

From: Jim Donnelly [REDACTED]
Sent: Thursday, September 28, 2023 2:48 PM
To: PEC <pec@london.ca>; Lysynski, Heather <hlysynsk@London.ca>
Subject: [EXTERNAL] Heritage Lands at the Forks of the Thames

Please place this letter and attachments onto the public agenda for the PEC meeting of Oct 3rd.

Thank you.

Jim Donnelly,
[REDACTED]

London , ON,

N6A5N8

Subject: Heritage Lands at the Forks of the Thames

To: Mayor Josh Morgan and Councillors on the Planning and Environment Committee:

The attached information is vitally important to review and consider before making any decision or recommendation to London City Council.

The first two pages are taken from York's own Heritage Impact Assessment dated March 10, 2023. They describe the Heritage status, show the proposed site of 50 King St, the boundaries of 399 Ridout St. (which is designated), as well as the abutting *City land which includes most of the parking lots*. The parcel between King St and the remaining section of the parking on 399 Ridout appears to be the site of the previous Police Station at 14 King St, which looks to still be City land.

The third page is the recent Amended Application (which is dated 12 days ago on September 13, 2023) and now has a **brand new item** inserted into the Application Details that says *"The City is considering amending the zoning for portion of the municipal owned lands to the west of the site along Ivey Park are proposed to be rezoned as Open Space (OS4) and Open Space Special Provision (OS2) to permit passive and active open space uses on a portion of the lands."*

Without these City lands, it appears that it might be very difficult to build this very large complex.

The high rise building and overshadowing of the original and prime heritage location at the Forks of the Thames, where London began, would be a major mistake and loss for both current and future London citizens. The City, rather than appearing to be complicit in this development by supplying more public land, should negotiate the return of this unique historic site to public ownership. This could be accomplished:

- 1) through holding the line on zoning of the 22 stories previously approved,
- 2) by swapping City owned land that is more appropriate for a high rise with the developer,
- 3) paying to purchase or trade for the land.

Although the developer may or may not have paid excessively for the land, it is not the City's responsibility to increase it's value after the fact. A reasonable deal might be struck, where the City gains control of the historic site by some combination of land swap of other City land sites that are more appropriate and/or purchase, while the developer does not necessarily need to sustain a financial loss. Such a resolution, with or without the single 22 story tower being built, could work in the best interests of all, but mostly the current and future generations of Londoners.

Best regards,

Jim Donnelly,



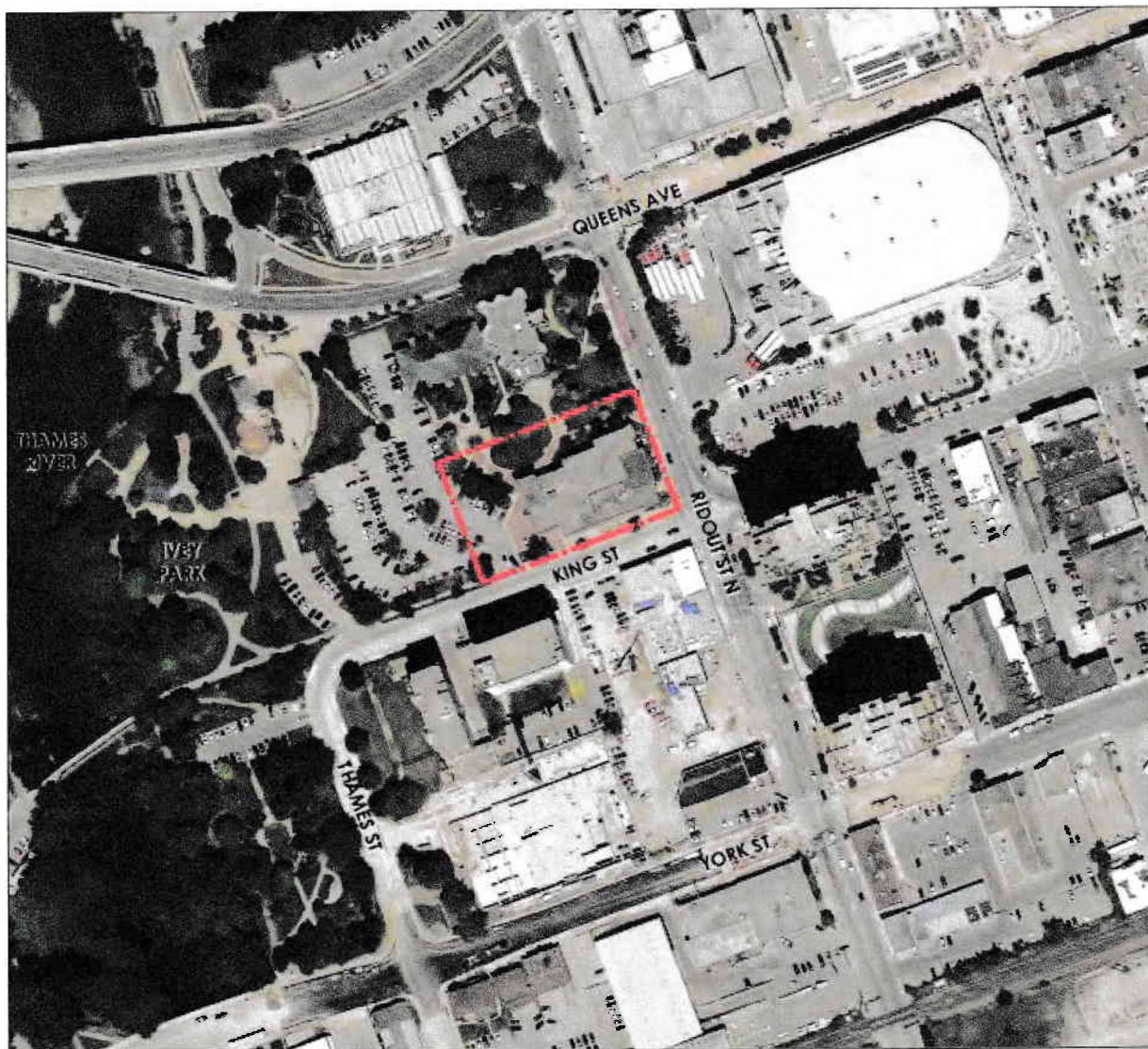


Figure 1: Map figure identifying the subject property and adjacent property to the north (MHBC, 2022).

1.2 Heritage Status

The subject property is listed on the *Register of Cultural Heritage Resources* (2019) as a property designated under Part V of the OHA within the Downtown London Heritage Conservation District and is currently vacant after the demolition of the former building in 2022. The subject property is also adjacent to 399 Ridout Street North also known as the Middlesex County Court House and Gaol, which is designated under Part IV and V of the OHA, protected by an Ontario Heritage Trust easement and recognized as a National Historic Site of Canada. Figures 2 and 3 identify the heritage status of the subject property and the adjacent property to the north. Figure 3, in particular, identifies

these properties within the greater Heritage Conservation District. **Table 1.0** confirms the details of the designations and easement of the adjacent Protected Heritage property.

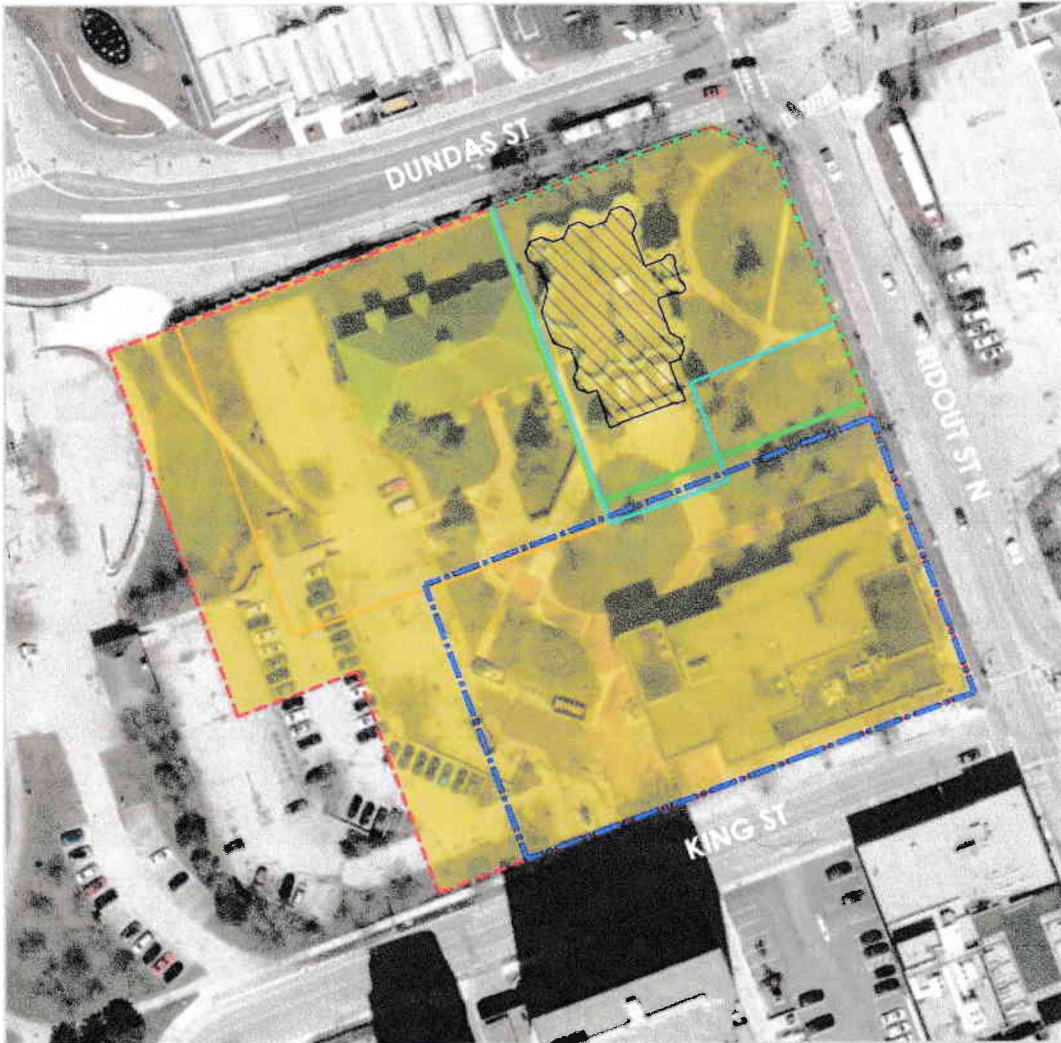









Figure
Heritage Map

- LEGEND**
-  Subject Lands
 -  Boundary of the legal description from the Part IV designation of the Middlesex County Court House (by-law L.S.P.-2534-582)
 -  Boundary of the legal description from the Part IV designation of the Gaol (by-law L.S.P.-2917-501)
 -  399 Ridout Street North
 -  OHT Heritage Conservation Easement, Part IV Designation Boundary
 -  National Historic Site
 -  Designated Heritage Property, Part V of the OHA

DATE: February 2023

SCALE: 1: 1,000

FILE: 1094BO

DRAWN: PL



K:\1094BO - 50 King St, London\WPH\Heritage\Map.dwg



50 King Street
 City of London

Source:
 2022 Aerial Imagery, City of London

Figure 2: Map figure identifying the heritage status of the subject property and adjacent property located at 399 Ridout street North (MHBC, 2022).

Application Details

SEPT 13, 2023

Requested Amendment to The London Plan (New Official Plan)

To add a specific policy to allow for an increased building height of 53 storeys.

Requested Zoning By-law Amendment

To change the zoning from a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone to a holding Downtown Area Special Provision (h-5*h-18*h-103*h-149*h-207*h-()*DA2()*D1,175*H186) zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning

Zone: a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone

Permitted Uses: DA1: retail stores; supermarkets; amusement game establishments; apartment buildings with dwelling units at the rear or second floor; apartment hotels with dwelling units at the rear or second floor; art galleries; assembly halls; bake shops; clinics; commercial parking structures; commercial recreation establishments; convenience stores; day care centres; dry cleaning and laundry depots; duplicating shops; dwelling units at the rear or second floor; emergency care establishments; film processing depots; financial institutions; funeral homes; group homes type 2; hotels; institutions; laboratories; laundromats; libraries; medical/dental offices; museums; offices restricted to the second floor; patient testing centre laboratories; personal service establishments; place of worship; printing establishments; private clubs; repair and rental establishments; restaurants; restaurants, outdoor patio; schools; senior citizen apartment buildings on the second floor; service and repair establishments; service trades; studios; taverns; theatres and cinemas; video rental establishments; lodging house class 2; place of entertainment; accessory dwelling units on the rear of the ground floor or second floor; brewing on premises establishment; artisan workshop; craft brewery. DA2: additional uses: apartment buildings; apartment hotels; dwelling units; senior citizen apartment buildings. CF1: additional uses: elementary schools; public swimming pools; post office depots; private schools; secondary schools; police stations.

Holding Provisions: The h-3 holding provision requires a wind assessment; the h-5 holding provision requires a public site plan meeting; the h-18 holding provision requires an archaeological assessment; the h-149 holding provision requires sanitary and stormwater servicing reports; and the h-207 holding provision requires a Heritage Impact Assessment.

Residential Density: The D350 allows for a base density of 350 units per hectare

Height: The H15 allows for a base of 15m of building height or 3 approximately storeys

Bonus Zone: A B-36 applies to the site allowing a density of 750 units per hectare, a height of 95m (approximately 30 storeys) and a 0m setback for the residential component.

Requested Zoning

Zone: holding Downtown Area Special Provision (DA2()*D1,175*H186)

Permitted Uses: The above listed uses in the DA1 and DA2 zones.

Special Provision(s): 1) To permit the residential component of buildings to be located at or near the street frontages and 2) To regulate aspects of urban design for the tower floorplate, tower location, ground floor design and location of underground parking.

Residential Density: A maximum density up to 1,175 units per hectare

Height: 53 storeys (186m)

The City is considering amending the zoning for portion of the municipal owned lands to the west of the site along Ivey Park are proposed to be rezoned as Open Space (OS4) and Open Space Special Provision (OS2()) to permit passive and active open space uses on a portion of the lands.

Holding provisions are propose for public involvement, archaeological assessment, servicing, urban design and heritage.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Downtown Area Place Type in The London Plan, permitting a broad range of commercial, office and residential uses, with a maximum height of 35 storeys.