

FUSION HOMES

Attention: Katie Nasswetter

Commenting Staff: Randy Harris (Zoning), David DeGroot (Urban Design), Victoria Nagy (Heritage), Jason Elliot (Environmental), Rory Templeton (Landscape), Mallory Lemon (Parks), Sarah Cunneyworth (Accessibility), Louis De Jong (Engineering), Munshif Muccaram (Traffic), Nolan Kelly (TDM), Leah Parolin (Waste), Daewon Lee (Building), Josh Wagner (Plumbing), Kelly Patzer (Signage), Terri MacCulloh (Legal)

From: Blake Tonic, Project Manager (Fusion Homes)

Date: December 21st, 2022

Re: OPA/ZBA Application for 58 Wellington St

As per the ongoing discussion with staff over the last several months, please find enclosed our submission materials in support of the above-noted application based on the pre-con checklist provided on Dec 14th of this year.

<u>Item</u>	<u>Prepared BY</u>	<u>Included in</u>
Completed Application Forms	Fusion	This Package
Conceptual Site Plan	Core Architects	Site Plan Package
Comprehensive Zoning Chart	GSP Group	PJR
Planning Justification Report (PJR)		
Draft Proposed Zoning By-law Amendment		
Draft Proposed Official Plan Amendment		
Community Energy Initiative (CEI) Analysis		
Affordable Housing Analysis		
Public Consultation Strategy		
Detailed Parking Breakdown		
Urban Design Brief		

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Tree Inventory/Preservation Plan	N/A	No trees on the property; previously removed prior to RSC
Downtown Built Form Standards Elevation Checklist	GSP Group	UDB
Landscape Plan	LandArt Design	Landscape Package
Sun and Shadow Study	Core Architects	Site Plan Package, UDB
Pedestrian Level Wind Study	Gradient	Wind and Noise Package
Building Elevations/Renderings	Core Architects	Site Plan Package, UDB
Geotechnical Report	CVD	Geotechnical and Hydrogeological Package
Hydrogeological (Dewatering & Works Plan as discussed with staff)	CVD	
Site-based water balance study	Valdor	Civil Package
Functional Servicing Report		
Storm Water Management Report		
Grading & Drainage Plan		
Erosion and Sedimentation Control Plan		
Site Servicing Plan		
Groundwater Monitoring (Underway; explained further in Dewatering & Works Plan)	CVD	Geotechnical and Hydrogeological Package
Noise Feasibility Study	Gradient	Wind and Noise Package
Environmental Impact Study (EIS)	CVD	GRCA comments addressed in Dewatering Plan
Phase I Environmental Site Assessment	XCG	ESA and RSC in Environmental Package
Traffic Impact Study	GHD	Traffic Package
Truck Turning/Movement Plan		
Section 59 Policy Applicability Review	Fusion	SWP Package
Waste Survey Report	Fusion	
Digital Submission of all plans/reports (PDF)	Fusion	

ESA and RSC materials were previously filed for the site prior to 2021 and grading on the property has remained as completed following the RSC. Historical geotechnical and hydrogeological reports were reviewed with engineering staff in advance of this submission (most recently with Mary A. on Nov 14th of

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this year) and have been included again in this circulation. The new monitoring wells and data loggers discussed were installed on Dec 16 and will continue collecting groundwater data to support the historical findings and our proposal ahead of site plan approval.

Conceptual Landscape detail was confirmed to be required with this application, including specific reference to the streetscape interface and has been included with this submission for review. although not noted as a requirement, we have also included a layby area within the streetscape cross section to accommodate intermittent stopping (pickup/dropoff, deliveries, etc.) as well as current and future bus routes (including Route 8) along Wellington Street to support both the retail and residential components of the site.

The Wyndham facing side of the building has been improved with public/private patios and walkways as requested by staff however this area will require future discussion with staff and council regarding ownership and use.

Please do not hesitate to reach out with any questions or concerns ahead of confirmation of a complete package.

Sincerely,

Blake Tonic
Project Manager

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