

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Subject: Demolition Request and Heritage Alteration Permit
Application by Zelinka Priamo Ltd. for 320 King Street –
Downtown Heritage Conservation District, Ward 13

Date: August 9, 2023

Recommendation

Approval of the Demolition Request for the removal of the existing parking garage and the Heritage Alteration Permit application for replacement with the proposed development, consisting of a 35-storey high-rise building with a podium base, is recommended, with terms and conditions. Mitigative measures, recommended by the heritage impact assessment (HIA), should be implemented so that appropriate regard is had for adjacent cultural heritage resources.

Executive Summary

The Demolition Request and Heritage Alteration Permit application are seeking a permit from Municipal Council to demolish the existing parking garage and to erect a new high-rise building on the subject property at 320 King Street, within the Downtown Heritage Conservation District, in accordance with Section 42 of the *Ontario Heritage Act*. The subject property is identified in the *Downtown Heritage Conservation District Plan* as an “infill” property that does not retain identifiable heritage characteristics. The existing parking garage on the subject property is a suitable candidate for replacement with a new building that is compatible with the *Downtown Heritage Conservation District Plan*. The design of the new high-rise building proposed for the subject property is compliant with the policies and guidelines of the *Downtown Heritage Conservation District Plan*. Staff recommend that the Demolition Request for the existing parking garage and Heritage Alteration Permit application for the construction of a high-rise building on the subject property be approved with terms and conditions.

Analysis

1.0 Background Information

1.1 Location

The subject property at 320 King Street is located on the northwest corner of King Street and Waterloo Street. (Appendix A).

1.2 Cultural Heritage Status

The subject property at 320 King Street is located within the Downtown Heritage Conservation District (Downtown HCD), which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3419-124.

The subject property is identified as “I” (Infill) with a Commercial landscape pattern (ii) by the *Downtown Heritage Conservation District Plan (Downtown HCD Plan, March 2012)*; it does not retain identifiable heritage characteristics.

1.3 Description

The subject property at 320 King Street is a rectangular shaped corner lot with a frontage along Waterloo Street of approximately 50.2m (164.7ft) and along King Street of 64.5m (211.6ft), and overall lot area of approximately 3,238.9m² (34,850.5ft²). The subject property is part of a larger parcel that also contains the municipal address 300 King Street, which is the location of the Hilton DoubleTree Hotel. The subject property is

adjacent to a parking lot located across King Street to the south, and the Centre Branch YMCA located across Waterloo Street to the east (Appendix B).

Currently there is a two-level, concrete parking garage structure on the property covering the full lot with an entrance and exit ramps at King Street and Waterloo Street, respectively. The structure is surrounded by a mature buffered area which includes a grassed area with numerous trees and shrubs.

Buildings on properties (that are within the Downtown HCD), abutting or in close proximity to the subject property, include high rise towers such as the Hilton DoubleTree Hotel (300 King Street) and the City Centre (TD) Towers (formerly Canada Trust Towers, 380 Wellington Street/275 Dundas Street), as well as the landmark Delta Armouries Hotel (325 Dundas Street). These properties are “A” ranked by the *Downtown Heritage Conservation District Plan* and are included as some of the most significant properties in the Downtown.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

2.2 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.3 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

2.3.1 Heritage Permit Approvals

Section 42(1) of the *Ontario Heritage Act* requires that a property owner obtain a permit from the municipality to demolish or remove a building or structure, as well as to erect any building or structure on a property situated in a heritage conservation district that has been designated by the municipality under Part V of the *OHA*. The *Ontario Heritage Act* enables Municipal Council to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached. (Section 42(4), *Ontario Heritage Act*)

Municipal Council must make a decision on a permit application within 90 days, or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.4 The London Plan

The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London’s cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources,

including properties located within a Heritage Conservation District, *The London Plan* provides the following policy direction; these policies are most relevant to this application:

Policy 565_ New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

Policy 594_ Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:

- 1. The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
- 2. The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
- 3. Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

Policy 596_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.

Policy 597_ Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.

Policy 599_ Where a property is located within a heritage conservation district and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.

2.5 Downtown Heritage Conservation District Plan

The *Downtown Heritage Conservation District Plan (Downtown HCD Plan)* includes policies and guidelines related to the construction of new buildings within the District. Section 6.1.4 deals with new construction and is a significant portion of the *Downtown HCD Plan*. It addresses issues of setback, height and massing and façade composition, and general principles of compatibility of the ‘old’ with the ‘new’. These guidelines are intended to help ensure that new construction respects the history that surrounds it in material, massing and other aesthetic choices.

An analysis of the policies and guidelines for the Demolition Request and Heritage Alteration Permit application is contained below in Section 4.4 (below).

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Proposed Development

A planning application (Z-9570) for a zoning amendment to allow the development of a 35-storey, 435-unit mixed building on the subject property at 320 King Street was considered at the March 23, 2023, Planning and Environment Committee and was passed by Council (April 25, 2023, By-law no.Z.-1-233103). A Site Plan Application (SPA23-022) has subsequently been submitted (Appendix B, Appendix C, Appendix D).

The 35-storey development on the subject property is comprised of a building with a 4- and 5-storey podium and tower. The podium contains commercial space on the ground floor, two levels of underground parking are also proposed. The development is comprised of a building with a 4- and 5-storey podium, and a slimmer tower portion, positioned off-centered on the podium towards the King Street and Waterloo Street corner. The proposed building is stepped back above the podium at both the King Street and Waterloo Street frontages. The height of the podium is shown on elevations as 18.37m along King Street, and 15.47m along Waterloo Street (Appendix C, A4.1, A4.2). The step back to the tower is indicated at 5.11m and 4.94m at the King and Waterloo Street frontages, respectively. The podium contains commercial space on the ground floor, a parking garage on the interior, with apartment units wrapping around the King Street and Waterloo Street frontages on floors 2 to 4. A rooftop amenity area is proposed above the four-storey podium and the upper roof.

The building is articulated by distinct building façades. The overall massing reflects the vertical division and articulation of the range of unit layouts in the building with several different building materials being used. The 'tower-over-podium' built form provides a pedestrian oriented interface to enhance a human-scale at grade.

The primary building entrance is located along the King Street frontage with a steel canopy marking the entrance location at the corner. Several pedestrian pathways connect the commercial uses on the ground floor to the existing municipal sidewalk on King Street. The site design provides for a setback of the building from King and Waterloo Streets to 1) maintain the commercial landscape identified within the Downtown HCD Plan; 2) maintain the established street-walls of adjacent buildings; and, 3) contribute to a positive pedestrian public realm.

A variety of materials, colours, and textures break the massing of the building into smaller sections, both vertically and horizontally, to frame the street and enhance the streetscape. Materials include the use of a glazed aluminum window wall system with spandrel panels, architectural brick/panels in various natural grey and earth tones, precast stone panels, aluminum commercial storefront system, glass and aluminum handrails at exterior balconies, and a steel canopy at the corner entrance at King and Waterloo Streets.

The intention is for the exterior design of the building to reflect modern architectural detailing – but remaining distinctive – while drawing inspiration from surrounding heritage architectural elements and materials. Notably, the brown and red brick used for the podium reflects the colour palette and materials used for the Delta Armouries Hotel. This colour palette is also used to integrate the base podium with the tower form, with coloured material portions continuing vertically up the tower of the building; visually linking the base with the tower. The overall design of the proposed building is intended to convey a modern look while remaining respectful to the historical character of its surrounding context.

4.2 Heritage Impact Assessment (HIA)

A Heritage Impact Assessment (HIA, Zelinka Priamo Ltd., dated November 17, 2022) was submitted as a part of the planning application, and accompanied the Demolition Request/Heritage Alteration Permit application. Conclusions of the HIA identified both direct and indirect impacts which could result in potential negative impacts on the subject property and adjacent properties (Appendix E).

Direct impacts include the demolition of the existing parking garage on the subject property. Mitigation of this direct impact was not recommended because the subject property was identified in the *Downtown HCD Plan* as an ("I"-Infill) property that does

not retain identifiable heritage characteristics. The HIA did not recommend retention of the existing parking garage on the property.

Indirect impacts were identified in the HIA and include possible negative impacts on adjacent properties from vibrations due to demolition and construction activity. Based on the identified impacts, the following mitigation measures were recommended by the HIA:

- *Appropriate construction methodologies to be prepared, and careful adherence to such methodologies to prevent any undue impacts to adjacent identified cultural heritage [...]; and,*
- *If required, monitoring for possible construction/demolition impacts such as vibrations.*

4.3 Demolition Request

The proposed development is predicated on the demolition of the existing parking garage on the subject property, which is designated pursuant to Part V, *Ontario Heritage Act*, as part of the Downtown Heritage Conservation District. Pursuant to Section 42(1), *Ontario Heritage Act*, the approval of Municipal Council is required to demolish the existing parking garage. A Heritage Impact Assessment (HIA) was submitted as a part of the Demolition Request (Zelinka Priamo Ltd., dated November 17, 2022), which was received on June 27, 2023. The maximum 90-day timeline for this Demolition Request, pursuant to Section 42(4), *Ontario Heritage Act*, expires on September 25, 2023.

In general, the demolition of buildings within any of London's Heritage Conservation Districts is discouraged. However, as noted in Section 4.6, *Downtown HCD Plan*, there are situations where demolition may be an appropriate consideration such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies. In these situations where consideration of a demolition request is appropriate, photographic documentation and reclamation is recommended.

The subject property at 320 King Street is identified in the *Downtown HCD Plan* as an "infill" property that does not retain identifiable heritage characteristics. As the property does not have a "historic" ranking in the *Downtown HCD Plan*, the existing parking garage is a suitable candidate for replacement with a new building that is compatible with the *Downtown HCD Plan*.

The Heritage Planner undertook photographic documentation of the property (see Appendix B). The site visit undertaken on June 28, 2023, did not identify any suitable materials for salvage, reclamation, or reuse.

4.3.1 Mitigation of Demolition Impacts

The Ontario Heritage Act allows municipalities to establish terms and conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on a site, as well as the preparation of strategies to mitigate potential impacts from demolition and/or construction activities.

Relevant to this application is the submission of a Request for Demolition in advance of final Site Plan Approval (SPA), which if permitted, could result in an extended time with and open, active construction site while site plan approval remains underway.

Further, findings of the Heritage Impact Assessment (HIA) identify the potential for impacts from demolition and construction activity due to the close proximity of significant heritage resources to the subject property and area of development; monitoring of vibrations caused by demolition and construction activity is recommended.

As the majority of the study area properties are situated directly adjacent or opposite King Street to the proposed development with demolition and construction activities anticipated within 40m of the study area, indirect impacts from vibration are possible. Where construction activities are anticipated proximate to heritage resources, monitoring activities of vibration levels can gauge whether such activities exceed acceptable vibration levels as determined by a qualified engineer.

An approach to mitigating the potential vibration effects can be done in two stages: first, if required, to develop appropriate construction methodologies in the form of site plan controls, site activity monitoring, or avoidance; second, further action can be taken, if deemed necessary, in the form of monitoring for possible construction and/or demolition impacts such as vibrations during the construction phase.

4.4 Heritage Alteration Permit application (HAP23-040-L)

Accompanying the Demolition Request, a complete Heritage Alteration Permit (HAP) application was received by the City on June 27, 2023 for the proposed new building. The maximum 90-day timeline for this Heritage Alteration Permit application, pursuant to Section 42(4), Ontario *Heritage Act*, expires on September 25, 2023.

Included below in Table 1 to Table 4, is an analysis of the proposed development on the subject property at 320 King Street alongside relevant policies found in Section 6.1.4./6.1.4.1 (New Construction) and 6.2.2 (Commercial Landscape), *Downtown HCD Plan*. Section 6.2.7 (Spatial Elements), *Downtown HCD Plan*, is also noted and considered.

Table 1: Analysis of the applicable policies of Section 6.1.4 (New Construction – General Principles), Downtown Heritage Conservation District Plan, for the proposed new development

General Principles	Analysis
Conserve character-defining elements of neighbouring buildings.	The proposed development is limited to the subject property at 320 King Street and will not directly impact abutting and adjacent buildings.
New development that is physically and visually compatible with the heritage context while not replicating it.	The podium design of the new building responds to the fundamental scale and rhythm of the Downtown HCD by lowering the perceptible massing and height of the base of the building to be more in line with the low to mid-rise height typical of the District’s historic streetscape character, while also applying distinctive, contemporary design in a tower-over-podium form.
New development that is decipherable from historic precedent while complementing adjacent heritage buildings.	The proposed development applies distinctive contemporary design and material with an upper tower that is set back from the street edge. The height, materials and colour palette used on the podium base are complimentary with the Armouries building.
Roof shapes and major design elements of the development that are complementary to surrounding buildings and heritage patterns.	The podium datum line is compatible with the adjacent Armouries building and a complimentary colour palette is applied, reflecting the tones of the Armouries’ building exterior.
Setbacks of new development that are consistent with adjacent buildings.	The new building is setback to align with the Armouries building along Waterloo Street and the Hilton DoubleTree Hotel building along King Street.
New buildings/entrances are oriented to street and encouraged to have architectural interest.	The new building’s primary entrance is located along the King Street frontage with a canopy and signage to clearly define the entrance along the streetscape. A variety of materials, colours, and textures – such as brick, brick panels, and precast stone in neutral colours of brown, red and grey tones, as well as glass panels, aluminum spandrels

General Principles	Analysis
	and steel – add architectural and visual interest. Several pedestrian pathways connect the commercial uses on the ground floor to the existing municipal sidewalk on King Street.
New development that responds to unique conditions or location (i.e. corner properties) by providing architectural interest/details at both street facades.	The difference in the podium heights at the King Street and Waterloo Street elevations differentiates each of the facades and addresses differing adjacencies at the Armouries building and the Hilton DoubleTree hotel. A steel canopy feature is positioned at the intersection of the two podium heights which marks the corner and adds architectural interest.

Table 2: Analysis of the applicable policies of Section 6.1.4 (New Construction – Façade Composition), Downtown Heritage Conservation District Plan, for the proposed new development

Façade Composition	Analysis
New development to enhance character of street by using high quality materials (brick, stone and slate)	A variety of materials, colours, and textures – such as brick, brick panels, and precast stone in neutral colours of brown, red and grey tones as well as glass panels, aluminum spandrels and steel – are used to break the massing of the building into smaller sections, both vertically and horizontally, to frame the street and enhance the streetscape.
Detailing should add visual interest and texture.	The new building is designed with facades that are distinctive from one another. The podium heights on the south and east elevations differ in height and the architectural and landscape treatment at the commercial level varies. The massing and articulation of the tower perceptibly varies on all four elevations.
One-storey commercial faces must characterize new and renovated buildings. Storefronts that have a two-level or greater presence on the street should be avoided.	Commercial space at street level, within the podium, is one floor with storefronts design to reflect this feature.
Retain a 3 to 4-storey height at the building line with step back of 5m above 18m.	The new building design includes a 4- and 5-storey podium (Waterloo St, 15.47m; King St, 18.37m) with step backs above the podium at of 4.94m and 5.11m, respectively.
At grade - up to 80% glazing is appropriate: 2nd floor and above +/- 50% glazing (with between 25% < and <75%)	The glazing of the proposed development appears to be compliant with the <i>Downtown HCD Plan</i> .
Horizontal rhythm and visual transitions between floors articulated.	The new building design is articulated by distinct building façades. The overall massing reflects the vertical division and articulation of the range of unit layouts in the building with the use of a mix of building materials. The contemporary tower-over-podium form of the new building establishes a horizontal rhythm at the street level, with upper level window placement and glass/aluminum

Façade Composition	Analysis
	panel system and balconies, indicating on the exterior by their function, floor levels.
Floor-ceiling height of ground floor to be consistent with heights and respect scale of adjacent buildings.	The podium datum line is compatible with the adjacent Armouries building.
New development to respect significant design features and horizontal rhythm of adjacent buildings.	A variety of materials, colours, and textures break the massing of the new building into smaller sections, both vertically and horizontally, and a complimentary colour palette is applied, reflecting the tones of the Armouries' exterior. The podium datum line is compatible with the adjacent Armouries building.
Blank façades are not permitted facing main or side streets.	There are no blank facades <u>facing</u> King Street or Waterloo Street.
New development is sympathetically designed to reflect District heritage attributes (massing, rhythm of solids and voids, significant design features, and high-quality materials)	A variety of materials, colours, and textures break the massing of the new building into smaller sections, both vertically and horizontally, and a complimentary colour palette is applied, reflecting the tones of the Armouries' exterior. A podium is used to create a pedestrian scale at the street level and to make the scale more compatible with the historic context. The podium datum line is compatible with the adjacent Armouries building.

Table 3: Analysis of the applicable policies of Section 6.1.4 (New Construction – Setback, Height, and Massing), Downtown Heritage Conservation District Plan, for the proposed new development

Setback, Height, and Massing	Analysis
New development to maintain and enhance the continuity of the street edge by building out to front property line	The proposed development maintains the continuity of the street edge by building out to the property line. The new building is setback to align with the Armouries building along Waterloo Street and the Hilton DoubleTree Hotel building along King Street.
Façades should be two-storeys minimum and no more than 18m maximum.	The design of the proposed development includes a 4- and 5-storey podium which functions as a façade. The façade is approximately 15.47m in height along Waterloo Street and 18.37m along King Street.
New development to consider the perception of building height from the pedestrian's view on the sidewalk.	The tower-over-podium built form of the proposed development provides a pedestrian oriented interface at grade to ensure the new building is designed with a human scale at grade. Several pedestrian pathways connect the commercial uses on the ground floor to the existing municipal sidewalk on King Street. The site design contributes to a positive pedestrian public realm.
The scale and spatial understanding of the District should be retained while allowing for new development.	The podium design establishes a base height that is compatible with the scale of the District lowering the perceptible massing and height of the base of the

Setback, Height, and Massing	Analysis
	building to be more in line with the low to mid-rise height typical of the District's historic streetscape character. The tower-over-podium high rise form allows for a contemporary form and use for the new development.
Step-backs not permitted less than 13m in building height.	Step backs occur at the 4- and 5-storey podium height with a step-back above the podium of 4.94m (along Waterloo Street) and 5.11m (along King Street), respectively.
New development abutting existing structures at the building line to match adjacent building height or provide visible/apparent offset in height to maintain the visual integrity of the existing structure.	The podium design responds to the datum line of the adjacent Armouries building.
Single-storey, new development is discouraged.	The proposed development is for a 35-storey, high-rise residential building with a 4- and 5-storey podium.
New development to build the full extent of the property width fronting the HCD streets.	The proposed development builds to the full extent of the property's width along Waterloo Street and King Street.

Table 4: Analysis of the applicable policies of Section 6.2.2 (Commercial Landscape – Landscape and Streetscape), Downtown Heritage Conservation District Plan, for the proposed new development

Landscape and Streetscape	Analysis
New development built out to the front and side lot lines.	The new building is fully built out to street line along Waterloo Street and King Street.
New tree plantings where sidewalk is greater than 3.0m in width.	Street trees have been identified on the site plan drawing A1.2. Size not noted.
Provide landscaping to screen parking and for pedestrian quality.	Not applicable. Parking is internal to the structure and underground.
Reinforce significant historic cultural gardens and landscapes.	Not applicable
Existing lanes and pathways shall be preserved and positive uses enhanced	Not applicable.

Several historic views have been recorded in the *Downtown HCD Plan* from specific vantage points in historic photos, postcards, publications. Mostly these have been views of landmark buildings and their settings. Policy 6.2.7 Spatial Elements – Views and Vistas, *Downtown HCD Plan*, recommends that vistas and sight lines toward significant historic cultural features and buildings be preserved, reinstated, and reinforced. Relevant to this application is the view of the Armouries building seen from the north-west corner of Waterloo Street and Dundas Street (Appendix B, Image 7 and 8). The proposed development does not obstruct or interfere with the view of the corner at the intersection or of the primary facades of the Armouries building along Waterloo Street and Dundas Streets.

The analysis finds that the proposed development of the new high-rise building on the subject property at 320 King Street complies with the policies and guidelines of the *Downtown Heritage Conservation District Plan*.

4.4.1 Consultation

It is a policy and practice of Municipal Council that the demolition of a building on a heritage designated property be considered at a public participation meeting before the Planning and Environment Committee (PEC). This item will be considered at the August

14, 2023, meeting of the PEC. Notification of the demolition request was sent property owners within 120m of the subject property on July 25, 2023, as well as to community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Further, notice was also published in *The Londoner* on July 27, 2023. At the time of writing, no replies have been received regarding this demolition request.

Conclusion

As the property at 320 King Street is not identified as historically significant in the *Downtown HCD Plan*, the existing parking garage is a suitable candidate for demolition and replacement. The proposed development is a 35-storey high-rise building with a podium base. The proposed development conserves significant built heritage resources, conforms with the heritage policies of *The London Plan*, and is compliant with the goals, objectives, policies, and guidelines of the *Downtown HCD Plan*. Mitigative measures, recommended by the HIA, should be implemented to ensure that appropriate regard is had for adjacent cultural heritage resources. The Demolition Request for the removal of the existing parking garage and the Heritage Alteration Permit application for the proposed development should be approved with terms and conditions.

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Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Drawings – 320 King Street (Zedd Architecture, May 4, 2023) <i>select drawings from Architectural Package-Second Submission SPA</i>
Appendix D	Architectural Package-Second Submission SPA – 320 King Street (Zedd Architecture, May 4, 2023)
Appendix E	Heritage Impact Assessment – 320 King Street (Zelinka Priamo Ltd., November 17, 2022)

Sources

2023, March 23 – Notice of Public Meeting, City of London File Z-9570.

2023, April 26 – Municipal Council Resolution. (3.5/7/PEC). London, ON: Corporation of the City of London. [re: passage of By-law no.Z.-1-233103, Council meeting held on April 25, 2023]

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Appendix A – Property Location

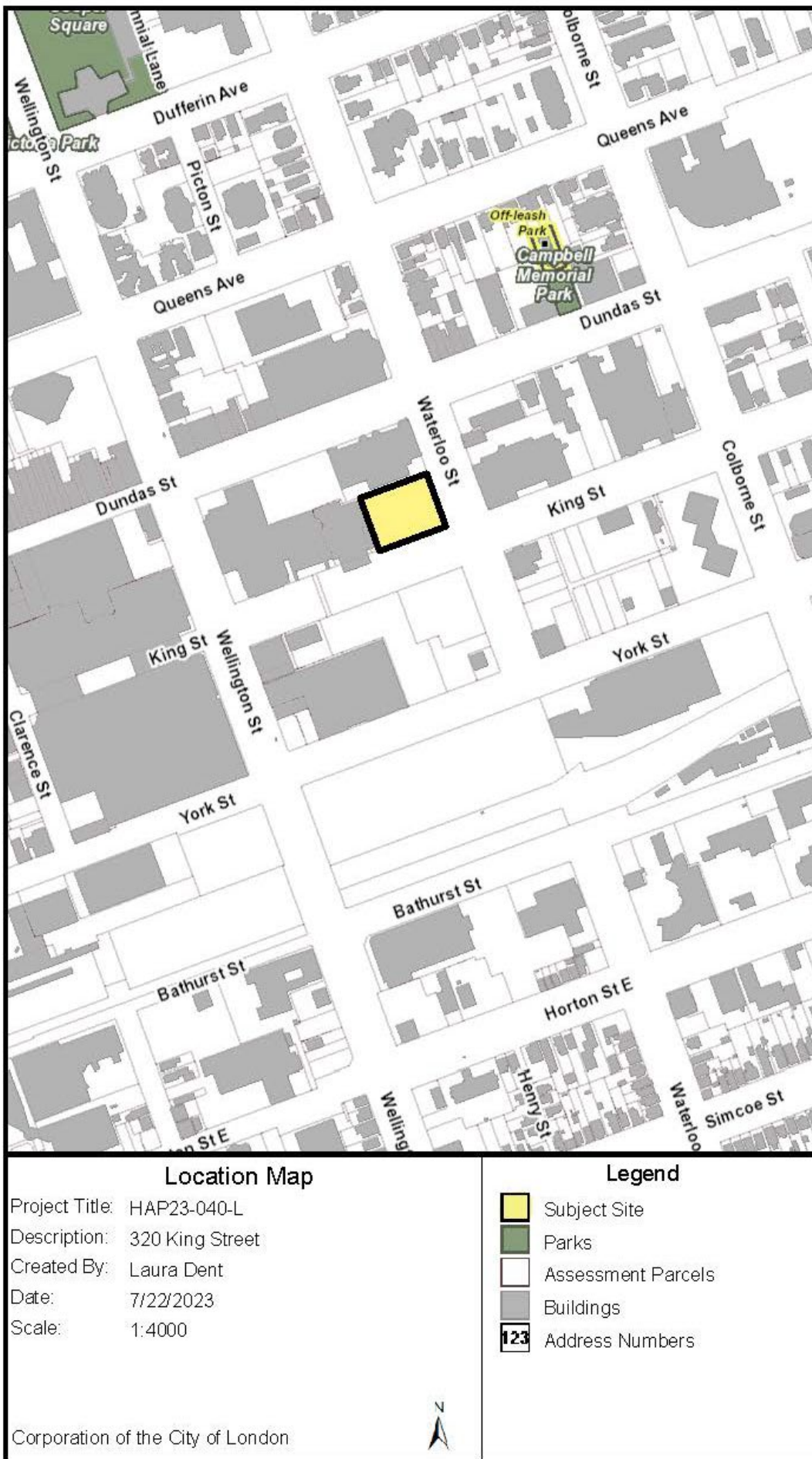


Figure 1: Location Map showing the location of subject property at 320 King Street, located within the Downtown Heritage Conservation District.

Appendix B – Images

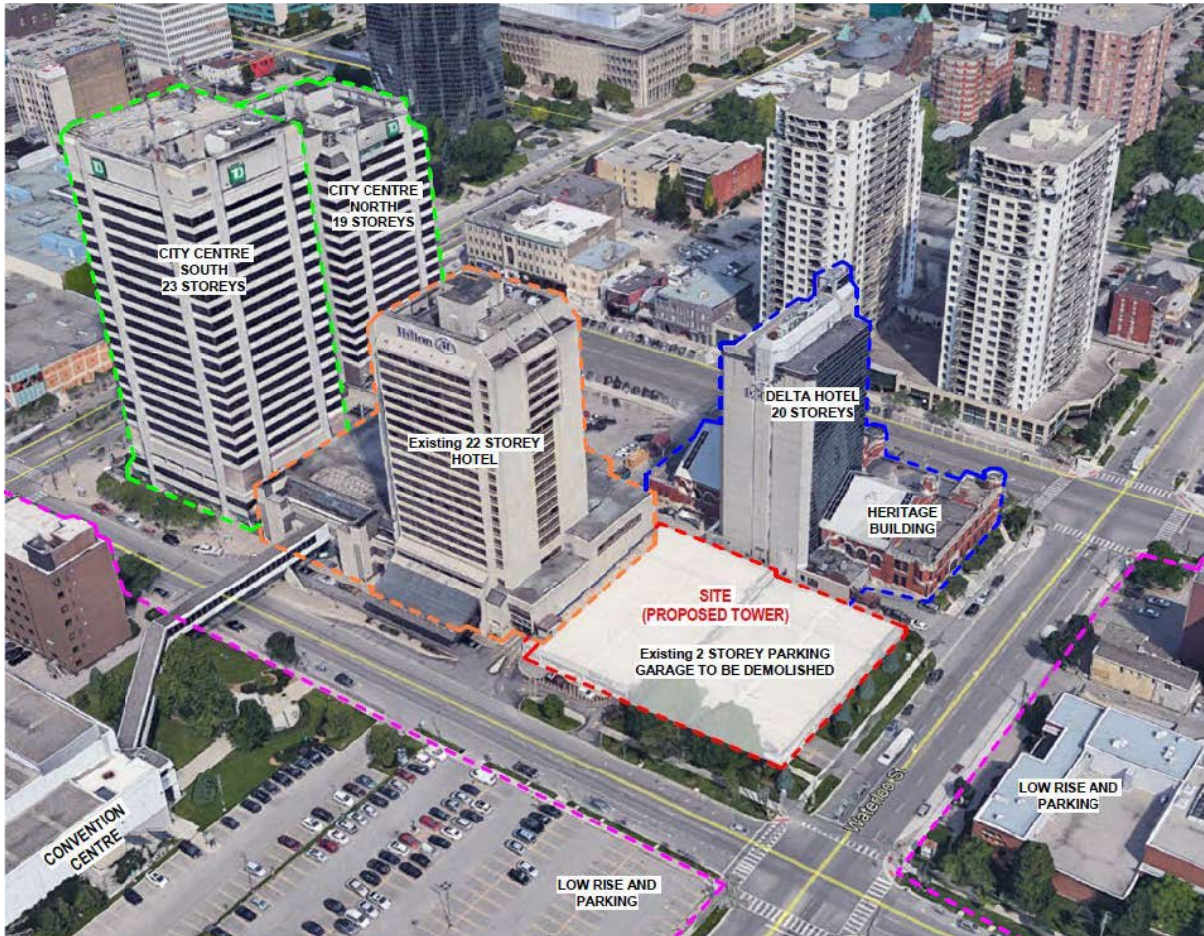


Image 1: Annotated aerial photograph – looking northwest showing the corner of the subject property at 320 King Street with existing parking garage and adjacent properties (Zedd Architecture, Architectural Package – May 4, 2023, from drawing A1.1).



Image 2: View of existing parking garage exit ramp onto Waterloo Street – facing west (L.E. Dent, June 28, 2023).



Image 3: View of existing parking garage showing green buffer and plantings – facing west (L.E. Dent, June 28, 2023).



Image 4: View of existing parking garage showing exit ramp, green buffer, and plantings –facing west (L.E. Dent, June 28, 2023).



Image 5: View of existing parking garage along King Street – facing northwest (L.E. Dent, June 28, 2023).



Image 6: View of King Street and Waterloo Street intersection with the existing parking structure at the corner and high-rise buildings including the Hilton DoubleTree Hotel, Delta Armouries Hotel, and City Place apartment – facing northwest (Google Street View, October 2022 - extracted July 22, 2023).



Image 7: View of Dundas and Waterloo Street intersection with the Delta Armouries Hotel in the foreground – facing southwest (Google Street View, October 2022 - extracted July 22, 2023).



Image 8: Conceptual rendering of the proposed development at the Dundas and Waterloo Street intersection showing the building podium and tower, with the Delta Armouries Hotel in the foreground – facing southwest (Zedd Architecture, image from Notice of Public Meeting Z-9570 – March 23, 2023).



Image 9: Conceptual rendering of the proposed development – view of the King Street and Waterloo Street intersection looking northwest (Zedd Architecture, Architectural Package – May 4, 2023, from title page).



Image 10: Conceptual rendering of the proposed development – aerial view of the King Street and Waterloo Street intersection looking northwest (Zelinka Priamo Ltd. Heritage Impact Assessment – November 17, 2022, p14)



Image 11: Conceptual rendering of the proposed development – south elevation, podium level (Zelinka Priamo Ltd. Heritage Impact Assessment – November 17, 2022, p14).



Image 12: Conceptual rendering of the proposed development – east elevation with adjacent Delta Armouries Hotel (Zelinka Priamo Ltd. Heritage Impact Assessment – November 17, 2022, p16).



NO.	DATE	DESCRIPTION
1	11/2022	SCHEMATIC DESIGN
2	11/2022	SCHEMATIC DESIGN
3	11/2022	SCHEMATIC DESIGN

PROJECT NAME
Holloway Lodging LP
320 King St. E, London,
Ontario

DRAWING TITLE
East Elevation

DRAWING INFO
Sheet Number: R02023
Scale: As Indicated
Drawn by: M. IVY
Checked by: M. IVY

SHEET NO.
A4.2

Exterior Finish Legend

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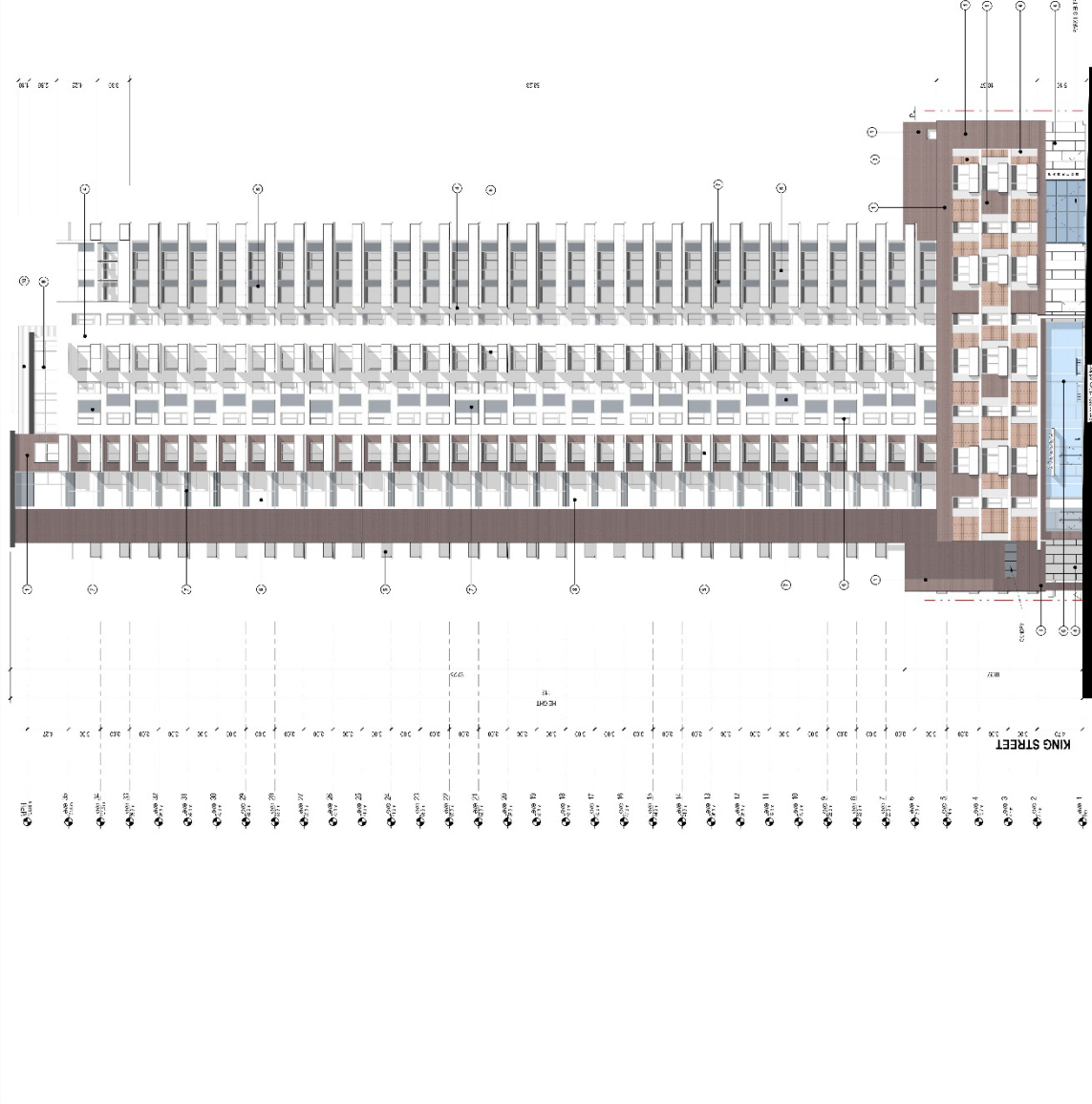


Figure 3: East Elevation (Zedd Architecture, Architectural Package – May 4, 2023, from drawing A4.2).

Appendix D – Architectural Package

Architectural Package-Second Submission SPA – 320 King Street (Zedd Architecture, May 4, 2023) [attached separately]

Appendix E – Heritage Impact Assessment

Heritage Impact Assessment – 320 King Street (Zelinka Priamo Ltd., November 17, 2022) [attached separately]