



Zelinka Priamo Ltd.

LAND USE PLANNERS

June 1, 2022

sent via email

Mr. Mike Corby, Manager
Planning and Development
City of London
300 Dufferin Avenue
London, Ontario
N6A 4L9
mcorby@london.ca

**RE: Revised Building Elevations – Zoning By-Law Amendment
16 Wethered Street
London, ON
Phil Pattyn**

City File: Z-9309
Our File: PTN/LON/20-01

Subsequent to the City's Planning and Environment Committee decision on May 31, 2021, to refer this application back to staff, our client, Phil Pattyn, has undertaken a re-design of the elevations of the proposed eight-unit townhouse building. The intent of the revised elevations is to have the proposed building more closely reflect the visual appearance of a single detached dwelling and therefore blend in to the neighbourhood to a greater degree.

While we maintain that our conclusion as presented in our November, 2020, Planning and Design Report, that the proposed development and associated Zoning By-Law Amendment is appropriate for the subject lands, it is our hope that the revised elevations may give City staff additional consideration for evaluating the proposed development through the lens of the Near Campus Neighbourhood policies in The London Plan.

The following notable changes have been made to the elevations:

- Greater proportion of fenestration on all elevations;
- Addition of more articulation features, including additional gables and parapets;
- A front door facing Wethered Street for the westerly townhouse unit, with a wide front porch and canopy;
- A greater variety and orientation of cladding materials.

For comparison, the original and revised street-facing elevations are on Figures 1 and 2 on the following page.

Figure 1 – Original Wethered Street Elevations



Figure 2 – Revised Wethered Street Elevations



The two figures above show clear differences in elevations, with the revised elevations more closely resembling a single detached dwelling façade that will further enhance the Wethered Street streetscape at this location. The improvement in façade design will allow the proposed development to better blend in to the neighbourhood, consistent with the purpose and intent of the Near Campus Neighbourhood land use policies.

We trust that the enclosed information is complete and satisfactory and look forward to this application coming back in front of the Planning and Environment Committee. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'M. Campbell', written over a light blue horizontal line.

Matt Campbell, BA, CPT
Senior Planner

cc. Phil Pattyn