

50 KING STREET  
PUBLIC LAND  
PUBLIC USE

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# 50 KING ST. - CURRENTLY FOR PUBLIC USE AS WELL AS ...



I Dundas Street Built 1880



Thames Splash Pad



London Museum



Thames Walking & Bike Paths



**Budweiser Gardens**



**Walter J. Blackburn  
Memorial Fountain**



**Harris Park**



**Eldon House**





Peace Gardens



Old Court House



London-Middlesex  
Health Centre



River Forks  
Community Gardens

THE CITY OF LONDON, VIA ITS CITIZENS  
HAVE INVESTED IN, AND CONTINUE TO  
INVEST IN, THESE PUBLIC SPACES.

THE 50 KING STREET – 30 STOREY PROJECT  
DOES NOT SUPPORT THE INTENDED PUBLIC  
SPACE FOR PUBLIC USE OWNED BY A  
MUNICIPAL GOVERNMENT

# PAGE 1 OF THE THAMES VALLEY CORRIDOR PLAN

THE CITY OF LONDON OFFICIAL PLAN AND  
VISION STATES THAT **CITY COUNCIL** WILL:

“protect and enhance natural features and attributes that are significant to the maintenance of ecosystem health, expanded system of parklands, natural areas and trails along the valley and ravines of the Thames River that will provide continuous corridors for recreation, wildlife habitat and refuge from urban life.”

# PAGE 33 OF THE THAMES VALLEY CORRIDOR PLAN

## 3.3 LAND USE PLANNING AND MANAGEMENT

UU-2 - SUPPORT THE DISCONTINUATION OF  
INAPPROPRIATE INDUSTRIAL USES IN AND ADJACENT TO  
THE THAMES CORRIDOR OVER THE LONG TERM

## 3.3 LAND USE PLANNING AND MANAGEMENT

### UU-3 – GUIDELINES THAT ADDRESS THE FOLLOWING...

B. SPATIAL RELATIONSHIP OF DEVELOPMENTS TO THE THAMES RIVER ... THAT COMPLEMENT ... ESTABLISHING A SETBACK PROPORTIONAL TO BUILDING **SIZE** AND **SCALE**.

F. PROVISION OF PUBLIC ACCESS ROUTE TO FACILITATE **PHYSICAL CONNECTION TO** AND **VISUAL CONTACT** WITH, THE THAMES RIVER VALLEY

G. IMPACT OF DEVELOPMENT ON LOCAL AND **DISTANT** VIEWS OF THE THAMES CORRIDOR INCLUDING OPPORTUNITIES TO CREATE NEW AND **ENHANCED VIEWS**, AND DEVELOPMENT THAT TAKES ADVANTAGE OF VIEWS THE PUBLIC OVERLOOKS



## 3.3 LAND USE PLANNING AND MANAGEMENT

### UU-3 – GUIDELINES THAT ADDRESS THE FOLLOWING...

V-6 IN NEW DEVELOPMENT, ALIGN NEW STREETS TO ENHANCE VISUAL AND PHYSICAL ACCESS TO THE THAMES RIVER VALLEY

V-7 VIEWS AND VISTAS TO NEW AND EXISTING LANDMARKS AND FOCAL POINTS ... SHOULD BE PRESERVED INCLUDING:

A. SIGNIFICANT ARCHITECTURE

BUILDINGS OF ARCHITECTURAL AND HISTORICAL IMPORTANCE

BUILDINGS THAT ARE FAMILIAR LANDMARKS WELL INTEGRATED INTO THE NATURAL SETTING

## 3.3 LAND USE PLANNING AND MANAGEMENT

### UU-3 – GUIDELINES THAT ADDRESS THE FOLLOWING...

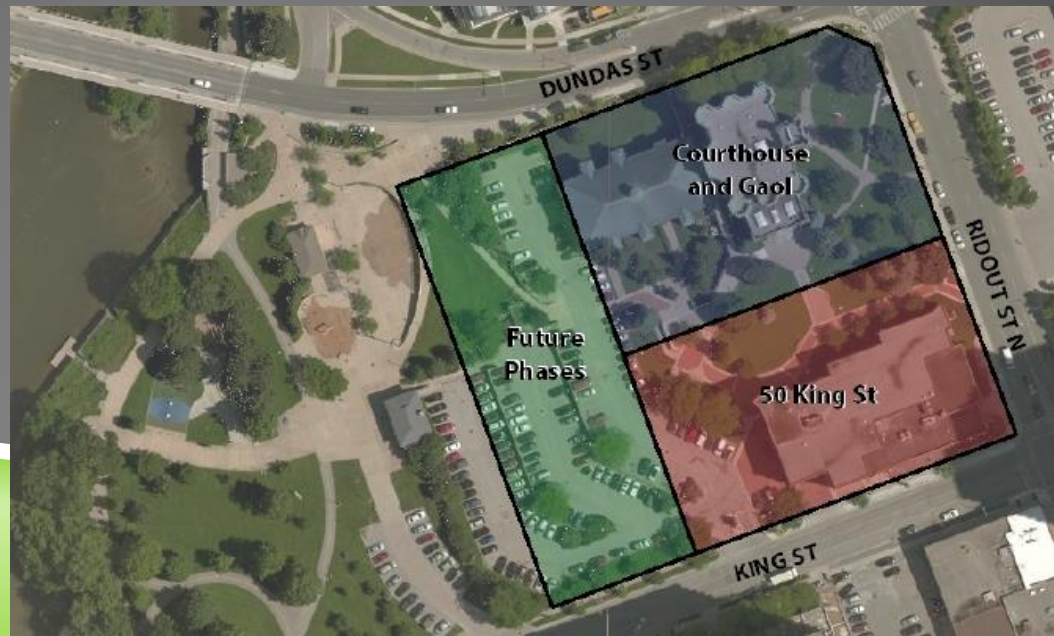
V-7 VIEWS AND VISTAS TO NEW AND EXISTING LANDMARKS AND FOCAL POINTS ... SHOULD BE PRESERVED INCLUDING:

#### B. TRADITIONAL LANDMARKS

FEATURES WHOSE VISUAL DOMINANCE ESTABLISHES A “SENSE OF ARRIVAL” AT IMPORTANT POINTS OF THE THAMES RIVER / CITY CONTINUUM SUCH AS THE COURT HOUSE

# UNKNOWN DEVELOPMENT

- ▶ THE 50 KING STREET DEVELOPMENT IS PART OF A LARGER AREA OUTLINED FOR FUTURE DEVELOPMENT WHICH IS LARGELY UNKNOWN
- ▶ AT A MINIMUM, CITY COUNCIL AND LONDONERS SHOULD HAVE THE WHOLE PICTURE FOR THIS LAND USE, PARTICULARLY IF IT IS NOT CONSISTENT WITH THE MASTER CITY PLAN AND THE THAMES VALLEY CORRIDOR PLAN



# INCREASING CORE POPULATION...

- ▶ THERE HAS BEEN A GREAT DEAL OF ACTIVITY LATELY OF PRIVATE DEVELOPERS BUILDING LARGE PROJECTS THAT WILL DRIVE THE NECESSARY INFILLING AND TAX REVENUE INTO THE CORE – E.G.
- ▶ TALBOT AND FULLERTON
- ▶ RECENTLY ANNOUNCED DEVELOPMENT OF TWIN TOWERS ON CLARENCE BETWEEN DUNDAS AND KING STREETS

# LET'S PUT A 30-STOREY BUILDING IN VICTORIA PARK!

- ▶ CITY COUNCIL IS SETTING DIRECTION FOR HOW MUNICIPAL LANDS CAN BE USED ... IS A BUILDING IN THE MIDDLE OF VICTORIA PARK NEXT??
- ▶ FOR THE LAST 200+ YEARS MUNICIPAL LANDS HAVE BEEN CREATED FOR THE CITIZENS AND VISITORS OF LONDON
- ▶ THE FORKS OF THE THAMES HAS A HISTORICAL SIGNIFIGANCE THAT **MUST** BE PROTECTED



# THIS PROPOSAL SHOULD BE SENT BACK FOR REVIEW

- ▶ LONDON TOURISM SHOULD REVIEW THIS PROPOSAL TO DETERMINE ITS OVERALL IMPACT AND BE INVOLVED IN HOW THIS LAND SHOULD BE DEVELOPED FOR CITIZENS AND VISITORS
- ▶ CITY COUNCIL MUST REVIEW THE THAMES VALLEY CORRIDOR PLAN TO SEE IF THIS PROPOSAL IS CONSISTENT
- ▶ CITY OF LONDON PLANNING CAN DETERMINE HOW THIS EFFECTS THE MASTER PLAN
- ▶ TO UNDERSTAND THE COSTS OF THIS PROJECT AND WHO WILL ULTIMATELY BE PAYING FOR IT