

Bill No. 55  
2016

By-law No. Z.-1-16\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 50 King Street.

WHEREAS **The Corporation of the County of Middlesex** has applied to rezone an area of land located at 50 King Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 50 King Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Community Facility/Downtown Area (CF1/DA2•D350•H15) Zone **to** a Holding Downtown Area Bonus (h-3•h-5•h-18•h-149•h-(\_\_\_\_)•DA1•D350•H15•B-(\_\_\_\_)) Zone.

2. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the new holding provision:

h-(\_\_\_\_) Purpose: To ensure that no development occurs on lands adjacent to a protected heritage property except where the proposed development has been evaluated and it is demonstrated that the heritage attributes of the protected property will be conserved, the removal of the h-(\_\_\_\_) shall not occur until such time as a Heritage Impact Assessment has been prepared and accepted to the satisfaction of the Managing Director, Planning and City Planner.

*Permitted Interim Uses:* existing uses.

3. Section Number 4.3 (Bonus Zones) of the General Provisions to By-law No. Z.-1 is amended by adding the following Site-Specific Bonus Provision:

B(\_\_\_\_) 50 King Street

This bonus zone is intended to facilitate a development design which includes a mixed-use apartment building with a maximum height of 95 metres (28-storeys) and a maximum density of 750 units per hectare, which shall be implemented through a development agreement in return for the facilities, services and matters outlined in the site-specific "Bonusing Criteria" attached hereto as Schedule "1" to the amending by-law.

The following regulations apply within the bonus zone:

- a) Regulations:
- |      |                                                      |                       |
|------|------------------------------------------------------|-----------------------|
| i)   | Density (Max.)                                       | 750 units per hectare |
| ii)  | Height (Max.)                                        | 95 metres             |
| iii) | Setback for residential component of building (Min.) | 0 metres              |

4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

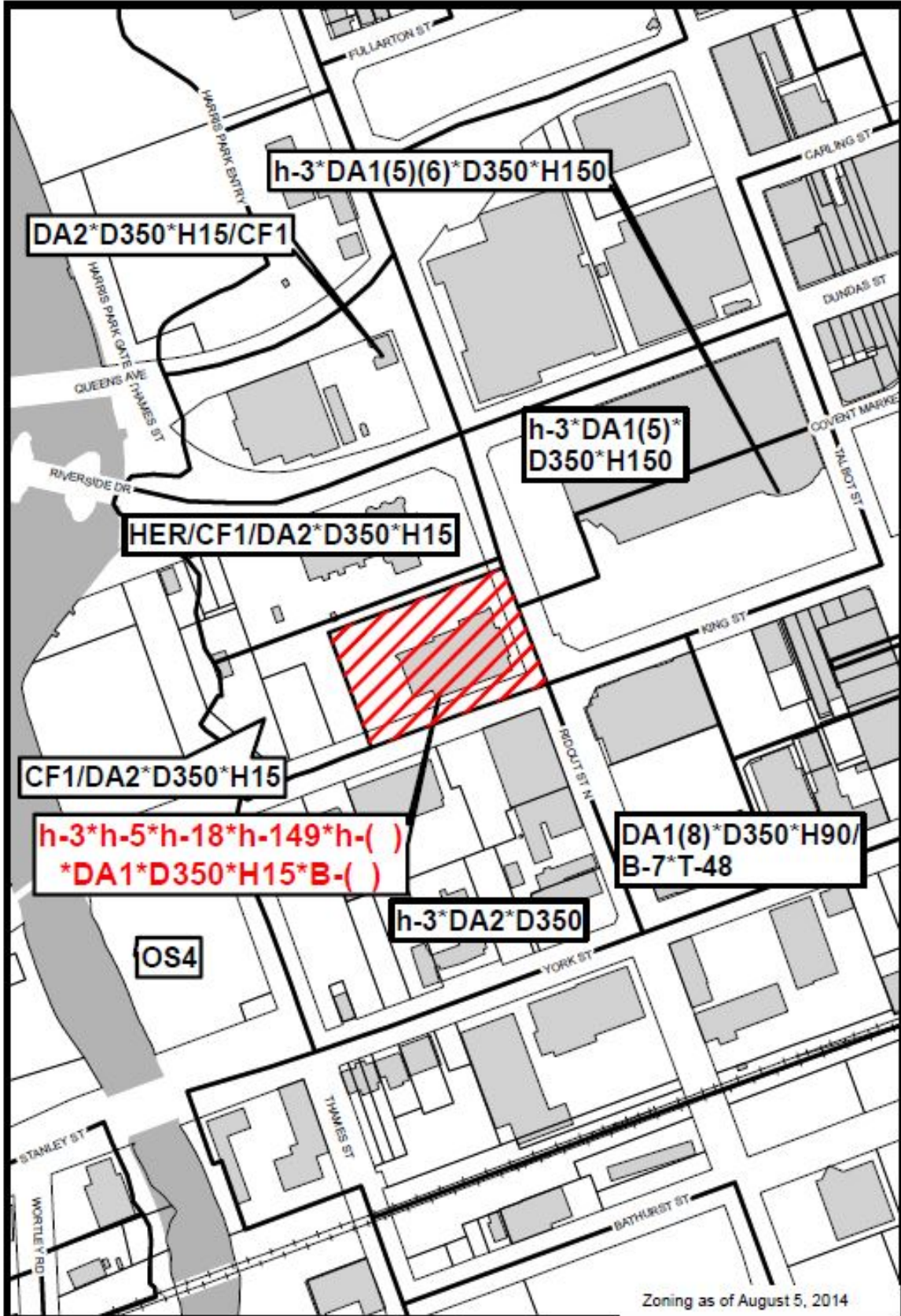
PASSED in Open Council on January 4, 2016.

Matt Brown  
Mayor



Catharine Saunders  
City Clerk

First Reading – January 4, 2016  
Second Reading – January 4, 2016  
Third Reading – January 4, 2016

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of August 5, 2014

<p>File Number: Z-8372                  Planner: BT                  Date Prepared: 2014/09/08                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> 
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# 50 KING STREET | Bonusing Criteria

Prepared by The City of London to form part of Z-83372

## INTRODUCTION

### Subject Lands

The subject site is located at 50 King Street on the northwest corner of Ridout Street North and King Street. The site is part of a larger block owned by the County of Middlesex, known historically as the 'Courthouse Block'.

The Courthouse Block is comprised of the existing historic Middlesex County Court House and Gaoi, a provincially and municipally designated heritage property. The block also contains a three-storey office building and surface parking near Ivey Park, which will be removed as part of the implementation of these bonusing criteria.

### Proposed Development

The purpose and effect of the recommended Zoning By-law amendment is to allow for the development of a 95 metre tall mixed use apartment building with commercial, retail, restaurant, entertainment, office and residential components. The proposed density is 750 units per hectare in return for satisfying the bonus criteria included in this document.

The bonus requirements shall apply irrespective of ownership on both the subject lands and the adjacent lands that make up the 'Courthouse Block'. In this way, the bonus provisions relate to both on-site and off-site improvements required to receive additional height and density.

### Implementation

These bonusing criteria establish the framework for the redevelopment of the subject site to ensure that any future development complies with the urban design objectives established during the consultation process.

Future development of the subject lands will be regulated through a site-specific bonus zone that is contingent on the execution of an agreement with the City of London which ensures these bonusing criteria are implemented to the satisfaction of the Managing Director of Planning and City Planner, through the site plan approval process.

Future development of the subject lands must meet the requirements of the Downtown Heritage Conservation District and archeological concerns must be addressed. A Heritage Alteration Permit and Heritage Impact Study will be required.

## DESIGN OBJECTIVES

Overall, the following design objectives for the subject site will assist in integrating the future built form and landscape design with the Forks of the Thames and ensure compatibility with the Downtown. It is through this bonusing criteria that any future development will provide a positive interface with the Thames River, adjacent cultural heritage resources and Downtown streetscapes.

### Design Objectives:

1. Develop the site to integrate with the Forks of the Thames.
2. Enhance views and vistas of surrounding heritage resources and the Thames River.
3. Provide and enhance the pedestrian circulation network through the site to connect with routes into Downtown and the open space network.
4. Develop a design solution that provides active edges to all facades and encourages interaction between interior and exterior spaces.
5. Minimise the impact of vehicles and parking.
6. Design the future built form to contribute to a pedestrian scale streetscape and an attractive city skyline.
7. Create an iconic landmark building that will redefine the standard of development in London, Ontario.
8. Avoid and mitigate adverse impacts on adjacent cultural heritage resources.



## SITE & LANDSCAPE DESIGN

Landscape and site design shall be coordinated to ensure a seamless transition between on-site and off-site improvements.

### A. On-Site Improvements

1. Provide an east-west walkway north of the building that passes through a gateway defined by the building's extending canopy overhead. Ensure landscaping and associated features integrate with the overall design of the great lawn to the north of the site.
2. Create a high quality north-south pedestrian link between King Street and Dundas Street along the western edge of the future building.
3. Provide enhanced forecourts at important entryways to the site and the building, particularly at the intersection of Ridout Street North and King Street. Coordinate the design of forecourts with other design elements and works in the public realm.
4. Select and locate plant species and landscape elements so that they will not obstruct views to cultural heritage resources.
5. Select materials for sidewalks, pathways, gathering spaces and boulevards that are compatible with the Courthouse and site features.
6. Public art valuing 1% of construction value up to \$250,000 shall be provided and integrated into the building and site design.
7. Provide green roofs and active roof-top terraces to be used as amenity space.

### B. Off-Site Improvements

1. Create a 'great lawn' between the building and existing Courthouse that maintains open views from the Covent Garden Market (128/130 King Street) and Budweiser Gardens (99 Dundas Street) through the site to the Thames River.
2. Develop a look-out at the west end of the great lawn with open views to the Thames River and the associated public open spaces.
3. Incorporate landscape planters, tree plantings and street furniture along the Ridout Street North and King Street boulevards.
4. Consider sufficient setbacks to provide for patios and/or retail uses to spill out into the right-of-way.
5. Remove all surface parking on the adjacent property west of the site
6. Rehabilitate the area west of the future building for use as 'riverfront terrace' public open space. The design of this space should include:
  - terraced seating areas,
  - planting and/or landscape features to provide a sense of enclosure,
  - accessible gathering areas, and
  - other matters deemed desirable through studies or consultation related to the Thames River and associated open space development.

### SITE IMPROVEMENTS DIAGRAM

#### LEGEND

 OFF-SITE IMPROVEMENTS



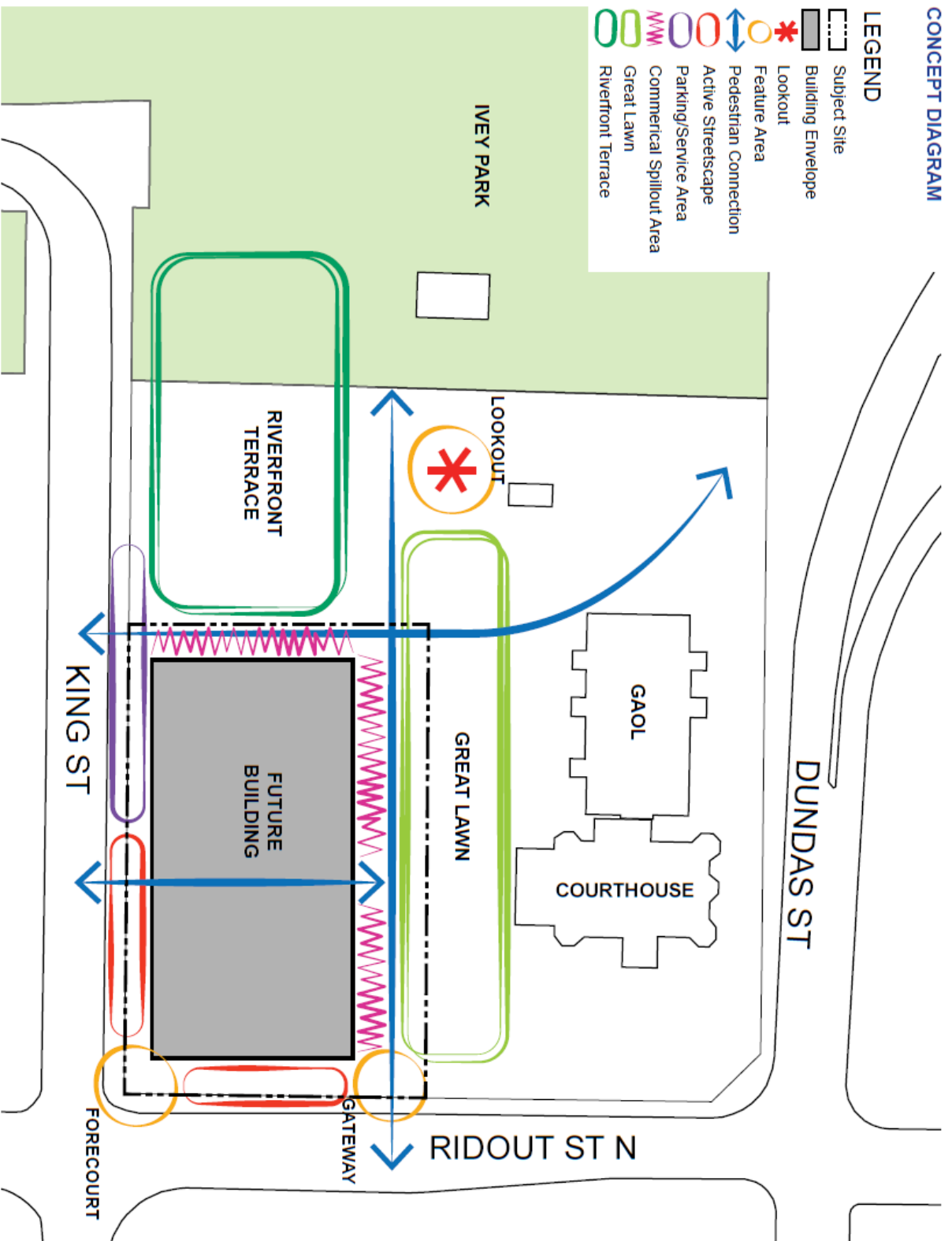
#### C. Access & Parking

1. Concentrate primary vehicular access to King Street, away from the intersection with Ridout Street North. Access should be aligned with existing driveways on King Street.
2. Parking on site shall be contained within the building and/or underground. Ensure all vehicular access points, ramps and aisles are wrapped with at-grade pedestrian uses.
3. Locate all loading and back-of-house functions along the west portion of the building on King Street. Where possible, these facilities should be located internal to the building.
4. The King Street frontage should be designed to minimise gaps in the streetwall and break up large expanses of blank walls.

**CONCEPT DIAGRAM**

**LEGEND**

-  Subject Site
-  Building Envelope
-  Lookout
-  Feature Area
-  Pedestrian Connection
-  Active Streetscape
-  Parking/Service Area
-  Commercial Spillover Area
-  Great Lawn
-  Riverfront Terrace



## BUILDING DESIGN

Develop the building to include a three-storey base, a five-storey mid-rise mass, and a 20-storey tower, to a maximum height of 95m.

### D. Base

1. Define the pedestrian zone around the building with a three-storey base that is compatible in scale to the Middlesex County Court House and Gaol building to the north, and the existing building fabric on the southwest corner of King Street and Ridout Street North.
2. Provide a first floor height that is in keeping with, and appropriately proportioned with, the first floor heights of adjacent buildings. Horizontal rhythm and visual transition between floors must be articulated in facade design.
3. Ensure the building has multiple entrances along the street frontage and consider a principle entrance at the intersection of Ridout Street and King Street.
4. Provide a north-south passage through the building that is highly transparent, offers views to the Courthouse and is centered on the existing Courthouse door on the southern facade. The passage may act as the formal lobby for both the residential and office components of the building.
5. Provide active commercial uses along all ground floor facades.
6. Provide 60 to 80% vision glazing for commercial facades.
7. Wrap parking levels with active and animated elements along a minimum of 40% of the King Street and Ridout Street upward and in front of the parking structure.
8. Articulate the base with design elements, such as cornice lines, window bays, entrances, canopies, high-quality building materials, and fenestration, in an appropriate pattern, scale, and proportion that relates to adjacent buildings and enhances the pedestrian realm.
9. Provide overhead weather protection over all pedestrian entrances through building recesses, cantilevered masses and/or canopies.

### E. Mid-Rise Mass

1. Ensure the mid-rise mass is differentiated from, yet compatible with, the tower of the building.
2. Provide variations in the relationship between the mid-rise mass and the base below to create setbacks, terraces and outdoor rooms, as well as define entrances and gateways to the river beyond.
3. Stepbacks and overhangs should be incorporated into the design of the building prevent downwashing.
4. Cantilever the mid-rise mass on the north side of the building to create a gateway to the river and a formal outdoor room adjacent to the great lawn.
5. Cantilever the mid-rise mass at the southwest corner to form a covered terrace on the west side, a gateway to the river and portico entrance to the parking on the south.
6. Provide a transparent atrium that creates a visual connection through the building from King Street to the Courthouse, and connects with the north-south passage on the ground floor. The atrium will provide natural light and views into and out of the central common area.



## BUILDING DESIGN CONTINUED

### F. Tower

1. Located the tower on the west portion of the mid-rise mass, to minimise shadowing onto the Courthouse.
2. Design the tower to have a floorplate less than 1000 square metres.
3. Integrate balconies into the overall design of the building so that they do not add bulk or extra mass.
4. Provide a minimum of 50% glazing on tower facades.
5. Develop the height of the tower to provide dramatic interest and a visual sense of movement as it rises.
6. Enclose and/or integrate roof-top mechanical and telecommunications equipment into the design and massing of the top of the tower.
7. Create a sculpted roof form to the top of the tower to contribute to the quality and character of the city skyline.

### G. General Design

1. Design the building to minimise the impact of wind and shadows on other buildings, heritage resources and open spaces.
2. Use a material palette composed of three primary elements:
  - Brick masonry to define formal elements and anchor the base of the building.
  - Glass to provide transparency, openness, and lightness throughout the building.
  - Metal for shading and screening devices, architectural details, signage bands, canopies and public art elements, etc.
3. The use of exposed concrete or similar material shall be minimised as much as possible.
4. Using the LEED Canada for New Construction checklist as a baseline, the development should achieve a standard of sustainable design equal to a LEED Silver certification.