

50 KING STREET



07 OCTOBER 2014



The County's lands have been illustrated as undergoing redevelopment in numerous design concepts as part of the City's planning and visioning exercises for Downtown

The lands are underutilized and in some respects impeding the redevelopment of Downtown including the re-connection of the Thames River with the Downtown



The Development Concept

A zoning by-law amendment in support of the redevelopment that would permit the new construction of a mixed use commercial, retail, restaurant, entertainment, office and residential building

The lands are already zoned to permit the planned uses, but are 'under-zoned' in terms of height and density; likely as a result of the limited scale of the existing building

Two-Step Process

As a municipality, the County is a unique proponent:

- understands the ‘other side of the table’ and the necessity to protect the City’s interests, and
- working towards a public / private partnership that meets public sector procurement requirements

Two-Step Process

The City is being asked to approve the development concept through zoning and put in place the rules within which the detailed design and ultimately the redevelopment will occur

The City is not being asked to give approval to a specific proposal at this time and the design of 50 King Street will be subject to a more detailed design and approval process

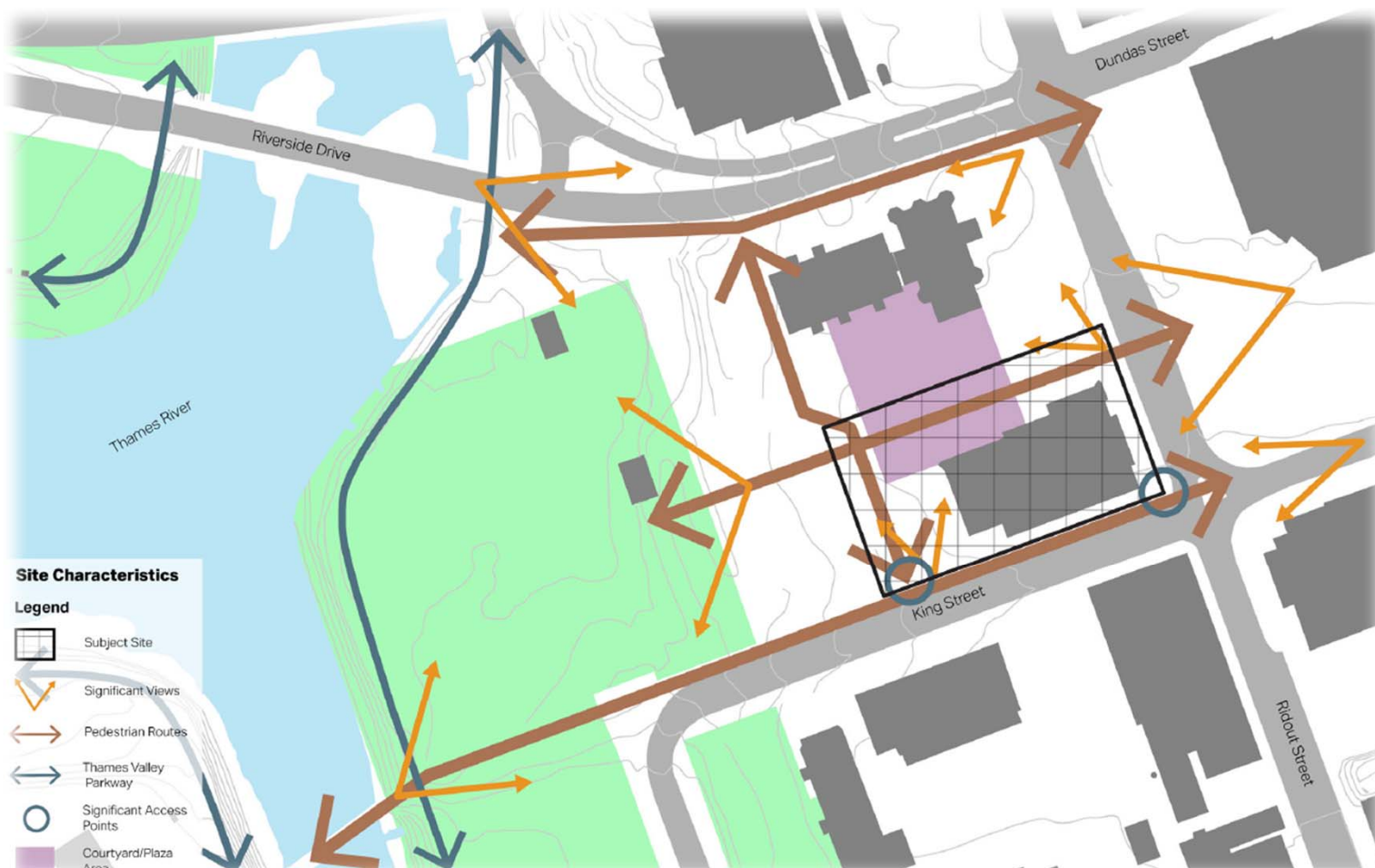
Holding and bonus provisions will ensure that the appropriate matters are addressed through the detailed design prior to redevelopment

The Development Concept

While the final uses are not yet determined, based on the proposed zoning envelope the following development yield is estimated:

- 2,500 square metres commercial
- 12,000 square metres office
- 100 to 150 residential units
- 300 parking spaces
- 28 Stories

The Development Concept



The 50 King Development Concept:

- is consistent with the 2014 PPS and is in conformity with the City's Official Plan
- is reflective of the City's plans for the Downtown
- has regard for the City's policy and guideline documents
- represents sound land use planning



Cultural Heritage and Archaeology

Consistent with the two-step process being undertaken, an Archaeological Study and a Heritage Impact Assessment have been completed and L.A.C.H. has been consulted

The Courthouse is a designated heritage building subject to an easement with the Ontario Heritage Trust; the County is working with the Trust and they agree with the recommendations of the Heritage Impact Assessment



Working with the City

We have worked with City staff in putting together the initial submission and throughout the process

The zoning that City staff is recommending is a substantial reduction from the initial request:

- Building height has been reduced from 110 metres to 95 metres
- Density of 900 units per hectare has been reduced to 750 units
- Substantial setback and bonus requirements have been included

In the end, the County supports and relies upon the City staff recommendation



The County of Middlesex owns lands at the Forks of the Thames that include 50 King Street, the historic Courthouse and Goal, and surface parking – **the Corporate parcel**



The historic Courthouse and Gaol will not be subject to redevelopment except for landscaping and public space improvements – **the subject lands**



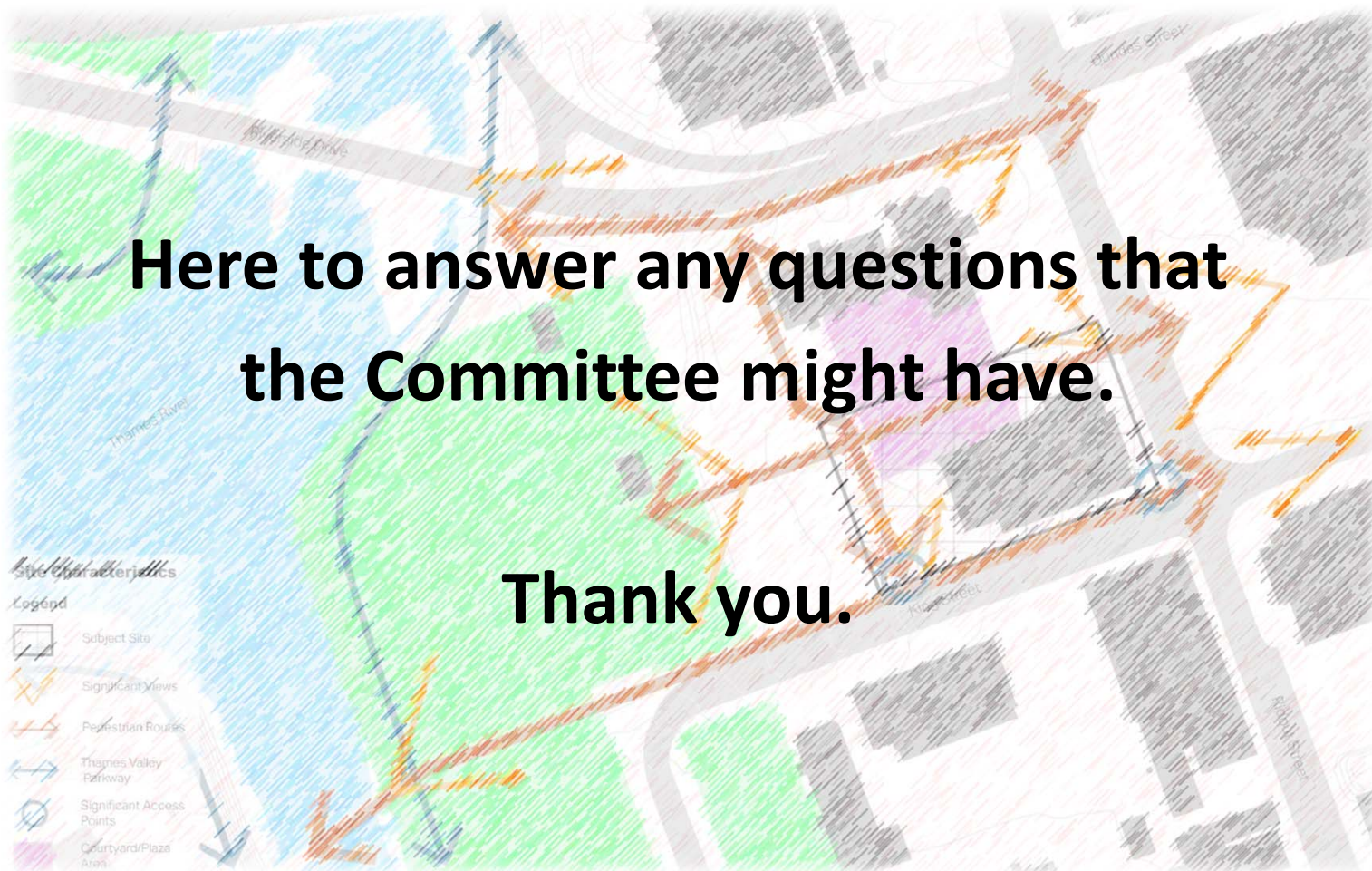
The proposed zoning by-law would further define the potential building footprint – **the building footprint**

In Summary

A zoning by-law amendment to permit height and density in support of the redevelopment of 50 King Street

The City is being asked to approve the development concept and put in place the rules within which the detailed design will occur but is not being asked to give approval to a specific proposal at this time

Holding and Bonus provisions will ensure that the appropriate matters are addressed through the detailed design prior to redevelopment



**Here to answer any questions that
the Committee might have.**

Thank you.