

Heritage Impact Assessment **REPORT**

89 – 97 King Street
City of London

Date:

December 2016

Prepared for:

Market West (London)

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener ON N2B 3X9

T: 518-576-3650

F: 519-576-0121

Our File '1285B'

Table of Contents

Appendices	3
Project Personnel.....	3
Glossary of Abbreviations	4
1.0 Executive Summary.....	5
2.0 Introduction and Description of the Subject Lands.....	1
3.0 Policy Context.....	3
3.1 The Planning Act and PPS 2014.....	3
3.2 City of London Official Plan.....	4
4.0 Historical Context.....	6
4.1 Middlesex County and London Township.....	6
4.2 City of London	6
4.3 Lot 17 – South-west King Street.....	8
4.4 89 King Street.....	9
4.5 93 King Street.....	12
4.6 95/97 King Street	14
4.7 Alleyway between 89 King Street and 93 King Street.....	16
5.0 Description of Site and Surrounding Features.....	17
5.1 89 King Street.....	17
5.2 93 King Street.....	18
5.3 95/97 King Street	19
5.4 Alleyway between 89 King Street and 93 King Street.....	20
6.0 Evaluation of Cultural Heritage Resources.....	21
6.1 Evaluation Criteria.....	21
6.2 Evaluation of Properties Located on the Subject Lands	21
6.2.1 89 King Street.....	21
6.2.2 93 King Street.....	22
6.2.3 95-97 King Street.....	22
6.2.4 Alleyway between 89 and 93 King Street	22
7.0 Description of Proposed Development.....	25

8.0 Impacts of Proposed Development	26
8.1 Classification of Impacts	26
8.2 Demolition of Buildings within the Downtown London HCD	26
8.2.2 Proposed Demolition of 93 King Street	27
8.2.3 Alleyway between 89 King Street and 93 King Street.....	28
8.3 Identification of Adjacent Heritage Resources	28
8.3.1 Analysis of Potential Impacts to Adjacent Heritage Resources at 99, 101, 103 and 105 King Street.....	30
8.3.1.1 Setback, Height and Massing	30
8.3.1.2 Facade Composition.....	31
8.4 Summary of Proposed Design Concept	32
9.0 Alternative Approaches and Mitigation Recommendations	33
9.1 Alternative Approaches	33
9.2 Mitigation Recommendations	34
10.0 Conclusions.....	35
Appendix A – Site Plan	39
Appendix B – Artists’ Concept/Renderings (ABA Architects, 2016)	40
Appendix C – Curriculum Vitae.....	41

Appendices

Appendix A	<i>Site Plan</i>
Appendix B	<i>Artists' Concept/Renderings (ABA Architects, 2016)</i>
Appendix C	<i>Curriculum Vitae</i>

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Project Manager
Vanessa Hicks, MA	<i>Heritage Planner</i>	Research, Author

Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

1.0 Executive Summary

In February 2016, Market West (London) retained MHBC to prepare a Heritage Impact Assessment (HIA) for the subject lands, which includes the properties located at 89-97 King Street in the City of London. This Heritage Impact Assessment provides an analysis of the impact of the proposed development on the cultural heritage value of the subject lands and the policies of the Downtown London Heritage Conservation District Plan.

The purpose of this HIA is to provide an analysis of the proposed development in relation to the conservation of significant heritage resources, identifying potential adverse impacts and providing recommendations regarding mitigation measures, where appropriate. This report has been prepared as input to the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the City's policy framework and Provincial policy.

The subject lands are contiguous parcels of land situated on the south side of King Street between Talbot Road to the east and Ridout to the west. The subject lands are included in the Downtown London Heritage Conservation District and are therefore designated under Part V of the *Ontario Heritage Act* and are considered protected heritage properties under the consideration of *PPS 2014*.

The subject lands include two existing buildings, those being 89 King Street known as the 'Factory Nightclub', and 93 King Street, known as the 'Saddle Up Country Bar and Eatery'. The property located at 95/97 King Street is currently used as a restaurant patio for the 'Saddle Up' Country Bar. The subject lands also include an alleyway between the buildings located at 89 King Street and 93 King Street, which has been identified in the Downtown London Heritage Conservation District Plan as significant.

The proposed development includes the demolition of the two (2) existing buildings and altering the existing alleyway to facilitate the construction of a 31 storey 'multi-unit residential development'. The development proposes below and above grade parking, with commercial space on the first and second storeys. Residential units are proposed for the seventh (7th) through to the thirty-first (31st) storeys.

The proposed demolition of the building located at 89 King Street is considered a minor adverse impact. The building does not retain significant contextual value as the building is no longer visually or functionally linked to its surroundings. The building has lost its heritage integrity as it has been heavily modified due to unsympathetic alterations and has lost its original heritage attributes. The building has been demonstrated to exhibit historical/associative value due its historic use as a hotel establishment.

The proposed demolition of the building located at 93 King Street is considered a neutral impact as it has been demonstrated to likely be a modern 21st century building and therefore does not retain significant

cultural heritage value. The proposed alterations to the alleyway between the buildings located at 89 King Street and 93 King Street is considered a minor adverse impact as it has been demonstrated to be significant as per the Downtown London HCD Plan. This will be mitigated as the proposed development continues to provide access to the rear lot through the development.

The demolition of these buildings is supported by the Policies of the Downtown London HCD Plan as they have been ranked 'Priority D', where the demolition of buildings may be supported subject to the construction of new buildings which are consistent with urban design guidelines.

The artists' concepts of the proposed design of the new building comply with the policies of the Downtown London HCD Plan regarding new development in terms of setbacks, rhythm, massing, and urban design as detailed in Section 8.0 of this report. In addition to this, the proposed development is not inconsistent with the character of the area, having a range of building densities within the vicinity of the subject lands, such as a high-rise residential tower to the west, and Budweiser Gardens to the north.

The following mitigation recommendations are provided in regards to the identified adverse impacts:

- That the exterior of the building located at 89 King Street be documented with photographs prior to demolition in order to supplement the historic record; and
- That the history of the subject lands be commemorated in a manner which is acceptable to the City of London, such as a commemorative plaque which:
 - Is made available to the general public in an area visible from the street;
 - Includes a summary of the historic uses of the property located at 89 King Street, 93 King Street, 95/97 King Street in the 19th and 20th centuries including the Morkin House Hotel.

2.0 Introduction and Description of the Subject Lands

Lands

In February 2016, Market West (London) retained MHBC to prepare a Heritage Impact Assessment for the properties located at 89-97 King Street in the City of London (Part Lot 17, south-west King Street). The subject lands are comprised of three contiguous parcels of land situated on the south side of King Street between Talbot Street to the east and Ridout Street to the west (those being 89 King Street, 93 King Street and 95/97 King Street). The subject lands are irregular in shape, having a total developable area of approximately 2,154 m² (23,185 ft²).

The subject property is located in the 'Downtown Area' as per Schedule A of the City of London Official Plan. The subject lands are included in the Downtown London Heritage Conservation District and are therefore protected under Part V of the *Ontario Heritage Act*. As such, all new development shall conform to the policies of the Heritage Conservation District Plan in order to ensure identified significant cultural heritage resources are conserved.

Two existing buildings are located on the subject lands, located at 89 King Street (known as the 'Factory Nightclub') and 93 King Street (known as the 'Saddle Up' Country Bar and Eatery). The property located at 95/97 King Street is currently used as a restaurant patio for the Saddle Up Country Bar. An easement exists between 89 and 93 King Street in order to access the internal block area via an alleyway. The Downtown London HCD Plan has identified that this alleyway has significant cultural heritage value.

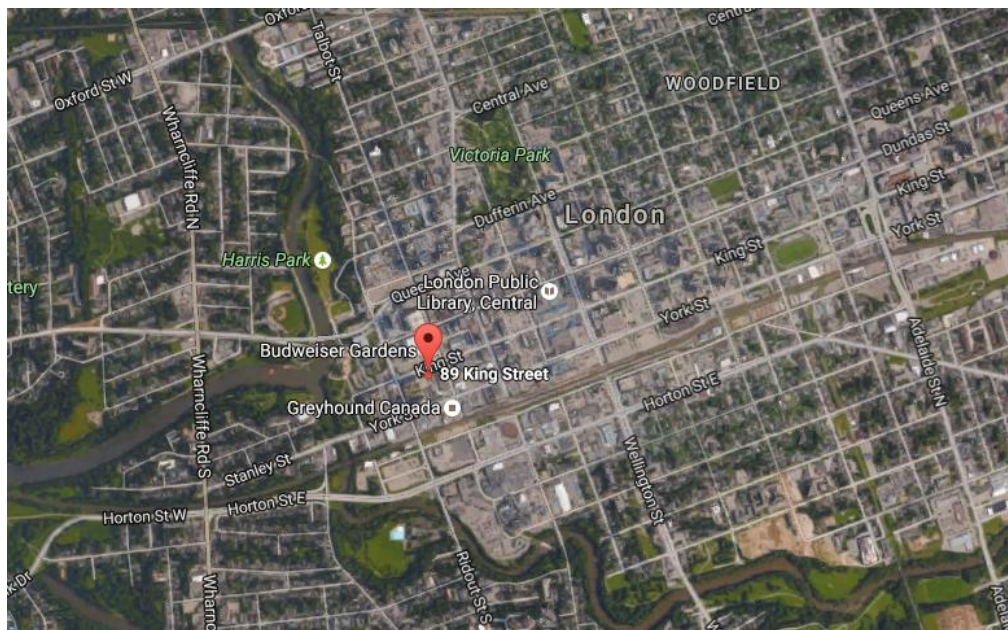


Figure 1 – Location of Subject Lands, location of 89 King Street noted with red balloon (Source: Google Maps, August 2016)

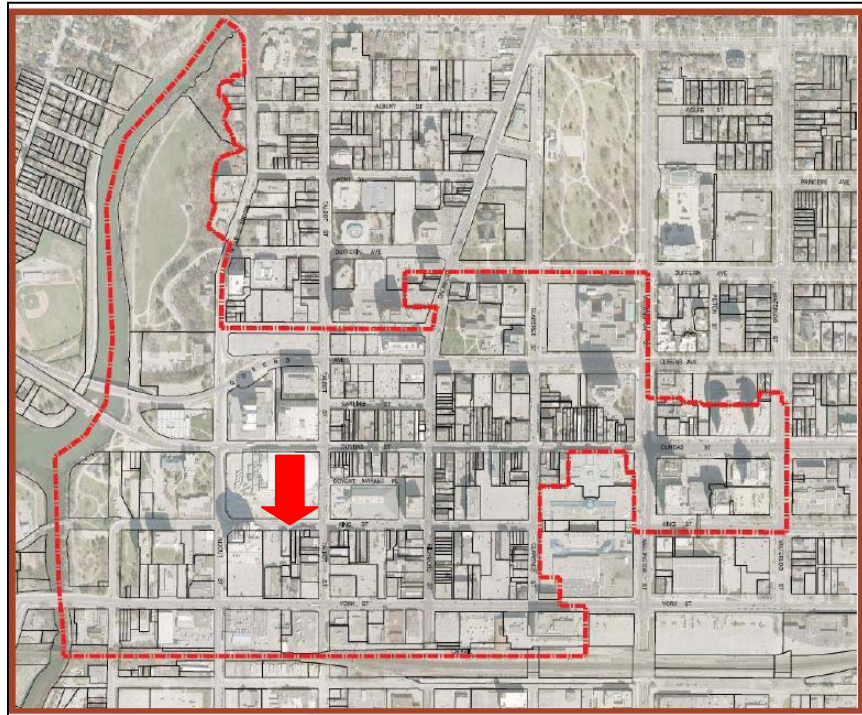


Figure 2 - Map of Downtown London heritage Conservation District. Approximate location of subject lands noted with red arrow.

3.0 Policy Context

3.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject site contains built heritage resources and is considered to be a *protected heritage property* under the consideration of the PPS, as the subject lands are designated under Part V of the *Ontario Heritage Act* as part of the Downtown London Heritage Conservation District.

3.2 City of London Official Plan

The London Official Plan provides the following policy regarding alteration or demolition on lands adjacent to a property protected under the *Ontario Heritage Act*,

13.2.3.1. Alteration or Demolition on Adjacent Lands

Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road. A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is guided by the Ontario Ministry of Culture (now the Ministry of Tourism, Culture and Sport) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document. As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

4.0 Historical Context

This section of the report traces the development of Middlesex County and the City of London, focusing on Lot 17, south-west King Street, which includes the subject lands. This section of the report focuses on historical development and the arrival of Euro-Canadian settlers, and does not discuss pre-contact aboriginal history or archaeology. Information regarding pre-contact settlement history can be found with the City of London Archaeological Master Plan (1995), which is currently under review.

4.1 Middlesex County and London Township

Middlesex County represents the central tract of the Erie and Huron Peninsula in Ontario. In the 17th century, French explorers travelled through unknown territory which later became Middlesex County, between Lake Erie and Lake Huron. The river, first known as La Tranchée, later became The Thames, renamed in the late 18th century by Governor Simcoe. During the winter season of 1792/1793, Governor Simcoe ordered parts of Middlesex County to be surveyed (Godspeed, 1889).

Col. John Graves Simcoe was appointed to take charge of Upper Canada after fighting in the Revolutionary War. Among his first orders of business were defense of the territory and land surveying. In December 1791, he reviewed maps of La Tranchée, which was known as a large waterway at the time. Simcoe decided that it may serve as the potential location for his Capital. He gave orders to begin surveying the land in 1793. Upon visiting the land surrounding La Tranchée, (which was known in the late 18th and early 19th centuries as 'The Forks') on March 2, he found a suitable location for the capitol, and the land was surveyed in 1793 by Patrick McNiff (Campbell, 1921).

In 1788, Lord Dorchester divided the colony into Districts, which were renamed by Simcoe as Western, Home, Midland, and Eastern. In 1799 the province was further divided into nine districts, Western, London, Gore, Niagara, Home, Midland, Newcastle, Johnston, and Eastern. These nine districts were further subdivided into counties, or "circles", as they were first known. The counties were subdivided again into townships (Campbell, 1921).

The County of Middlesex included the townships of London, Westminster, Dorchester, Yarmouth, Southwold, Dunwich, Aldborough, and Delaware. London quickly became the commercial centre for the County (Godspeed, 1889).

4.2 City of London

London was settled by United Empire Loyalists through the Niagara gateway. The area was settled due to the proximity to the 'Forks' of the Thames. The location made it convenient to trade with nearby Native

populations. In 1795, a grant of 2,000 acres was obtained by Ebenezer Allen on the condition that he build a mill and a church. Thomas Talbot, another prominent early settler, was granted an officer's 5,000 acres and became the land agent of London (Campbell, 1921).

A survey of London was carried out which contained 240 acres. The river was located at the south and west boundaries, and extended to the east as far as Wellington Street, bounded to the north by North Street (now Queen's Avenue) (Campbell, 1921).

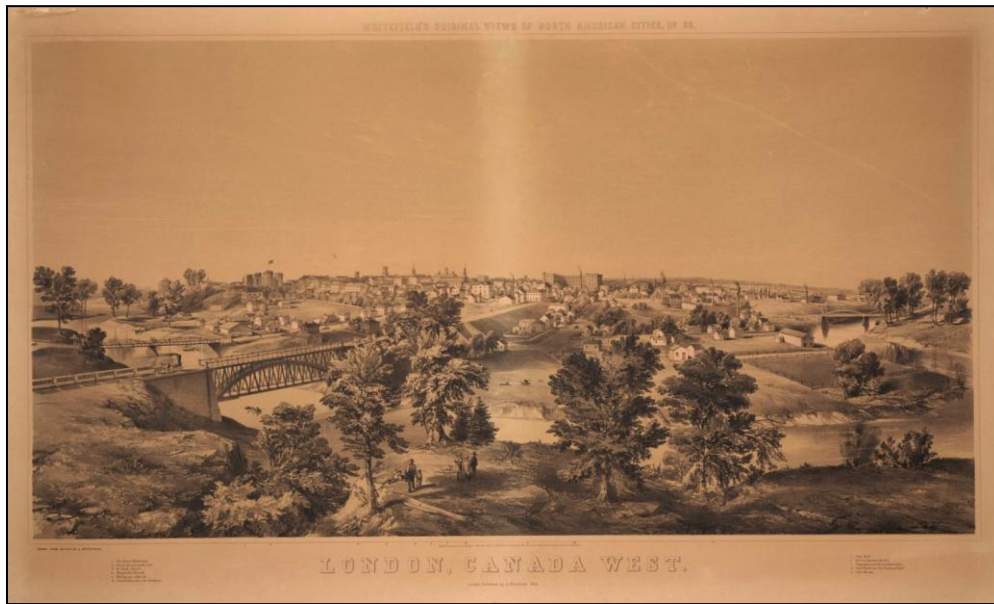


Figure 3 - 1855 View of London, Canada West.

Primitive Streets were laid out in what is now Downtown London in the first half of the 19th century. They were unpaved, lacking sewers and ditches (Campbell, 1921). A large swamp on the east side of Richmond Street (near Dundas), was also present.

By the 1850s the population more than doubled, approximately 5,000 of which were skilled working-class men. By this time, London was growing and self-sufficient (Campbell, 1921). In 1854 the Town of London was incorporated into a city and separated from Middlesex County (Godspeed, 1889).

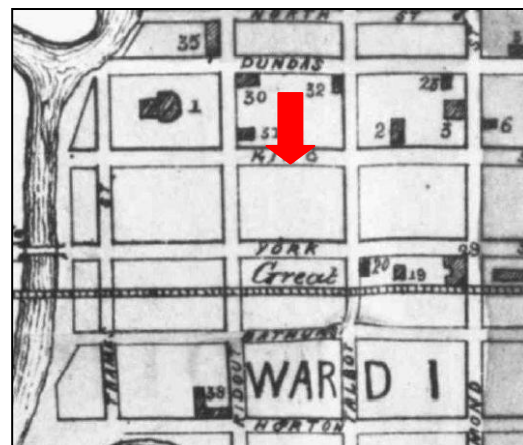
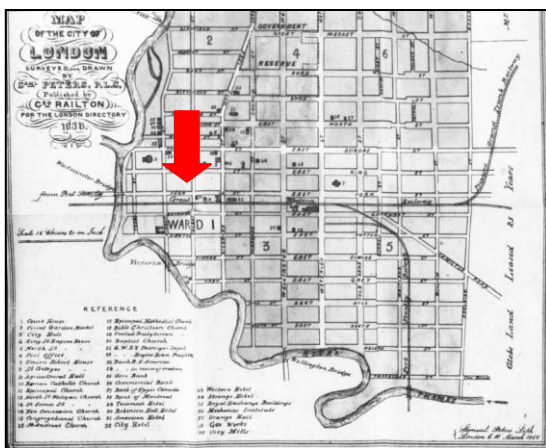


Figure 4 - Bird's Eye View of London, 1872.

4.3 Lot 17 – South-west King Street

By 1854, the City of London had a population of approximately 60,000 people (Campbell, 1921). The S. Peters Map of London from the 1856 London Business Directory demonstrates that lot 17, south-west King Street was not yet developed.

The town saw many infrastructure improvements with the coming of the railroad, which was located south of Yonge Street. Street grading, laying gravel, the addition of street (oil) lights, and the construction of a brick sewer along King Street from Richmond Street to the Thames (Pioneer Days in London, Campbell, 1921).



Figures 5 & 6 – (left) S. Peters Map of London, 1856. (right) Map Detail. Arrow denotes approximate location of study area. Source: 1856 London Business Directory (Western University)

The first evidence of a building on Lot 17, south-west King Street between Ridout Street and Talbot Street is seen with the London Business Directory Map 1863-1864, showing the presence of the “K. St. Barracks” (King Street Military Barracks) fronting King Street, located west of the subject lands.

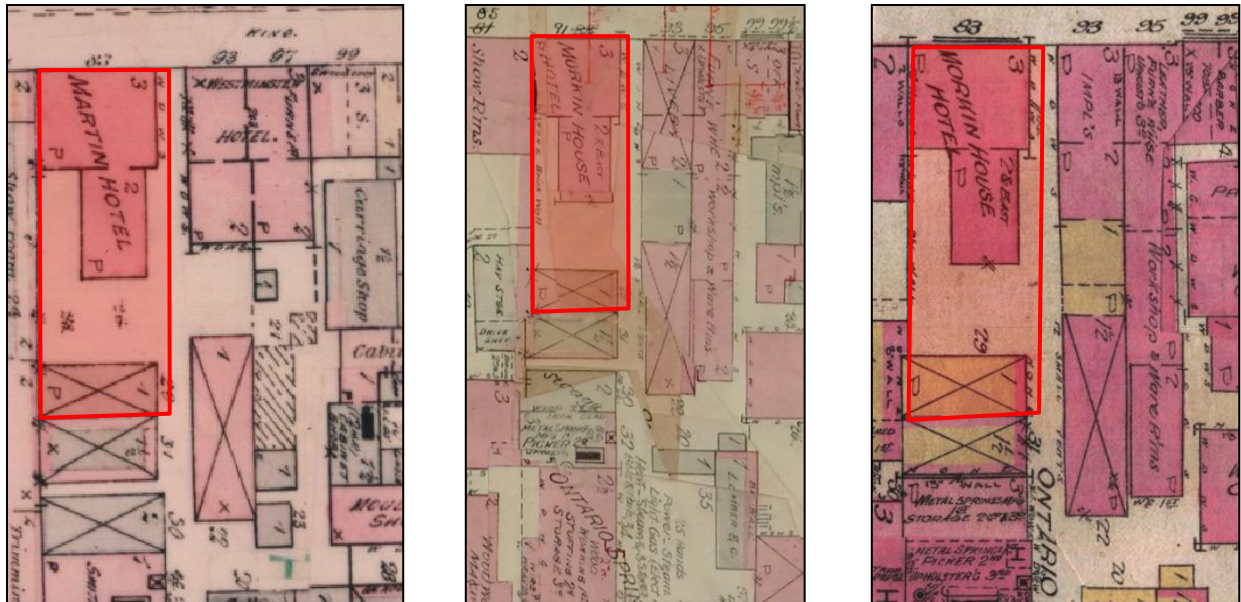


Figure 7 - Detail, London Business Directory Map 1863-1864. Arrow denotes approximate location of study area. Source: 1863-1864 London Business Directory (Western Universities)

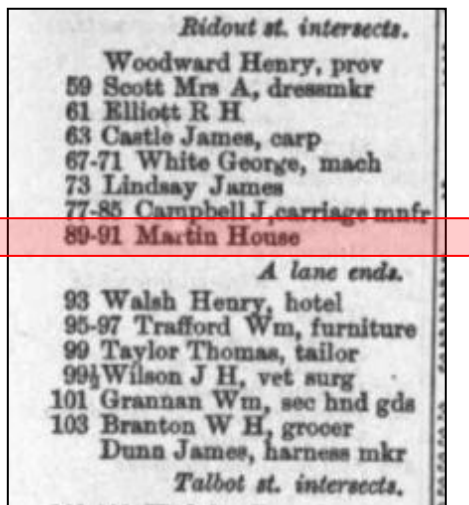
Goad's Fire Insurance Maps show that as early as 1881, the subject area was used primarily as industrial lands, as well as residential and hospitality/entertainment uses.

4.4 89 King Street

The building located at 89 King Street was historically known as the 'Martin Hotel' as per the 1881 Goad's Fire Insurance Plans. These plans note that the building was a 3 storey brick building with a 2 storey rear addition and composite roof. The ownership changed from the Martin House to the Morkin House Hotel between 1888 and 1895. The historic record offers little information in regards to the Martin Hotel.



Figures 8-10 - Detail, Goad's Fire Insurance Maps showing subject lands from 1881 revised 1888 (far left), 1892 revised 1907 (middle), and 1912 revised 1915 (right). (Source: University of Western Libraries)



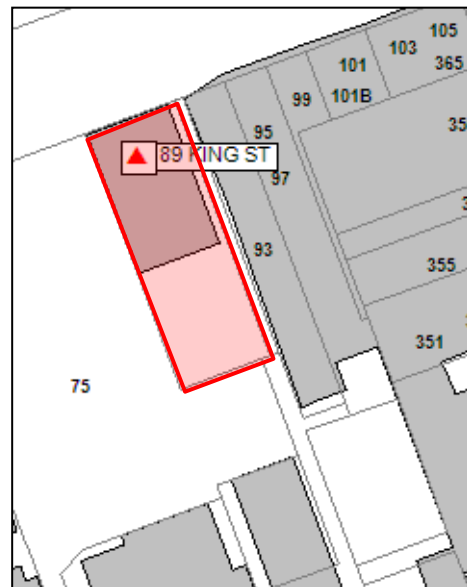
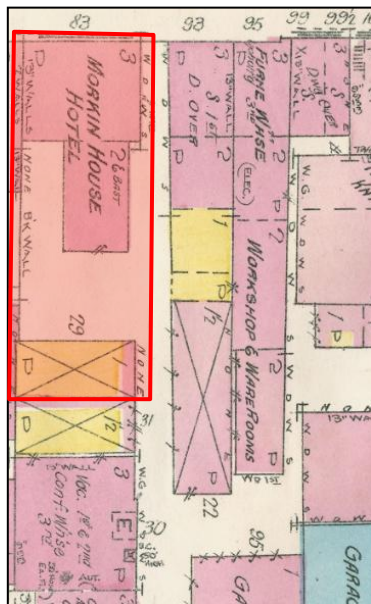
Figures 11 & 12: Detail, Excerpt of the 1884 (left) and 1895 (right) London Business Directory for King Street (South Side) between Ridout and Talbot Street. (Source: Library and Archives Canada)

Two Morkin brothers lived in the City of London in the late 1800s, those being Edward Morkin and Thomas Morkin. Each brother owned a hotel in two different locations. Edward Morkin was the owner of the 'Morkin House' (which was located on the subject lands) at 89 King Street. Thomas Morkin owned the 'Morkin Hotel' on Richmond Street. Edward and Thomas were born to Edward (senior) and Margaret (O'Mara) Morkin, of Irish descent who immigrated to North American in 1851. Edward Morkin (senior) worked in the tannery business for 13 years, and then worked in the hotel business for 23 years. Edward Morkin (senior) died in 1869, and was survived by thirteen children.

The Ontario Temperance Act of 1916, banned the sale of alcohol in Ontario, which may have led to the Morkin family to retire from the hotel business soon after. The London Business Directories shows a steady decline in the number of licensed hotels and taverns from the 1880s to the 1900s. The 1922 Fire Insurance Plans confirms that the Morkin House Hotel was still in business.



Figures 13 & 14 - (left) Interior of Morkin House with Edward Morkin Sr. and Edward Morkin Jr., date unknown. (Source: London History Mystery: Quaffing at Morkin's, Reaney, 2011). (right) Believed to be the interior of Morkin House at 89 King Street (1915) (Source: I Love Vintage London Facebook Group)



Figures 15 & 16 - Detail, Goad's Fire Insurance Plan 1922 (left) London City Map showing subject lands and building footprints 1892 Source: University of Western Libraries/London CityMap

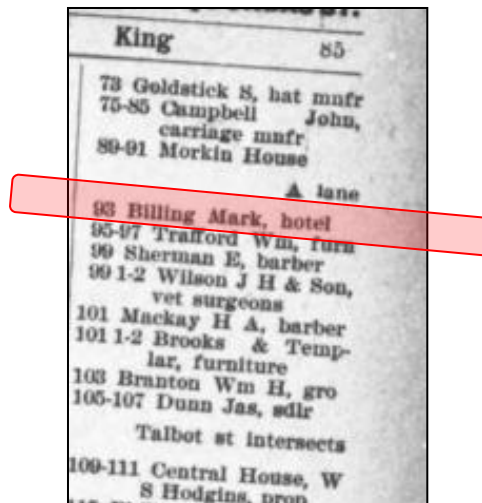
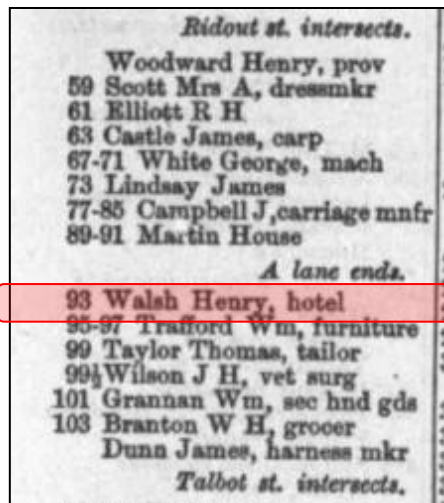
4.5 93 King Street

The 1881 (revised 1888) Fire Insurance Plans note that the property located at 93 King Street was known as the 'Westminster Hotel', which was a 3-storey brick building with a shingle or wood roof on the portion of the building fronting King Street, with a composite roof to the rear. A large single storey brick building with shingle or wood roof, which was used as a stable (as evident by the large 'X' across the building footprint) was located to the rear of the building. This building may have been connected with the furniture warehouse located adjacent (east), what is now 95/97 King Street.

The 1884 London Business Directory confirms that the former hotel located at 93 King Street was owned by Henry Walsh, which later changed ownership to Mark Billing in 1895.



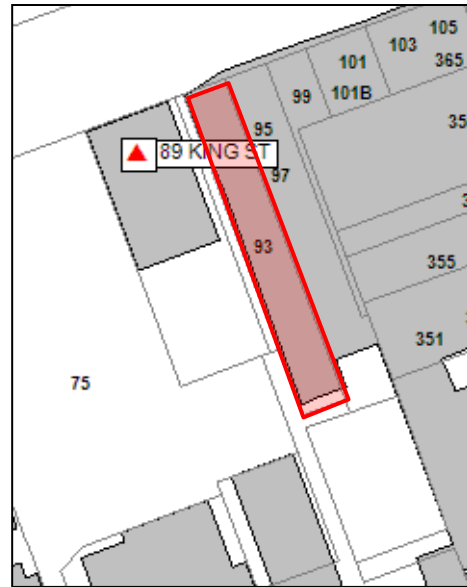
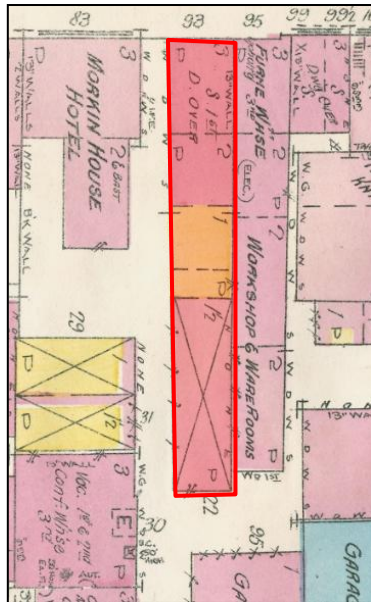
Figures 17-19 -Detail, Goad's Fire Insurance Maps showing subject lands from 1881 revised 1888 (far left), 1892 revised 1907 (middle), and 1912 revised 1915 (right). Source: University of Western Libraries



Figures 20 & 21 - Detail, Excerpt of the 1884 (left) and 1895 (right) London Business Directory for King Street (South Side) between Ridout and Talbot Street. Source: Library and Archives Canada

The 1892 (revised 1907) Fire Insurance Plan shows that the building located at 93 King Street was re-developed from a Hotel to a livery (boarding stable for horses/livestock). The building is noted as being a 3 storey brick building which was modified so that it connected to the rear stable, which was constructed with brick. This stable was converted from a 1 storey building, to a 1 ½ storey building at this time. The 1912 (revised 1915) Fire Insurance Plan shows that the building fronting King Street was no longer used as a stable. The building is still connected to the rear brick 1 ½ storey stable by a wood building (no longer stone). The building use is with “Impl’s”, which is likely an abbreviation for agricultural implements.

The 1912 (revised 1922) Fire Insurance Plans demonstrate that the building remained a 3 storey brick building fronting King Street. The building is noted on the map with “S. 1st, D. Over”, which likely indicates the building was used as a store on the first floor, with dwelling units over (second and third floors). The 1922 Goad’s Fire Insurance Plans notes the building fronting King Street as being 3 storeys. The existing building is 2 storeys. This provides evidence that the original building located on the subject property was demolished at an unknown date, replaced with the existing building. This can be confirmed as the existing building displays modern construction materials on east and west elevations, including concrete blocks and steel beams.

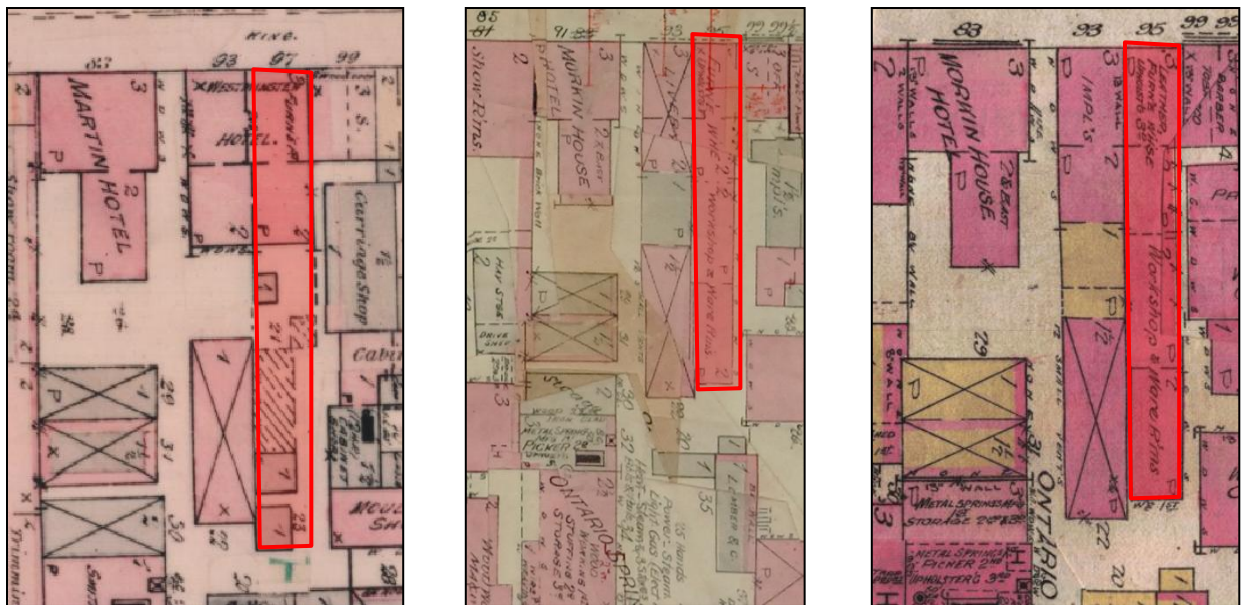


Figures 22-23 - Detail, Goad's Fire Insurance Plan 1922 (left) London City Map showing subject lands and building footprints 1892
Source: University of Western Libraries/London CityMap

4.6 95/97 King Street

The 1881 (revised 1888) Fire Insurance Plan notes that the property located at 95/97 King Street was part of a furniture business. The building was a 3 storey brick structure fronting King Street. The building was 2 storeys towards the rear, with detached accessory structures. The 1884 and 1895 London Business Directories confirm that the business was being owned by Wm. Trafford.

The existing building footprint appears to have changed considerably between 1888 and 1907. The location of 2 or 3 small single storey stone outbuildings and 2 piles of lumber gave way to one long 2 storey brick building, which was used as a workshop and "ware" rooms by 1907. The building appears to have remained the same between 1915 and 1922. The property located at 95/97 King Street does not contain any built heritage resources and is currently used as patio space for the adjacent 'Saddle Up' restaurant located at 93 King Street.



Figures 24 & 26 - Detail, Goad's Fire Insurance Maps showing subject lands from 1881 revised 1888 (far left), 1892 revised 1907 (middle), and 1912 revised 1915 (right). Source: University of Western Libraries

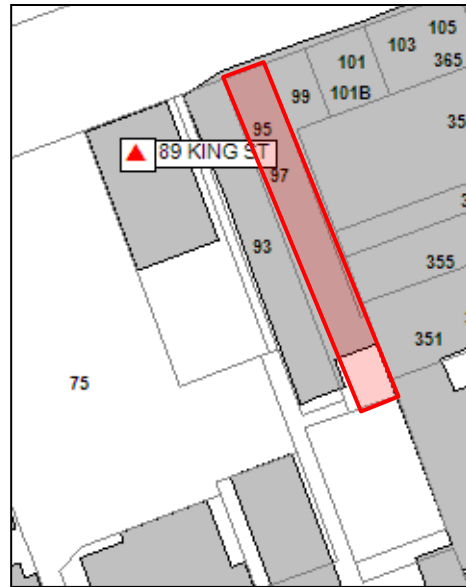
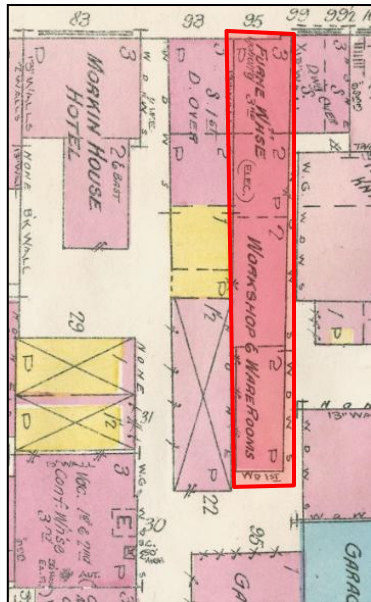
Ridout st. intersects.
 Woodward Henry, prov
 59 Scott Mrs A, dressmkr
 61 Elliott R H
 63 Castle James, carp
 67-71 White George, mach
 73 Lindsay James
 77-85 Campbell J, carriage mnfr
 89-91 Martin House

A lane ends.
 93 Walsh Henry, hotel
 95-97 Trafford Wm, furniture
 99 Taylor Thomas, tailor
 99½ Wilson J H, vet surg
 101 Grannan Wm, sec hnd gds
 103 Branton W H, grocer
 Dunn James, harness mkr
Talbot st. intersects.

King 85
 73 Goldstick S, hat mnfr
 75-85 Campbell John,
 carriage mnfr
 89-91 Morkin House

A lane
 93 Billing Mark, hotel
 95-97 Trafford Wm, furn
 99 Sherman E, barber
 99 1-2 Wilson J H & Son,
 vet surgeons
 101 Mackay H A, barber
 101 1-2 Brooks & Temp-
 lar, furniture
 103 Branton Wm H, gro
 105-107 Dunn Jas, sdlr
 Talbot st intersects
 109-111 Central House, W
 S Hodgins, prop

Figures 27 & 28 - Detail, Excerpt of the 1884 (left) and 1895 (right) London Business Directory for King Street (South Side) between Ridout and Talbot Street. Source: Library and Archives Canada



Figures 29 & 30 - Detail, Goad's Fire Insurance Plan 1922 (left) London City Map showing subject lands and building footprints 1892 Source: University of Western Libraries/London CityMap

4.7 Alleyway between 89 King Street and 93 King Street

The existing alleyway between the properties located at 89 King Street and 93 King Street is noted on the 1881 Fire Insurance Plan. Their location and spatial relationship of this alley to the adjacent buildings located on the subject property have largely remained unchanged since the late 19th century.

The alleyway facilitated an important function for the historic industrial use of the block. While a number of buildings with frontages on King Street included residential or entertainment use, the rear yards of this block primarily facilitated industrial-type use, having numerous workshops, garages, stables, and associated outbuildings/shop yards. The alleyway facilitated access to these buildings, yards and accessory structures for those with industrial-type businesses fronting King Street, Talbot Street, as well as York Street.

5.0 Description of Site and Surrounding Features

The subject lands include three contiguous parcels of land (those being 89 King Street, 93 King Street and 95/97 King Street) and are located on the south side of King Street. The subject lands include an alleyway between the buildings at 89 King Street and 93 King Street.

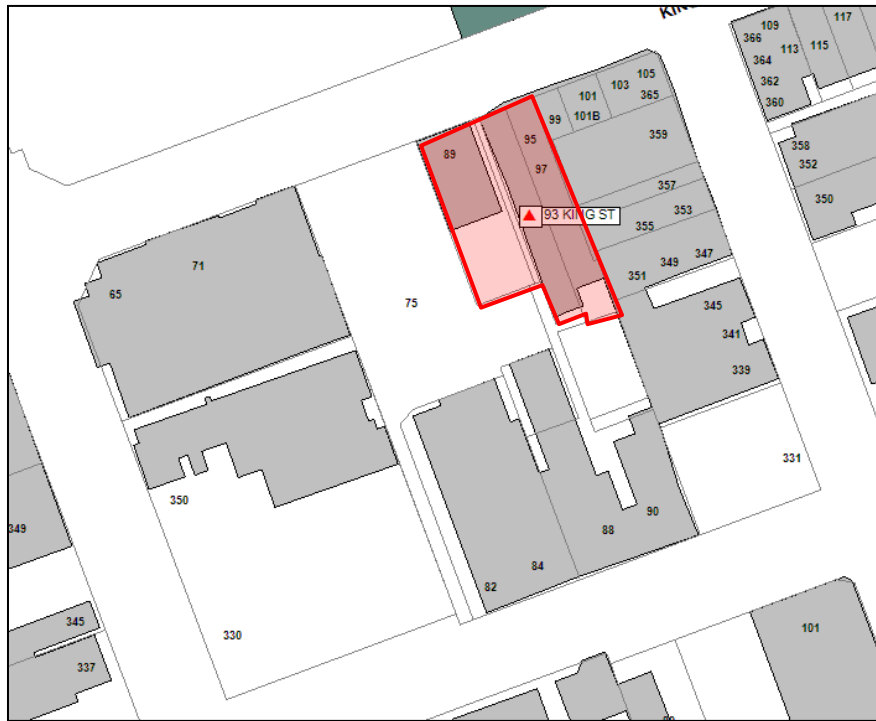


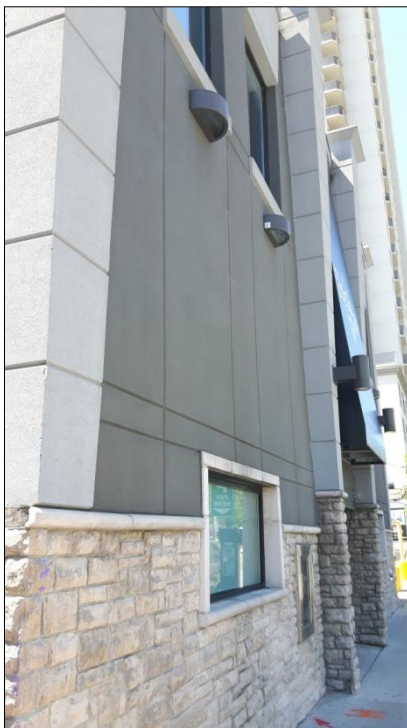
Figure 31 - Map of subject lands noting building footprints. Subject lands noted in red (not to scale) (Source: London CityMap, 2016.)

5.1 89 King Street

The existing building located at 89 King Street, known as 'The Factory' nightclub is a 3 storey building clad in modern materials including split face stone and composite materials. The building displays modern windows and a large branded awning under a parapet wall with projecting sculptural elements on the north (front), east and west facades.



Figures 32 & 33 – (left) View of north elevation, 89 King Street (left) View of north-west elevation, 89 King Street and 93 King Street looking east from King Street (left) (Source: MHBC, June 2016).



Figures 34 & 35 –(left) Detail, north (front) facade of 89 King Street looking west (left) Detail, north (front) facade of 89 King Street looking west (Source: MHBC, June 2016).

5.2 93 King Street

The existing building located at 93 King Street is the 'Saddle Up Country Bar and Eatery'. The building can be described as a two storey structure clad with split face stone and decorative barn board-like wood, having a recessed entrance and large commercial storefront windows fronting King Street. The rooftop is utilized as restaurant/bar patio space. This restaurant is also currently using the lot located at 95/97 King Street as ground level patio space.



Figures 36 & 37 – (left) North (front) elevation of 93 King Street looking south (right) North-east elevation of 93 King Street looking east, view of construction materials (Source: MHBC, June 2016).



Figures 38 & 39: (left) North (front) elevation of 93 King Street looking west (right) North (front) elevation of 93 King Street looking west, detail of front facade building materials (Source: MHBC, June 2016).

5.3 95/97 King Street

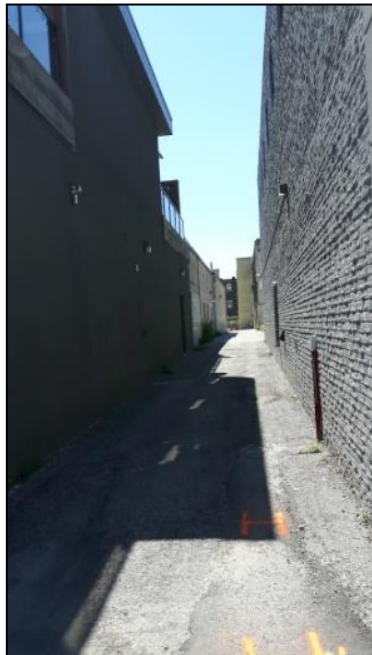
The property located at 95/97 King Street is currently a paved lot with interlock brick used as a patio space for the 'Saddle Up Country Bar and Eatery' located adjacent (east). The property includes picnic tables, a wood-frame bar projecting from the restaurant as well as a metal fence fronting King Street. The rear of the property features a wood-frame fence.



Figures 40 & 41 - (left) view of 95/97 King Street looking South from King Street (right) View of 95/97 King Street looking southwest from King Street (Source: MHBC, June 2016).

5.4 Alleyway between 89 King Street and 93 King Street

The existing paved alleyway located between the buildings located at 89 King Street and 93 King Street provides access to the rear lots.



Figures 42 & 43 – (left) View of alleyway looking south (right) View of alleyway looking north towards King Street (Source: MHBC, June 2016).

6.0 Evaluation of Cultural Heritage Resources

6.1 Evaluation Criteria

The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. The property has design value or physical value because it,*
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. displays a high degree of craftsmanship or artistic merit, or*
 - iii. demonstrates a high degree of technical or scientific achievement.*
- 2. The property has historical value or associative value because it,*
 - i. has direct associations with a theme, event, belief, person, organization or institution that is significant to a community,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 3. The property has contextual value because it,*
 - i. is important in defining, maintaining or supporting the character of an area,*
 - ii. is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. is a landmark.*

6.2 Evaluation of Properties Located on the Subject Lands

The following sub-sections of this report provide an evaluation of the properties located at 89 King Street, 93 King Street, 95/97 King Street, as well as the alleyway between the buildings located at 89 King Street and 93 King Street, respectively, as per *Ontario Regulation 9/06*.

6.2.1 89 King Street

The building located at 89 King Street retains a degree of historical/associative value due to its historic use as the 'Morkin House' by the Morkin family. The building does not retain its integrity due to unsympathetic alterations which have removed its original heritage attributes. Therefore the building does not retain

significant design/physical value. The property retains little of its contextual value it is no longer visually or functionally linked to its surroundings and is not a significant heritage landmark in the local community. While the building is located within the Downtown London Heritage Conservation District, the District Plan has ranked the heritage significance of the property as 'Priority D' which is the lowest classification of heritage value of the District. Priority 'D' is described as,

Structure assessed as currently having any combination of the following attributes: some or all of the original detailing is present but has no historical or architectural significance. These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.

6.2.2 93 King Street

An analysis of historic fire insurance plans and the presence of modern construction materials demonstrates that the building located at 93 King Street is likely of modern construction and is not a built heritage resource. However, the property itself retains a degree of historical/associative value as the former location of the Westminster Hotel, a Livery, agricultural implements storage space, and subsequently a store with dwellings (apartment units) above. No evidence has been found to demonstrate that the property is associated with notable historic figures.

This building is noted in the Downtown London Heritage Conservation District Plan as having a remodeled facade and valued as 'Priority D', where the demolition and replacement of the building should follow the Downtown London HCD Plan guidelines regarding urban design.

6.2.3 95-97 King Street

The property located at 95-97 King Street does not include any existing cultural heritage resources as it is currently used as patio space for the adjacent 'Saddle Up Country Bar and Eatery'. Therefore, there are no built heritage resources located on the property of significant cultural heritage value or interest. However, the property retains a degree of historical/associative value as the location of a former furniture business owned by Wm. Tafford.

The Downtown London Heritage Conservation District Plan identifies that the property located at 95 King Street formerly included a building with a "remodeled facade", and that the property located at 97 King Street formerly included a building known as "Biz Pro" c. 1900. These buildings were likely demolished between 2012 with the passing of the District Plan and 2016.

6.2.4 Alleyway between 89 and 93 King Street

The alleyway located between the building at 89 King Street and the building at 93 King Street has been identified as significant as per the Downtown London Heritage Conservation District Plan. The alleyway is historically associated with the various functions of the block through the 19th and 21st centuries, providing access to the rear of the lots fronting Talbot Street, Ridout Street, King Street and York Street. While the

significant alleyways of the Downtown London HCD have no built heritage features, their presence supports the character of the district where,

The alleys contribute a distinctive character to the late-nineteenth-century retail streetscape in London's urban experience and are a significant reminder of the British influence on the City's planning. During the period when the Downtown was densely built up, alleys and carriageways through the ground floor of buildings were the only means of entering into the centre of blocks to deliver or pick up goods.

Ontario Regulation 9/06	89 King Street	93 King Street	95-97 King Street	Alleyway
1. Design/Physical Value	NO	NO	NO	NO
i. Rare, unique, representative or early example of a style, type, expression, material or construction method				
ii. Displays high degree of craftsmanship or artistic merit				
iii. Demonstrates high degree of technical or scientific achievement				
2. Historical/associative value	YES	YES	YES	YES
i. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant				
ii. Yields, or has potential to yield information that contributes to an understanding of a community or culture				
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.				
3. Contextual value	NO	NO	NO	YES
i. Important in defining, maintaining or supporting the character of an area				
ii. Physically, functionally, visually, or historically linked to its surroundings				
iii. Is a landmark				

7.0 Description of Proposed Development

The proposed development of the subject lands includes the demolition of the two (2) existing buildings and the alteration of the existing alleyway to facilitate the construction of a 31 storey 'multi-unit residential development'. The development proposes below and above grade parking, with commercial space on the first and second storey. Residential units are proposed for the seventh (7th) through to the thirty-first (31st) storey. A Site Plan and artists' concept images are provided in Appendix A and B of this report.



Figure 44: Artists' Concept of North Elevation (ABA Architects, 2016).

8.0 Impacts of Proposed Development

8.1 Classification of Impacts

There are three classifications of changes that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Mitigation recommendations may be required to minimize or avoid adverse impacts.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

This Heritage Impact Assessment has identified two main potential sources of impacts in regards to the proposed development. Those being related to a) Impact of the proposed demolition of existing buildings located on the subject lands, and b) Impacts of the proposed construction of a 31 storey building and potential impacts to adjacent heritage resources.

The following sections of this report will review these potential impacts having consideration for the policies and guidelines of the Downtown London Heritage Conservation District Plan.

8.2 Demolition of Buildings within the Downtown London HCD

The proposed development would result in the demolition of two (2) existing buildings located on the subject lands, those being the 'Factory Nightclub' located at 89 King Street and the 'Saddle Up Country Bar and Eatery' located at 93 King Street.

The Downtown London Heritage Conservation District Plan provides policies regarding demolition. Here, the demolition of heritage buildings are discouraged, but may be necessary in specific cases. This policy states that development must be in-keeping with the applicable policies for redevelopment.

4.6 Demolition

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged. The Ontario Heritage Act allows municipalities to prevent demolition of heritage buildings, or establish conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on the site. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

The Ontario Building Code requires demolition permits for all buildings greater than 10 m² for the purpose of ensuring public safety and proper de-servicing. The City of London has implemented a Demolition Policy establishing the requirement of the Heritage Planner authorization for any demolition requests City-wide.

8.2.1 Proposed Demolition of 89 King Street

The Downtown London Heritage Conservation District Plan includes an evaluation the property located at 89 King Street, where it has been classified as 'Priority D' as follows:

These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.

As per the evaluation of the building as 'Priority D' in the Downtown London HCD Plan, the demolition of the building may be supported provided that new structures conform to urban design guidelines.

The building located at 89 King Street does not retain significant design/physical value due to unsympathetic modifications and is considered a minor adverse impact. Demolition of the building is supported provided that mitigation recommendations are implemented in order to commemorate its associative/historical value.

8.2.2 Proposed Demolition of 93 King Street

The Downtown London Heritage Conservation District Plan includes an evaluation the property located at 93 King Street, where it has been classified as 'Priority D' as follows:

These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.

As per the evaluation of the building as 'Priority D' in the Downtown London HCD Plan, the demolition of the building may be supported provided that new structures conform to urban design guidelines.

This Heritage Impact Assessment has demonstrated that the building does not retain significant cultural heritage value as the building is likely of 21st century construction. As such, the demolition of the building is considered a neutral impact.

8.2.3 Alleyway between 89 King Street and 93 King Street

The alleyway has been identified as a significant feature of the Downtown London Heritage Conservation District. Policies for significant alleyways in the Downtown London HCD Plan apply to the public realm and work proposed to infrastructure and public landscapes. These policies are as follows,

6.2.5 Alleys and Public Rights of Way

The Alleys and Public Rights of Way landscape pattern tell of London's urban development including its orientation towards the gridiron plan, spatial specialization, and the retail sector of the Downtown. The alleys contribute a distinctive character to the late-nineteenth-century retail streetscape in London's urban experience and are a significant reminder of the British influence on the City's planning. During the period when the Downtown was densely built up, alleys and carriageways through the ground floor of buildings were the only means of entering into the centre of blocks to deliver or pick up goods.

- *Preserve the alleyway openings between or in building(s) and to their original proportions;*
- *Improve the visibility of alleyways to increase their utility and safety;*
- *Insure that existing alleys are preserved as public right-of-ways; and*
- *Permit no infringement by development or services into the alleys; and*
- *Catalog the elements, uses and activities found in alleys to support the positive patterns of alleys and capture the potential uses for these.*

The proposed development will result in alterations to the alleyway and includes an easement providing access to the rear of the site *through* the development. This is considered a minor adverse impact as the proposed development will continue to provide public access to the rear of the lot through the development. It should also be noted that a laneway is also proposed between the properties at 95-97 King Street and 99 King Street.

8.3 Identification of Adjacent Heritage Resources

The London Official Plan provides the following policy regarding alteration or demolition on lands adjacent to a property protected under the *Ontario Heritage Act*, where adjacent lands are defined as those which are *contiguous*, and lands that are *directly opposite* a protected heritage property, separated only by a laneway or municipal road.

13.2.3.1. Alteration or Demolition on Adjacent Lands

Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it

has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.

In regards to the properties located along Talbot Street including 359, 357, 353, 355, 347, 349, 351, 345, 341 and 339 Talbot Street, the proposed development is not anticipated to have an adverse affect on those fronting Talbot Street, as they are sited away from the subject lands and are contiguous only from the rear. As such, this section of the report will focus on the impacts of the proposed development on the building located at 99 King Street, which is adjacent (contiguous) to the proposed development.

This Heritage Impact Assessment does not assess the impact of the proposed development on the properties located north of King Street which is currently a parking lot providing access to Budweiser Gardens; or west of the subject lands which is currently used as surface parking and does not contain built heritage resources.

This Heritage Impact Assessment focuses on the proposed development in terms of its potential impacts on the neighbouring properties located at 99, 101, 103, and 105 King Street as these buildings are located to the east, on the south side of King Street towards Talbot Street. These buildings maintain and support the visual character of the south side of King Street and may be impacted by the proposed development.

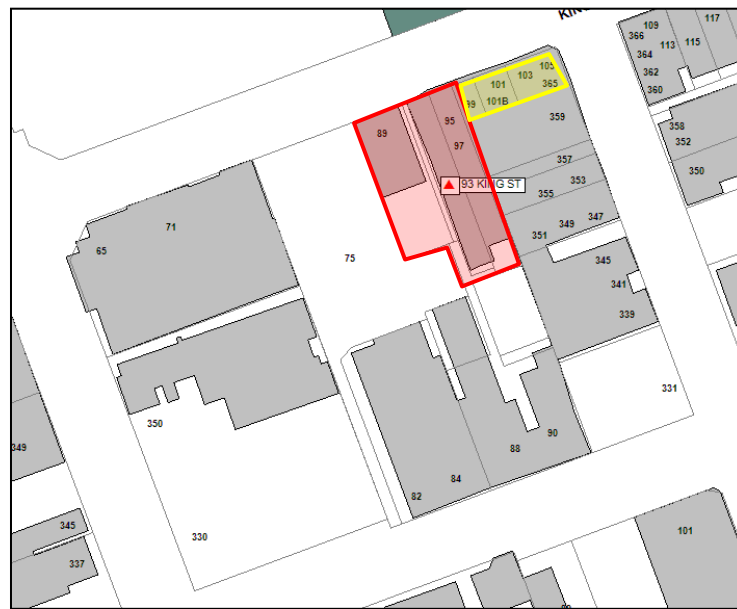


Figure 45 - Map of subject lands noting building footprints. Subject lands noted in red and adjacent properties noted in yellow (not to scale) (Source: London CityMap, 2016.)

8.3.1 Analysis of Potential Impacts to Adjacent Heritage Resources at 99, 101, 103 and 105 King Street

The properties located at 99, 101, 103 and 105 King Street are located east of the proposed development and maintain the heritage character of the south side of King Street. The Downtown London HCD Plan provides policies regarding minimizing impacts of new development on existing heritage resources as follows:

6.1.4 New Construction

The Downtown is a vibrant environment and is anticipated to continue to develop and grow throughout London's future. However, the remaining physical evidence of the city's historical beginnings is something that this HCD intends to preserve and compliment. The guidelines that ensue are written to help ensure that new construction respects the history that will surround it in material, massing and other aesthetic choices.

6.1.4.1 New Construction - Principles

Any new construction shall ensure the conservation of character-defining elements of the buildings it will neighbour and also the building being added to when considering additions. New work is to be made both physically and visually compatible with the historic place while not trying to replicate it in the whole. The new work should easily be decipherable from its historic precedent while still complementing adjacent heritage buildings.

8.3.1.1 Setback, Height and Massing

The Downtown London HCD Plan provides the following policy regarding setback, height, and massing:

Setback, Height and Massing

Facades must be a minimum of 2 storeys and no more than the permitted maximum height of 18 metres. The perception of building height from the pedestrian's view on the sidewalk is of the most concern within the HCD. It is desired that the scale and spatial understanding of the Downtown be retained while allowing for new development. Above these heights, it is recommended that buildings be setback from the building line at setback of 2 metres for each two metres of height. Upper floor setbacks are required on buildings that will exceed their neighbouring buildings' heights by over one storey. Setback and set-backs are not permitted under 13 meters of building height.

New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.

New and renovated buildings must build the full extent of the property width fronting the HCD streets. However, double lots must maintain the visual rhythm of single lots by breaking up their facade in some manner.

The north elevation podium of the building is proposed at 18m in height, which is consistent with the policies of the Downtown London HCD Plan.

The proposed setbacks meet the intent of the policies of the Downtown London Heritage Conservation District Plan as it builds out to the front property line and builds the full extent of the consolidated property width fronting the south side of King Street.

The setback of the podium from the tower meets the intent of the HCD Policies regarding building setbacks. Here, the podium is setback at a distance of 5.8m which demonstrates that these two elements of the design are separate and distinct. The podium is intended to be consistent with the rhythm, scale, and massing of the existing commercial buildings to the east, on the south side of King Street. This separates the pedestrian-level of the development from the tower above.

8.3.1.2 Facade Composition

The Downtown London HCD Plan provides the following policy regarding facade composition:

Facade Composition

New and renovated buildings must enhance the character of the street using high quality materials such as brick, stone and slate. Stucco should be avoided as it is not a historically relevant material for the district. Detailing should add visual interest and texture.

One storey commercial faces must characterize new and renovated buildings. Storefronts that have a 2-level or greater presence on the street should be avoided.

Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing and no less than 25% glazing.

The horizontal rhythm and visual transitions between floors must be articulated in facade designs. The floor to ceiling height of the ground floor facade must be consistent with the predominant heights of buildings and respect the scale of adjacent buildings.

New buildings should respect the significant design features and horizontal rhythm of adjacent buildings. Blank facades are not permitted facing main or side streets (excluding lanes), without exception.

New and renovated buildings must be designed to be sympathetic to the district heritage attributes, through massing, rhythm of solids and voids, significant design features, and high quality materials.

The proposed design of the new mixed-use tower meets the intent of the policies of the Downtown London HCD Plan regarding facade composition.

The proposed facade composition employs the use of a variety of materials to enhance the character of the street including concrete, steel and glass. The proposed development does not propose the use of stucco and does not propose a commercial facade above 2 storeys in height.

The proposed glazing percentage is considered appropriate and meets the intent Policy 8.3.1.2 of the Downtown London HCD Plan. The horizontal rhythm and visual transitions between floors of the proposed facade are articulated with sculptural elements. The floor to ceiling ground height of the facade is complementary to that of the majority of buildings on the east side of King Street towards Talbot Street. The proposed design does not include voids or blank facades, with the exception of the person and vehicular entrances to the building.

8.4 Summary of Proposed Design Concept

While the proposed development as per the artists' concept renderings have been demonstrated to be consistent with the policies of the Downtown London HCD Plan, it should also be noted that the proposed development is not inconsistent with the existing character of the area.

The neighbourhood within the vicinity of the subject lands along King Street from Ridout Street to the west to Talbot Street to the east is characterized by a range of building densities. The south-east corner of Ridout Street and King Street includes a high-rise residential tower, with Budweiser Gardens to the north of the subject lands, and Covent Gardens on the north-east corner of King Street and Talbot Street. Therefore, the proposed development will not be inconsistent with the existing character of the area.

9.0 Alternative Approaches and Mitigation Recommendations

9.1 Alternative Approaches

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. They have been listed in order from least to greatest impact on cultural heritage resources.

1. Do nothing

This option would retain the existing building located at 89 King Street, which has been identified as the lowest priority of heritage buildings as per the evaluation provided in the Downtown London HCD Plan. This option would preclude the redevelopment of the property and options to enhance the streetscape and viability of the local community. This option is not recommended.

2. Relocate the existing buildings

Best practices in Heritage Conservation, such as the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Toolkit* do not advocate the relocation of heritage buildings unless there is no other means to save them. The relocation of structures to another site may alter the contextual relationship between a building and its surroundings. In some cases, it may be possible to relocate a structure a short distance on the same site, thus retaining some of contextual relationship. As the building located at 89 King Street as well as 93 King Street have been ranked 'Priority D' as per the Downtown London HCD Plan, the relocation of these buildings are not recommended.

3. Remove the existing buildings

This option would result in the removal of the existing structures located on the subject lands. The removal of the buildings is supported by the Downtown London HCD where proposed new buildings conform to design guidelines. The removal of the buildings would result in a minor adverse impact.

4. Redevelop the site without mitigation measures

This alternative would result in the proposed development without the consideration of mitigation measures with regards to impacts to cultural heritage resources. The development of the site without mitigation measures would result in the loss of the historical/associative value of the subject lands through interpretation and commemoration. This would result in the loss of information which may contribute to the understanding of the site.

5. Redevelop the site with mitigation measures

The redevelopment of the site as proposed would result in a range of impacts to heritage resources located on the subject property, including neutral, and adverse. Adverse impacts may be mitigated, which would allow for the opportunity to develop the subject lands in a way which conforms to the policies of the HCD Plan to enhance the streetscape. Mitigation recommendations include interpretation and commemoration of the history of the subject lands. The option for redevelopment of the site with mitigation recommendations is considered the preferred option.

Details regarding mitigation recommendations as provided in the following sub-sections of this Heritage Impact Assessment are intended to minimize the identified impacts.

9.2 Mitigation Recommendations

The following mitigation recommendations are made with respect to the adverse impacts identified in Section 8.0 of this report:

- That the exterior of the building located at 89 King Street be documented with photographs prior to demolition in order to supplement the historic record; and
- That the history of the subject lands be commemorated in a manner which is acceptable to the City of London, such as a commemorative plaque which:
 - Is made available to the general public in an area visible from the street;
 - Includes a summary of the historic uses of the property located at 89 King Street, 93 King Street, 95/97 King Street in the 19th and 20th centuries including the Morkin House Hotel.

10.0 Conclusions

The proposed development includes the demolition of the two (2) existing buildings and alterations to the existing alleyway to facilitate the construction of a 31 storey 'multi-unit residential development'. The development proposes below and above grade parking, with commercial space on the first and second storey. Residential units are proposed for the seventh (7th) through to the thirty-first (31st) storey.

This Heritage Impact Assessment concludes that the proposed demolition of the building located at 89 King Street is considered a minor adverse impact. The building does not retain significant contextual value as the building is no longer visually or functionally linked to its surroundings. The building has lost its heritage integrity as it has been heavily modified due to unsympathetic alterations and has lost its original heritage attributes. The building has been demonstrated to exhibit historical/associative value due to its historic use as a hotel establishment.

The proposed demolition of the building located at 93 King Street is considered a neutral impact as it has been demonstrated to likely be a modern 21st century building and therefore does not retain significant cultural heritage value. The proposed alterations to the alleyway between the buildings located at 89 King Street and 93 King Street is considered a minor adverse impact as it has been demonstrated to be significant as per the Downtown London HCD Plan. This will be mitigated as the proposed development continues to provide access to the rear lot through the development.

The demolition of these buildings is supported by the Policies of the Downtown London HCD Plan as they have been ranked 'Priority D', where the demolition of buildings may be supported subject to the construction of new buildings which are consistent with urban design guidelines.

The artists' concepts of the proposed design of the new building comply with the policies of the Downtown London HCD Plan regarding new development in terms of setbacks, rhythm, massing, and urban design as detailed in Section 8.0 of this report. In addition to this, the proposed development is not inconsistent with the existing character of the area, which includes a range of building densities such as a high-rise residential tower to the west, and Budweiser Gardens to the north.

The following mitigation recommendations are provided in regards to the identified adverse impacts:

- That the exterior of the building located at 89 King Street be documented with photographs prior to demolition in order to supplement the historic record; and
- That the history of the subject lands be commemorated in a manner which is acceptable to the City of London, such as a commemorative plaque which:
 - Is made available to the general public in an area visible from the street;

- Includes a summary of the historic uses of the property located at 89 King Street, 93 King Street, 95/97 King Street in the 19th and 20th centuries including the Morkin House Hotel.

12.0 Bibliography

- Campbell Cl. T. M.D., *Pioneer Days in London – Some Account of Men and Things in London before it became a City*. London, 1921
- City of London Planning and Development, *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*. London: City of London, 1994.
- City of London, *By-law No: L.S.P.-3068-60 (Designation of the property at 680 Talbot Street)*, passed on February 5, 1990 and registered on February 9, 1990.
- City of London, *By-law No: L.S.P.-3365-196 (A By-law to designate 672-674 Talbot Street to be of historical and contextual value or interest)*, passed on September 7, 2004 and registered on September 10, 2004.
- City of London, *By-law No: L.S.P.-3423-236 (A By-law to designate 678 Talbot Street to be of historical and contextual value or interest)*, passed on July 24, 2012 and registered on August 2, 2012.
- D. Menard. *Demolition Application: 661 Talbot Street (Locust Mount)*. City of London Staff Report prepared for Planning Committee. January 14, 2007.
- D. Menard. *Locust Mount Status Report – 661 Talbot Street*. City of London Staff Report prepared for Planning Committee. August 22, 2005.
- D. Menard and J.M Fleming, *Locust Mount Heritage Designation: 661 Talbot Street*. City of London Staff Report prepared for Planning Committee (Item 18-191), September 26, 2005.
- Golder Associates et al. *Blackfriars-Petersville Heritage Conservation District Plan & Guidelines*. London: City of London, 2014.
- J.M Fleming, *Locust Mount Progress Report*. City of London Staff Report prepared for Planning Committee (Item 8-74), May 10, 2004.
- J. Reaney, *London history mystery: Quaffing at Morkin's*, London Free Press, 2011. Online resource accessed June 2016: <http://blogs.canoe.com/brandnewblog/entertainment/london-history-mystery-quaffing-at-morkins/>
- London Advisory Committee on Heritage and Department of Planning and Development. *Inventory of Heritage Resources (Real Property – Buildings and Structures)*. London: City of London, 2005.
- London Public Library. Archival records related to Locust Mount. Online resource accessed April 2016: <http://www.londonpubliclibrary.ca/research/local-history/historic-sites-committee/locust-mountain>

Ontario Numismatist, *The Morkin House 1892-1921*, 2008. Online resource accessed June 2016:
<http://the-ona.ca/ON/V47.09-10.Sep-Oct.2008.pdf>

Precious Blood Monastery. *A Brief History of the Sisters of the Precious Blood in London, Ontario*. London: Precious Blood Monastery, 2013.

Sisters of the Precious Blood. *Brief History of the London Monastery*. Online resource accessed April 2016:
<http://www.pbsisters.on.ca/monasteries/london/>

Thames River Coordinating Committee. *The Thames Strategy: Managing the Thames as a Canadian Heritage River*. London: Upper Thames River Conservation Authority, 2000.

Upper Thames River Conservation Authority. *The Thames River: a Canadian Heritage River*. Online resource accessed April 2016: <http://thamesriver.on.ca/about-us/thames-heritage-river/>

Western Libraries – Western Archives. Photo of Locust Mount.

Appendix A – Site Plan

SITE LEGEND

- ENTRANCE/EXIT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
- BICYCLE PARKING SPACE
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- PARKING COUNT BUBBLE
- ACCESSIBLE PARKING SIGN Rb-93 (60x75) cm SUPPORT: WALL
- NO PARKING SIGN Rb-51 (30x30) cm SUPPORT: WALL



THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.



No.	REVISIONS	DATE



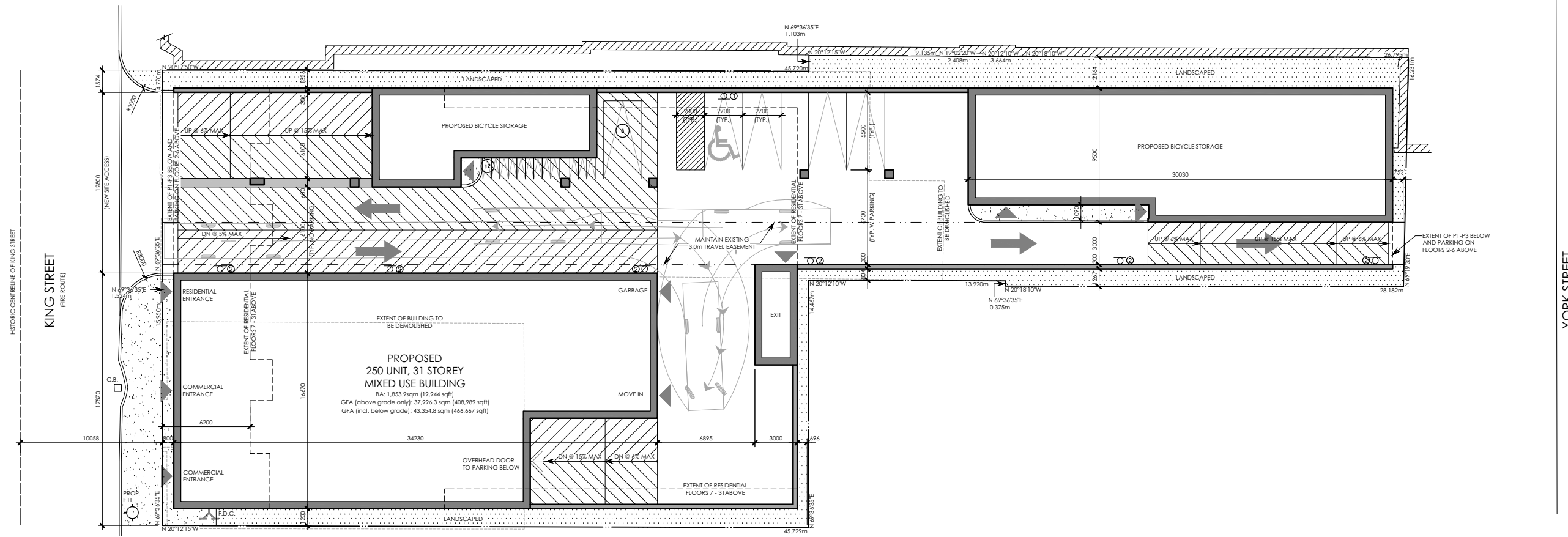
REZONING APPLICATION	2016.1221
CHRONOLOGY	DATE



PROJECT NAME
91 KING
89-97 KING STREET
LONDON

DRAWING TITLE
SITE PLAN

SCALE 1:150	DRAWING NUMBER SPA.01
SHEET SIZE 610x914	
PROJECT NUMBER 2014-042	



01 SITE PLAN
SPA.01 (FLOOR LEVEL 1)

1:150

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.



No.	REVISIONS	DATE



REZONING APPLICATION	2016.12.21
CHRONOLOGY	DATE



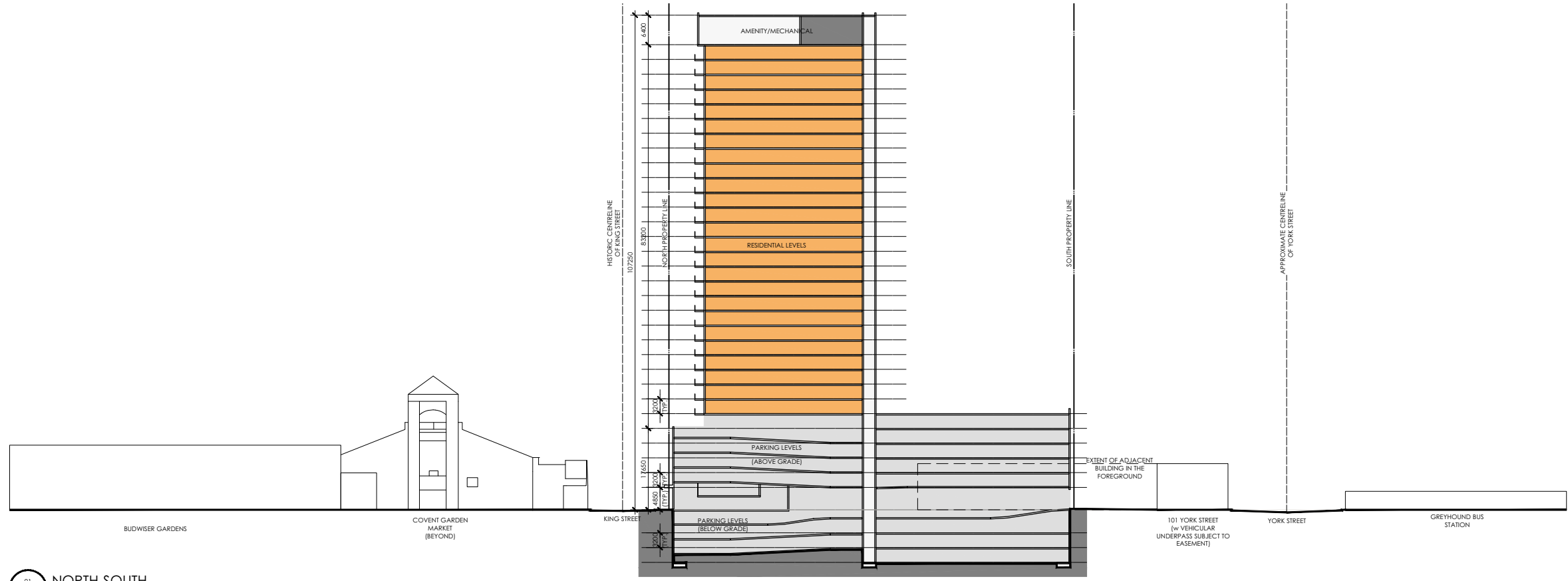
aba architects inc.
1-544 Water St., N. Waterloo ON. TEL: 519 884 2711 www.abarchitect.ca



PROJECT NAME
91 KING
89-97 KING STREET
LONDON

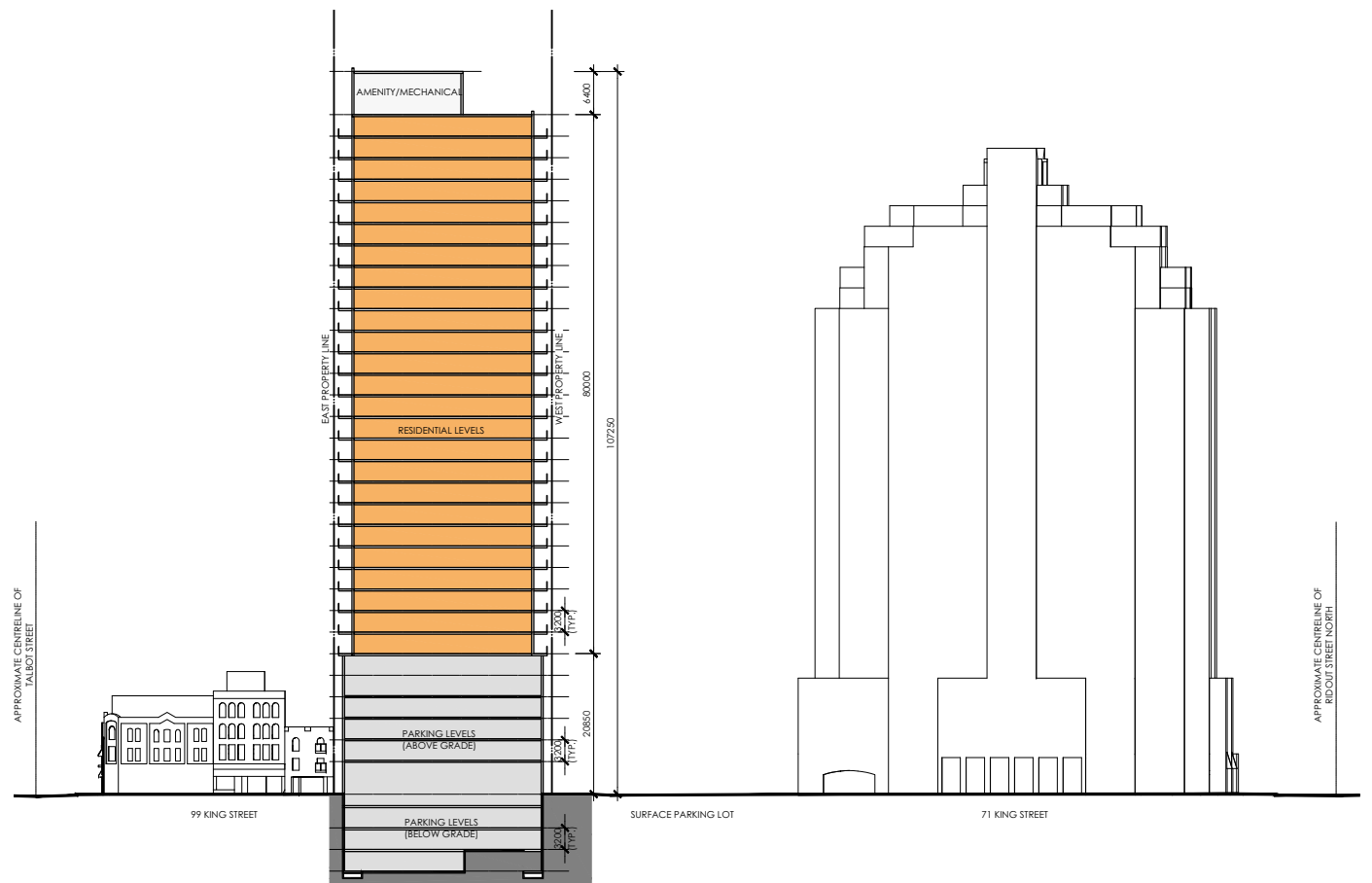
DRAWING TITLE
SITE CROSS SECTIONS

SCALE	1:150	DRAWING NUMBER SPA.02
SHEET SIZE	610x914	
PROJECT NUMBER	2014-042	



01 NORTH-SOUTH
SPA.02 SITE CROSS SECTION

1:500



02 EAST-WEST
SPA.02 SITE CROSS SECTION

1:500

LAST EDITED BY: M. BROWN DATE: December 22, 2016
FILE LOCATION: L:\2014\2014-042\89-97 King St. Corridor\2.0_Site Planning\2014-042_SPA_Site Plans.dwg

Appendix B – Artists’ Concept/Renderings (ABA Architects, 2016)



Appendix C – Curriculum Vitae



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines
Cambridge West Master Environmental Servicing Plan
Township of West Lincoln Settlement Area Expansion Analysis
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
Township of Tiny Residential Land Use Study
Port Severn Settlement Area Boundary Review
City of Cambridge Green Building Policy
Township of West Lincoln Intensification Study & Employment Land Strategy
Ministry of the Environment Review of the D-Series Land Use Guidelines
Meadowlands Conservation Area Management Plan
City of Cambridge Trails Master Plan
City of Kawartha Lakes Growth Management Strategy
City of Cambridge Growth Management Strategy
City of Waterloo Height and Density Policy
City of Waterloo Student Accommodation Study
City of Waterloo Land Supply Study
City of Kitchener Inner City Housing Study

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Vanessa Hicks, B.A., M.A.,

EDUCATION

2016
Master of Arts in Planning,
specializing in Heritage
Planning
*University of Waterloo,
School of Planning*

2010
Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology
Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after graduating from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Prior to joining MHBC, Vanessa gained practical experience working as the Program Manager, Heritage Planning for the Town of Aurora, where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events (such as the annual Doors Open Ontario event), and heritage projects (such as the Architectural Salvage Program). Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts (HCDs), heritage impact assessments (HIAs), cultural heritage evaluation reports (CHERs), conservation plans, as well as Stages 1-4 archaeological assessments.

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Vanessa Hicks, B.A., M.A.,

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD

Heritage Impact Assessment - 107 Concession Street, City of Cambridge

Heritage Impact Assessment – 33 Laird Drive, City of Toronto

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 362 Dodge Drive, City of Kitchener

Heritage Impact Assessment – 255 Ruhl Drive, Town of Milton

Heritage Impact Assessment – 34 Erb Street East, City of Waterloo

CULTURAL HERITAGE EVALUATION REPORTS (CHERs)

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

CONTACT

540 Bingham Centre Drive,
Suite 200

Kitchener, ON N2B 3X9

T 519 576 3650 x 728

F 519 576 0121

vhicks@mhbcplan.com

www.mhbcplan.com