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File: Z-8617  
Planner: Mike Davis

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: RYGAR PROPERTIES INC. 100 FULLARTON STREET, 475-501 TALBOT STREET &amp; 93-95 DUFFERIN AVENUE PUBLIC PARTICIPATION MEETING ON SEPTEMBER 6, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Rygar Properties Inc. relating to the properties located at 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 13<sup>th</sup>, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Downtown Area Bonus (DA1•D350•B-25) Zone, a Downtown Area (DA2) Zone and a Holding Downtown Area (h-3•DA2•D350) Zone, **TO** a Downtown Area Bonus (DA2•D350•B(\_)) Zone. The Bonus Zone shall be implemented through one or more agreements to provide for an increased height of up to 129 metres and an increased density of up to 1200 units per hectare in return for the following services, facilities and matters which are generally described below and described in greater detail in the proposed by-law:
  - i) A high-quality building design which is consistent with the Site Plans, Elevations and Renderings attached as Schedule '1' to the amending by-law and includes such features as:
    - i. A modern architectural design that utilizes vision glass and spandrel glass (window-wall) as the primary form of cladding, contains a low proportion of exposed concrete and similar solid materials, and uses clear glass balcony barriers, all of which serve to mitigate the overall visual building mass and provide a light and refined appearance in the city skyline.
    - ii. A ground floor design that includes large proportions of clear glazing, active commercial uses with separate direct entrances to individual units and pronounced ceiling heights in order to create a vibrant pedestrian realm.
    - iii. A point-tower architectural style with tower floor-plates of less than 1,000m<sup>2</sup> to minimize the overall mass, visual impact and sunlight disruption of these tall buildings.
    - iv. A visually interesting building cap that conceals and incorporates mechanical elements into the overall architectural design of the building and will contribute positively to the London skyline.
  - ii) Heritage conservation through designation under Part IV of the *Ontario Heritage Act*, and the retention and incorporation of a significant portion of the listed heritage property at 93-95 Dufferin Avenue into Phase 3 of the proposed development, including the incorporation of the existing northerly and westerly facades into the development design as shown in Schedule "1" of the amending by-law.
  - iii) The commemoration of the Camden Terrace (479-489 Talbot Street) building through the salvage and documentation of materials, the construction of a commemorative monument which interprets significant heritage attributes of the

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Camden Terrace building facade on the rear wall of the internal lobby and commercial space utilizing original building materials, and the provision of plaques and/or interpretive signage as documented in the January 4, 2016 "Heritage Overview Report" prepared by Stantec Consulting Ltd. and further described in the accompanying August 19, 2016 "Commemoration Overview" letter.

- iv) The provision of an urban forecourt/plaza along Talbot Street that incorporates commemorative features to recognize the significance of Camden Terrace and includes the provision of two-storey clear glass panels along the abutting Talbot Street building facade to allow views to the aforementioned commemorative monument in perpetuity.
  - v) A parking configuration and design that includes 4 levels of underground parking and may also include up to 3 levels of above grade structured parking that is fully screened from the public street by the proposed building.
  - vi) Various streetscape and public realm improvements including the provision of raised planters, enhanced pavement/surface treatments and street trees.
  - vii) A public art contribution in the amount of \$250,000.
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 13<sup>th</sup>, 2016 to amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1, in conformity with the Official Plan, to change the road allowance requirements for specific segments of Talbot Street.
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as:
- i) The change in building height is minor in nature; and,
  - ii) The change in building height maintains the same form of development that has been vetted during the public circulation process.
- (d) the Civic Administration **BE DIRECTED** to report back at a future meeting with a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the properties located at 93 and 95 Dufferin Avenue with a list of reasons generally reflecting the significant heritage attributes to be retained through the bonus zone as depicted in Schedule "1" of the amending zoning by-law attached to this report.

**EXECUTIVE SUMMARY**

The following report provides a recommendation to Municipal Council regarding a Zoning By-law amendment application submitted by Rygar Properties Inc. The requested amendment is intended to facilitate a comprehensive, phased, redevelopment of approximately 1/3 of a city-block in Downtown London. The report provides a detailed overview of the characteristics and existing conditions of the site, a detailed description of the proposed redevelopment, a summary of the planning history and the Zoning By-law amendment application process, a summary of comments relating to planning and technical issues, a detailed planning evaluation of the Zoning By-law amendment application and a recommendation from Planning Staff.

Based on the review of all the applicable local and provincial planning documents, the feedback received from the full range of stakeholders engaged through the process, and our overall assessment of the public interest, Staff have tabled a recommendation which would result in the site being rezoned to allow for a specific development design which includes three new buildings ranging from nine (9) to thirty-eight (38) storeys in height, a total of approximately 703 new residential units (1,200 units per hectare), and 1,670m<sup>2</sup> of new commercial space. In return for the additional height and density bonus, Rygar Properties Inc. will be required to enter into an agreement with the City of London to provide a series of facilities, services and matters

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outlined in the recommended Zoning By-law found on pages 38-41 of this report.

The facilities, services and matters outlined in the recommended bonus zone include an extensive range of urban design features, heritage conservation and commemoration measures, and site improvements that must be achieved by the development in order for it to proceed. These matters serve a public benefit which may be difficult to secure through the standard development process should the owner develop the lands in accordance with the existing zoning. Compliance with the bonusing criteria (a prerequisite to the height and density increases) will result in a well-designed, comprehensive redevelopment of a significant block in the City's Downtown. It will support the City's objectives relating to increasing the residential population of the core and creating vibrant streetscapes while providing a long-term solution for the conservation and commemoration of heritage resources on the site which are currently at risk due to a number of physical, environmental and economic conditions. Many or all of these conditions precede or apply unrelated to Rygar's ownership of these properties.

This report is specifically intended to deal with the Zoning By-law amendment application. However, given the presence of heritage listed properties on the development site the report attempts to address the issue of redevelopment and heritage preservation in a holistic manner, recognizing that there are competing objectives at play, and that it is difficult to consider heritage issues in absence of the perspective that the redevelopment proposal provides. From Staff's perspective, it is understood that the redevelopment proposal will have an impact on these heritage resources, and in essence, a decision on this zoning framework will logically have consequences on the heritage fabric, that will still technically require future applications and actions under the *Ontario Heritage Act* (i.e. demolition approval and designation). This report attempts to give Council the full picture recognizing that the various applications under the Planning Act and Heritage Act are inherently linked. Council should be aware that an application for demolition of Camden Terrace has been submitted and, due to the Municipality's requirement to consult with LACH, will be presented at a future meeting in September. For the sake of transparency, Staff wish to clearly acknowledge that a decision on this Zoning By-law amendment will provide direction for how Council wishes to deal with designation or non-designation of the heritage properties on this site which, in turn, will guide Council's response to the upcoming demolition application.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**February 18, 2014 Report to Planning and Environment Committee – 100 Fullarton Street & 475 Talbot Street (Z-8285)** – This report recommended approval of a Zoning By-law amendment application from Rygar Developments Inc. intended to facilitate the construction of a 33-storey mixed-use apartment building with a range of active retail/commercial uses occupying the ground floor and approximately 250 residential units above. The report resulted in the approval of a bonus zone through which the height and density increases are contingent upon the construction of a specific development concept which was vetted publically through the Zoning By-law amendment process.

<http://sire.london.ca/cache/2/obmkzhvitq1acofrwvdvlbiz/12769007252016100506216.PDF>

**September 21, 2015 Report to Planning and Environment Committee – 11<sup>th</sup> Report of the London Advisory Committee on Heritage (LACH)** – Item 6 on the 11<sup>th</sup> Report of the LACH outlined recommendations to the Planning and Environment Committee relating to a range of cultural heritage resources surrounding the corner of Dufferin Avenue and Talbot Street. Specifically, the LACH report recommended that Municipal Council give notice of intent to designate the properties located at 479-489 Talbot Street (Camden Terrace) and 93-95 Dufferin Avenue to be of cultural heritage value and interest under Part IV of the *Ontario Heritage Act*. The specific reasons for designation were further outlined in the report.

<http://sire.london.ca/cache/2/obmkzhvitq1acofrwvdvlbiz/19890907252016100542861.PDF>

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**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the recommended Zoning By-law amendment is to allow for a comprehensive, phased redevelopment of the subject site. Overall, the development is intended to include a total of three (3) mixed-use apartment buildings ranging from nine (9) to thirty-eight (38) storeys, containing a total of 703 residential units, 729 parking spaces and 1,670m<sup>2</sup> of commercial/retail space on the ground floor across the three buildings. A detailed overview of the phasing plan and development design is provided on pages 17-18 of this report.

The proposed redevelopment will be facilitated through a site-specific bonus zone which will allow for an increased density of 1,200 units per hectare and building heights ranging from nine to thirty-eight storeys in return for Rygar Properties Inc. entering into an agreement with the City of London which secures a range of matters outlined in the amending Zoning By-law attached as Appendix "A" to this report.

**RATIONALE**

The proposed amendment, based on the rationale contained in this report:

1. Is consistent with the *Provincial Policy Statement, 2014*;
2. Conforms to the general intent of the Official Plan;
3. Conforms to the general intent of the Zoning By-law;
4. Implements the relevant Strategic Direction and policies in *Our Move Forward: London's Downtown Plan*;
5. Addresses standards in the *Downtown Design Study Design Guidelines*; and
6. Retains and commemorates many of the heritage attributes of existing buildings identified by LACH, through incorporation into the new development design.

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> May 16, 2016	<b>Agent:</b> Zelinka Priamo Ltd.
<p><b>REQUESTED ACTION:</b> Change Zoning By-law Z.-1 <b>FROM</b> a Downtown Area Bonus (DA1•D350•B-25) Zone which permits a wide range of office, commercial, retail, and institutional uses and a range of residential uses up to a maximum density of 350 units per hectare and a maximum height of 90m with the bonus zone permitting a mixed-use building of a specified design up to 1,155 units per hectare and a maximum height of 110m, and a Downtown Area (DA2) Zone which permits a similar range and extent of office, commercial, retail, institutional and residential uses <b>TO</b> a Downtown Area Bonus (DA2•D350•B(_)) Zone which would generally permit the same range of uses as the existing zoning with a bonus zone which would permit a maximum density of 1,200 units per hectare and a maximum height of 129 metres in return for the construction of a specified building design and other eligible facilities, services or matters identified in section 19.4.4 of the City’s Official Plan.</p>	

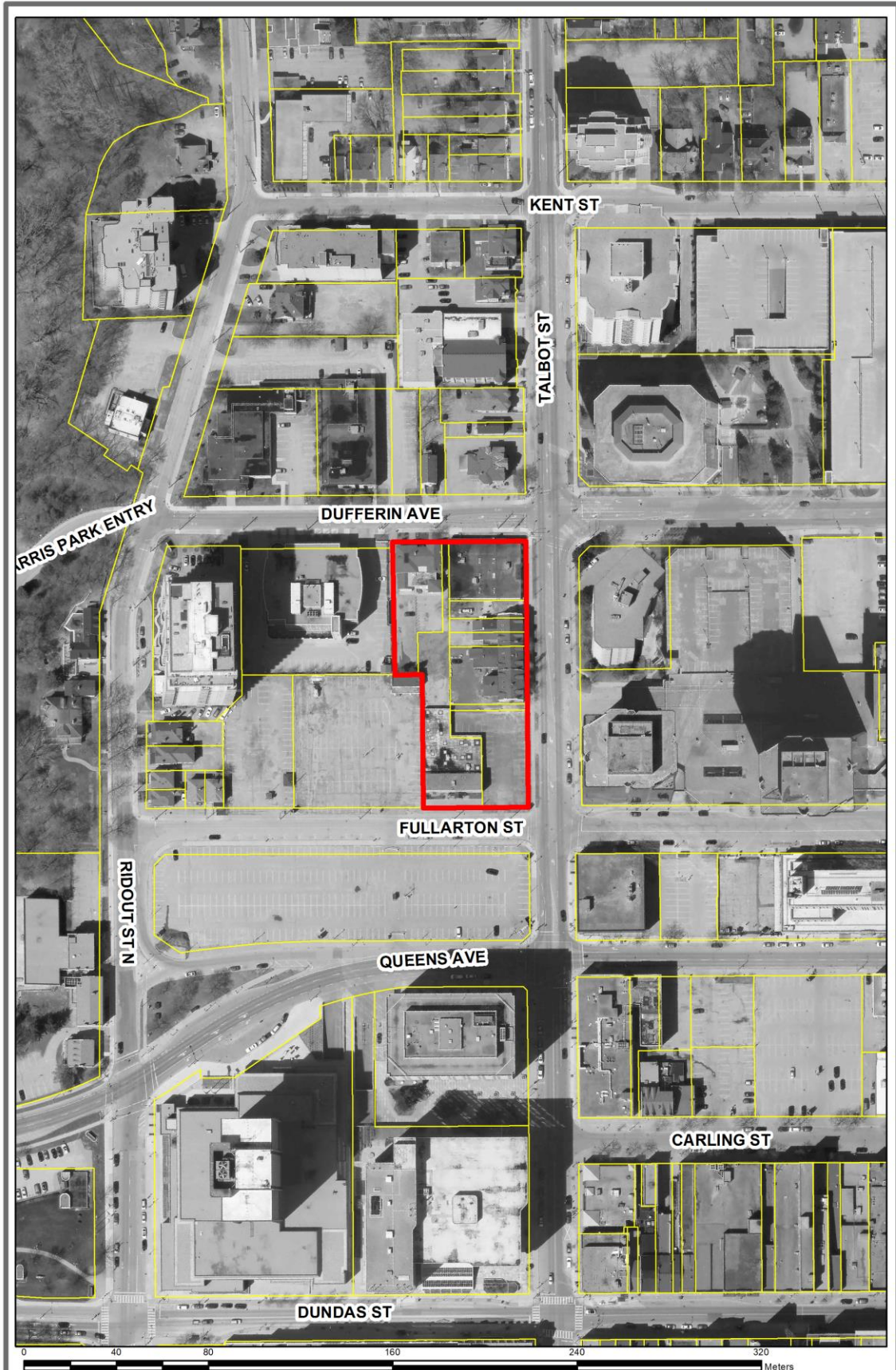
<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Use</b> – Office, commercial and residential buildings and surface a parking lot</li> <li>• <b>Frontage</b> – 28 metres</li> <li>• <b>Depth</b> – 115 metres</li> <li>• <b>Area</b> – 0.6 ha</li> <li>• <b>Shape</b> – Irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> – 30-storey apartment building (under construction)</li> <li>• <b>South</b> – Surface parking lot</li> <li>• <b>East</b> – Apartment building and high-rise office building</li> <li>• <b>West</b> – Surface parking lot, office building and high-rise apartment building</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map on page 7)
<ul style="list-style-type: none"> <li>• Downtown Area</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map on page 6)
<ul style="list-style-type: none"> <li>• Downtown Area Bonus (DA1•D350•B-25) Zone, Downtown Area (DA2) Zone and Holding Downtown Area (h-3•DA2•D350) Zone</li> </ul>

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**LOCATION MAP**

Subject Site: 100 Fullarton St, 475-501 Talbot St,  
and 93-95 Dufferin Ave

Applicant: The Incorporated Synod  
of the Diocese of Huron

File Number : Z-8617

Prepared by : Graphics & Information Services , Planning Division  
Corporation of the City of London  
File=planning/projects/p\_locationmaps/MXD

Planner : MD


Created By : MB

Date : 2016/08/25

Scale : 1:2000

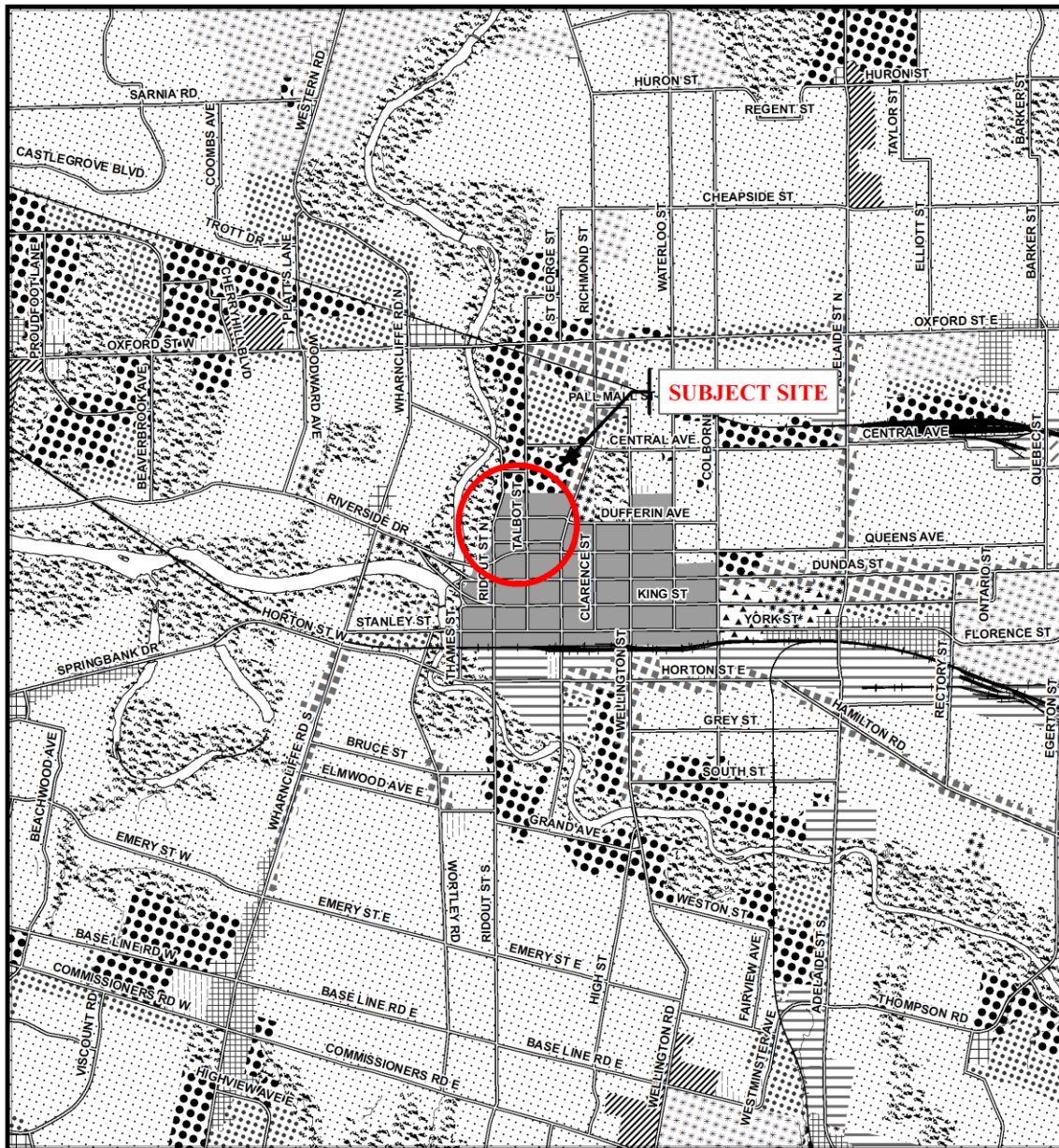


**Legend**

 Subject Site

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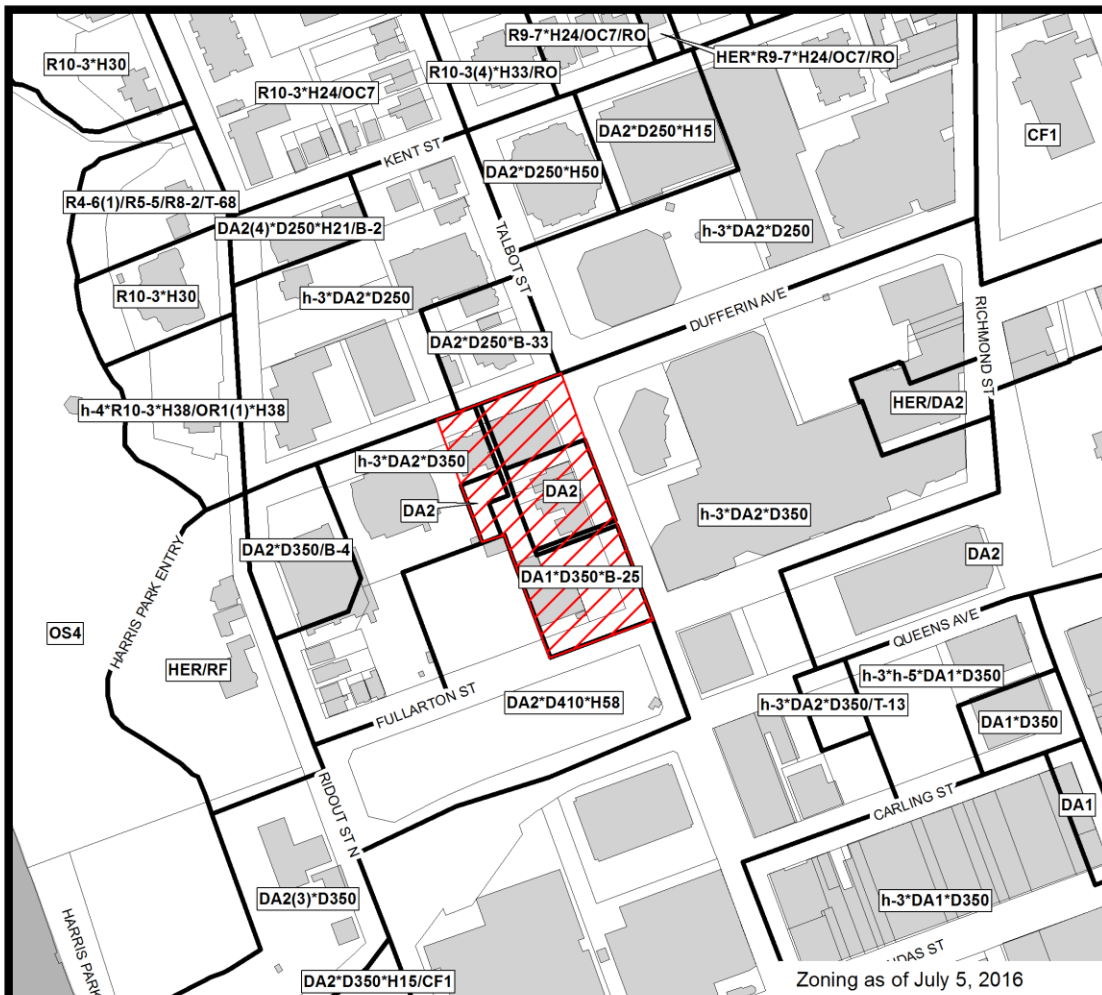
<b>Legend</b>		
Downtown	Enclosed Regional Commercial Node	Office/Residential
Wonderland Road Community Enterprise Corridor	New Format Regional Commercial Node	Office Business Park
Community Commercial Node	Neighbourhood Commercial Node	General Industrial
Main Street Commercial Corridor	Auto-Oriented Commercial Corridor	Light Industrial
Multi-Family, High Density Residential	Multi-Family, Medium Density Residential	Regional Facility
Low Density Residential	Office Area	Community Facility
		Open Space
		Urban Reserve - Community Growth
		Urban Reserve - Industrial Growth
		Rural Settlement
		Environmental Review
		Agriculture
		Urban Growth Boundary

<p style="text-align: center;"><b>CITY OF LONDON</b> Department of Planning and Development</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p style="font-size: small;">PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p>	<p>FILE NUMBER: Z-8617</p> <p>PLANNER: MD</p> <p>TECHNICIAN: MB</p> <p>DATE: 2016/08/25</p>
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Zoning as of July 5, 2016



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: DA1\*D350\*B(25), DA2 and h-3\*DA2\*D350**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

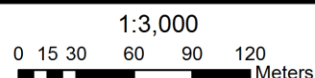
**ZONING BY-LAW NO. Z-1**  
**SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
Z-8617 MD

MAP PREPARED:  
2016/08/25 MB





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**PLANNING HISTORY**

**2013:**

Beginning in the summer of 2013, Rygar Developments Inc. expressed interest in developing lands in Downtown London. As is discussed further in this report, the extent of Rygar’s land holdings has evolved over time. These lands are generally bounded by Fullarton Street to the south, Talbot Street to the east and Dufferin Avenue to the north. Rygar’s original proposal was submitted to the City in the form of a Zoning By-law amendment application in late October of 2013. The development is generally reflected by the illustration depicted in Figure 1 (below). This proposal contemplated the development of a 33-storey mixed-use apartment tower at the northwest corner of Talbot Street and Fullarton Street on the lands known as 475 Talbot and 100 Fullarton Street. In February of 2014, on the recommendation of Staff, Municipal Council approved a Zoning By-law amendment (Z.-1-142269) for this location that would facilitate the development of a 33-storey (110m) mixed use tower at a density of 1155 units per hectare.

**Figure 1:** Proposed Development (2013).



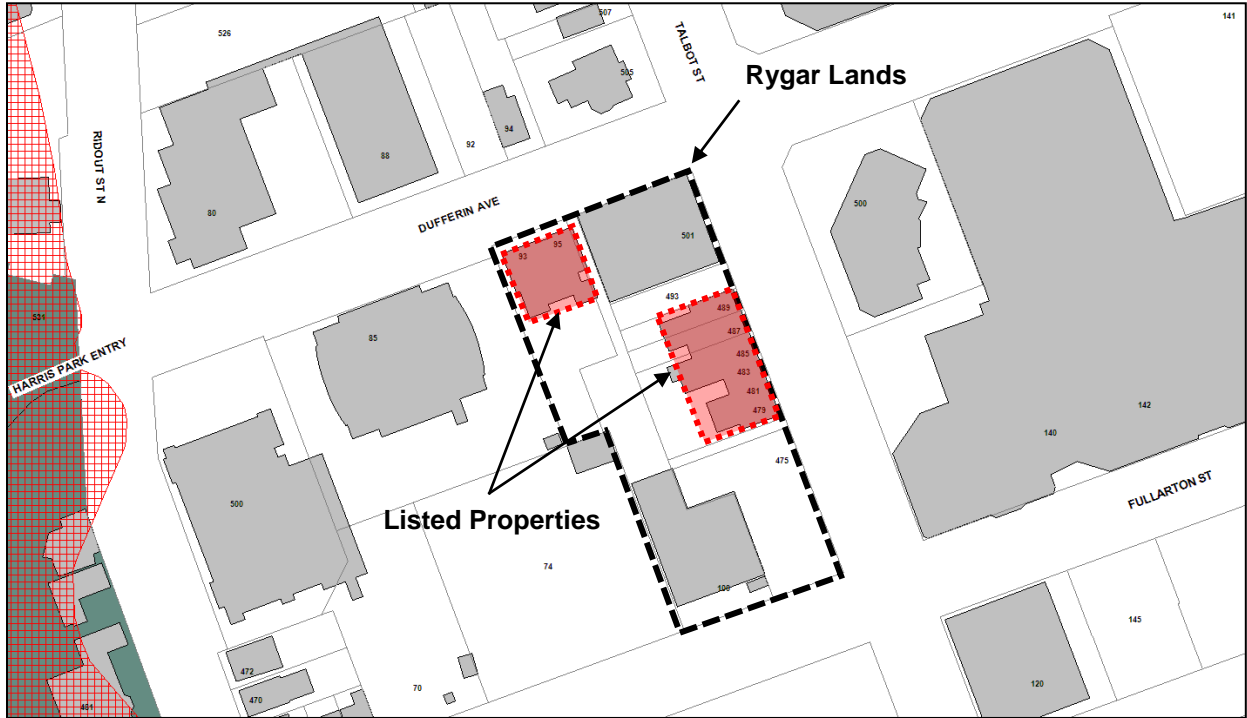
**2014-2015:**

Subsequent to the approval of Z.-1-142269 in February 2014, Rygar proceeded with the acquisition of additional properties in this block. Rygar now controls ownership of the following properties (Figure 2):

- 100 Fullarton Street;
- 475-501 Talbot Street; and
- 93-95 Dufferin Avenue

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Figure 2: Lands owned by Rygar Properties Inc.



Over the course of the past two (2+) years, Rygar has been in consultation with Planning Staff regarding an expanded development proposal that includes a comprehensive re-development of their entire land holding. Within this site is a collection of properties/buildings (479-489 Talbot Street and 93-95 Dufferin Avenue) that are listed as Priority 1 properties on the City's *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*). These properties are shown below (Figures 3-4).

Figure 3: 479 (far left) - 489 Talbot Street (Camden Terrace) (February 1, 2016).



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Figure 4: 93 (right) - 95 Dufferin Avenue (February 1, 2016).



In considering both Provincial and local planning policy objectives, the discussions around the redevelopment of these lands has always come from a starting point of retention and conservation of the on-site heritage resources.

**2015 LACH Recommendations:**

On September 21, 2015, a report from the LACH was included on the Planning and Environment Committee's agenda which recommended the following as it relates to the Rygar lands:

*"a) a Notice under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of the Municipal Council's intention to designate the properties located at 479, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) to be of cultural heritage value and interest **BE GIVEN**, for the attached reasons;*

*b) a Notice under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of the Municipal Council's intention to designate the properties located at 93 – 95 Dufferin Avenue to be of cultural heritage value and interest **BE GIVEN**, for the attached reasons;"*

The Statements of Cultural Heritage Value or Interest cited in the September 21, 2015 recommendation from the LACH are attached as Appendices "C" and "D" to this report for reference. The Statements include (relatively) minor amendments proposed by Staff to improve clarity and accuracy, as described further in this report.

**2015 Council Direction:**

At the September 21, 2015 Planning and Environment Committee meeting there was substantial discussion around the LACH's recommendation. Rygar's representatives made submissions and advised the committee of their intent to submit an application for a Zoning By-law amendment which would allow for a comprehensive redevelopment of the subject lands. Rygar also questioned the timing of the recommendation to designate, given previous approaches by Staff and Municipal Council to consider designation of heritage resource in tandem with current applications under the *Planning Act*, and given that they were in the process of preparing a Heritage Study which would soon be submitted to the City. Upon a

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verbal recommendation from the City Planner, Municipal Council resolved that the LACH recommendation:

***BE REFERRED** to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties*

The recommendation from Municipal Council outlined above was intended to provide Council with an opportunity to see the “complete picture” prior to making a decision on the designation of these buildings. Also of relevance, Municipal Council resolved that:

*The Civic Administration **BE REQUESTED** to work with the developer to evaluate opportunities to integrate heritage elements into the design (of the redevelopment)*

**Council Direction – Present:**

Following the direction from Municipal Council and driven by Rygar’s continued pursuit of a comprehensive redevelopment proposal for the subject site, Staff have spent considerable time, both in the lead up to the submission of the Zoning By-law amendment application and through the Zoning By-law amendment application process, working with Rygar to evaluate and advocate for all opportunities to retain and conserve the significant heritage attributes of the listed properties into the redevelopment proposal. The Zoning By-law amendment recommended in this report represents the culmination of these efforts.

**SUMMARY OF SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Transportation Planning and Design:** The Transportation Division identified some deficiencies with the applicant’s Traffic Impact Assessment (TIA). However, such deficiencies do not preclude the consideration of the proposed zoning by-law amendment. Transportation Division has requested the submission of an updated TIA through the site plan approval process. Section 41 of the *Planning Act* provides the mechanism to secure off-site improvements such as roadway upgrades and the recommendations of the updated TIA would be implemented at this time. Transportation Division also indicated that, in accordance with the 2030 Transportation Master Plan, they would not be seeking a road widening dedication on Talbot Street or Dufferin Avenue. As such, planning staff have recommended an amendment to the Zoning By-law to recognize the road allowance requirements along this portion of Talbot Street as “As Existing” to allow for efficient use of these lands through the development process.

**Wastewater and Drainage Engineering (WADE):** The applicant provided a preliminary servicing analysis as part of the complete application for the Zoning By-law amendment. WADE has identified that there are significant wet weather flows in the sanitary system which serves this site, as with many sites in the City’s core. A detailed sanitary servicing report will be a requirement during the site plan approval process.

The preliminary servicing analysis submitted by the applicant made a request for the City’s confirmation of available system capacity. Staff believe dry weather capacity exists. The City’s system currently experiences significant wet weather flows and experiences a number of overflows during wet weather events. The City is working to improve its system by reducing the number of combined sewers in the core area and undertaking the Pollution Prevention Control Plan (PPCP) to address these overflows. The City is initiating the Core Area Studies to assess the impact of continued intensification in the core area that may led to future system improvements.

**Urban Design Peer Review Panel:** The proposed development was review by the City’s Urban Design Peer Review Panel on June 15, 2016. In general, the panel’s comments focused on opportunities to retain and incorporate existing heritage buildings into the overall redevelopment plan, with a greater focus on retention. The Panel’s comments have been attached as Appendix “E” to this report for further reference. Staff have continued to work with the

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developer to develop a strategy that recognizes many of the constraints to full retention of Camden Terrace outlined further in following sections of this report, but that seeks to commemorate the greatest extent of significant heritage attributes. Staff have also sought to address more minor comments from the Panel as it relates to the overall design of the buildings. Consultation with the Planning Division on design related matters has occurred over the span of the last two years, with comments from previous panel discussions forming the basis for some of the design gestures incorporated into the new proposal. A significant portion of this report is intended to address design and heritage related matters and Staff’s analysis of the overall built form in the context of local planning documents. Planning Staff will seek to further implement detailed design comments during the site plan approval phase where possible.

<b>PUBLIC LIAISON:</b>	On May 25 <sup>th</sup> , 2016, Notice of Application was sent to <b>(130)</b> property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on May 26 <sup>th</sup> , 2016. A “Possible Land Use Change” sign was also posted on the site.	Ten <b>(10)</b> replies were received.
<b>Nature of Liaison:</b>		
<p>The purpose and effect of this Zoning change is to allow for a comprehensive mixed-use redevelopment of the subject site which includes a 9-storey building in the central portion of the site along Talbot Street comprised of approximately 607m<sup>2</sup> of commercial space on the ground floor with 92 residential units above, a 38-storey tower on the southern portion of the site with approximately 660m<sup>2</sup> of commercial space on the ground floor and 349 residential units above, and a 29-storey tower on the northern portion of the site with approximately 660m<sup>2</sup> of commercial space on the ground floor and 262 residential units above. Overall, the proposed redevelopment would provide for approximately 1,670m<sup>2</sup> of commercial space at street-level, 703 residential apartment units and a total of 729 parking spaces that would be provided between 4 levels of underground parking and three levels of above ground structured parking located at the rear of the proposed buildings.</p> <p>Possible change to Zoning By-law Z.-1 <b>FROM</b> a Downtown Area Bonus (DA1•D350•B-25) Zone which permits a wide range of office, commercial, retail, and institutional uses and a range of residential uses up to a maximum density of 350 units per hectare and a maximum height of 90m with the bonus zone permitting a mixed-use building of a specified design up to 1,155 units per hectare and a maximum height of 110m, and a Downtown Area (DA2) Zone which permits a similar range and extent of office, commercial, retail, institutional and residential uses <b>TO</b> a Downtown Area Bonus (DA2•D350•B(_)) Zone which would generally permit the same range of uses as the existing zoning with a bonus zone which would permit a maximum density of 1,200 units per hectare and a maximum height of 125 metres in return for the construction of a specified building design and other eligible facilities, services or matters identified in section 19.4.4 of the City’s Official Plan including the provision of public art, the development of a publically accessible urban plaza and conservation and commemoration of cultural heritage resources. The City may consider a range of holding provisions to ensure the orderly phased development of the subject lands. Further, the City may consider amendments to Section 4.21 of Zoning By-law Z.-1 to recognize the Road Allowance requirements along Talbot Street (from Fullarton Street to Dufferin Avenue) and along Dufferin Avenue (portions that abut the subject site) as “as existing”.</p>		
<b>Responses:</b>		
Email and telephone responses from the public have centred on two major concerns related to the <u>demolition and/or alteration of heritage buildings</u> and <u>increased vehicular traffic flow</u> on abutting streets.		

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**File: Z-8617**  
**Planner: Mike Davis**

**Additional Public Consultation:**

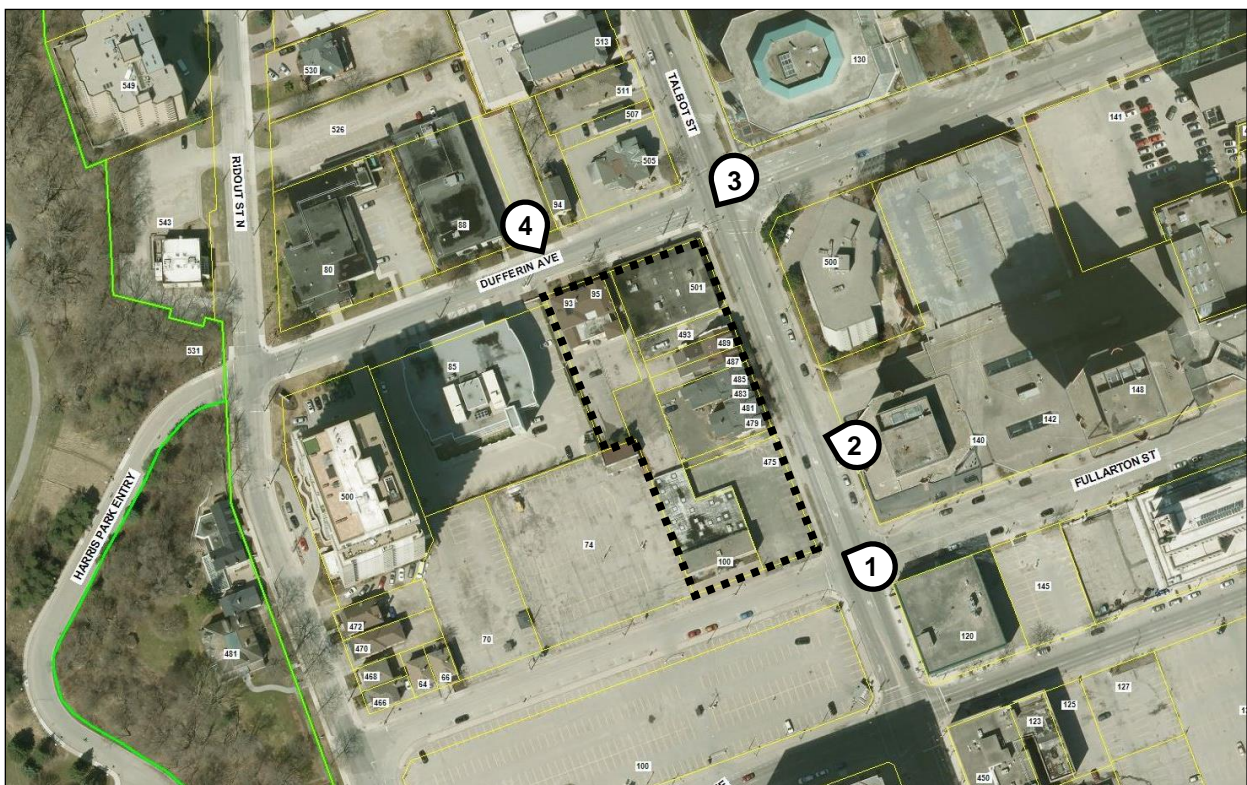
In addition to the standard circulation and notification process undertaken by the City required by the *Planning Act*, the proponent held a public open house in June of 2016. The open house was attended by members of Rygar’s consulting team as well as representatives from the Planning Division. It is estimated that 40 members of the public attended the open house. The scope of concerns raised at the open house were generally reflective of the feedback received through the circulation process, with the primary issues relating to heritage preservation and traffic congestion.

**ANALYSIS**

**Subject Site:**

The subject site is comprised of eight separate parcels which include the lands municipally known as 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue. The site is located in the northwest quadrant of the Downtown, approximately 200 metres east of Harris Park and approximately 250 metres north of the Budweiser Gardens.

**Figure 5: Location Map**



**Note:** Location of numbered icons corresponds to vantage point of street-level views below.

The site is generally rectangular in shape and includes approximately 28 metres of frontage along Fullarton Street and spans a depth of 115 metres along Talbot Street resulting in a total site area of approximately 0.6 hectares (1.48 acres). The subject site contains a range of existing buildings and land uses. 100 Fullarton Street contains an existing two-storey office building, 475 Talbot accommodates a surface parking lot, 479-489 Talbot Street contains a series of existing heritage rowhouses (Camden Terrace), 501 Talbot Street contains an existing one-storey commercial building and 93-95 Dufferin Avenue contains a historic semi-detached dwelling which is currently occupied by professional offices.

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File: Z-8617  
Planner: Mike Davis

Street View: Looking northwest toward site at Talbot Street and Fullarton Street



Street View: Looking northwest toward site along Talbot Street, north of Fullarton Street.



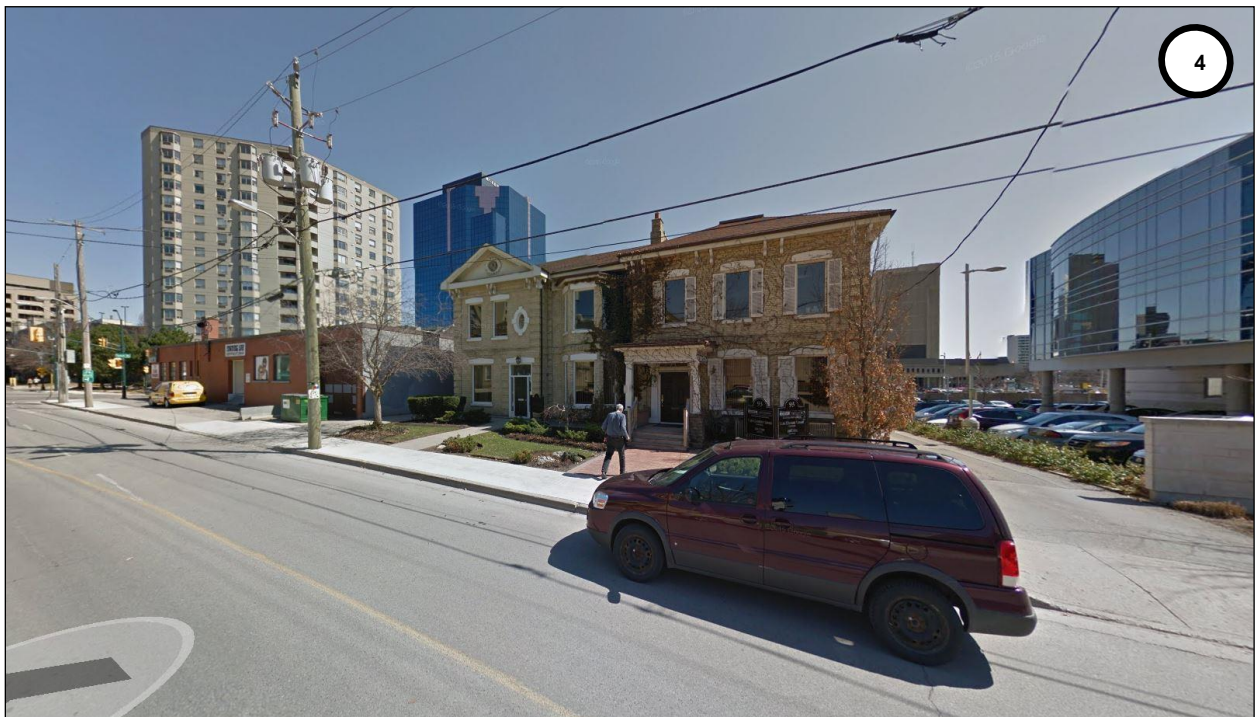
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File: Z-8617  
Planner: Mike Davis

Street View: Looking southwest toward site at Talbot Street and Dufferin Avenue.



Street View: Looking southeast toward site along Dufferin Avenue, west of Talbot Street.





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**Nature of Application:**

The proposed amendment to the Zoning By-law is intended to facilitate a comprehensive, phased, redevelopment of the subject site which includes a 9-storey building in the central portion of the site along Talbot Street comprised of approximately 607m<sup>2</sup> of commercial space on the ground floor with 92 residential units above, a 38-storey tower on the southern portion of the site with approximately 660m<sup>2</sup> of commercial space on the ground floor and 349 residential units above, and a 29-storey tower on the northern portion of the site with approximately 660m<sup>2</sup> of commercial space on the ground floor and 262 residential units above. Overall, the proposed redevelopment would provide for approximately 1,670m<sup>2</sup> of commercial space at street-level, up to 703 residential apartment units and a total of 729 parking spaces that would be provided between 4 levels of underground parking and up to three levels of above ground structured parking located at the rear of the proposed buildings.

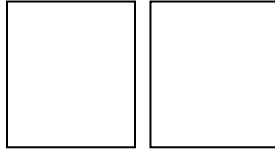
The amendment seeks to re-zone the entirety of the site to a Downtown Area Bonus (DA2•D350•B(\_)) Zone, with the bonus zone providing greater height and density on the subject lands in return for a variety of services, facilities and matters to be secured through one or more agreements with the municipality.

**Figure 6:** Rendering of proposed redevelopment (east elevation)



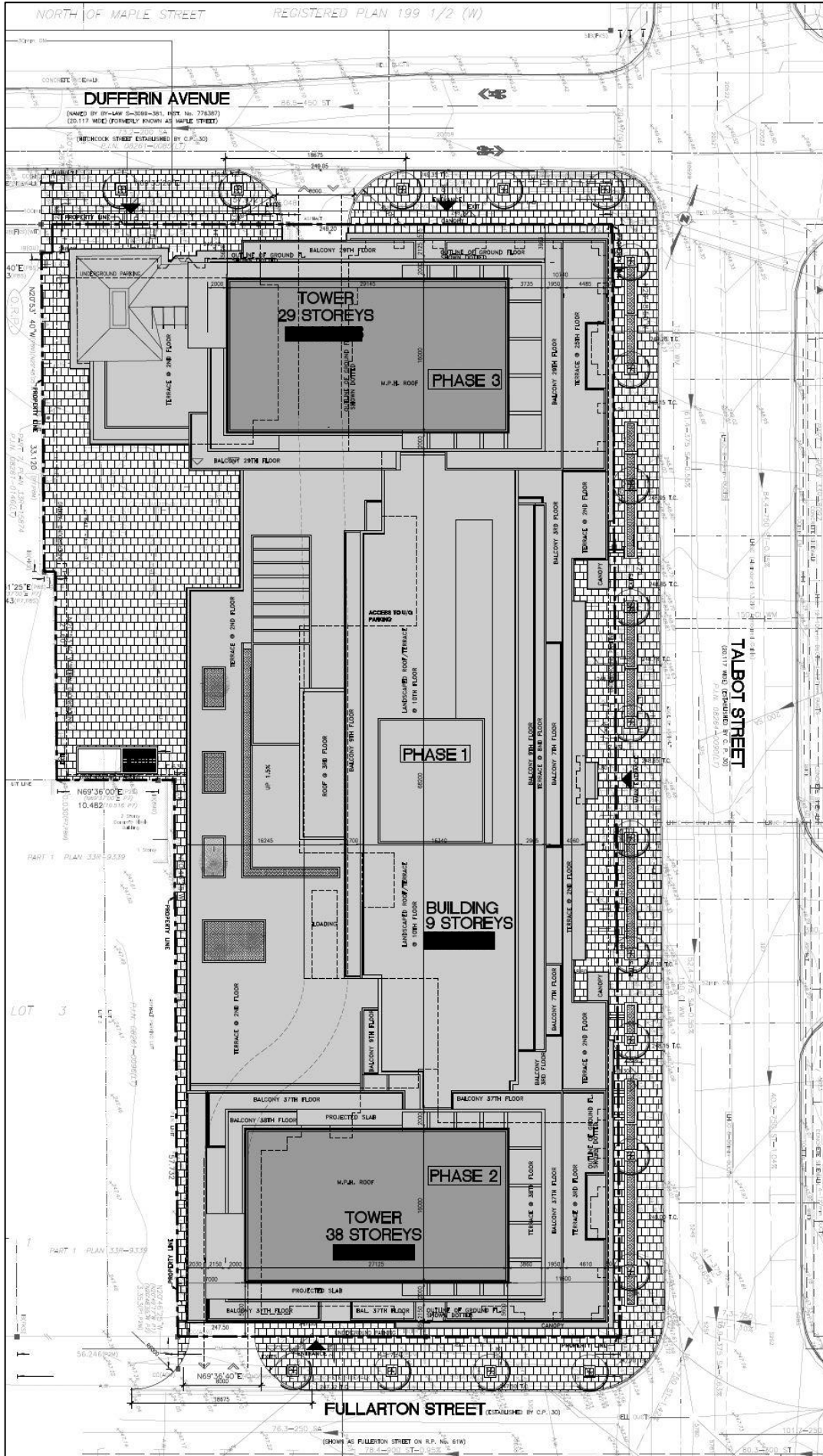
**Phasing:**

As noted previously throughout this report, the proposed development represents over 700 residential units. Given the significant amount of units to be developed, the full build out of this site will occur in a phased manner with such timing linked closely with market absorption. As generally described above, it is intended that the first phase would involve the 9-storey building in the central portion of the site, the second phase would involve the construction of the 38-storey tower at the southern portion of the site and the final phase would involve the 29-storey tower at the north portion of the site.



File: Z-8617  
Planner: Mike Davis

Figure 7: Proposed site plan (w/phasing)



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**File: Z-8617**  
**Planner: Mike Davis**

**Preamble to Analysis:**

The provincial and local planning objectives of greatest relevance to this Zoning By-law amendment application are the promotion of conservation of heritage resources and the promotion of growth and economic development in the City's Downtown Core. As identified previously in this report, the subject site includes a conglomeration of nine separate lots, totaling nearly 1/3 of a city-block in London's Downtown. Growth and regeneration of our Downtown is essential for a thriving city. The City's support for this objective is clearly articulated in a range of policy documents including the Official Plan, The London Plan, and London's Downtown Plan and is apparent through many recent strategic investments including commitments to Shift, Dundas Place, Fanshawe College, Back to the River and more. Also a key component of the City's core regeneration strategy is the preservation, conservation and revitalization of our unique collection of heritage buildings. Heritage buildings are important because they are unique, they allude to our city's unique history and they contribute to a distinct sense of place that can drive interest and investment and serve as spaces which attract people.

The existing buildings on both Talbot Street and Dufferin Avenue, the subject of this application, have been identified on the *Inventory of Heritage Resources* but are not currently designated under the *Ontario Heritage Act*. These buildings are located outside of the Downtown Heritage Conservation District boundary. 479-489 Talbot Street forms a series of rowhouses which are listed as Priority 1 resources in an "Italianate" architectural style. The Semi-detached dwelling located at 93 Dufferin Avenue is a Priority 2 building of "Italianate" architectural style and 95 Dufferin Avenue is a Priority 1 building of "Neo-classical" architectural Style. On September 21, 2015, a report from the London Advisory Committee on Heritage recommended that Council issue a notice of intent designate the properties under the *Ontario Heritage Act*. LACH's reasons for designation are attached as Appendix "C" and "D" to this report. At the September 21, 2015 Planning and Environment Committee Meeting, PEC and subsequently Council, at the suggestion of the owner of the lands, recommended that any recommendation to designate or demolish be deferred until such time as Council had been given an opportunity to review the forthcoming planning application relating to a re-zoning that would facilitate a comprehensive redevelopment of the site.

The planning analysis that follows attempts to address the issue of redevelopment and heritage preservation in a holistic manner, recognizing that there are competing objectives at play, and that it is difficult to consider heritage issues in absence of the perspective that the redevelopment proposal provides. From Staff's perspective, it is understood that the redevelopment proposal will have an impact on these heritage resources, and in essence, a decision on this zoning framework will logically have consequences on the heritage fabric, that will still technically require future applications and actions under the *Ontario Heritage Act* (i.e. demolition approval and designation). This report attempts to give Council the full picture recognizing that the various applications under the Planning Act and Heritage Act are inherently linked. Council should be aware that an application for demolition of Camden Terrace has been submitted and, due to the Municipality's requirement to consult with LACH, will be presented at a future meeting in September. For the sake of transparency, staff wish to clearly acknowledge that a decision on this Zoning By-law amendment will provide direction for how Council wishes to deal with designation or non-designation of the heritage properties on this site which, in turn, will guide Council's response to the upcoming demolition application.

**Planning Analysis:**

**Use:**

As noted throughout this report, Rygar's Zoning By-law amendment application is intended to facilitate a comprehensive mixed-use development with the ground floor of proposed buildings containing active commercial uses and the upper storeys comprised of residential apartments. In this regard, Section 1.1.3.2 of the Provincial Policy Statement, 2014 provides that land uses patterns in settlement areas shall be based on densities and a mix of uses which "efficiently

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uses land and resources; are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available; minimizes negative impacts to air quality and climate change; supports active transportation; and are transit-supportive”. The City’s Official Plan designates the subject lands as “Downtown Area”. The Downtown Area designation policies reflect and implement this provincial policy directive by providing for a broad range of retail; service; office; institutional; entertainment; cultural; high density residential; transportation; recreational; and open space uses.

In accordance with Section 4.1.6 of the Official Plan, generally outlined above, the range and mix of uses sought through the proposed Zoning By-law amendment area expressly permitted within the Downtown Area designation. Further, the existing Downtown Area (DA) Zone variations which currently apply to the site serve to implement these policies by providing for a wide range and mix of land uses. The proposed Zoning By-law amendment would replace the existing mix of Downtown Area (DA1) and (DA2) Zoning with a Downtown Area (DA2) Zone variation. It is important to note that from a land use perspective, the existing DA zone variations would already permit the range of mix of uses sought by Rygar. The proposed bonus zone would facilitate the development of a series of mixed-use buildings intended to contain a range of commercial and retail uses on the ground floor with residential uses above the ground floor. In this regard, the proposed zoning change will contribute to a positive and active street-level pedestrian experience as supported by the objectives of Section 4 of the Official Plan. There are no apparent issues arising from the proposed uses.

**Intensity:**

Density & Height:

The Provincial Policy Statement, 2014 provides the overarching guidance for land use and development in Ontario. Of specific relevance to the Rygar proposal, Section 1.1.1 of the PPS provides that “healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.” Further Section 1.1.3.2 of the PPS directs that “land use patterns within settlement areas shall be based on: a) densities and mix of land uses which: efficiently use land and resources and b) a range of uses and opportunities for intensification and redevelopment”.

In general, the above noted objectives of the PPS encourage municipalities to provide for a range of housing types and encourage development standards which minimize land consumption and servicing costs. In this regard, the City of London Official Plan implements the direction provided by the PPS by designating lands for a wide range of residential uses and intensities.

The subject site falls within the City’s Downtown Area. Section 4.1.7 of the City’s Official Plan, relating to scale of development in the downtown, intends that “the Downtown will accommodate the greatest height and density of retail, service, office and residential development permitted in the City of London.” Section 4.1.7 of the Official Plan further provides that, “Development in the Downtown may be permitted up to a maximum floor area ratio of 10:1 for commercial uses and will normally not exceed 350 units per hectare (140 units per acre) for residential uses.” The Official Plan notes “limitations on the scale of development will be less restrictive in the Downtown and policies will allow for flexibility in the application of these limitations.” Increases in density “may be permitted without amendment to this Plan provided the proposal satisfies density bonusing provisions of Section 3.4.3. iv) and 19.4.4. of the Plan, conforms to the Site Plan Control By-law and addresses standards in the Downtown Design Guidelines.”

The proposed amendment seeks to increase the maximum height permitted on the subject site from 90 metres to 129 metres and to increase the maximum density from 350 units per hectare to 1200 units per hectare. Both of these increases are to be provided through the application of

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a Bonus Zone. The standard limits of the Downtown Area (DA2) Zone would remain in place should a development not meet the criteria outlined by the bonus zone.

In accordance with the City's Official Plan policy referenced above, increasing height and density is only appropriate where it meets the density bonus policies of the Plan, where it can be shown that such increases are compatible with the surrounding context, the development represents a good fit within its surrounding neighbourhood, where services can accommodate the greater intensity and where the proposed form of development mitigates the greater height and density that is proposed. A considerable portion of the planning analysis that follows addresses these issues.

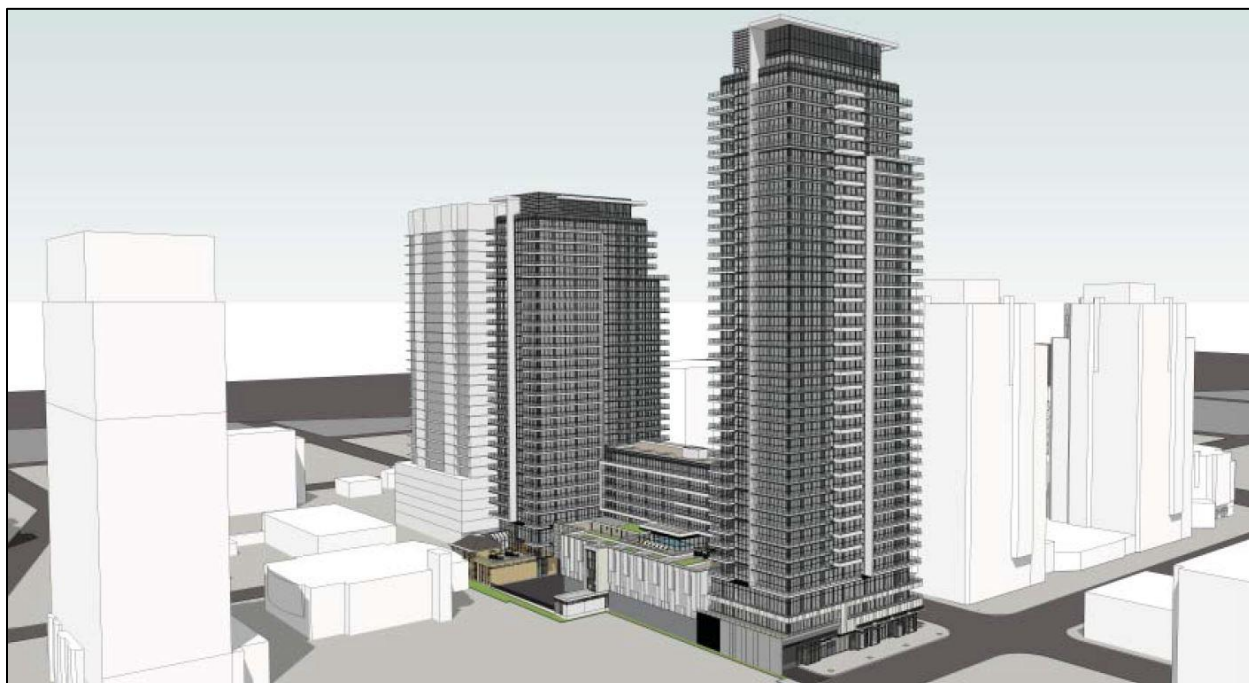
Neighbourhood Context:

As noted throughout this report, the subject site includes approximately 1/3 of a city-block stretching along Talbot Street from Fullarton Street to the south to Dufferin Avenue to the north.

Directly south of the subject site is a surface parking lot which is zoned for wide range of land uses with a maximum height of 90 metres. East of the site there exists a high-rise office building as well as a 15-storey residential apartment building oriented towards the corner of Dufferin Avenue and Talbot Street. Directly North of the subject site, Tricar Developments is currently constructing the City's newest 30-storey apartment tower. The lands directly west of the site currently contains a surface parking lot, while beyond that exists yet another high-rise apartment building (The Harriston).

The proposed building heights of 9 to 38 storeys are comparable and complementary to other buildings in the immediate vicinity and buildings seen across downtown. The 38-storey tower has been strategically located on the southern portion of the site to provide for a logical step-down as the site transitions from the Downtown towards the North Talbot neighbourhood. Further, a juxtaposition in building heights within the Downtown Area designation is anticipated as this designation is specifically intended to accommodate high-rise structures, acknowledging that not all sites will be developed for that level of intensity, and that the maximum height which can be accommodated on a given site is dependent on a range of factors including the extent of bonusable features and the extent to which the building design mitigates the visual impact of that height through form, massing and architectural treatments.

**Figure 8:** Proposed built form in context of surrounding building massing.



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**Figure 9:** Proposed built form in context of surrounding building massing.



Servicing/Infrastructure Issues:

An important consideration in determining the appropriateness of a given site to accommodate the requested level of intensity is the availability of municipal services. In this regard, existing hard services (sanitary sewers, water mains, storm sewers, road connections, etc.) are available to the site from Talbot Street. Through the site plan approval process, detailed engineering studies will be completed to determine the extent of improvements and/or upgrades necessary to local systems to adequately service the proposed development. Necessary local improvements would be completed at the expense of the future developer. The development is proposed to utilize the existing road network and nearby public transit services. Both Dufferin Avenue and Talbot Street have been identified as Primary Collector roadways on Schedule C – Transportation to the City of London Official Plan.

The following servicing and infrastructure reports are to be completed and/or refined during the site plan approval stage of the redevelopment project, where the recommendations of such reports can be implemented:

- A traffic report detailing expected traffic volumes and any required improvements to the local road infrastructure;
- A sanitary servicing report identifying existing and expected peak flows; and
- A stormwater management report detailing expected minor and major flows and storm water management measures.

Bonusing:

Bonus Zoning is provided for in the *Planning Act* and Section 19.4.4 of the Official Plan to encourage development features which result in a public benefit which cannot be obtained through the normal development process. The Official Plan notes “facilities, services or matters that would be provided in consideration of a height or density bonus should be reasonable, in terms of their cost/benefit implications, for both the City and the developer and must result in a benefit to the general public and/or an enhancement of the design or amenities of a development to the extent that a greater density or height is warranted.” The density increase requested in the Zoning By-law regulations in this application and the resulting height differential above that provided in the existing zoning, warrant the provision of the following facilities, services, or matters, recommended by Staff. These matters are set out in the amending by-law

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and appended as Appendix “A” to this report. Consistent with the *Planning Act* and Official Plan, these matters will be secured in one or more agreements between the City and the applicant, and registered against the land to which it applies.

The following aspects of the “Bonusing Criteria” document relate to and provide the basis for bonusing:

High Design Standards:

The proposed redevelopment provides a modern architectural design that utilizes vision glass and spandrel glass (window-wall) as the primary form of cladding, contains a low proportion of exposed concrete and similar solid materials that make-up the exterior façade composition most tall buildings in the City, and uses clear glass balcony barriers, all of which serve to mitigate the overall visual building mass and provide a light and refined appearance in the city skyline. This architectural style is distinguishable from the typical pre-cast concrete construction systems that are prevalent in the City’s tall building stock. The proposed buildings as depicted will add variation to the appearance of the City skyline.

**Figure 10:** Rendering of proposed redevelopment (east elevation)



Heritage Conservation:

Consistent with the heritage conservation strategy submitted by the applicant’s heritage planner, the significant attributes of the built heritage resource located at 93 and 95 Dufferin Avenue shall be conserved by:

- Designating appropriate heritage attributes (generally includes the northerly and westerly facades) of the original building under Part IV of the *Ontario Heritage Act*.
- Retention, in-situ, of 93-95 Dufferin until such time as alterations are necessary to facilitate Phase 3 of the proposed redevelopment.
- The incorporation of significant heritage attributes of the original building, including the retention of the front and westerly facades, into the overall design of Phase 3 of the new development.

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Figure 11: Rendering of 93-95 Dufferin Avenue conservation strategy.



Heritage Commemoration:

Consistent with the heritage commemoration strategy submitted by the applicant’s heritage planner, significant attributes of the built heritage resource located at 479-489 Talbot Street (Camden Terrace) shall be commemorated by:

- The documentation and storage of original materials including brick and exterior masonry work.
- The construction of a commemorative monument which interprets a range of the significant heritage attributes of the Camden Terrace front facade in the manner generally shown in Schedule “1” to the amending by-law.
- The provision of plaques, interpretive signage and/or other commemorative items which relate to the heritage attributes of the site and includes the following subject matter: site history with an emphasis on 19<sup>th</sup> century character of the Talbot Street Corridor; the origins and construction of Camden Terrace; and, details regarding the deconstruction and reconstruction of the commemorative monument (facade replication).
- The provision of two-storey vision glass panels along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity.



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Figure 12: Rendering of the proposed commemorative monument on rear lobby wall.



Publicly Accessible Urban Forecourt/Plaza:

Section 19.4.4 ii) e) provides that bonus zoning can be used to support the provision of, and improved access to, public open space, supplementary to any parkland dedication requirements. In this regard, the recommended bonus zone requires the provision of a publicly accessible urban plaza/forecourt to be located surrounding the primary building entrance along Talbot Street. The urban plaza will be functional for passive use and provide a platform for observation and public views of the commemorative monument to be constructed as an interpretation of the Camden Terrace.

Streetscape/Public Realm Improvements:

The applicant will be required to carry out various streetscape and public realm improvements including the provision of raised planters, enhanced pavement/surface treatments and street trees.

Parking Strategy:

The proposed development, at full build-out, will include over 700 parking spaces. Although parking for residential uses is not a requirement of the Zoning By-law within the Downtown, it is often necessary to the overall marketability of a project. Chapter 11 – Urban Design Principles, of the City's Official Plan, as well as the Downtown Design Guidelines, seek to minimize the visual impact of vehicular parking and its potential disruption to the quality of the adjacent public realm by encouraging underground parking. The proposed development will include a minimum of 4 levels of underground parking. Any additional required above grade structured parking will be located to the rear of the proposed buildings, screened from the public realm by commercial and/or residential uses. Many downtown London developments incorporate underground parking but also include significant parking structures within portions of the building podium that face the street. The proposed configuration is favourable.

Public Art:

Bonus Zoning is intended to encourage development features which result in a public benefit which cannot be obtained through the normal development process. While public art procurement and the resulting art it generates fosters London's unique identity, it is rarely

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executed or considered through the normal development process. As part of the bonus zone requirements, a public art contribution of \$250,000 has been negotiated. A separate process in determining the details of the feature will be completed consistent with relevant direction in the City’s Public Art Policy/Strategy to the satisfaction of the City Planner and Manager of Culture. This matter serves to implement Our Move Forward: London’s Downtown Plan policy which states: Incorporate public art as a component of all major downtown construction projects.

**Form:**

The ultimate form of development that will result on the subject site will be guided by the criteria outlined in the proposed bonus zone and the site plan and illustrations attached as Schedule “1” to the amending by-law which, in part, forms the basis for the height and density bonusing. The importance of site and building design in the Downtown Area is highlighted through Official Plan policy that places an emphasis on design considerations for development. *“The proponents of development projects in the Downtown will be encouraged to have regard for the positioning and design of buildings to achieve the urban design principles contained in Chapter 11, conform to the Site Plan Control By-law and address standards in Downtown Design Guidelines. It is intended that Downtown development should enhance the street level pedestrian environment and contribute to the sensitive integration of new development with adjacent structures and land uses.”* (Section 4.1.17.ii). Further, London’s Downtown Plan: Our Move Forward policy direction is to: *Ensure new buildings are consistent with the Downtown Design Manual...and reviewed by the Urban Design Peer Review Panel.*

This section of the report summarizes how the specified architectural and site design ensures that the ultimate form of development on the site meets the goals and objectives of the City’s Official Plan and other relevant guideline documents. The design outlined in Schedule “1” will be secured by agreements with the City through Site Plan Approval process. Generally, the following aspects of the overall design address the key standards and intentions of the Official Plan, Downtown Design Guidelines, and Our Move Forward:

- A modern architectural design that utilizes vision glass and spandrel glass (window-wall) as the primary form of cladding, contains a low proportion of exposed concrete and similar solid materials that make up a large proportion of tall building facades in the City, and uses clear glass balcony barriers, all of which serve to mitigate the overall visual building mass and provide a light and refined appearance in the city skyline.
- The proposed podium is generally built to the property lines to provide for visual continuity with surrounding development and provide a sense of spatial enclosure to abutting streets
- The majority of the proposed parking is provided underground. Where parking is proposed in an above ground structured format, it is located at the rear of the proposed buildings screened from the public realm with active uses.
- Service and loading facilities are located within the proposed building, enclosed from views from public spaces.
- The proposed 38-storey tower is situated on the southern portion of the site oriented towards the Downtown core, with the height of the Phase 3 tower stepping down to 29-storeys as the site gets closer to the North Talbot neighbourhood and the Tricar tower currently under construction at 505 Talbot Street to provide for a logical visual fit with its surroundings.
- The proposal provides a building base of 3-storeys which is differentiated from the tower portion of the building by architectural details including ceramic panels skirting the face of the second and third floor terraces, a higher proportion of vision glazing and other design elements such as entrances and various recesses and projections.
- The proposed development provides for an active street frontage by incorporating a series of ground floor commercial and retail uses, an expanded floor height that is

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appropriate for commercial uses and significant vision glazing for the full extent of the ground floor facades.

- The development includes tower floor-plates which are less than 1,000m<sup>2</sup> in order to minimize impacts on sunlight obstruction and views and generally provide for a tower which is reduced in its visual mass.
- A balcony design that provides articulation to break up the massing of the tower facades and provide visual interest.
- All roof-top mechanical equipment has been incorporated into the design and massing of the upper floors.

**Figure 13:** Southeast elevation



**Road Widening Dedication:**

Section 4.21 of the City's Zoning By-law Z.-1 outlines the ultimate road allowance requirements for various streets throughout the City. Section 41 of the *Planning Act* (Site Plan Control) allows municipalities to take, at no cost, a road widening dedication through the development process where it is identified in the Zoning By-law. In 2013, the City completed its most recent transportation master plan. In general, the plan serves to establish transportation infrastructure needs in to accommodate long-term growth in the City's future. The transportation master plan identified surplus road widening requirements throughout many areas in the downtown, wherein the City's existing road widening dedications are not necessary over the long term. The sections of Talbot Street abutting the site were deemed to be sufficient "as existing" and no future road allowance dedications are necessary. In order to make efficient use of this land and be consistent with the Downtown Design Guideline, Rygar has proposed to build out the site to the existing lot lines. The City's Transportation Division has reviewed this issue and indicated that they do not intend to take road widenings on Talbot Street or Dufferin Avenue at this location. As such, the recommended by-law seeks to recognize this by amending the required road allowance to "as existing", thereby allowing the Rygar development to make use of this surplus land in the City's downtown.

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**Heritage Impacts:**

The existing buildings on both Talbot Street and Dufferin Avenue subject of this application have been identified on the City's *Inventory of Heritage Resources* but are not currently designated under the *Ontario Heritage Act*. These buildings are located outside of the Downtown Heritage Conservation District boundary. 479-489 Talbot Street (Camden Terrace) forms a series of rowhouses which are listed as a Priority 1 resource in an "Italianate" architectural style. The semi-detached dwelling located at 93 Dufferin Avenue is a Priority 2 building of "Italianate" architectural style and 95 Dufferin Avenue is a Priority 1 building of "Neo-classical" architectural style.

The redevelopment proposal provided for by way of the recommended Zoning By-law will require the complete removal of Camden Terrace and the partial removal of 93-95 Dufferin Avenue. The recommended bonus zone seeks to mitigate those impacts through plans to incorporate selected significant elements of the existing Dufferin Avenue heritage resources into the new development and commemorate Camden Terrace through interpretive features in the new development design. The following section of this report serves to analyze these impacts and detail the recommended mitigation measures.

**London Advisory Committee on Heritage (LACH) Involvement:**

Over the course of the past year, LACH has twice provided comments and recommendations to Municipal Council relating to these properties, with direction relating to potential actions under the *Ontario Heritage Act* and the *Planning Act*. As detailed in the Planning History section of this report beginning on page 9, on September 21, 2015 LACH recommended to the Planning and Environment Committee that Council pursue designation of both Camden Terrace and 93/95 Dufferin Avenue under the *Ontario Heritage Act*.

On July 6<sup>th</sup>, 2016, LACH held a special meeting to receive a delegation from Rygar Properties and their Heritage Consultants regarding the proposed Zoning By-law amendment and accompanying redevelopment plans for 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue. The July 6<sup>th</sup>, 2016 resolution of the LACH was presented in a report to the Planning and Environment Committee on July 18, 2016. In general, the report from LACH reiterated its previous recommendation that Council pursue designation of Camden Terrace and 93-95 Dufferin Avenue and also noted the following additional information:

- *The LACH approves of most aspects of the project, particularly with respect to the heritage facades proposed to be incorporated in the project;*
- *The LACH supports the requirement that the designated elements may require alteration to permit the removal of parts of structure(s); and*
- *The LACH understands that potential difficulties with structures and site conditions exist, and if it proves necessary, the LACH would support the rebuilding of structures/facades, using original materials, in situ, within the project.*

To date, Municipal Council has not acted to pursue designation of Camden Terrace and/or 93-95 Dufferin Avenue but has instead elected to defer a decision on the designation until such time as the redevelopment proposal has been presented in full.

**Other Heritage Considerations:**

**479-489 Talbot Street (Camden Terrace):**

Through the past two years of consultation, there has continually been a strong desire expressed by Planning Staff, LACH and Council to fully retain the existing structures including both Camden Terrace and 93-95 Dufferin Avenue. With regard to Camden Terrace, the Statement of Cultural Heritage Value prepared by LACH and attached as Appendix "C" to this

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report clearly outlines the heritage value of this resource, and emphasizes its physical, historical and contextual value. Though Staff have continually advocated for full retention or in-situ façade retention and incorporation, through ongoing negotiation and consultation, it has become clear that there are a number of factors which pose a distinct obstacle to full and/or partial retention, and the long-term sustainability, of Camden Terrace. These generally include:

- A June 24, 2015 Structural Capacity Report was prepared by Jablonsky, Ask and Partners Inc. The report details various structural deficiencies, some of which are so severe that immediate corrective action was deemed necessary for the safety of the general public.
- The City Building Division has confirmed the conclusions of the structural study and, on July 8<sup>th</sup>, 2016, issued a make safe order for portions of the building.
- A Phase II Environmental Site Assessment prepared by EXP Services Inc. identifies soil contamination issues on various portions of the site, including those beneath Camden Terrace. The report recommends complete excavation and removal of soils underneath Camden Terrace, to be deposited at an appropriate sanitary landfill prior to a change in land use.
- The Developer has expressed concern regarding the economic viability of retaining the buildings given the extent of upgrades required to bring them up to modern building code, balanced with their limited operating income potential in comparison to the value of the downtown land they occupy.
- The proponent's project objectives relating to the creation of a highly visible interior lobby and a pedestrian-oriented active street environment along Talbot Street, the primary entrance point to the entire development, are challenged by the nature of the Camden Terrace façade due to small openings and large proportions of solid materials.

**93-95 Dufferin Avenue:**

The Statement of Cultural Heritage Value prepared by LACH and attached as Appendix "D" to this report clearly outlines the heritage value of this resource and emphasizes its physical, historical and contextual value. Though Staff have continually advocated for retention of the entire building, through ongoing negotiation and consultation it has become clear there are significant constraints to maintaining the entire buildings at 93-95 Dufferin Avenue. These generally include:

- A Phase II Environmental Site Assessment prepared by EXP Services Inc. identifies soil contamination issues on various portions of the site, including those beneath 93-95 Dufferin Avenue. The report recommends complete excavation and removal of soils underneath 93-95 Dufferin Avenue, to be deposited at an appropriate sanitary landfill prior to a change in land use.
- The proponent has been resolute regarding the need to fully excavate underneath 93-95 Dufferin Avenue during Phase 3 of construction in order to allow for sufficient turning movements and parking stalls within the sub-surface parking garage.

**Relevant Planning Considerations:**

The properties under review in this report are located within the City's Downtown. In considering the challenges relating to full retention of all on-site heritage resources, it is important to consider Official Plan policies relating to Downtown redevelopment and heritage preservation and the conflicts arising from these often competing objectives.

In specific, Section 4.1 (Downtown Designation) states *"Support is given to establishing priorities for preservation and retention of buildings in the Downtown through the provisions of*

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Planner: Mike Davis**

*Chapter 13. Council will endeavor, through its approval process, to discourage new development or redevelopment that detracts from the integrity or results in the destruction of heritage resources. Council will encourage the integration of heritage resources into development or redevelopment projects. The policies on preservation are balanced against policies which promote growth and development in the Downtown. The City will support the blending of these two approaches to the Downtown by encouraging property owners to incorporate buildings and features of cultural heritage value or interest and streetscape features into new development projects, designating significant buildings under the Ontario Heritage Act.*

Further, strategic directions outlines in *Our Move Forward – London’s Downtown Plan* state: “Continue to support the development of a larger residential community in the downtown to foster a local trade market to offer a diverse array of neighbourhood ‘daily needs’ commercial enterprises,” and “when planning for new development, integration with the existing heritage will be a foremost consideration”.

Local planning documents place an emphasis on retention of significant heritage resources. However, the importance of redevelopment and intensification in our Downtown is equally recognized and supported through these documents. When considered as a whole, it is clear that a balanced approach is necessary when planning for heritage preservation and growth and economic development in our Downtown.

**Recommended Solutions:**

Staff have worked closely with the developer to pursue solutions to heritage issues which balance the strong desire for retention of heritage resources with planning objectives relating to growth in our Downtown. Feedback from members of the public, LACH and City Council have heavily informed our efforts. Consideration has also been paid to the physical and economic challenges with retention of the heritage resources. The ultimate goal in terms of blending and balancing these two objectives has been that where resources are impacted, the proposed redevelopment should present an overall greater community benefit and a net-positive contribution to city-building.

The following section of this report details the recommended solutions for incorporating heritage elements into the design of the redevelopment. These solutions have been enshrined in the recommended bonus zone, and will be secured through an agreement with the City of London in return for the proposed height and density increases.

Partial Retention of 93-95 Dufferin Avenue:

Staff have worked closely with Rygar in developing a plan for partial retention of 93/95 Dufferin Avenue that retains the greatest extent possible of heritage attributes identified in the Statement of Cultural Heritage Value prepared by LACH. In general, the plan involves the retention of the original front and westerly facades of the existing building, in situ. This strategy is generally reflected by the illustration found in Figure 9 below.

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**Figure 14:** Conservation strategy for 93-95 Dufferin Avenue (northwest elevation).



The following chart compares the heritage attributes of 93-95 Dufferin Avenue identified by LACH with those proposed to be retained through the conservation plan identified in the bonus zone:

**Table 1:** Heritage Attribute retention (93-95 Dufferin Avenue)

Heritage Attributes (See Appendix “D”)	To be retained
Form and scale of the double house.	Yes – interior and roof to be reconstructed
Buff (London) brick.	Yes
Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden brackets; balanced proportions across its three bays in the upper and lower storey; robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom and wooden fluted pilasters and trim; brickwork detailing including quoining, a plain frieze, and stringcourse.	Yes
Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue.	Yes
Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front form; oval window with robust architrave, keystone, and blocks located above the entry doorway; round window set in the pediment that is surrounded by a laurel wreath; dentils; brickwork detailing, window sills and lintels with a gentle peak, and paired brackets maintained from 93 Dufferin Avenue.	Yes
Historical associations with Samuel Peters Junior and Lieutenant Colonel John Walker.	Yes

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**Planner: Mike Davis**

As is displayed in the above table, the proposed conservation of 93-95 Dufferin Avenue including the retention of the front and westerly facades in situ will provide for a significant extent of the identified heritage attributes of the existing building to be retained. In balance with the city-building value that Phase 3 of the redevelopment project offers, Planning Staff believe that this conservation strategy for 93-95 Dufferin Avenue is appropriate and in the public interest. It is important to note that given the extent of the original heritage attributes to be maintained through this strategy, Staff are recommending through the bonus zone that the properties, and these elements in specific, be designated under the *Ontario Heritage Act*. This approach serves to implement Section 19.4.4 ii) g) of the City's Official Plan which allows for density bonusing in return for the designation of significant built heritage resources. The required modifications to 93-95 Dufferin Avenue for Phase 3 would then be handled through a future heritage alteration permit process. As per clause (d) in the recommendations section on page 2 of this report, Staff have recommended that they be directed to return with a report regarding the initiating of the designation process.

Commemoration of 479-489 Talbot Street (Camden Terrace):

In light of the numerous physical and economic challenges, and the recommendations of the proponent's Heritage Overview Report and supplementary letters, Staff have conceded that full and/or partial retention of Camden Terrace is not reconcilable in the context of the proposed redevelopment. The proponent's Heritage Report has recommended "commemoration" as an appropriate approach in dealing with and recognizing the cultural heritage value of Camden Terrace. Staff have spent considerable time working with Rygar in developing a plan for the commemoration of Camden Terrace that interprets the heritage attributes identified in the Statement of Cultural Heritage Value prepared by LACH. Input from the public and LACH's July 6, 2016 resolution influenced these discussions.

In general, the recommended commemoration strategy involves the construction of a commemorative monument which is reflective of heritage elements of the Camden Terrace. The commemoration will also involve the provision of plaques and/or interpretive signage dealing with the history of Camden Terrace, its historical associations and an explanation of the purpose of new monument. The majority of the new building façade along Talbot Street will include two-storey vision glass panels in order to maintain public views to the commemorative monument in perpetuity.

**Figure 15:** Commemorative monument (Camden Terrace)





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The following chart compares the heritage attributes identified by LACH with those alluded to by the commemoration strategy detailed in the bonus zone:

**Table 2:** Heritage Attribute vs. gestures provided in commemoration (Camden Terrace)

Heritage Attributes (See Appendix “C”)	Recognized by Commemorative Monument
Rare example of a late nineteenth century terrace development in the Italianate style.	No
Form, scale, and massing of a six-unit terrace development, divided into three sets of pairs.	Yes
Elevated stoops and basement windows of the southerly two units (479 and 481 Talbot Street).	No
Use of buff brick in the structure of the terrace as well as details including pilasters, drip course, dentils, brackets, and cornice frieze.	Yes
Ground floor bay windows with a continuous plain rectangular lugsill, brickwork detailing, and a flat roof.	Yes
High transoms (now blind) above the front entry doors.	Yes
Plain rectangular lugsills.	Yes
Unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey.	Yes
Roof fire walls with integrated chimneys.	No
Narrow dormers with a pair of sash windows separated by a mullion (one per terrace unit) on the shallow sloping roof.	No
“Camden Terrace” plaque affixed to the building.	Yes
Prominent location on Talbot Street.	No
Historical associations with Samuel Peters Junior as the architect and original property owner of Camden Terrace.	Yes – through commemorative plaque and/or interpretive signage.
Historical associations with other notable occupants.	No

It is critical to highlight and understand that this approval is not being promoted or presented as a heritage conservation strategy for Camden Terrace. Rather, it is a strategy for commemoration that interprets the heritage resource and properly informs Londoners of the property’s history.

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Figure 16: Commemorative monument (Camden Terrace)



**Summary:**

In summary, Staff have spent significant time considering input from stakeholders and working with Rygar to develop a plan that recognizes the complexities and various competing interests involved with the comprehensive redevelopment of this site. The recommendation recognizes the practicalities and limitations associated with the required brownfield cleanup, the poor building condition, excavation and the proponent's project objectives. In doing so, Staff have negotiated a heritage conservation strategy that will see the conservation of 93-95 Dufferin Avenue through retention of the majority of heritage attributes identified by LACH, and a commemoration of the Camden Terrace that seeks to interpret and celebrate the heritage attributes identified by LACH. Overall, this plan will allow for a comprehensive redevelopment of this block of the Downtown that integrates heritage resources in a creative manner. The project will contribute to the vitality of the downtown economy and thereby increase the viability of on-going heritage conservation efforts throughout the core.

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**File: Z-8617**  
**Planner: Mike Davis**

<b>CONCLUSION</b>
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The recommendation for approval of the proposed Zoning By-law amendment has been supported by the foregoing planning analysis. The proposal has been evaluated in the context of the applicable land use policy and achieves an appropriate and reasonable balance of the objectives of the Provincial Policy Statement, 2014 and City of London Official Plan which: promote intensification, redevelopment and compact form; encourage densities and a mix of uses which minimizes land consumption and servicing costs, efficiently uses infrastructure and public service facilities and supports active transportation and transit; and, seek to conserve significant cultural heritage resources. The resulting development will complement local city-building and planning initiatives aimed at Downtown regeneration and the creation of a vibrant, 24/7, pedestrian oriented place that serves to attract and retain people and businesses to the City. The proposal contributes to various goals outlined in London’s Downtown Plan, including supporting the development of a larger residential community in the downtown to foster an economic environment conducive to the health and vitality of commercial enterprises, and the integration of new development with existing heritage resources.

The recommended site-specific bonus zone regulations will allow for an increase in the maximum permitted density from 350 units per hectare to 1200 units per hectare and an increase in the maximum permitted height from 90 metres to 129 metres in return for a variety of services, facilities and matters that would be difficult to achieve through the normal development process. These matters include such things as an outstanding building design, the conservation and commemoration of built heritage resources, the provision of publically accessible open space, streetscape/public realm improvements and public art.

Based on the foregoing, the proposed redevelopment will present a net-positive contribution to city-building, represents sound land use planning and is in the public interest.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MIKE DAVIS, B.U.R.PI. CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

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**File: Z-8617  
Planner: Mike Davis**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

<u>Telephone</u>	<u>Written</u>
N/A	Sandra Miller 32 Upper Avenue London, ON.
	Anna Marie Valastro 133 John Street, Unit 1 London, ON. N6A 1N7
	Alexander Aitken N/A
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	Maggie Whalley, ACO London Region c/o Grosvenor Lodge 1017 Western Road London, ON. N6G 1G5
	Ben Benedict 188 John Street London, ON. N6A 1P1
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	George Hutchinson 705 – 500 Talbot Street London, ON. N6A 2S3
	Carl Grindstaff, 500 Talbot St. London, ON. N6A 2S3
	Susan Huston 123 St. Clair Crescent London, ON. N6J 3V8

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**File: Z-8617  
Planner: Mike Davis**

**Bibliography of Information and Materials  
Z-8617**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Zelinka Priamo Ltd, March 11, 2016

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

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City of London. *Official Plan*, June 19, 1989, as amended.

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Zelinka Priamo Ltd. *Planning Justification Report*, date.

Zelinka Priamo Ltd. *Urban Design Brief*, date.

Stantec Consulting Ltd. *Heritage Overview Report*, January 4, 2016.

Stantec Consulting Ltd. *Supplemental Heritage Letters*, April 14, 2016-August 19, 2016

Richmond Architects Ltd. *Sun/Shadow Study*, May 2016.

EXP Services Inc. Phase II ESA – 479-489 Talbot Street, December 23, 2014

EXP Services Inc. Phase II ESA – 93-95 Dufferin Avenue, December 23, 2014

F.R. Berry & Associates. Transportation Impact Assessment, January 2016

JFM Environmental Ltd. Assessment of Fungal Spores, Moisture and Indoor Air Testing, December 15, 2015

Gradient Wind Engineering Inc. Qualitative Pedestrian Wind Impact Assessment, February 5, 2016

Jablonsky, Ask and Partners Inc. Review of Structural Capacity – Talbot and Fullarton Townhomes, June 24, 2015

Stantec Consulting Ltd. Stormwater Servicing Brief, December 17, 2015

Stantec Consulting Ltd. Preliminary Servicing Brief, January 2016

**Correspondence: (all located in City of London File No. Z-8617 unless otherwise stated)**

**City of London -**

City of London Environmental and Engineering Services. Memo to M. Davis. June 21, 2016.

Hodgins K., City of London Urban Forestry. Email to M. Davis. June 3, 2016.

Conway E., City of London Development Services. Various emails with M. Davis, May 28, 2016 – August 10, 2016.

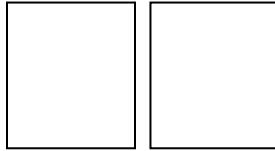
**Departments and Agencies -**

Creighton C., UTRCA. Letter to M. Davis. June 15, 2016.

Yuhasz D., Urban Design Peer Review Panel. Memo to M. Davis. June 15, 2016.

**Other:**

Site visit June 16, 2016 and photographs of the same date.



**File: Z-8617  
Planner: Mike Davis**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
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 100 Fullarton Street, 475-501 Talbot Street & 93-95 Dufferin Avenue.

WHEREAS Rygar Properties Inc. has applied to rezone an area of land located at 100 Fullarton Street, 475-501 Talbot Street & 93-95 Dufferin Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 100 Fullarton Street, 475-501 Talbot Street & 93-95 Dufferin Avenue, as shown on the attached map comprising part of Key Map No. A107, from a Downtown Area Bonus (DA1•D350•B-25) Zone, a Downtown Area (DA2) Zone and a Holding Downtown Area (h-3•DA2•D350) Zone to a (DA2•D350•B(\_)) Zone.
- 2) Section Number 4.3 (Bonus Zones) of the General Provisions is amended by adding the following Site-Specific Bonus Provision:

**4.3(\_)**    **B(\_)**                    **100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue**

This bonus zone is intended to facilitate a development design which includes three new mixed-use apartment buildings ranging from 9 to 38 storeys (max. 129m tall) in height, with a maximum density of 1200 units per hectare across the overall site. It is intended that the proposed development will occur in a phased manner over time with Phase One including a 9-storey (39m) building with 92 residential units and 610m<sup>2</sup> of commercial space, with Phase Two including a 38-storey (128.85m) building with 349 residential units and 660m<sup>2</sup> of commercial space, and Phase Three including a 29-storey (101.5m) building with 262 residential units and 660m<sup>2</sup> of commercial space. The proposed development shall be implemented through one or more agreements in return for the provision of the following services, facilities and matters:

- 1. A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the Site Plan and Illustrations attached as Schedule "1" to the amending by-law (variations may include, but are not limited to, the reduction of above-grade structured parking in lieu of additional underground parking and/or the reduction of the total number of parking spaces and variations in the proposed unit types).
- 2. High Design Standards

Specifically, the building design referred to in Clause 1 above, and shown in the various illustrations contained in Schedule "1" of the amending by-law, is being bonused for the following features which serve to support the City's objectives of promoting a high standard of design for buildings constructed in prominent locations such as the Downtown, as outlined in Chapter 11 of the Official Plan and the Downtown Design Guidelines:

**Overall Design Features**

- a. A modern architectural design that utilizes vision glass and spandrel glass (window-wall) as the primary form of cladding, contains a low proportion

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**Planner: Mike Davis**

of exposed concrete, and uses clear glass balcony barriers, all of which serve to mitigate the overall visual building mass and provide a light and refined appearance in the city skyline.

**Podium Design**

- a. Incorporates architectural details that creates a prominent and distinctive base including ceramic panels skirting the face of the second and third floor terraces.
- b. A ground floor ceiling height that is appropriate for a range of commercial uses, with the façade comprised primarily of floor-to-ceiling vision glazing for views into and out of the building contributing to an animated streetscape.
- c. Separate and direct exterior entrances to commercial uses on the ground floor to animate the pedestrian realm from the city sidewalk.
- d. Permanent architecturally integrated canopies above the first floor to architecturally differentiate the building base and provide overhead protection from natural elements.

**Tower Design**

- a. Point tower forms with floor-plates no greater than 1,000m<sup>2</sup>.
- b. Clad primarily in vision glass and spandrel glass (window-wall) panels.
- c. Includes horizontal projecting balconies and vertical precast end panels to create articulation and variation in the massing of the facades.

**Building Caps**

- a. A visually interesting building top and distinguishable cap of a design quality that will contribute positively to London’s skyline.
- b. The use of building step-backs and variation in massing to define the building cap with mechanical elements completely concealed within the overall architectural design of the top of the buildings.
- c. Significant amounts of clear glazing on the building cap.

**3. Heritage Conservation (93-95 Dufferin Avenue)**

The significant attributes of the built heritage resource located at 93 and 95 Dufferin Avenue shall be conserved in the following manner:

- a. The designation of heritage attributes (generally associated with the northerly and westerly facades) of the original building under *Part IV of the Ontario Heritage Act*.
- b. The complete retention, in-situ, of 93-95 Dufferin until such time as partial removal is necessary to facilitate Phase 3 of the proposed redevelopment.
- c. The incorporation of significant heritage attributes of the original building, including the northern and western facades in situ, into the overall design of Phase 3 of the new development as is depicted in Schedule “1” to the amending by-law.

**4. Heritage Commemoration – Camden Terrace (479-489 Talbot Street)**

- a. The documentation and appropriate storage of original materials including brick and exterior masonry work to retain their integrity.
- b. The construction of a commemorative monument which interprets a range of the significant heritage attributes of the Camden Terrace front facade in the manner documented in the January 4, 2016 “Heritage Overview Report” prepared by Stantec Consulting Ltd. and further described in the accompanying August 19, 2016 “Commemoration Overview” letter and shown in Schedule “1” to the amending by-law, and which generally includes the following features:
  - i. Multi-structure residential row house proportions including six buildings enclosed within three sections, with each containing two terrace residences with mirrored facades;
  - ii. With the individual row house sections containing the same proportion of bay windows, doors and upper-storey windows as the original structures.

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Planner: Mike Davis**

- ii. A uniformed setback from the public sidewalk.
    - iii. A uniformed roof line.
    - iv. The use of original building materials salvaged during the demolition of Camden Terrace including stone lintels and original yellow (London) brick.
    - v. Other details such as pilasters, drip course, and cornice frieze, high transforms above front entry doors, and half elliptical lintels on upper storeys.
  - c. The provision of plaques, interpretive signage and/or other commemorative items which relate to the heritage attributes of the site and includes the following subject matter: site history with an emphasis on 19<sup>th</sup> century character of the Talbot Street Corridor; the origins and construction of Camden Terrace; and, details regarding the deconstruction and reconstruction of the commemorative monument (facade replication).
  - d. The provision of clear glazing along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity.
5. Urban Plaza/Forecourt
- a. The provision of a publically accessible urban plaza/forecourt along the Talbot Street frontage which is generally located in the vicinity of the primary entrance to the Talbot Street building (Phase 1), east of the commemorative monument as shown in Schedule “1” to the amending by-law.
  - b. The provision of two-storey vision glass panels along portions of the Talbot Street building facade that front the urban plaza/forecourt to maintain views to active ground floor uses and the commemorative monument.
6. Parking Strategy
- a. A minimum of four (4) levels of underground parking.
  - b. Any necessary above grade structured parking is to be located to rear of the proposed building(s) and screened from the street by commercial and/or residential uses.
7. Site Landscaping/Public Realm
- Landscaping used to enhance the appearance of building setback and yard areas by:
- a. A continuous row of planting along the western lot line of the property currently known as 93 Dufferin Avenue.
  - b. Raised concrete planters along Talbot Street and Dufferin Avenue and Fullarton Street, to define the interface of the subject site and the public right of way and to function as informal seating, as approved by the City through the site plan process.
  - c. Shade trees in the raised concrete planters.
  - d. The incorporation of non-asphalt materials and paving patterns into pedestrian sidewalks and pathways adjacent to the proposed buildings as approved by the City through the site plan process.
8. Public Art Contribution
- a. The contribution of funding for public art in the amount of \$250,000 to be provided during the site plan approval process for Phase One.
  - b. Such public art will be established through a process that is consistent with the City’s public art policy as applicable, to the satisfaction of the Manager of Culture and The City Planner, and ensuring input from the developer.



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The following special regulations apply within the bonus zone:

- a) Regulations:
  - i) Density: 1200 units per hectare (Max.)
  - ii) Height: 129 metres (Max.)
  - iii) Setback for Residential Component of Buildings: 0 metres (Min.)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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 September 13, 2016

Matt Brown  
Mayor

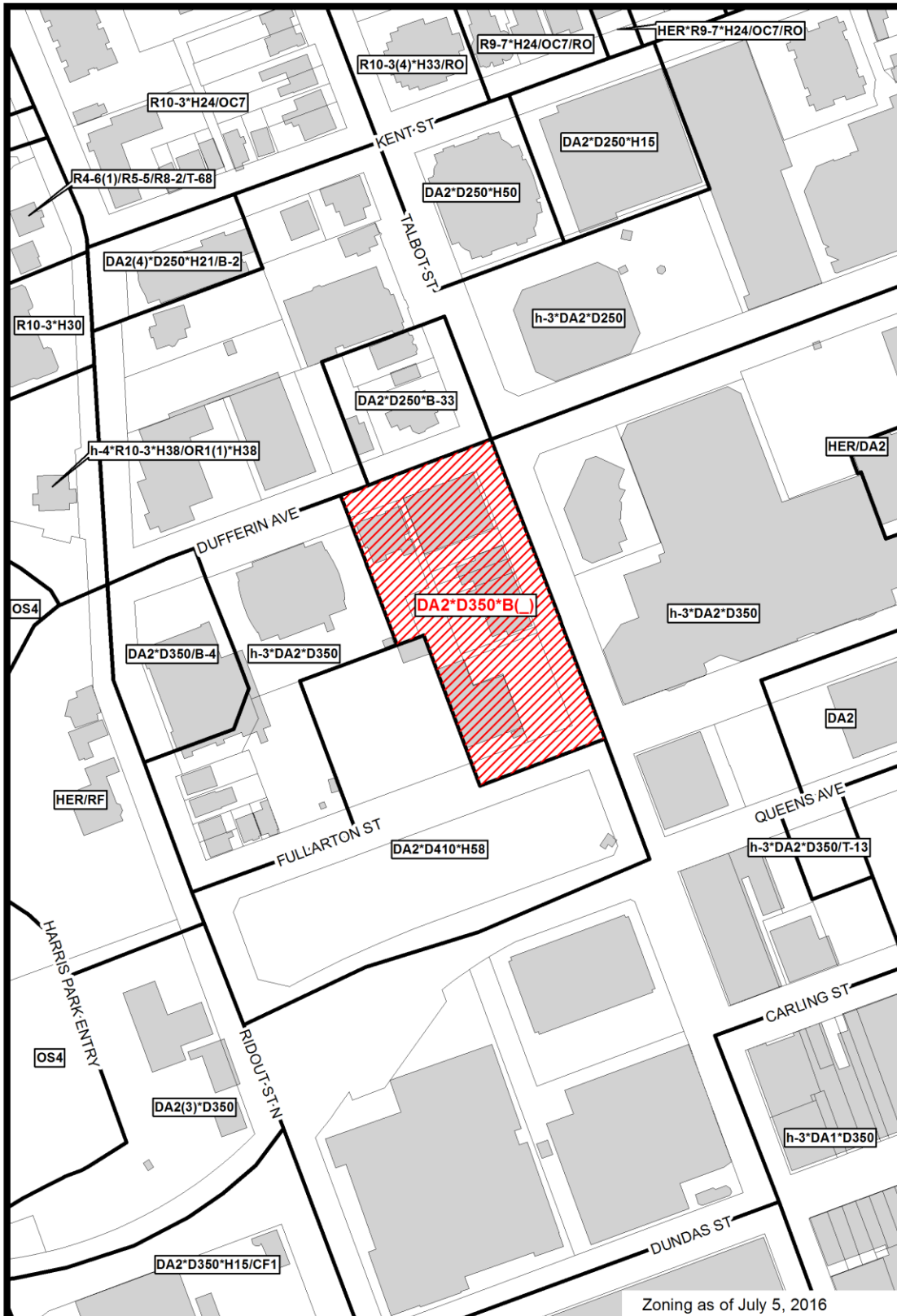
Catharine Saunders  
City Clerk

First Reading – September 13, 2016  
Second Reading – September 13, 2016  
Third Reading – September 13, 2016


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File: Z-8617  
Planner: Mike Davis

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




File Number: Z-8617  
 Planner: MD  
 Date Prepared: 2016/08/25  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geodatabase

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File: Z-8617  
Planner: Mike Davis

**Schedule "1"**

**Aerial Perspective: Looking Northwest**



**Aerial Perspective: Looking Southwest**



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File: Z-8617  
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**Aerial Perspective:** Looking Southeast



**Aerial Perspective:** Looking Northeast



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Planner: Mike Davis

Rendering: Looking Southeast along Talbot Street Building Frontage



Rendering: Looking from interior Lobby along Talbot Street



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File: Z-8617  
Planner: Mike Davis

Rendering: Looking West toward Primary Building Entrance along Talbot Street



Rendering: Looking Southwest toward Primary Building Entrance along Talbot Street



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File: Z-8617  
Planner: Mike Davis

Rendering: Looking West toward Primary Building Entrance along Talbot Street



Rendering: Looking Northwest toward Primary Building Entrance along Talbot Street



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File: Z-8617  
Planner: Mike Davis

Rendering: Looking Southeast toward Dufferin Street Building Facade



Rendering: Looking Southeast toward Dufferin Street Building Facade





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File: Z-8617  
Planner: Mike Davis

Rendering: Looking Southeast toward Dufferin Street and Rear Building Facade



Rendering: Looking East toward Rear (west) Building Facade



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File: Z-8617  
Planner: Mike Davis

Rendering: Looking North at Phase 1 amenity area



Rendering: Looking Southwest toward Dufferin Street Building Facade



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File: Z-8617  
Planner: Mike Davis

Rendering: Looking Northwest from corner of Fullarton and Talbot





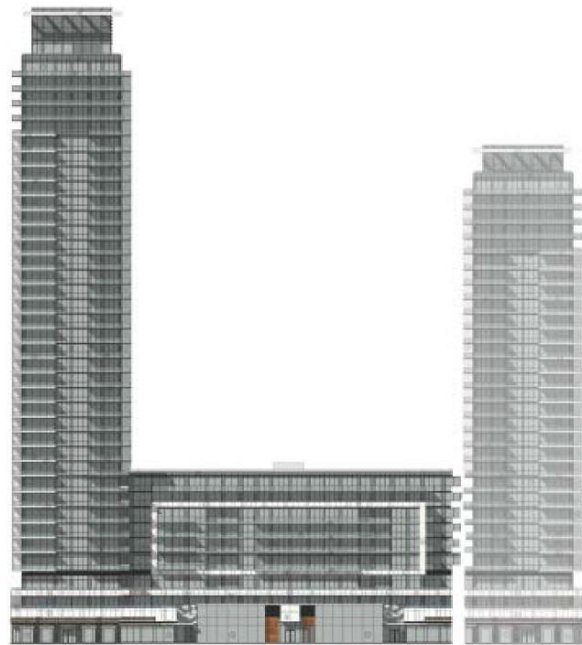


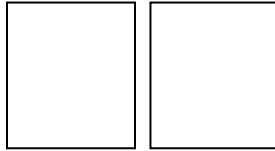


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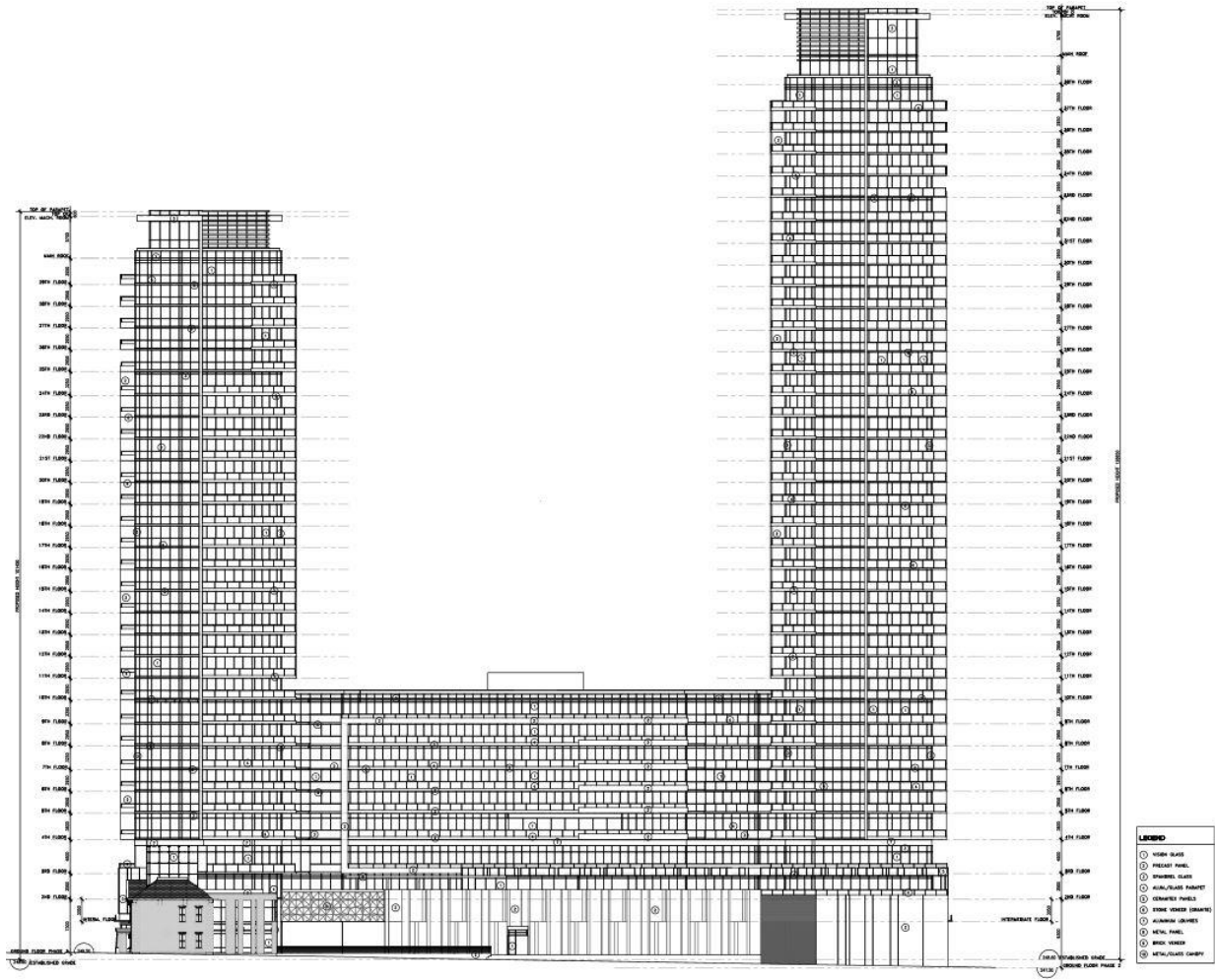
File: Z-8617  
Planner: Mike Davis

East Elevations: Phases 1-3





West Elevation

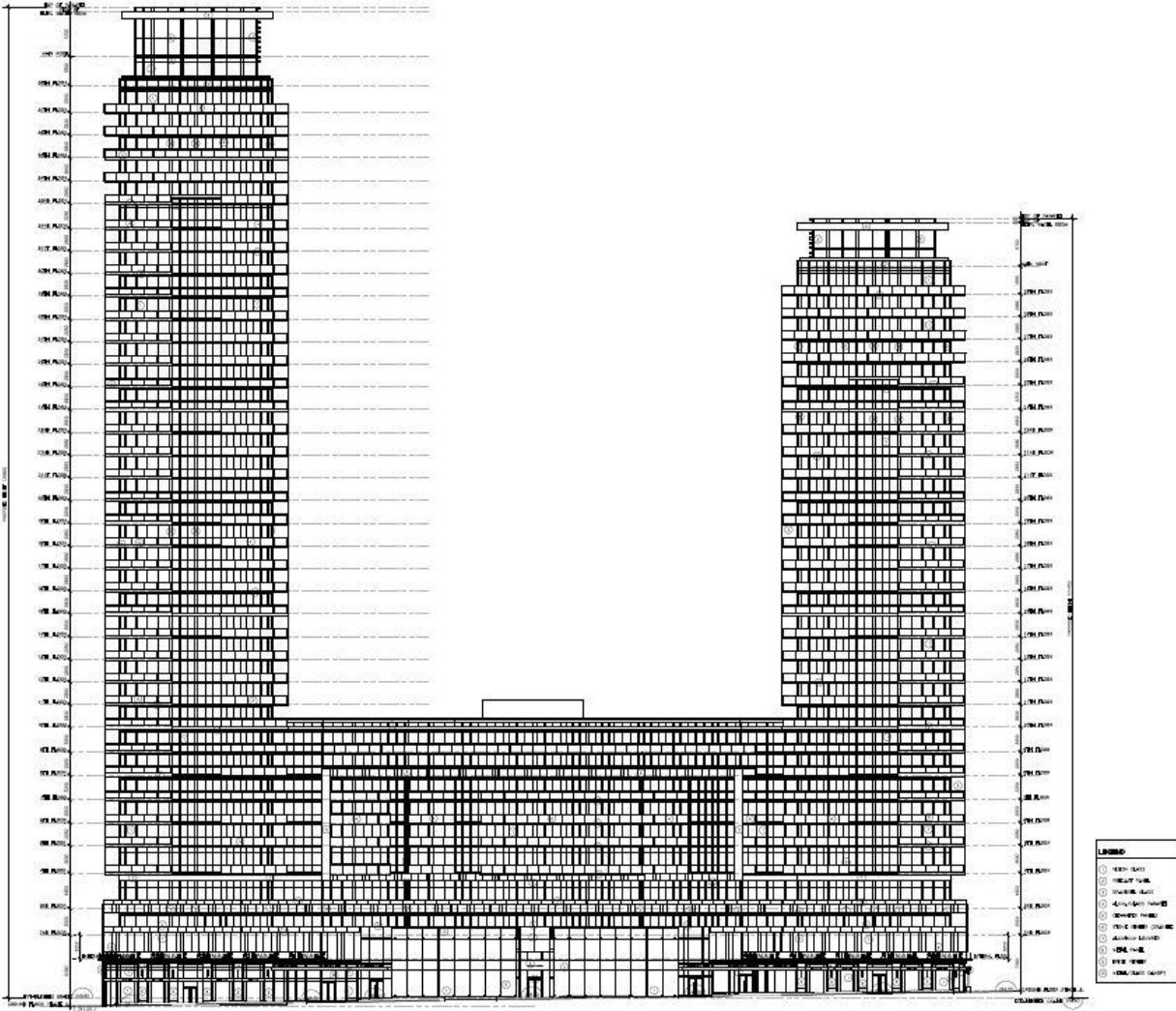




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Planner: Mike Davis

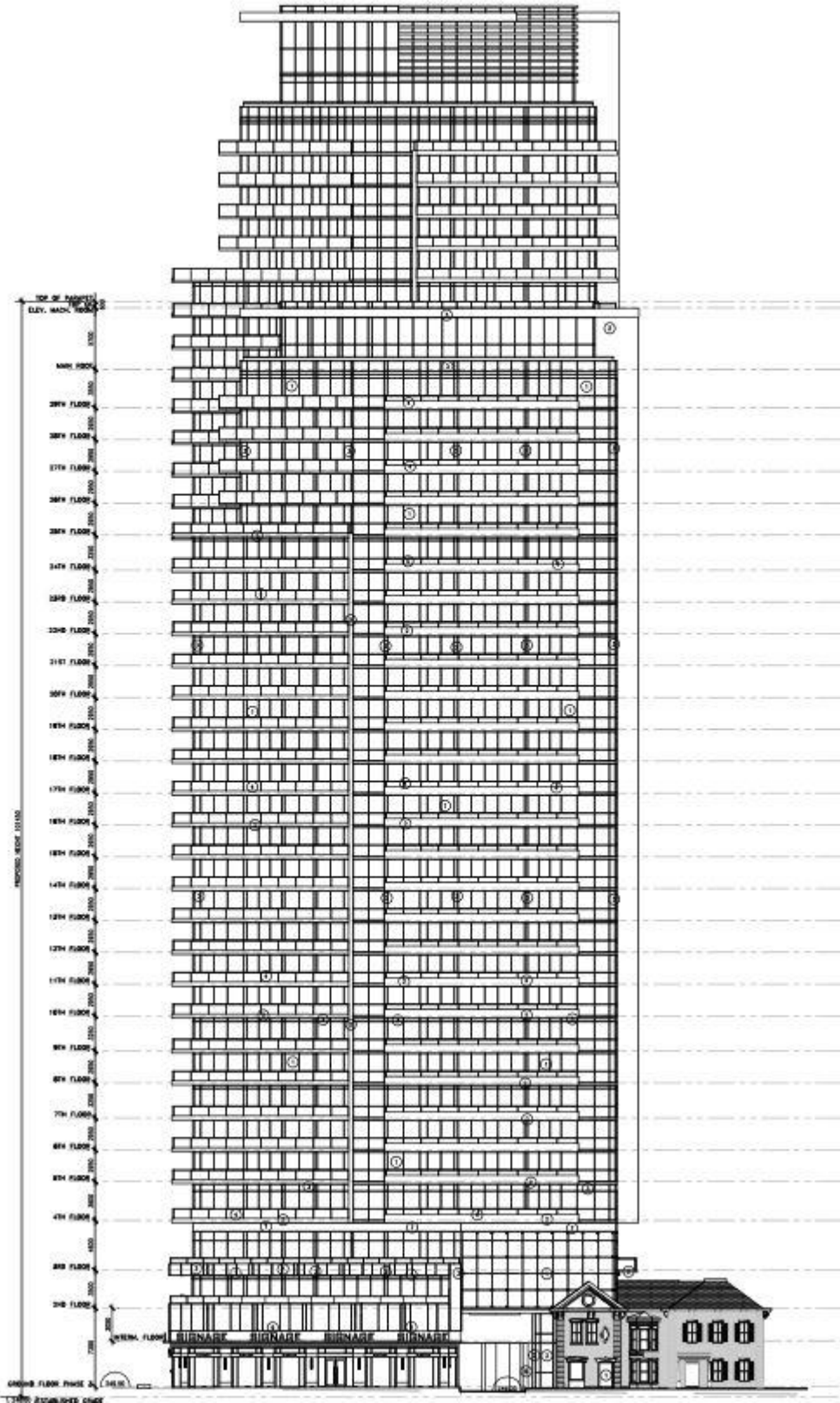
East Elevation

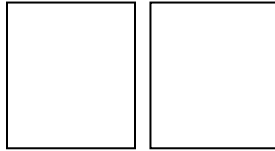


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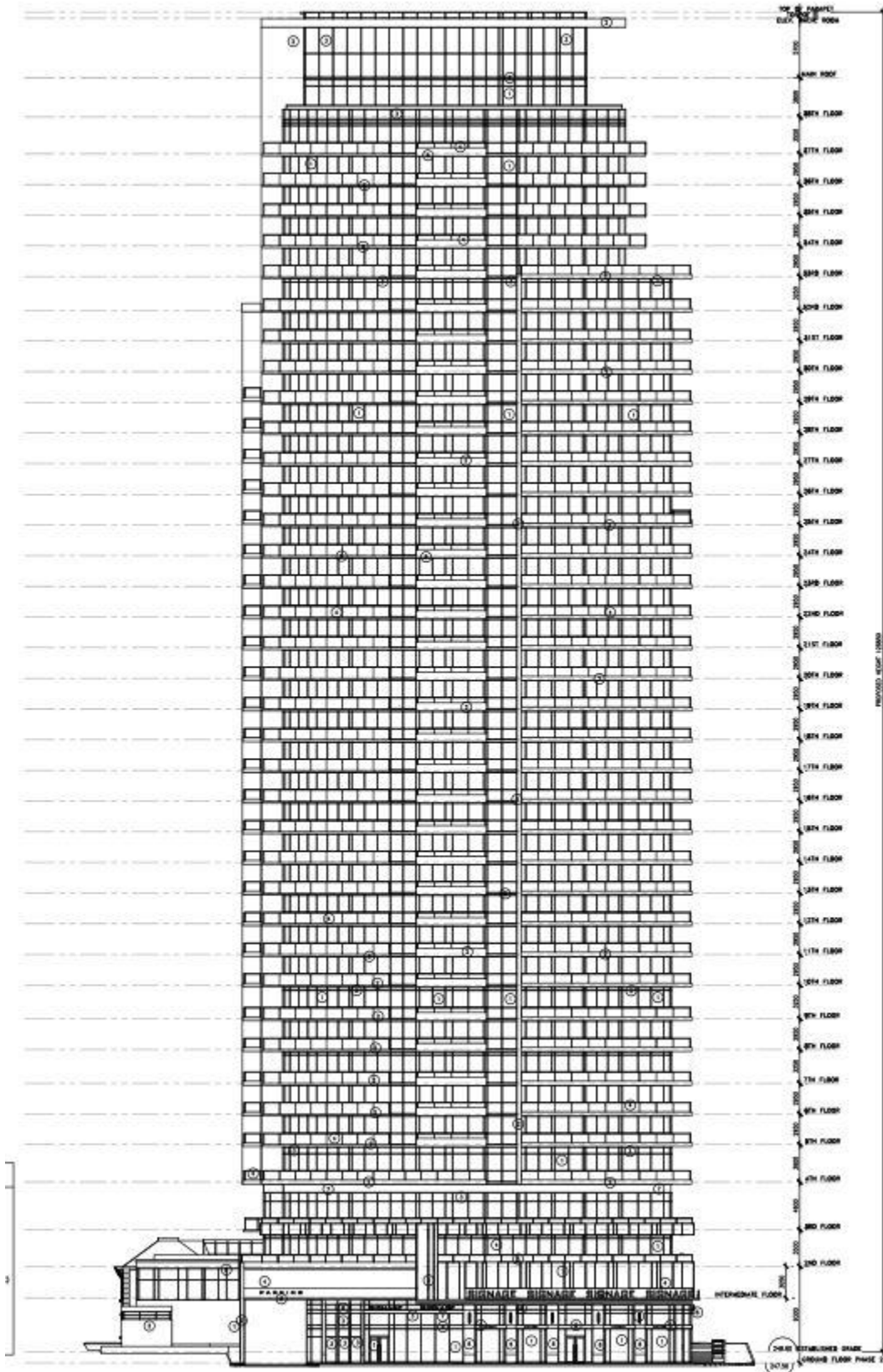
File: Z-8617  
Planner: Mike Davis

North Elevation





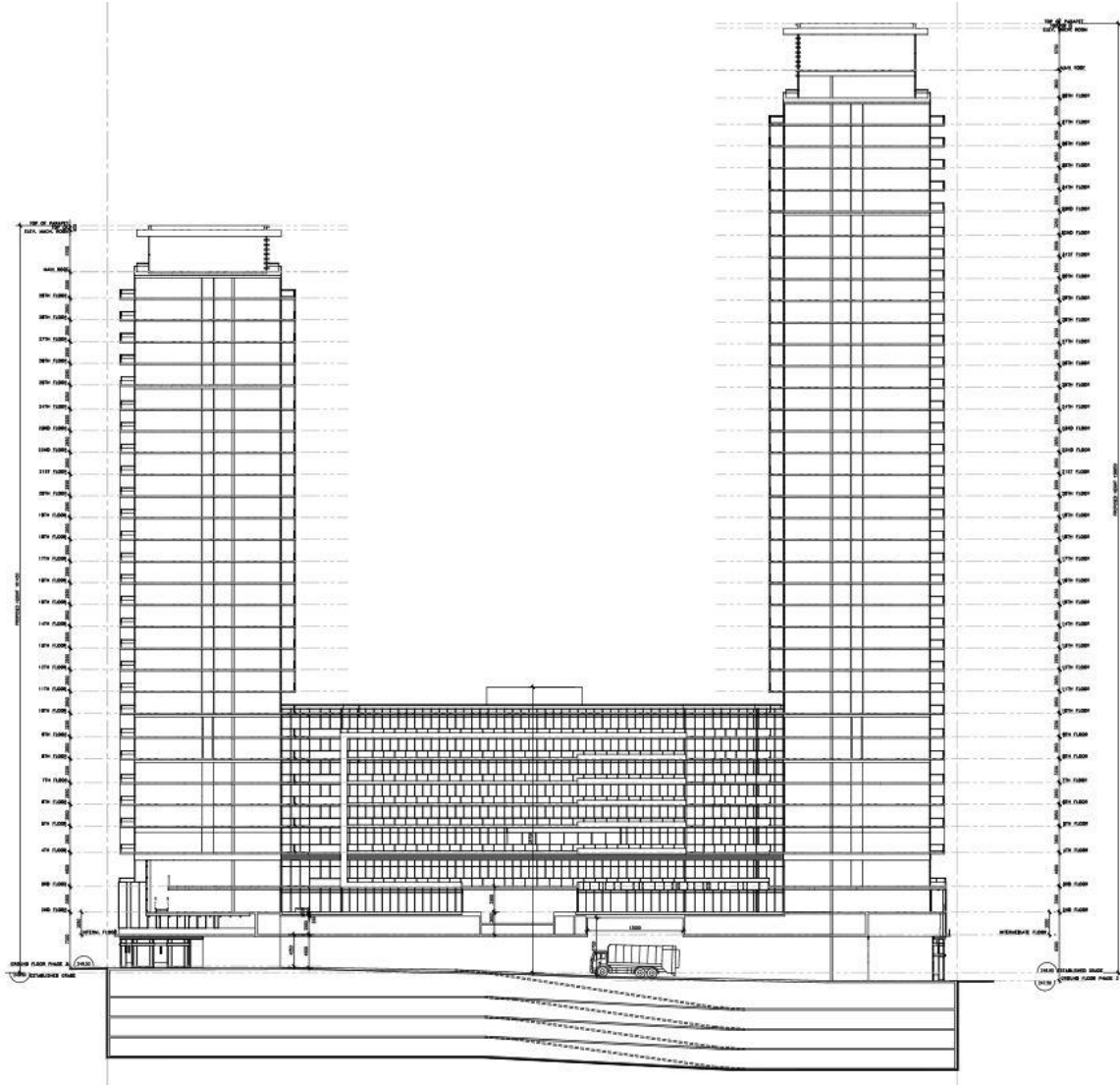
South Elevation



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File: Z-8617  
Planner: Mike Davis

Sections



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**File: Z-8617  
Planner: Mike Davis**

**Appendix "B"**

Bill No. (number to be inserted by Clerk's Office)  
2016

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

A by-law to amend Section 4.21 of By-law No. Z.-1 by deleting and adding road allowance requirements for specific segments of Talbot Street.

WHEREAS Rygar Properties Inc. has applied to amend Section 4.21 by deleting and adding road allowance requirements for specific segments of Talbot Street;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by deleting the following specific segments of Talbot Street:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Talbot St	Queens Ave	Oxford St W	Primary Collector	13 m (42.7 ft)

- 2) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by adding the following specific segments of Talbot Street:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Talbot St	Queens Ave	Fullarton Street	Primary Collector	13 m (42.7 ft)
Talbot St	Fullarton Street	Dufferin Ave	Primary Collector	As Existing
Talbot St	Dufferin Ave	Oxford St W	Primary Collector	13 m (42.7 ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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 September 13, 2016.

Agenda Item # Page #

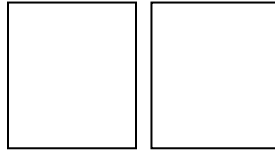
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**File: Z-8617**  
**Planner: Mike Davis**

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 13, 2016  
Second Reading – September 13, 2016  
Third Reading – September 13, 2016



**Appendix “C”**

Statement of Cultural Heritage Value or Interest for Camden Terrace as provided by the London Advisory Committee on Heritage

**Statement of Cultural Heritage Value or Interest for 479, 481, 483, 485, 487, 489 Talbot Street**

**Legal Description of Property**

479-485 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R5367 PT PART 1

487 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE

489 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R2843 PART 1 REG

**Roll Number**

479-485 Talbot Street: 010030064000000

487 Talbot Street: 010030063000000

489 Talbot Street: 010030062000000

**Property Description**

479-489 Talbot Street is located on the west side of Talbot Street, between Fullarton Street and Dufferin Avenue (formerly Maple Street/Hitchcock Street). The building located on the properties is a six-unit terrace, or townhouse/row house, locally known as Camden Terrace. It is believed to have been designed by Samuel Peters Junior in two phases: the northerly four units were built in 1876 and the southerly two units shortly after in 1877. The terrace units are two and a half storeys in height and are built of London (buff) brick. Units in Camden Terrace are paired, with entry doors adjacent and sharing a common stoop.

**Physical/Design Values**

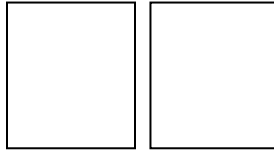
This property is of physical and design value as a rare example of a late nineteenth century terrace, composed of six attached units. Camden Terrace reflects the refined Italianate detailing expected of a later nineteenth century housing development that appealed to well-to-do Londoners. Camden Terrace demonstrates a high degree of craftsmanship, believed to be the design of Samuel Peters Junior, as demonstrated in the use of characteristic buff brick for the structure and details including brick brackets, dentils and cornice frieze, drip course, roof fire walls, and chimneys. Other architectural details which contribute to the refined qualities of Camden Terrace include unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey, narrow dormers on the shallow roof, and stone corbels at the eaves.

Each of the paired terrace units features tall, narrow windows equally spaced across the terrace, also accenting the Italianate verticality of Camden Terrace. The similarly tall, narrow single leaf front entry doors are paired and accented by a (now blind) transom. Each terrace unit has an identical front three-bay window with a solid sill running across the base and a flat roof articulated by denticulate brickwork. This lends a harmonious rhythm to the whole construction.

The difference between the northerly four units and southerly two units of Camden Terrace are minute. The southerly two units are accessed by an elevated stoop. The height difference is pronounced at the basement level (the northerly four units of Camden Terrace do not have basement windows) however this diminishes to a minor height difference at the roofline. The southerly two units of Camden Terrace are also accented by a pilaster, which is not present on the northerly four units.

**Historical/Associative Values**

This property and several surrounding properties were owned by Samuel Peters Junior (1822-1882). Samuel Peters Junior was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter Junior is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings,



**File: Z-8617  
Planner: Mike Davis**

including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters Junior is believed to be responsible for the design of Camden Terrace. After moving to No. 2 Camden Terrace (481 Talbot Street) in 1881, Samuel Peters Junior died there in 1882. His wife and daughters continued living there after his death.

In addition to historical associations with Samuel Peters Junior and his family, Camden Terrace became a fashionable address for affluent Londoners. Some notable residents included D.S. Perrin of Perrin Biscuit Company, Colonel John Walker of Imperial Oil, Mrs. S. L. Carfrae, Mrs. Louisa Ridout, Richard Shaw-Wood, and Ethelwolfe Scatchard.

Following the construction of the new Federal Courthouse (80 Dundas Street) in 1974, lawyers' offices became common in Camden Terrace, lending the name "Lawyer's Row." 485 Talbot Street was the home of Julius Siskind in 1923-1966, a noted London pawnbroker who became a successful merchant. His son, Abe, founded what would become Siskinds LLP, a prominent Canadian law firm.

#### **Contextual Value**

Camden Terrace is historically linked to the mid-nineteenth century development north of the original Mahlon Burwell's survey of the town site of London. Originally part of the Kent Farm, several large commercial and industrial establishments were the first non-agricultural uses in the area. These included the North American Wagon Factory, R. M. McPherson Machine Shop, Fanning Mill Manufacturing, and Joseph D. Saunby's Blackfriars Mill. As residential uses began to develop the Talbot North area as London's first suburban area in the 1860s-1880s, these businesses relocated to other areas of London.

Business owners and workers wanted to live in close proximity to, but outside of, the Downtown. Terrace housing became a practical and elegant solution, signaling the transition of the built form from the Downtown to more residential uses in the Talbot North area. Camden Terrace represents this historic transition and is important in defining the character of the Talbot North area. While the terrace form of the building was once common, Camden Terrace is one of the last remaining nineteenth century terraces in London.

#### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of Camden Terrace include:

- Rare example of a late nineteenth century terrace development in the Italianate style;
- Form, scale, and massing of a six-unit terrace development, divided into three sets of pairs;
- Elevated stoops and basement windows of the southerly two units (479 and 481 Talbot Street);
- Use of buff brick in the structure of the terrace as well as details including pilasters, drip course, dentils, brackets, and cornice frieze;
- Ground floor bay windows with a continuous plain rectangular lugsill, brickwork detailing, and a flat roof;
- High transoms (now blind) above the front entry doors;
- Plain rectangular lugsills;
- Unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey;
- Roof fire walls with integrated chimneys;
- Narrow dormers with a pair of sash windows separated by a mullion (one per terrace unit) on the shallow sloping roof;



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**File: Z-8617**  
**Planner: Mike Davis**

- "Camden Terrace" plaque affixed to the building;
- Prominent location on Talbot Street;
- Historical associations with Samuel Peters Junior as the architect and original property owner of Camden Terrace; and,
- Historical associations with other notable occupants.

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File: Z-8617  
 Planner: Mike Davis

**Appendix “D”**

Statement of Cultural Heritage Value or Interest for 93-95 Dufferin Avenue as provided by the London Advisory Committee on Heritage

**Statement of Cultural Heritage Value or Interest for 93-95 Dufferin Avenue**

**Legal Description of Property**

93-95 Dufferin Avenue: PLAN 61 PT LOT 3 PT LOT 4 RP 33R3977 PART 1 & RP 33R7012 PT PART 1 69.91X129.33X189.31XIRR 11217.00SF 69.91FR

**Roll Number**

93-95 Dufferin Avenue: 010030049000000

**Property Description**

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street) between Talbot Street and Ridout Street in London, Ontario. The double house located on the property was primarily constructed in two phases, but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864 or 1868, as the home of Samuel Peters Junior. 95 Dufferin Avenue was added in 1894.

**Physical/Design Values**

The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters Junior in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.

**Historical/Associative Values**

93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters Junior (1822-1882). Samuel Peters Junior was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter Junior is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters Junior and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters Junior’s decision to settle in Talbot North reflects the status he had achieved in London.

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File: Z-8617  
Planner: Mike Davis

Secondly, Lieutenant Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as "Shirra." Colonel Walker was a Scottish-born industrialist and London's Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar.

#### **Contextual Values**

The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London's first suburb. Talbot North developed with an exclusive character of London's early elite. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

#### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of the double house;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden brackets; balanced proportions across its three bays in the upper and lower storey; robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom and wooden fluted pilasters and trim; brickwork detailing including quoining, a plain frieze, and stringcourse;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front form; oval window with robust architrave, keystone, and blocks located above the entry doorway; round window set in the pediment that is surrounded by a laurel wreath; dentils; brickwork detailing, window sills and lintels with a gentle peak, and paired brackets maintained from 93 Dufferin Avenue; and,
- Historical associations with Samuel Peters Junior and Lieutenant Colonel John Walker.

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Planner: Mike Davis

**Appendix “E”**



**City of London  
Urban Design Peer Review Panel - Evaluation Summary**

Date: June 15, 2016

- To: **Proponents**
- John Rodgers, President, Rygar Properties – Owner
  - Melissa Campbell, Planner, Zelinka Priamo Ltd.
- City of London Personnel**
- Jerzy Smolarek, Urban Designer
  - Mike Davis, Planner II - Site Plan Approval Officer

- From: **Urban Design Peer Review Panel (UDPRP)**
- David Yuhasz, Architect, Chair
  - Julie Bogdanowicz, Architect
  - Adrian Dyer, Architect
  - Sung Ae Sim, Landscape Architect
  - Blair Scorgie, Urban Designer
  - Jason McIntyre, Architect

RE: **Zoning By-Law Amendment  
100 Fullarton St., 93-95 Dufferin Ave. & 475-501 Talbot St. – Residential Development**

*Building and Site Design*

1. The project Architect was not available for the peer review.
2. The scale and impact of this development and the extent of the brief could not be fully appreciated in the 45 minutes allowed for the review given that this is a 3 phase building to be constructed over an unknown period of time and fills a city block.
3. The density of development contemplated is aggressive and threatens to limit the viability of other soft sites. Development should be spread more evenly. Further, the density contemplated is resulting in negative impacts relating to shadow and above-grade parking. A one-tower scheme could be appropriate as a way of retaining the heritage structures.
4. There were insufficient details to ascertain the materials to be used for the project that appear to be primarily of glass curtainwall. Additional details or explanation would have served the panel discussion noting that the development would benefit with additional solid areas perhaps of brick to reduce the extent and overall mass of the predominantly glazed structure.
5. While certain heritage buildings are being retained it is suggested that some heritage structures that appear to simply be in the way, should be given further consideration to be incorporated into the design for the benefit of the project that appear to be unexplored at this time.
6. It was not recommended to simply rebuild the previous facades this being too ingenious and that more creative ways can be found to introduce perhaps solid brick as a material to the project.
7. As a 3 phase project that will take years to fill market demand, there is the potential that one or two of the phases may not be constructed. Therefore it is recommended that the first phase allow for a complete building design should this occur specifically to the north façade and that the heritage structures in this 3<sup>rd</sup> phase be retained at this time pending further study.

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Planner: Mike Davis**

**100 Fullarton St., 93-95 Dufferin Ave. & 475-501 Talbot St. – Residential Development Page 2 of 2**

8. The Talbot facades for each building component could be better expressed separately and provide a more human scale given the significantly long and unbroken architectural expression above street level to improve the scale and articulation of the podium / base building along Talbot. Strong emphasis is given to horizontal elements, which makes the building appear monotonous. The height of the podium is also out of scale with the streetscape.
9. The podium height should not exceed the width of the street. A 5 storey podium (which will be built on the recently approved tower on the adjacent site) is more appropriate for pedestrian comfort and to limit shadow.
10. Setbacks from adjacent sidewalks, specifically with respect to ensuring consistency in sidewalk width along Fullarton
11. The tower height should be limited to 30 storeys like the recently approved tower on the adjacent site.
12. The towers should be moved closer together to create more separation distance with the recently approved tower on the adjacent site. 25 meters is a best practice solution.
13. The tower should be setback from the podium to address pedestrian comfort and mitigate wind impact.
14. The proposed curb cut is adjacent to the existing heritage structure to be retained. It should be relocated to retain the building's integrity. Consider an L shaped driveway off Talbot St and Fullarton St.
15. The proposed bonuses are not making a significant contribution. The retention of the entire heritage structures would be an appropriate bonus. The façade retention is not a strong contribution. The remainder of the proposed bonuses are simply elements that should be provided through good design and are not considered bonuses for a building requesting significant increases in density.
16. Brick of a colour matching the adjacent heritage buildings has the potential to enhance the pedestrian level through visual interest in colour and scale. New brick, introduced in an elegant manner and constructed in a contemporary way would also pay homage to the heritage buildings rather than trying to reconstruct a caricature of the heritage buildings.
17. The Heritage structures add a valuable texture to the city and could be leveraged as a way of branding the development. The row houses are not unlike the structures on Yorkville in Toronto which have been adapted and are valued for their uniqueness. The new lobby could be located to the south of the structures and be enriched by their presence.
18. All three streets that wrap the property do not offer any temporary stopping or parking. Drop-off or lay-by is desired for 700 unit residents' and commercial convenience.
19. A corner street plaza would be a welcome gesture to the public and the city with perhaps the introduction of public art for such a large site and development.
20. Green infrastructure strategy such as green roof/wall, LEED, etc. is not mentioned at all even though this development will have quite an impact on the city.
21. Talbot street entrance of Phase I building requires an enhanced street presence.

This UDPRP review is based on City planning and urban design policy, the submitted brief and noted presentation. It is intended to inform the ongoing planning and design process and in this instance the proposed development based upon the review by the panel currently lacks sufficient details that can be understood due to the presentation. More importantly in seeking rezoning and bonus density the development does not respond sufficiently with amenities, heritage solutions, scale considerations nor a public response that if undertaken would provide for a meaningful development for the city as a whole.

Sincerely on behalf of the UDPRP,



David Yuhasz, OAA, MRAIC, BFA, B.ARCH  
Chair, City of London Urban Design Peer Review Panel