



June 29, 2022

By email:

Mayor and the Members of Council
City of London
300 Dufferin Street
London, ON
N6A 4L9

**Re: Zoning By-law Amendment application (File: O-9206 and Z-9199)
2399731 Ontario Ltd. c/o Westdell Development Corp.
689 Oxford Street West**

Dear Mr. Mayor and the Members of Council:

Following the referral of this file at the Planning and Economic Development meeting on June 20, 2022, we are writing to further comment on this application and the transition it has undergone since the initial application in an effort to meet the comments of staff, councilor Lehman and the local residents.

The zoning amendment was first discussed in the fall of 2018 when we met with staff as part of the required pre-application consultation. Initially submitted as a multi-phased residential redevelopment of the property, with three, 22 storey buildings, as supported under the bonusing criteria of the London Plan, for this being a Transit Village place type.

Since that time, there have been four further submissions, with major revisions including decreasing heights, increasing amenities and outdoor space, changes to the building design following comments from the Urban Design Review Panel, etc., and we have ultimately landed where the buildings have now been reduced in height from 22 storeys down to 17, 18 and 21 storeys, along with other revisions as the result of conversations with staff and other stakeholders. The current proposal for height and density is supported by staff, as their report stated and as stated in the PEC meeting, and is an excellent example infill and intensification, along with helping the City achieve the goals of the London Plan.

This property is within a Transit Village place type, which has the second highest density and heights allowed under the London Plan. While 22 storeys are allowed with bonusing, in an effort to help with the transition to the adjacent place types, in both height and density, we have agreed to reduce both. Additionally, there is a vacant commercial lot immediately adjacent to this site to further provide buffer.

The current heights and density supported by staff has resulted in the net gain of 30 affordable units, and with the Housing Stability Action Plan that the City has enacted, this development significantly contributes towards the City's goal. As the Transit Village place type allows 16 storeys without any bonusing provisions, even a minor reduction in the height of these buildings could result in far fewer affordable units. Additionally, under the London Plan, only 10 units were required, but we have agreed to provide 30 units as part of these approvals.

We also understand that traffic was a major concern of the residents in the area. Our traffic engineer has provided suggestions on how to improve the situation, including some that can be implemented right now, in advance of our building, to help resolve issues that exist today. Many commented about the Beaverbrook and Wonderland intersection, along with Beaverbrook and Capulet Lane, but staff recognizes this is an existing problem and that the city needs to address this now, and neither intersection was part of the scoped Traffic Study requested by City staff. The addition of our development will add an insignificant amount of traffic, as not all of the proposed residents will leave the property at the same time, not all will have cars and not all will use their cars given the public transit options that exist.

We feel we have addressed all the concerns raised throughout these past 4 years, as evidenced by staff support of our application, which we agree with, and respectfully request council to approve the application as recommended by staff, and not to refer it back to staff and requested by some members of the planning committee. This application checks many of the boxes of the London Plan and we look forward to finalizing our approvals and commencing construction.

Thank you.

Sincerely,

Westdell Development Corporation

A handwritten signature in cursive script that reads "Dave Z".

David Traher

VP Planning & Development