjacent to the townhouses and east of the ground level retail, comprising:

- 10 storey Retirement Home
- 7 storey Nursing Home
- 1 storey Commercial Convenience (1,000 m²) and building services

35 townhouse units will be placed within the centre and southern portions of the block, most of which have direct vistas to the Thames River and adjacent parklands.

21 townhouse units will be located along South Street, between the East and West Towers.

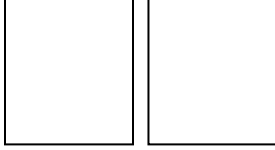
A church will be positioned between the South Street

townhouses and Riverfront townhouses within the middle portion of the block. A grand stair leading from South Street up to the top of the green-roofed parking deck provides access, frontage and a place of significance for the church.

An ancillary enclosed parking structure will be built to connect the above referenced buildings and uses. A green structure, covering most of the enclosed parking structure, will be utilized as a landscaped open space area.

SECTION ONE

Soho Wellington Centre is located at a prominent corner of the SoHo Neighbourhood, bounded by Wellington Street to the west, South Street to the north, Waterloo Street to the west, and the Thames River to the south. The intersection of Wellington and South Streets is a gateway to Downtown London. Wellington Street is a main artery and commercial corridor into Downtown London. The new pedestrian-oriented retail corridor along South Street will extend retail uses beyond the Wellington Street corridor.



section one // design response to city documents

DESIGN RESPONSE TO CITY DOCUMENTS

CITY OF LONDON OFFICIAL PLAN

Soho Wellington Centre addresses the following aspects of the City of London's Official Plan:

(i) Promote a high standard of design for buildings to be constructed in the strategic or prominent locations of the Downtown;

The Wellington / South Street intersection is a gateway to Downtown London, connecting to and extending the Wellington Street commercial corridor along South Street. As such, it is a strategically significant site to spur further development in the area and create a sense of identity and a node of commercial and residential activity in the Soho Neighbourhood.

(iv) Design new development to complement the appearance and function of any significant natural features and public open spaces that are adjacent to the site;

The Thames River landscape bounding the south edge of the site is visually and functionally integrated into the development by aesthetically responding to the sloped, vegetated embankment and functionally expanding the public park space.

(v) To the extent feasible, position new development to minimize the obstruction of view corridors to natural features and landmarks;

Soho Wellington Centre is a high-density project that minimizes visual obstructions by positioning the slender, north-south oriented towers on opposite ends of the site. Further, it provides opportunities to view and pass through and around parts of the development at the pedestrian level, maintaining public access to the riverfront. Direct access to the river is provided in four locations—two within the site, and one along Wellington Street and one along Waterloo Street.

4.4.1.2 Urban Design Objectives

(j) Encourage the rehabilitation and renewal of Main Street Commercial Corridors.

(k) Provide for and enhance the pedestrian nature of the Main Street Commercial Corridor;

(l) Enhance the street edge by providing for high quality rampade design, accessible and walkable sidewalks, street furniture and proper lighting;

The western one-third of Soho Wellington Centre will extend the Wellington Street Commercial Corridor and present a welcoming street presence on South Street, providing opportunities for commercial uses, retail and dining. The broad sidewalk will enhance the pedestrian experience by accommodating ample walking space, street furniture beneath shade trees and adjacent to boulevards, pedestrian level lighting, and outdoor seating for restaurants and cafes. A row of parallel parking on the north edge of the sidewalk provides ease of access to

the site from other areas in the City while acting as a buffer between the sidewalk and South Street traffic. The West Tower is set back from Wellington Street in observance of the Bus Rapid Transit right-of-way.

(v) Design development to support public transit;
Higher-density development supports public transit. Soho Wellington Centre will be home to a diverse population with varying transit needs and options. The development site is adjacent to bus lines along Wellington and South Streets. The West Tower is set back from Wellington Street in observance of the Bus Rapid Transit right-of-way.

(v) Create high quality public places;
Diversity of activities and spaces add to public life. Different groups of people will live at and visit Soho for many different reasons. The diverse program is buttressed by a variety of physical spaces: multiple zones along the South Street sidewalk allow dining, shopping, passage, and opportunities to sit and rest beneath shade trees. Access to the Thames River and Promenade adds to the attractiveness of the development, making it a true destination and center of public activity.

(vii) Maintain or create a strong identity and place;
Soho Wellington Centre has a cohesive architectural identity, with the various buildings communicating a

united and coherent whole. The identity operates on multiple scales in that it is identifiable as a whole from afar, while maintaining opportunities for individual identity for businesses along the west end of South Street. A high degree of transparency defines the commercial frontage, creating visual connections between the interior and exterior. The high degree of visibility enhances feelings of safety and connectedness in the public realm. The unique streetscape, where the buildings meet the public realm, serves to reinforce that these individual businesses are part of a larger district, thus allowing for the individual businesses' identities to operate within the Soho Neighbourhood identity.

(x) Encourage the transition and connection between the gateway Main Street Commercial Corridors and the Downtown through pedestrian, transit and design linkages.

Positioned at the Wellington South Street gateway to Downtown, Soho Wellington is strategically situated to take advantage of existing transit lines leading to and from Downtown and the Thames River pathways. The design facilitates pedestrian passage along the River and between South Street and the Riverfront.

CITY OF LONDON ZONING BY-LAW

There is a pending application to re-zone the development site to a Business District Commercial Zone (BCD(12) D665 H80).

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section one // spatial analysis

SPATIAL ANALYSIS

The existing site is largely vacant and open as characterized by the site photos. There is a church that will be replaced within the new development. There is low-density development to the north of the site, and the large-scale Victoria Hospital to the east. To the west, Wellington Street creates a strong boundary. The variety of scale and density of development around the site suggest an opportunity to set a new precedent and direction for future development in terms of scale and density.

The site is well positioned to take advantage of the Downtown Gateway location and integrate with existing public transit lines, proximity to the Wellington Street Commercial corridor, residential uses to the north, and the Thames River promenade to the south.

Section 1c Spatial Analysis

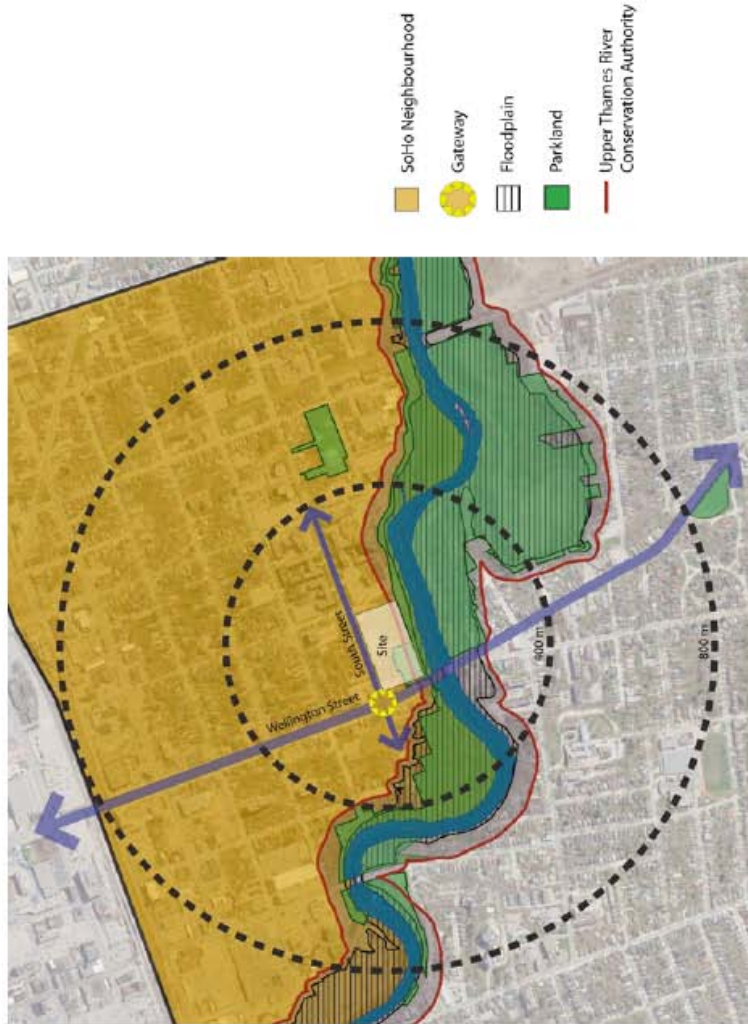
Figure 1c.01 Regional Spatial Analysis

Figure 1c.02 Site Plan—Views and Embankment/Tree Preservation Areas

Figure 1c.03 Site Plan—Vehicular Entrances, Public Transit, Adjacent Zoning

Figure 1c.04 Site Plan—Overlaid Parcels

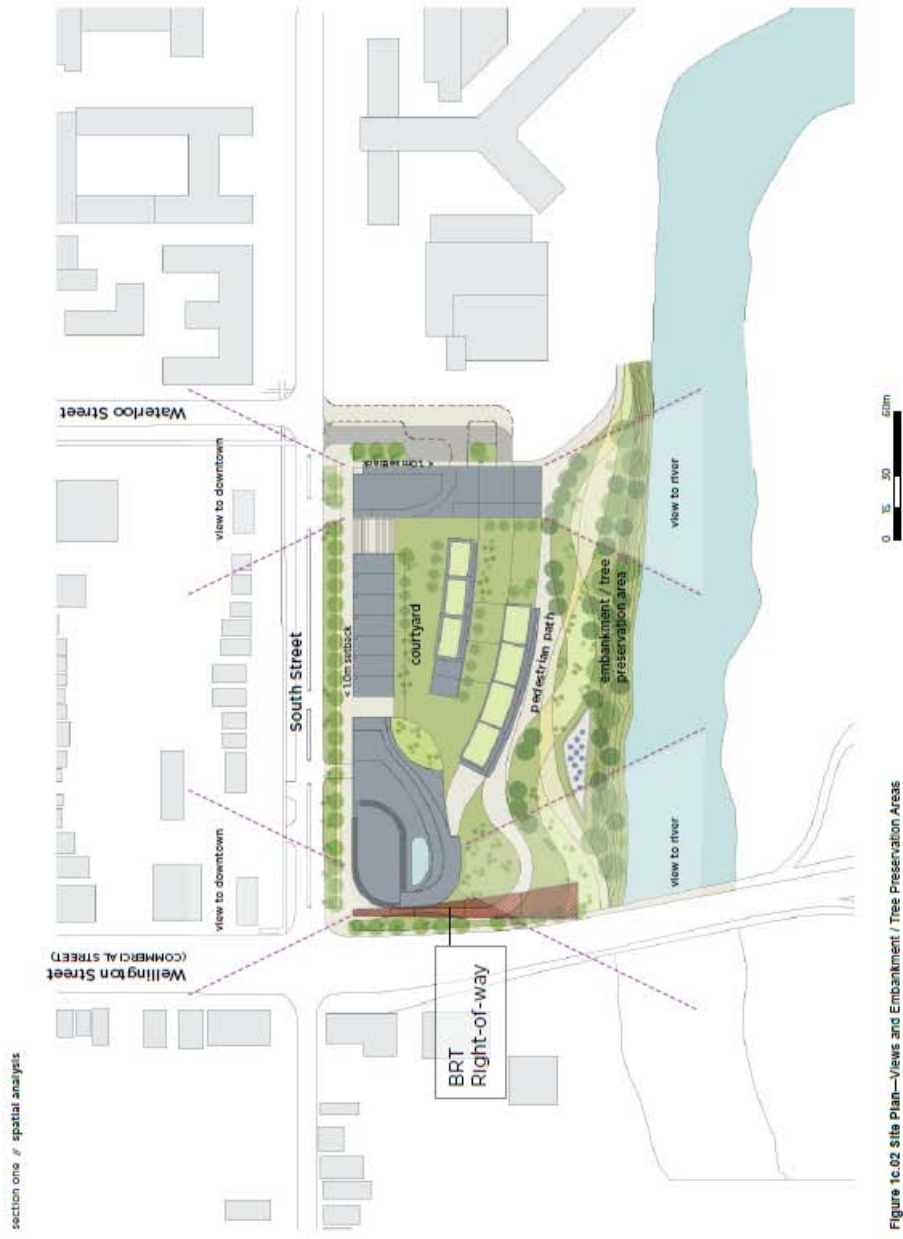
Figure 1c.05 Key Plan—Photos of Existing Site Conditions and Context



Section 1c.01 Regional Spatial Analysis

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 Planner: C. Smith



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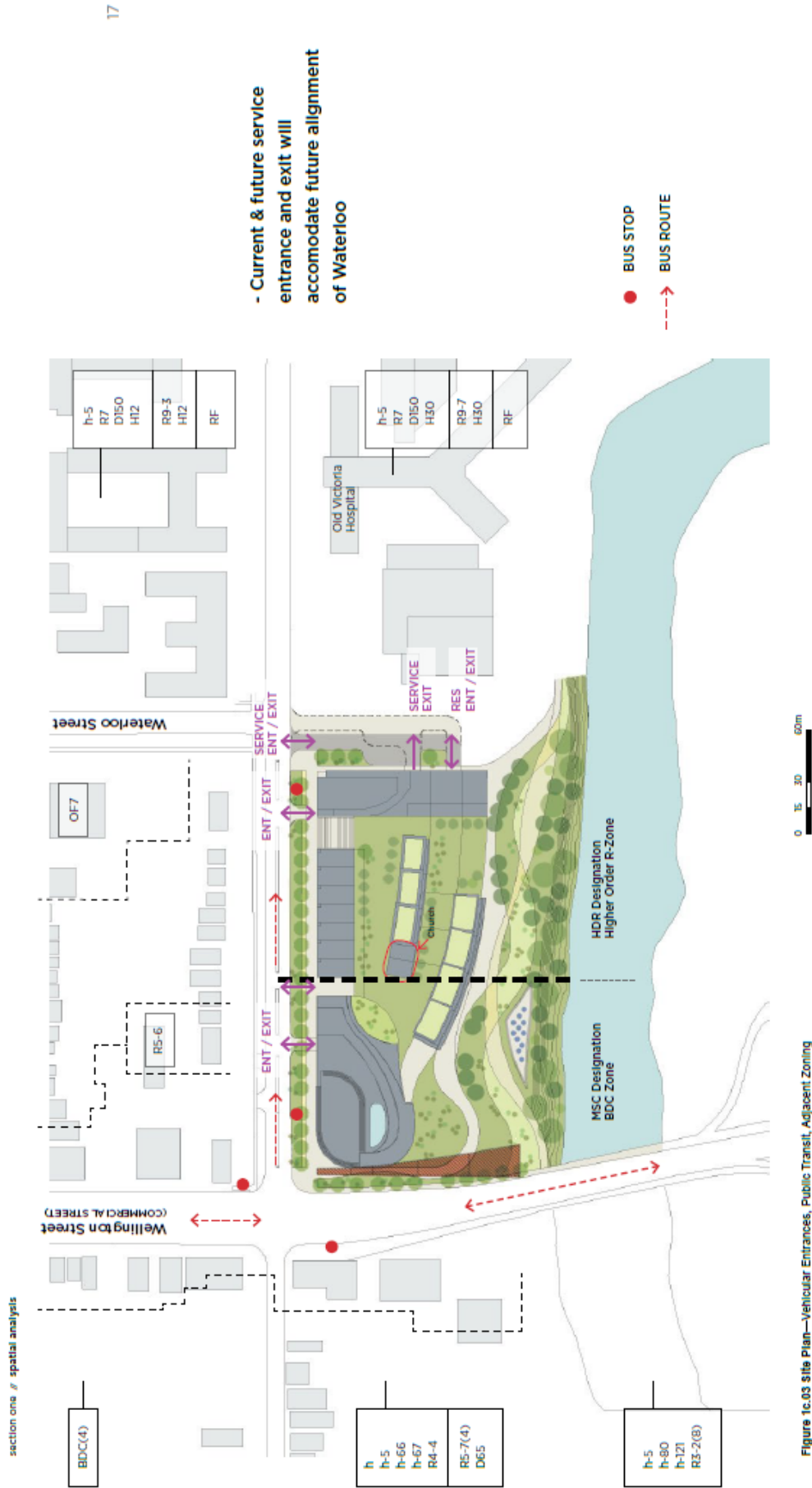


Figure 1c.03 Site Plan—Vehicular Entrances, Public Transit, Adjacent Zoning

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SOHO WELLINGTON CENTRE / urban design brief

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Planner: C. Smith

section one // spatial analysis

1c / Plans

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Figure 1c.04 Site Plan Overlay with parcels

SOHO WELLINGTON CENTRE // urban design brief

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section one // spatial analysis

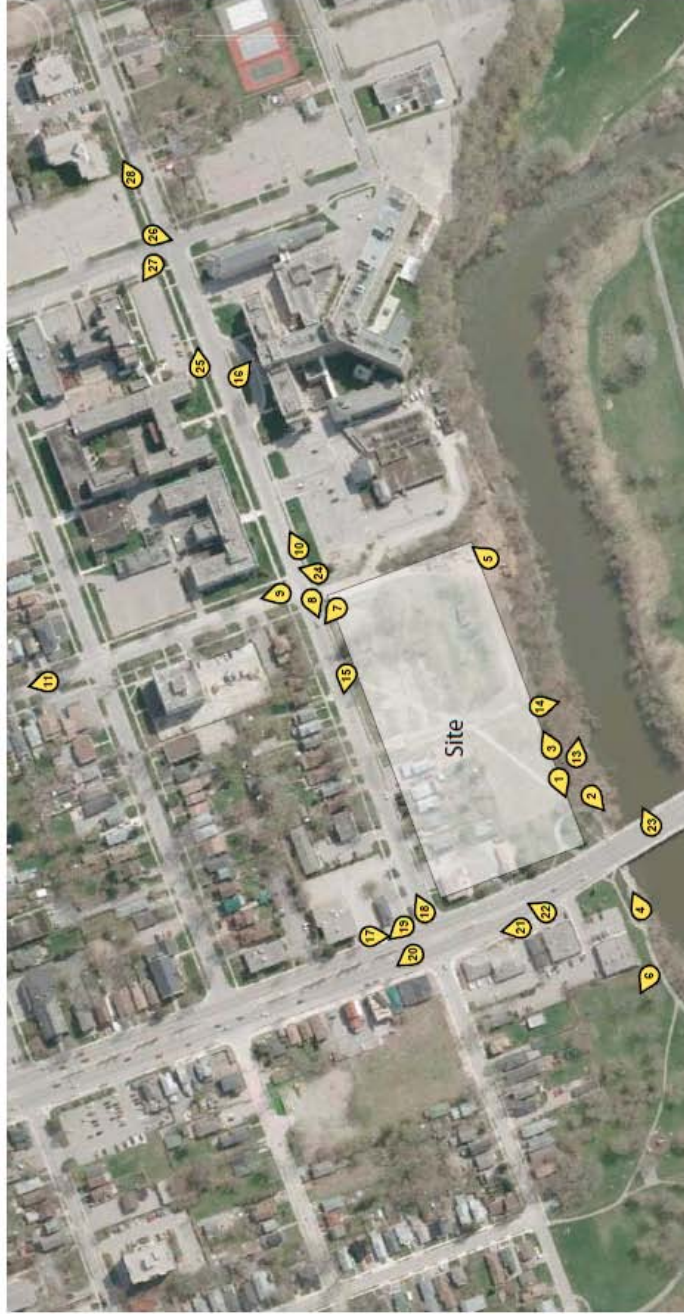


Figure 1c.05 Key Plan—Photos of Existing Site Conditions and Context

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section one / spatial analysis



Figure 1c.05 Photos of Existing Site Conditions and Context

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Figure 1c.05 Photos of Existing Site Conditions and Context

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section one // spatial analysis



Figure 1c.04 Photos of Existing Site Conditions and Context

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section one // spatial analysis

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Figure 1c.04 Photos of Existing Site Conditions and Context

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section one / spatial analysis



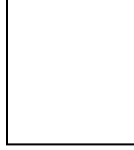
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Figure 1c.05 Photos of Existing Site Conditions and Context

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CONCEPTUAL DESIGN

SITE DESIGN

Soho Wellington Centre has been designed to support the surrounding area as much as the buildings within. The site provides convenient access to existing bus routes along Wellington Street and South Street. The buildings are set back in acknowledgement of the conservation area along the Thames River to the south, and the River promenade allows pedestrians and cyclists to pass through or enter the site. The sidewalk along South Street is designed to allow numerous activities to coexist; outdoor dining and cafes, retail, and a safe walking environment are complemented by pedestrian-level lighting, street furniture, shade trees, bio-swales, and a zone of parallel parking that buffers the sidewalk experience from traffic on South Street. The building edge is adjacent to the sidewalk, providing a continuous public space from the building face to the street. The location of commercial uses on the ground floor facilitates the public aspect and encourages activity. Vehicular entrances and exits for service and within-site parking are spaced far apart to reduce the number of curb cuts along the sidewalk and create a safer pedestrian environment with greater spatial continuity.

BUILT FORM, MASSING AND ARTICULATION

The following figures illustrate the proposed built form, massing, articulation, street and sectional relationships among the buildings and the site.

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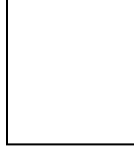
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section two // conceptual design

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| <p>CHARACTER AND IMAGE</p> <p>Soho Wellington introduces a contemporary model of development that will serve as a catalyst for further improvements in the District. The location is strategically significant, positioned at the gateway to SoHo and Downtown London, and creates a welcoming and sophisticated identity; the northwest tower marks this gateway, on the corner of Wellington and South Streets.</p> <p>Soho Wellington Centre is responsive to its surroundings because it respects the site, the nearby natural amenities, and fosters a vibrant urban destination for the community. Its role in the context of the community, however, is to be a catalytic project that will set a "SoHo District-wide precedent for infill and intensification". As such, it offers in scale from lower development densities in the area and redefines the streetscape. The tower bases are more consistent with the scale of the Victoria Hospital immediately to the east of the site and the towers signify its inclusion as part of Downtown London and future development and intensification.</p> | <p>ARCHITECTURAL TREATMENT</p> <p>In keeping with the forward-looking nature of the development, the architectural treatment is contemporary. Glass provides access to natural light and dramatic views for residences and visibility between businesses and the public streetscape.</p> <p>A neutral color palette anticipates visual compatibility with future development in the area and allows the buildings to recede visually by letting the colors of the sky and Thames River landscape dominate. The material palette is a composition of glass, metal panel and stone veneer.</p> <p>LIGHTING</p> <p>Soho Wellington will utilize pedestrian level lighting at the street level, and appropriate lighting techniques throughout the development to maximize comfort and safety for residents. Light posts are spaced at approximately 17 m on centre along the edge of the sidewalks and paths - appropriate for a streetlight height of 4.25 m.</p> | <p>SERVICING</p> <p>Site access is available through vehicular, bicycle, public transit, and pedestrian modes. Sidewalks and building entrances are designed to accommodate people with disabilities. Service areas for trucks, deliveries, and waste disposal are located within the base levels beneath the green space that covers the parking area. Residential drop-off and pick-up areas are separated from the public streetscape to maintain entrances that are both visually distinct from the commercial area, and to separate residential and commercial traffic.</p> <p>STRATEGY FOR SHAPING TALL BUILDING FLOORPLATES</p> <p>The strategy for shaping the floorplates of the towers is to elongate them in the north-south direction, thereby minimizing view obstruction to and from Downtown London. This orientation aids in keeping a feeling of openness as the towers appear to be further apart than if they were elongated in an east-west orientation. This orientation also casts narrower shadows overall, makes it easier to control solar gain, and it allows ample daylight into the buildings.</p> | <p>DESIGN FOR COMFORT AND SAFETY</p> <p>Ample lighting and a high degree of transparency in the facade design provide visibility and opportunities to have "eyes on the street," a key component for a safe environment. Vehicular entrances are spaced to minimize crossing with public pedestrian areas and separate the residential zone from the retail zone.</p> |
| <p>SIGNAGE</p> <p>All signage will be designed to adhere to the City of London's Sign Control By-Laws.</p> | <p>SIGNAGE</p> <p>All signage will be designed to adhere to the City of London's Sign Control By-Laws.</p> | <p>SHADOWING</p> <p>See Figure 2f.04 through Figure 2f.07 Shading Studies.</p> | <p>SHADOWING</p> <p>See Figure 2f.04 through Figure 2f.07 Shading Studies.</p> |

¹ SoHo Wellington Centre: A Gateway to the SoHo District and Downtown London, Fincore Canada, June 7, 2012

PUBLIC REALM

Public spaces, continuity of the streetscapes, facade zones, site furnishing

Green Streets: The SoHo-CIP Implementation Plan, statement 4.1 states "4.1 Incorporate boulevard trees and enhanced landscaping as part of the overall plan for all future roadwork improvements in all areas of SoHo identified as "Green Streets" including wider landscape boulevards and reduced pavement widths." The streetscape design is intended to support this goal.

Green space: The south side of the site has extensive green space as an extension of the riverfront park lands. Significant public green space is also provided throughout the interior of the complex, allowing for a generous landscaped connection from north to south, as well as a publicly-accessible green roof along South Street.

Streetscape: As indicated above, the public streetscape has a strong connection to the building edge. A colonnade and recessed entrances along the commercial corridor create a distinct zone of entry, and provide shelter from the elements for pedestrians. Continuity is maintained by limiting curb cuts, and pacing them so they help to define the various zones of the streetscape, separating the commercial area from the residential areas.

Site Furnishing: Benches situated along select sidewalks and pathways provide shaded sitting areas for the public.

Pedestrian circulation, linkages to open space, privacy, integration with transit

Sidewalks are located on Wellington Street, South Street, and the Waterloo Street R.O.W. They provide direct access to commercial and residential uses as well as access to paths along the riverfront green space. Residential entrances on South Street are slightly elevated and recessed to create defensible space for owners, while keeping the zero-setback location of the townhouses. Immediate adjacency to existing bus lines on Wellington and South Streets integrates the public realm with transit.

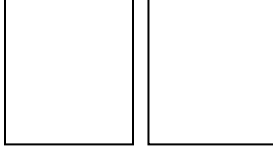
In addition to the circulation around the perimeter of the site, there are a number of linkages established through the site for increased connectivity. The primary public linkage from the north to the south side of the site is a grand stair that carries the public over two stories of parking, through the central green roof area of the development, ultimately bringing pedestrians to the Thames Riverfront pathways. A second link allows pedestrians to pass directly through the site, bypassing the elevated green space.

Landscape design

The landscape design is a central feature of SoHo Wellington Centre, providing functional and aesthetic amenities. The green roof covering the parking and service area, as well as bio-swales in the South Street sidewalk, provides stormwater management. Trees along South Street provide shade and aesthetic appeal. Vegetation along the Thames River embankment provides opportunities for tree preservation where possible.

Transition space between building facade and public right of way

Within the retail zone, the transition between the building facade and public right-of-way occurs within an entry zone that is defined by a colonnade along the slightly inset window wall. This additional layer of space provides shelter from the elements and clearly defines the transition from interior to exterior spaces. A high degree of transparency along the storefronts creates viable retail spaces, and a grade-level passage through the site connects the public on South Street with the Thames Riverfront and its amenities. The South Street townhouses also observe the zero-setback position. In order to create a degree of privacy and a sense of defensible space for the townhouse residents, the entrances are slightly elevated and recessed, to create a front porch. This is a time-tested approach to the transition between private and public space.

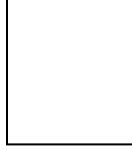


SUSTAINABILITY TECHNIQUES

Soho Wellington Centre will utilize a number of sustainability techniques. Some aspects of the project that contribute to enhanced environmental performance are gained by virtue of the site's location. Walking distance from Downtown London and with easy transit access, this high-density development provides numerous means to reduce car trips and partake in the healthier alternatives of walking or biking to nearby destinations. The higher density makes for more efficient use of city infrastructure.

Other sustainable features include solar and geothermal energy production, and the expansive green roof concealing the parking garage and bike storage. This roof functions as a stormwater management tool, minimizes the heat island effect and provides the public amenity of vegetated open space. Furthermore, the hardscape of the sidewalk along the building frontages on Wellington Street, South Street, and the Waterloo Street R.O.W. will shed stormwater to bio-swales that punctuate the streetscape at numerous intervals.

The buildings themselves will be equipped with energy-efficient appliances and equipment and, due to the narrow floorplates of the buildings, daylighting strategies will be utilized to reduce lighting energy usage throughout the development.



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section two // conceptual design

2a / Streetscape Elevations



Figure 2a.01 North Elevation—South Street

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2a / Streetscape Elevations



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Figure 2a.02 North Elevation—Detail at Proposed South Street Retail

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2a / Streetscape Elevations



Figure 2a.03 West Elevation—Wellington Street

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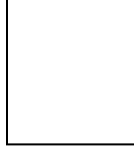
2a / Streetscape Elevations



Figure 2a.04 East Elevation—Waterloo Right of Way

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2a / Streetscape Elevations



Figure 2a.05 South Elevation—Thames Riverfront

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2a / Streetscape Elevations

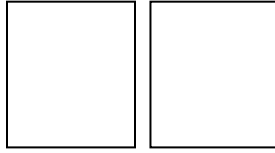


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Figure 2a.05 South Elevation—Detail at Thames Riverfront

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2b / Streetscape Diagrams

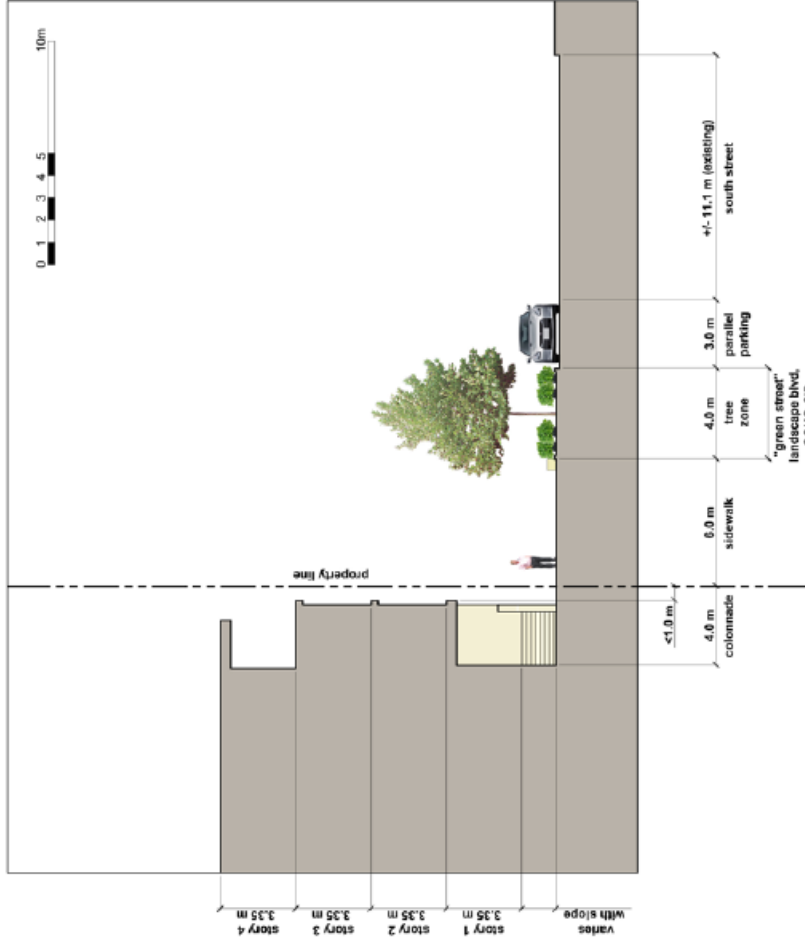
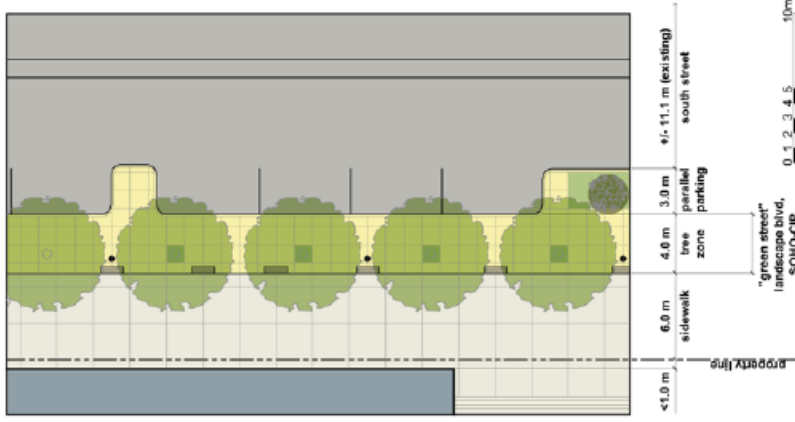
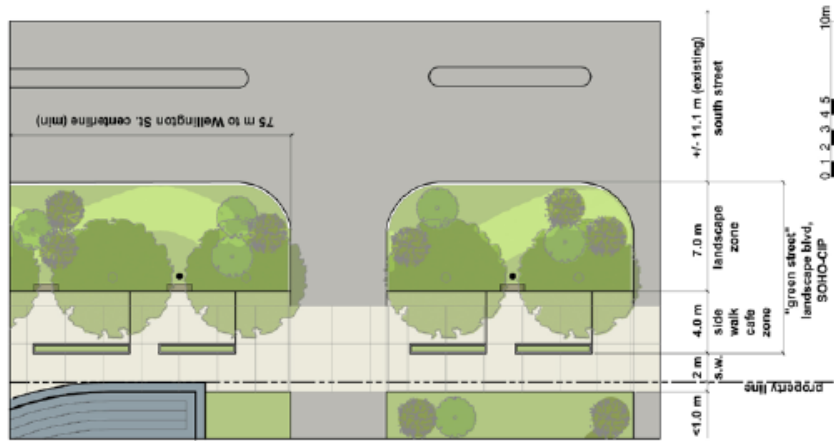
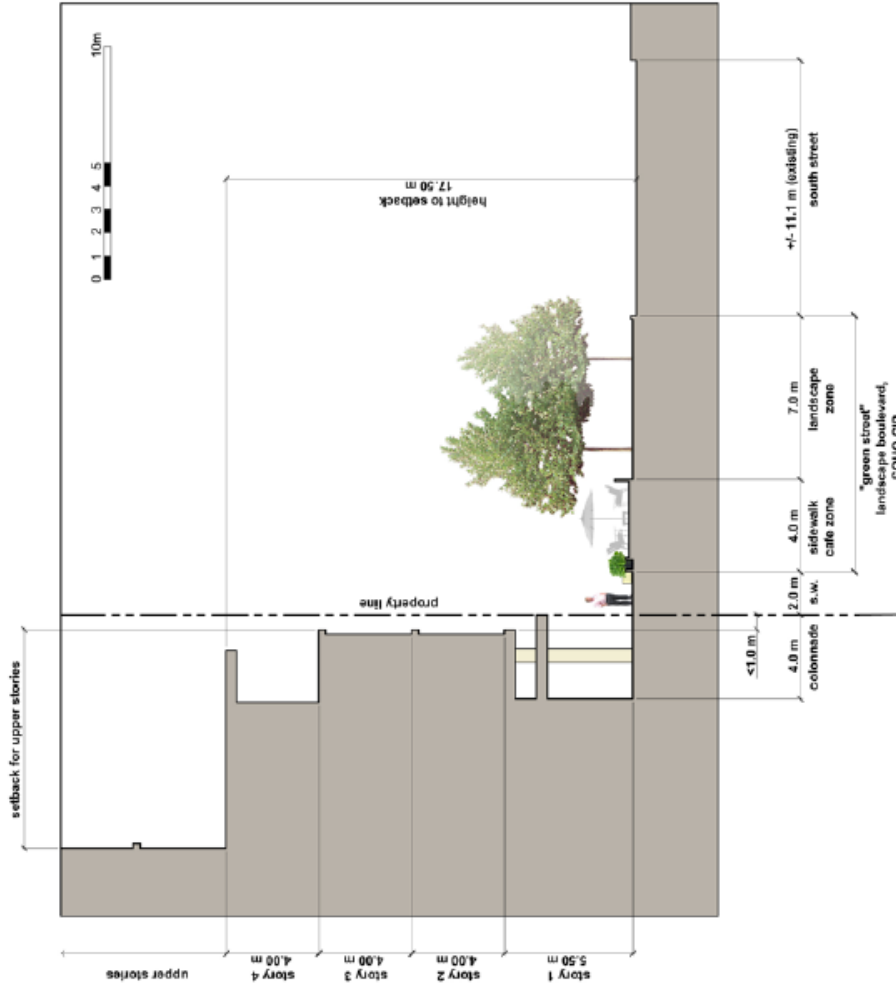


Figure 2b.01 South Street Retail Streetscape Plan and Section

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Figure 2b.02 South Street Streetscape Plan and Section

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2b / Streetscape Diagrams

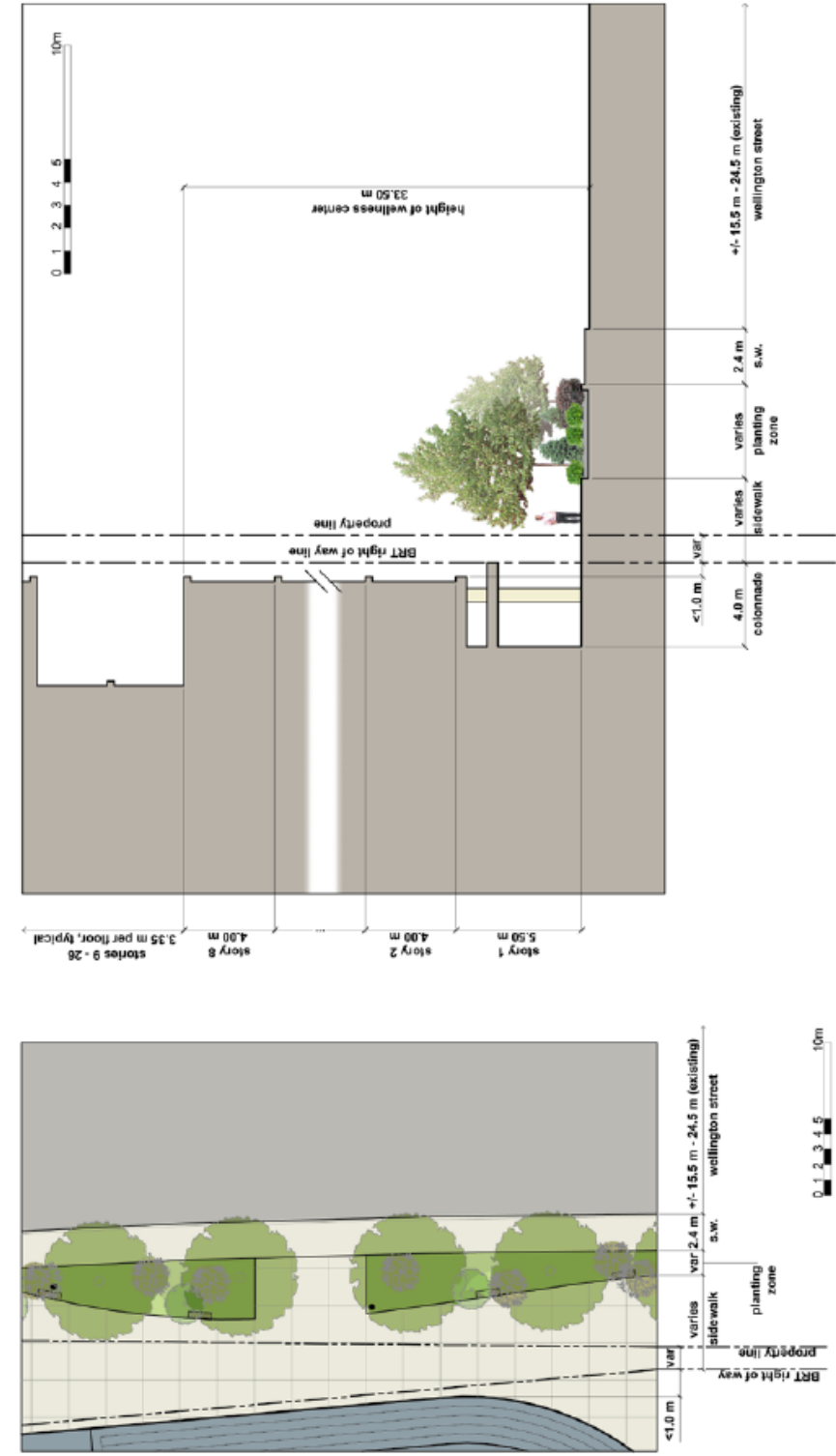


Figure 2b.03 Wellington Street Streetscape Plan and Section

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2b / Streetscape Diagrams

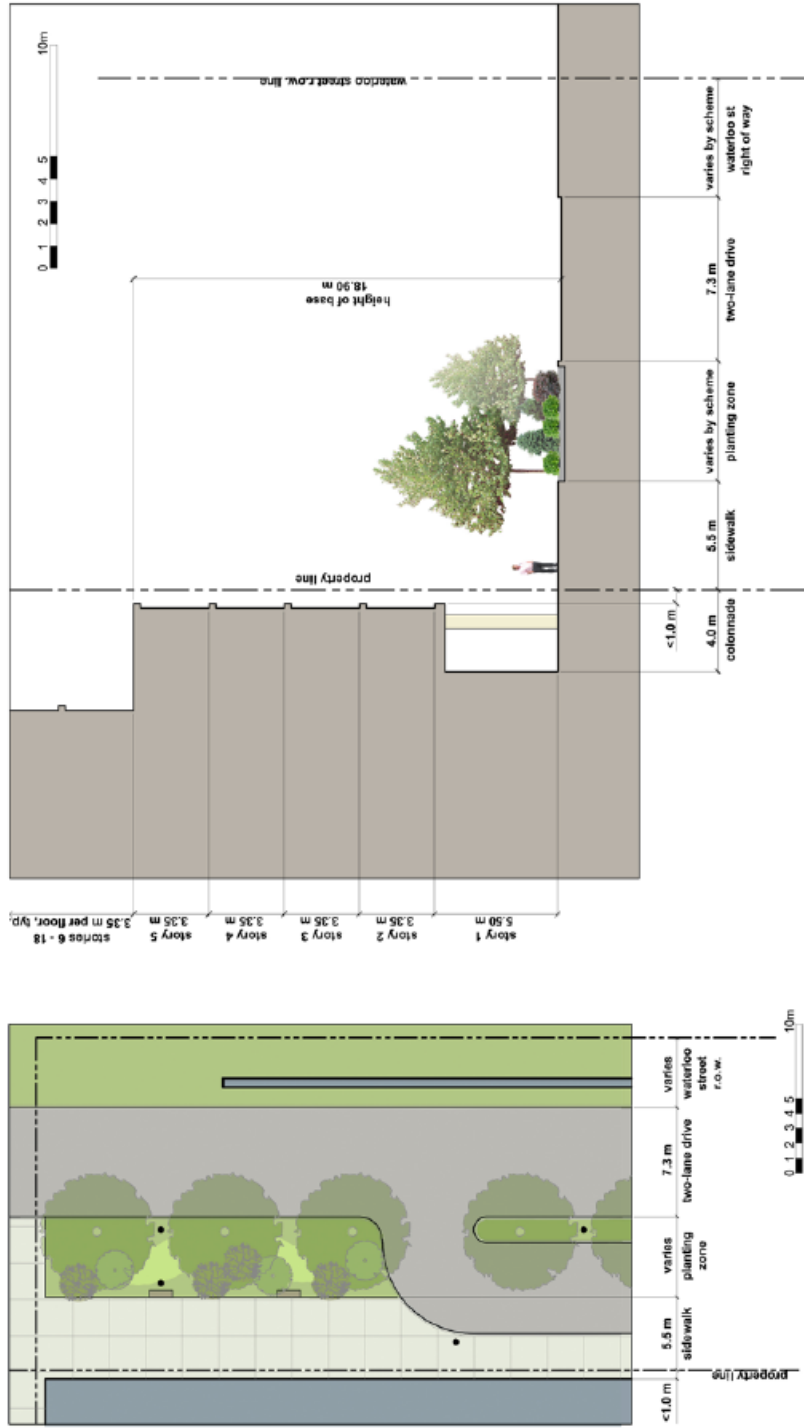


Figure 2b.04 Waterloo Street Right of Way Streetscape Plan and Section

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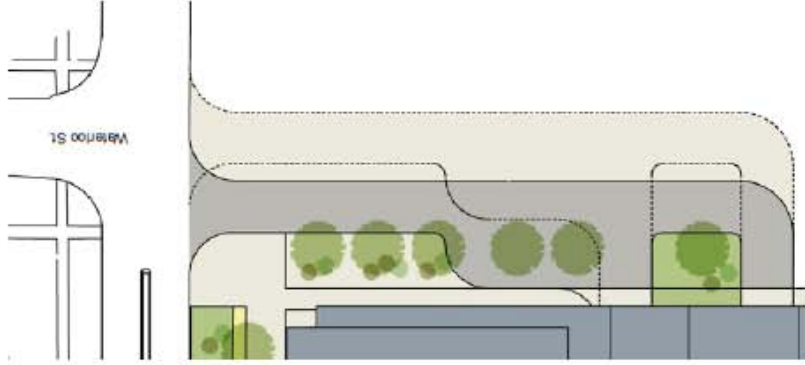


Figure 2b.06 Waterloo St - Extension Options

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2b / Streetscape Diagrams



Figure 2b.05 Thames Riverfront Plan

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2b / Streetscape Diagrams

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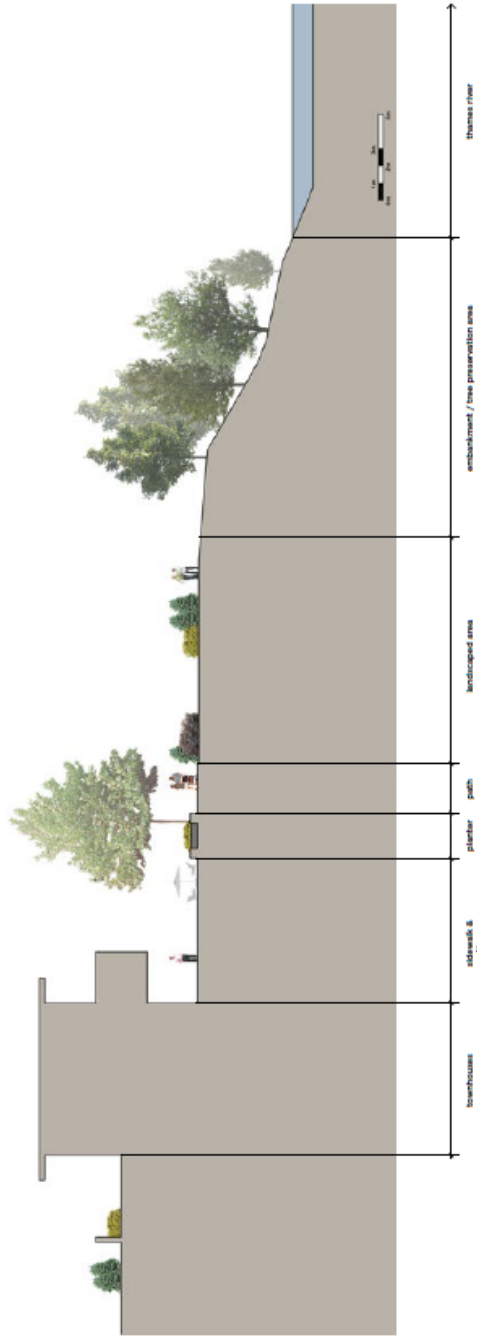


Figure 2b.07 Thames Riverfront Section

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Planner: C. Smith



Figure 2c.01 Site Plan in Context

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2c / Plans



Figure 2c.02 Landscape Plan

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2d / Sections

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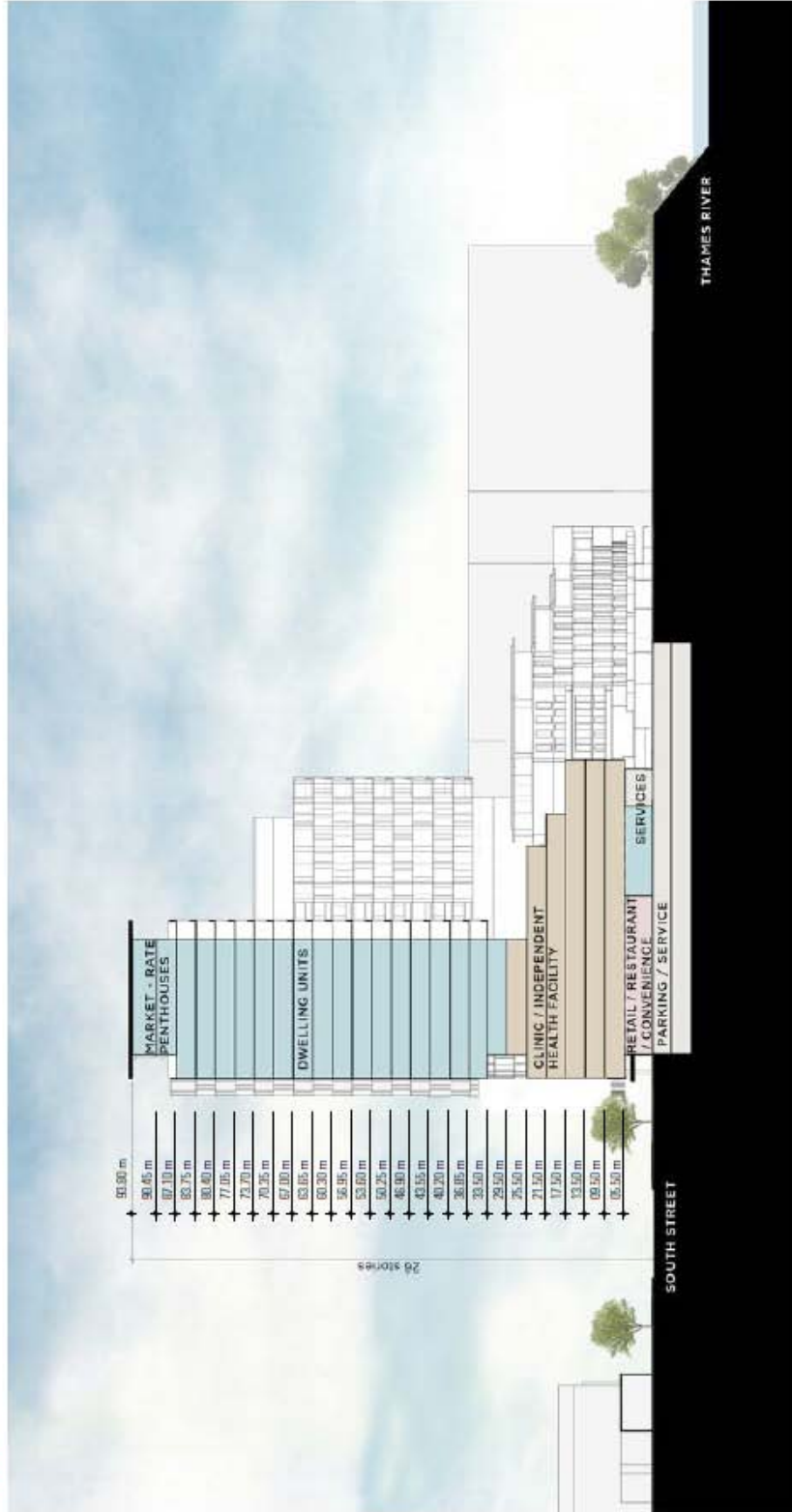


Figure 2d.01 Site Section Through Market-Rate Condo Tower

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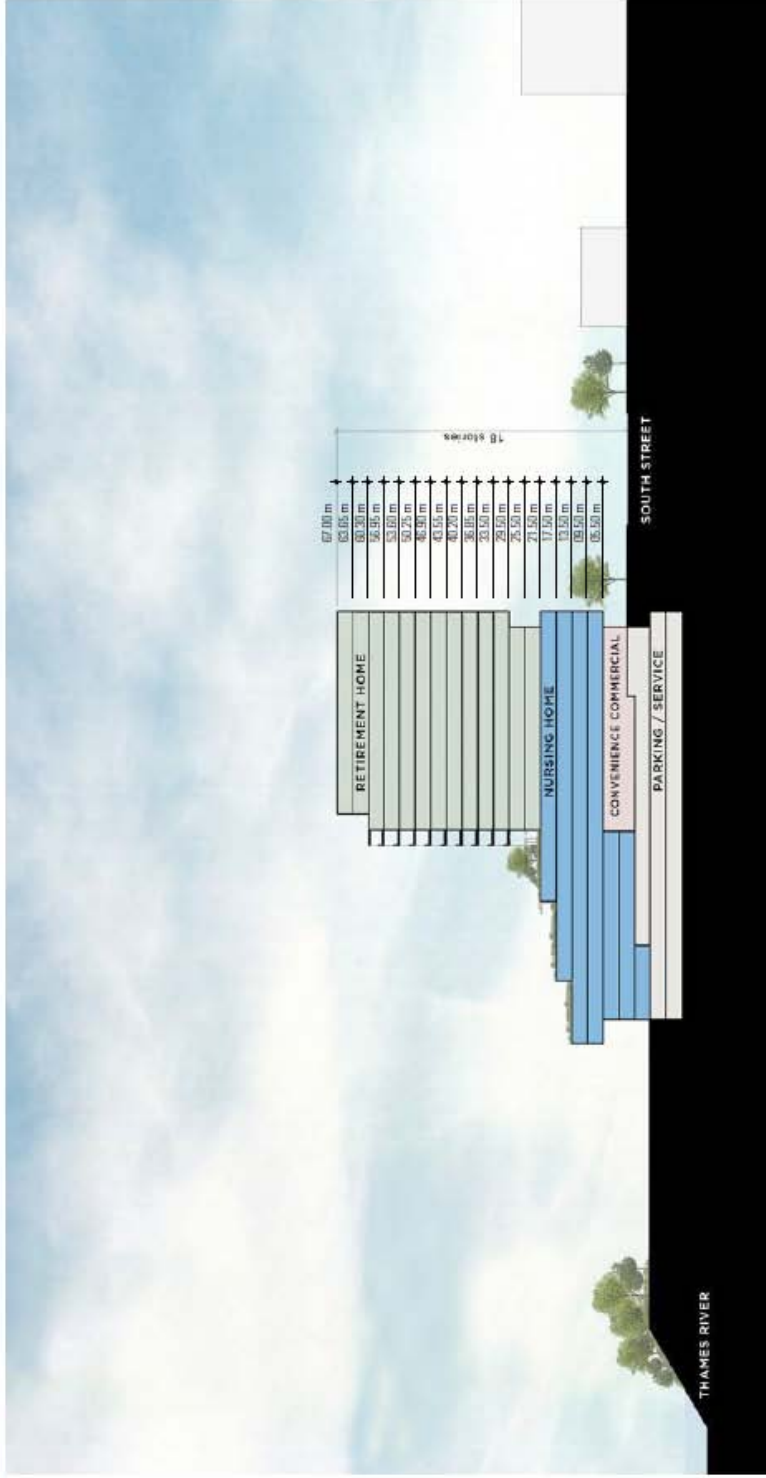


Figure 2d.02 Site Section Through Senior Condo Tower and Convalescence Centre

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section two // conceptual design

2d / sections



Figure 2d.03 Site Section Through Wellness Centre and Townhouses

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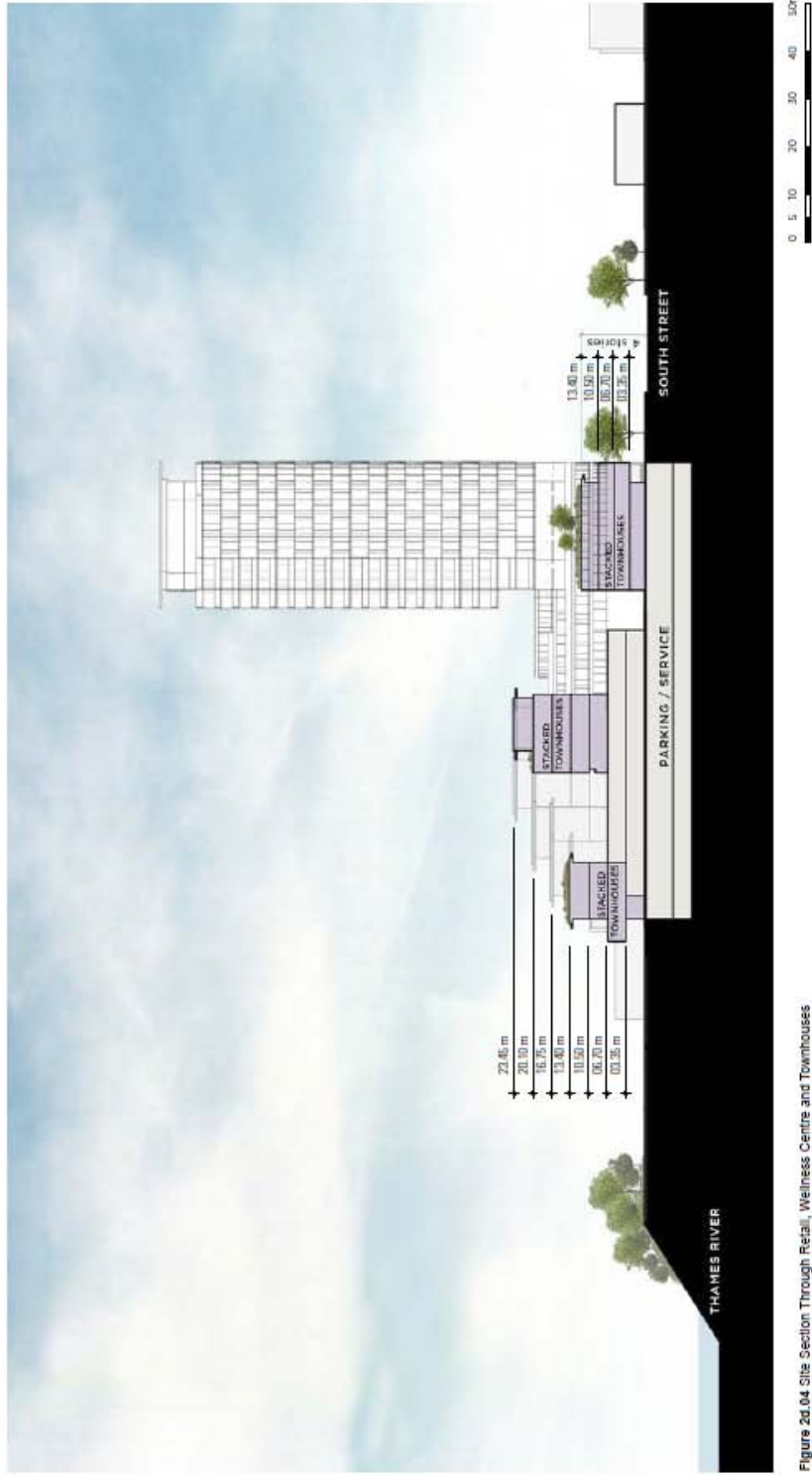


Figure 2d.04 Site Section Through Retail, Wellness Centre and Townhouses

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2d / sections

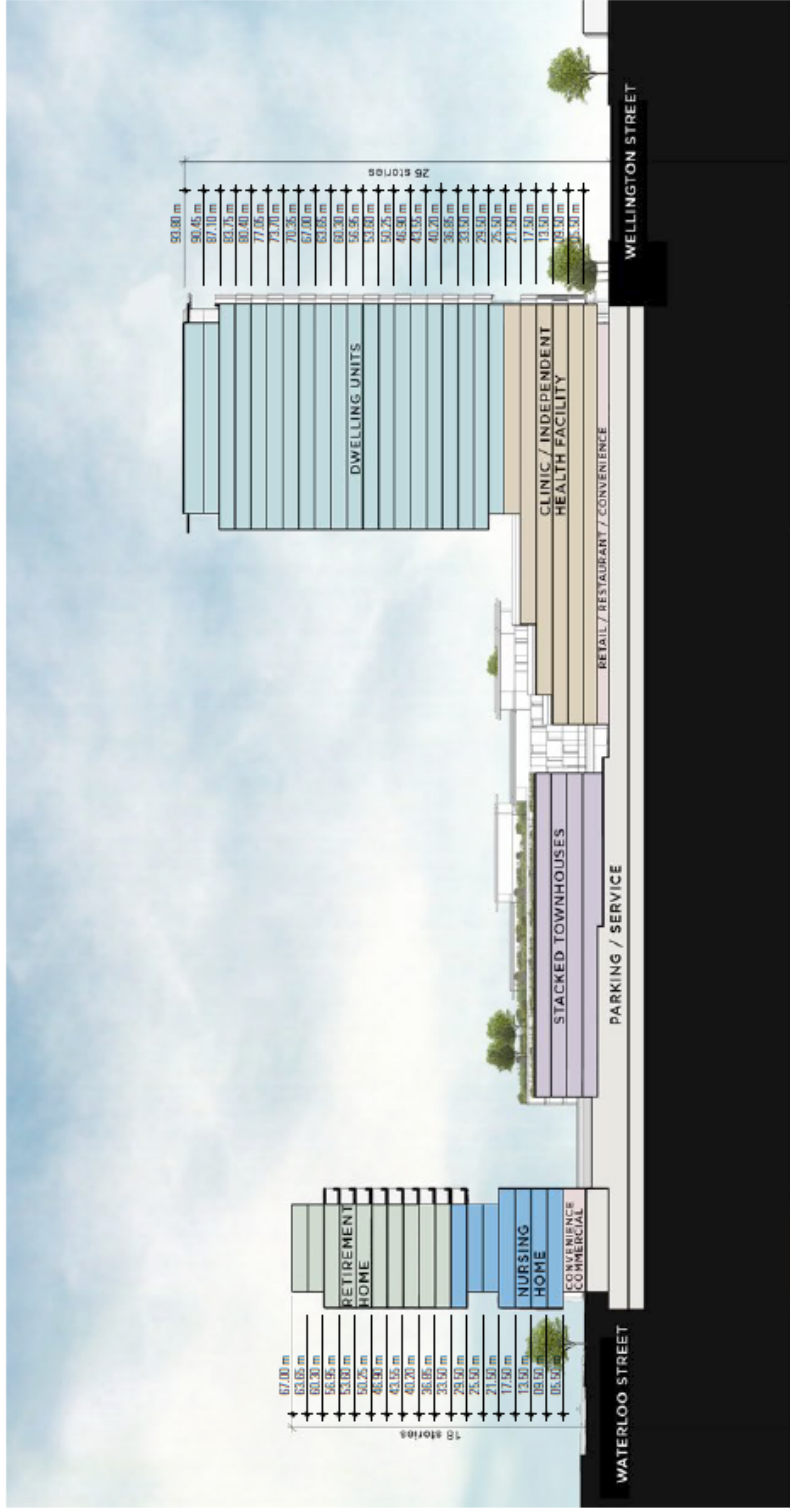
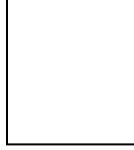


Figure 2d.05 Longitudinal Site Section Along South Street

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21 / Three Dimensional Views



Figure 21.01 Aerial View from Thames River

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21 / Three Dimensional Views



Figure 21.02 Aerial View of Proposed South Street Retail Corridor

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21 / Three Dimensional Views



Figure 21.03 Perspective Looking Southeast Along South Street

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27 / Three Dimensional Views



March 21st / 10 am



March 21st / 2 pm

Figure 27.04 Shading Studies—March

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June 21st / 10 am



June 21st / 2 pm

Figure 27.05 Shading Studies—June

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2f / Three Dimensional Views



September 21st / 10 am



September 21st / 2 pm

Figure 2f.06 Shading Studies—September

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December 21st / 10 am



December 21st / 2 pm

Figure 2f.07 Shading Studies—December

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