



Architectural Conservancy Ontario – London Region Branch  
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Wednesday, July 19, 2017

Members of the Planning and Environment Committee:

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Stephen Turner – [sturner@london.ca](mailto:sturner@london.ca)

Members of the London Advisory Committee on Heritage (LACH)  
through the LACH Committee Secretary

**Re: Notice of Application - 150 Dundas St. and 153 Carling St. (Ward 13) - Z-8745**

Dear Councillors and Members of LACH,

The London Region Branch of Architectural Conservancy Ontario (ACO) wishes to state its views on the regarding the Rygar Properties proposal for a 27-storey residential tower on the site of 150 Dundas Street and 153 Carling Street.

In short, we encourage planning staff and City Council to strive to adhere to both the spirit and the letter of *The London Plan* even though the new official plan has not yet come into effect.

We understand that, under the new *London Plan*, buildings of 20 to 30 storeys would be permitted on the subject property. However, it is also our understanding that the evaluation criteria for approval of a development project include the impact on adjacent buildings and the "context" of the neighbourhood.

In our opinion:

- A 27-storey building would have a detrimental impact on the context of the neighbouring heritage buildings that presumably deserve long-term protection and preservation as Dundas Street transforms and revitalizes itself. The tallest buildings in the area are on the north-east corner of Richmond and Dundas Streets (6 storeys high) and the Market Tower building on the SW corner of that same intersection (5 storeys high, with the top of the clock tower at approximately 7 storeys high). The striking contrast between the height of the proposed building and its heritage neighbours is illustrated quite dramatically on page 4 of the city's March 22, 2017 Notice of Application to Amend the Zoning by-law document. We suggest that the city propose a more human scale of development, perhaps 10 to 12 storeys.



- A 27-storey building obviously has the potential to deprive neighbouring residents and businesses of natural sunlight. An absence of sunlight would have a detrimental impact on the pedestrian appeal of downtown streets. We urge the city to seriously consider the sunlight issue when analysing this proposal.
- We agree that a set-back after 3 or 4 storeys would be important “to avoid imposing over and altering the pedestrian-focused atmosphere of the downtown.” A 5-metre set-back (instead of the 3 metres proposed) on both the Dundas Street and Carling Street sides of the building would be more successful in achieving that laudable goal.

Finally, we hope that the city will require design excellence both at the proposal and construction stages. Dundas Street, particularly as the “Flex Street” concept is implemented, deserves nothing less.

Thank you for considering our comments. If you would like to discuss this matter further, please contact me.

Sincerely,

Mike Bloxam  
President, London Region Branch  
Architectural Conservancy Ontario

CC:

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