


89 YORK STREET:
PROPOSED 10 STOREY
DEVELOPMENT
BY JING FOR JING LIMITED

DECEMBER 14, 2015



THE MISSION OF JING FOR JING LTD



**WE STRIVE TO FOSTER ENERGY
FROM DIFFERENT SOURCES TO
PROMOTE VITALITY**

The LGHC Project Will Bring Healthy
Energy to Promote Vitality and Wellness
of the London Down Town Community

BACKGROUND

- ▶ NOT A CONVENTIONAL DEVELOPER
- ▶ EAST-WEST CULTURE
- ▶ TRAINED IN BIOMEDICAL SCIENCES, APPLY SCIENTIFIC PRINCIPLES TO TRADITIONAL CHINESE MEDICINE AND COMPLEMENTARY THERAPY
- ▶ FOUNDER OF OGIRC
- ▶ EDITOR OF J COMPLEMENTARY & INTEGRATIVE MEDICINE
- ▶ COLLABORATE WITH PHYSICIANS AND CAM PRACTITIONERS IN MEDICAL EDUCATION
- ▶ CONTRIBUTE TO VITALITY AND WELLNESS OF LONDON COMMUNITY

OBJECTIVES OF DEVELOPMENT:
London Global Health Connections

- ▶ DEVELOP AN INNOVATIVE AND ATTRACTIVE MULTI-PURPOSE STRUCTURE
- ▶ INTEGRATE BUILT ENVIRONMENT AND LANDSCAPED SPACES WITH HOLISTIC DESIGN FEATURES FOR HEALTH AND WELLNESS
- ▶ FULLY INTEGRATE COMMERCIAL AND RESIDENTIAL UNITS ALL UNDER ONE ROOF TO SUPPORT SYNERGIES AMONG:
 - ▶ THE MIX OF USES WITHIN THE BUILDING
 - ▶ LOCAL HEALTH-ORIENTED ACTIVITIES AND BUSINESSES; &
 - ▶ ENGAGE THE COMMUNITY
- ▶ CREATE 'THIRD PLACES' THAT FOSTER SOCIAL INTERACTIONS AND ADD TO THE VITALITY OF THE DOWNTOWN.

PRIMARY DESIGN TEAM

- ENDRI POLETTI ARCHITECT INC. – ENDRI POLETTI
- ALBERGHINI ARCHITECT INC. – PIER PAOLO ALBERGHINI
- J. GARFIELD THOMPSON LANDSCAPE LTD. – JAMES THOMPSON
- KIRKNESS CONSULTING INC. URBAN & RURAL PLANNING – LAVERNE KIRKNESS
- ALL MEMBERS OF THE DESIGN TEAM HAVE RECEIVED SEVERAL AWARDS IN THEIR RESPECTIVE FIELDS FOR PROFESSIONAL EXCELLENCE

PROPOSED DEVELOPMENT OVERVIEW: "it is more than just a building"

- 10 STORIES:
 - BASEMENT CONTAINING PREP KITCHEN FOR RESTAURANTS, BIKE STORAGE, GARBAGE RECYCLING & DISPOSAL
 - 2 STORES COMMERCIAL (1ST & 2ND FLOORS)
 - 1 STOREY AUTOMATED PARKING DECK (3RD FLOOR) FOR CONVENIENCE & SECURITY
 - 1 STOREY FOR COMMUNITY ACTIVITY INCLUDING AN INTEGRATIVE HEALTH CENTRE (4TH FLOOR)
 - 5 STOREYS RESIDENTIAL UNITS WITH EXERCISE AND HYDROPONICS FACILITY (5TH – 9TH FLOORS). THREE UNITS PER FLOOR. PRIVATE ENTRANCE AND ELEVATOR.
 - ROOF TOP FACILITY FOR EXERCISE CLASSES, TEACHING/CONFERENCES, RECEPTIONS, CAFE AND KITCHEN FACILITY.

DESIGN FEATURES

- SECURITY & CONVENIENT.
- SEGREGATED ENTRANCE FOR RESIDENTS WITH PRIVATE ELEVATOR.
- PUBLIC ELEVATOR TO FLOOR 1, 2 AND 4 WITH ADDITIONAL ELEVATOR CONNECTING 4TH AND 10TH FLOOR TO ALLOW READY ACCESSIBILITY TO ROOF-TOP FACILITY
- NUMEROUS PUBLIC AND SHARED SEMI-PUBLIC SPACES
- GENEROUS LANDSCAPING WITHIN BUILDING
- FEATURE LIVE WALL WITH WATER ELEMENTS IN FOYER CONNECTING FIRST 2 FLOORS TO BETTER CONNECTIVITY AND FLOW.
- DESIGN BASED ON PRINCIPLES OF FENG SHUI AND BIOGEOMETRY TO CAPTURE HEALTHY ENERGY

YORK STREET ENTRANCE



1ST AND 2ND FLOORS AS ONE CONNECTED COMMERCIAL SPACE



INTERIOR DESIGN EXAMPLES: OPEN FOYER CONNECTING FIRST TWO FLOORS



CENTRE CORE LIVING WALL



LIVING WALL VIEW WITHOUT STAIR

LIVING WALL VIEW WITH STAIR

THIRD FLOOR PARKING



- ALLOWS ALL FLOORS OF BUILDING TO BE UNIVERSALLY ACCESSIBLE
- IN KEEPING WITH CITY PREFERENCE OF REDUCING DOWNTOWN PARKING LOTS
- 1ST OF ITS KIND IN THE CITY & LEED CERTIFIED
- SECURED PARKING
- 90 SECOND TURN AROUND TIME
- WHY THE THIRD FLOOR



FOURTH FLOOR

FIFTH FLOOR



WEST ELEVATION SHOWING COURT-YARD GARDN FOR RELAXING LIVING.



10th FLOOR



MASSING DETAILS



FRONT ENTRANCE - GRAPHIC GLASS



PROPOSED YORK STREET GRAPHIC GLASS

RYERSON PHOTO ARTS BUILDING, TORONTO



EXTERIOR MATERIALS GRAPHIC GLASS EXAMPLES

ARKEA CEMFORT WALL
CLADDING
GLASS CANADA WINDOW

UW
SCHOOL OF
PHARMACY,
WATERLOO,
ON

RENAISSANCE
STONE

PLANNING & DESIGN FRAMEWORK

- PROVINCIAL POLICY STATEMENT (PPS) 2014
- CITY OF LONDON OFFICIAL PLAN
- DOWNTOWN MASTER PLAN
- DOWNTOWN LONDON COMMUNITY IMPROVEMENT PLAN
- DOWNTOWN DESIGN GUIDELINES
- DOWNTOWN LONDON HERITAGE CONSERVATION DISTRICT PLAN
- THE LONDON PLAN (NOT YET ADOPTED)
- CITY OF LONDON ZONING BY-LAW
- CITY OF LONDON SITE PLAN GUIDELINES

CONCLUSIONS

- LOGICAL INFILL DEVELOPMENT
- PROMOTES HEALTHY AND ENGAGING COMMUNITIES
- OFFERS DESIRABLE COMMERCIAL USES AND SEMI-PUBLIC SPACES FOR COMMUNITY-BASED ACTIVITY
- SUPPORTS INNOVATIVE DESIGN, GREEN TECHNOLOGIES, UNIVERSAL ACCESSIBILITY

CONCLUSIONS

- CONTRIBUTES TO THE URBAN VITALITY OF THE DOWNTOWN
- CONTRIBUTES TO THE PUBLIC REALM OF YORK STREET
- CREATES A LANDMARK FOR THE DOWNTOWN
- CREATES AN INTEGRATED MODEL FOR RESIDENTIAL, COMMERCIAL, MIXED USE AND HEALTH FOCUSED DEVELOPMENT

DOWNTOWN HCD CONSIDERATIONS

- DESIGN OF PROPOSAL FOLLOWS SECTION 6.1.4 OF HCD PLAN WHICH PERTAINS TO NEW CONSTRUCTION
- HCD PLAN RECOGNIZES YORK STEET AS IDIOSYNCRATIC
- NEW INFILL DEVELOPMENT AND NO HERITAGE BUILDINGS ON THE PROPERTY
- MINIMAL HERITAGE CHARACTER OF BLOCK ALREADY DIMINISHED BY 28 STOREY RENAISSANCE TOWERS, AS WELL AS PREDOMINANCE OF SURFACE PARKING, VACANT LOTS, ETC.
- THOUGHTFULLY CONSIDERED NEW DEVELOPMENT CAN HELP RE-ESTABLISH THE URBAN FABRIC
- FUTURE DEVELOPMENT THAT IS OF A HIGH QUALITY CAN CONTRIBUTE TO "NEW" HERITAGE

A MODEL FOR "NEW HERITAGE"

