

Heritage Impact Assessment

131 King Street



March 2018



THOR DINGMAN



B. ARCHITECTURAL SC. INC.



March 27, 2018

York Developments

303 Richmond St., Suite 201
London, Ontario
N6B 2H8

Attn: Ali Soufan

Re: 131 King Street - Heritage Impact Assessment

I am pleased to submit a completed Heritage Impact Assessment for the proposed building development at 131 King Street. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ
FIRM BCIN 26998

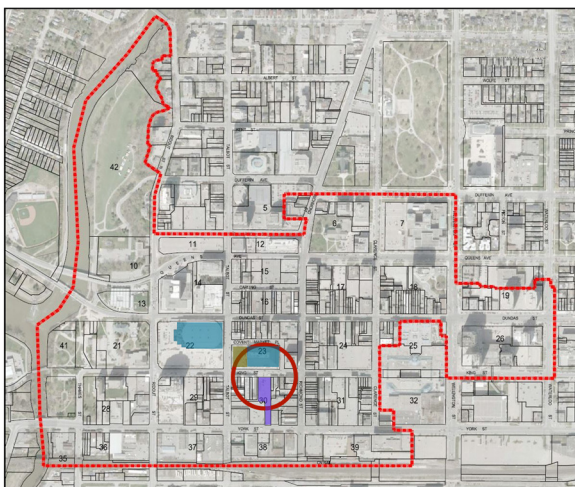
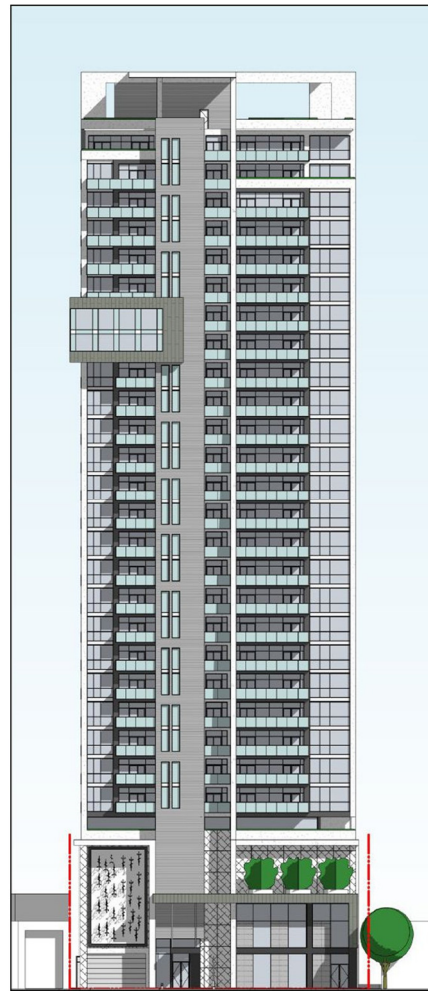
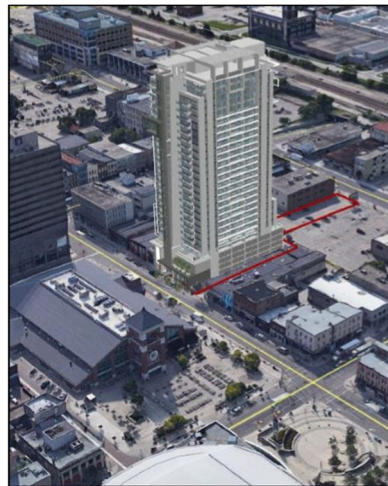


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1. Introduction

A new 30 storey residential and mixed-use tower is proposed for the property at 131 King Street. Currently the property is absent of any buildings and is used for surface parking. The property is located within the London Downtown Heritage Conservation District. As part of the approval process a heritage impact assessment (HIA) is required. A heritage permit must also be obtained from the municipality prior the issuance of a building permit. Land use and zoning review and amendments may also require the completion of a HIA. Since there are no buildings currently present on the property it is assumed that no demolition permit is required.

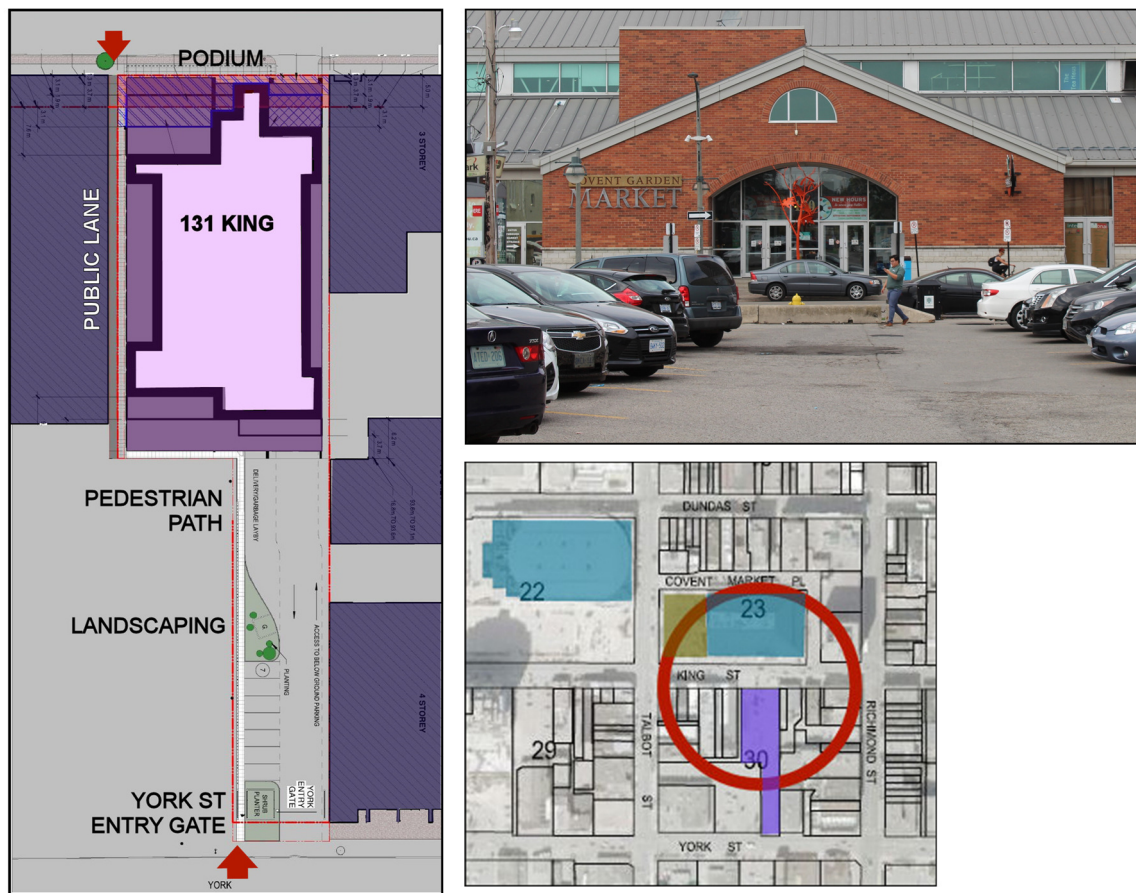


1. Bird's eye view of proposed building (top left). 2. North elevation drawings (right).
3. Site location map (red circle) within the London Downtown Heritage Conservation District boundary (red line).

1. Introduction - continued

The heritage conservation district has been designated by council under Part V of the Ontario Heritage Act, R.S.O., 1980, c.337 (as amended) in 2012. This assessment will follow the lead document, the *Downtown London Heritage Conservation District Plan*, dated March 2012. The HCD Plan was preceded by the *Downtown Heritage Conservation District Study*, (final report), dated January 2011 which has also been used as a reference in preparing this assessment.

The property is centrally located in down town London and is also at the centre of the heritage conservation district (figure 3.) The subject property is located directly opposite from the south entrance to the Covent Garden Market (figure 5.). The Market is a historic and prominent hub of civic activity and forms the eastern edge of a large public court at the corner of King and Talbot Streets (figure 6.).



4. Site plan with boundary in red line and grey, building podium storey medium grey, and tower dark grey (left). 5. Currently used for surface parking, view across the vacant site towards the south entry to Covent Garden Market (top right). 6. Detail of the subject area circled in red with Covent Garden Market and Budweiser Gardens in teal (bottom right).

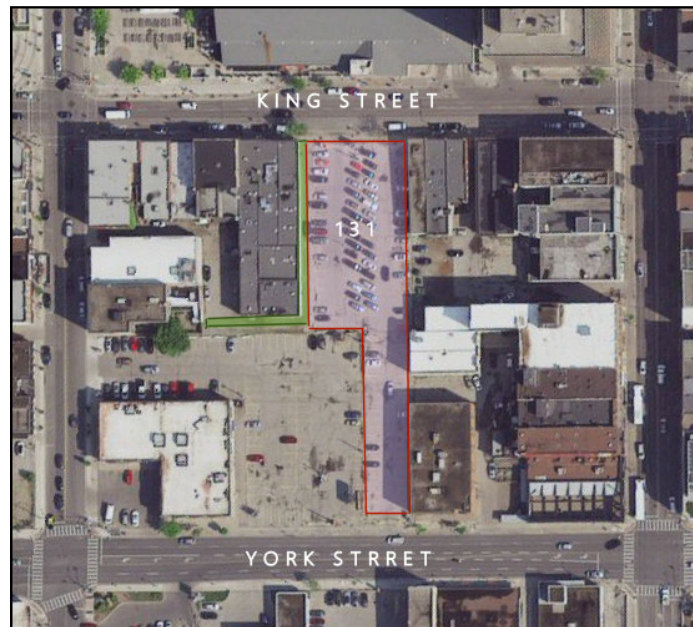
1. Existing Site Description

The subject lands measure approximately 2,865 m² (0.28 ha or 0.71 ac) in total area. The site's primary frontage runs extends along King Street for approximately 32.0 m (105.0 ft). The secondary frontage extends along York Street for approximately 15.2m (50.0 ft). The total length of the site is approximately 121.5m (398.6 ft). There are no existing buildings on site, and the site is presently used as a commercial parking lot.

A laneway runs parallel to the western boundary of the property to the mid-block location, then turning west and extending away from the subject property. The laneway is assumed to be established by a right of way, extending over the subject property and over the property adjacent to the west. The laneway right of way remains unencumbered in the proposed site plan and building foot print.

A clearance of approximately 1.2m (4.0ft) is retained on the property along the eastern boundary of the King Street frontage. This clearance is required to facilitate excavation and foundation construction. This land will not be accessible to pedestrians.

The southern portion of the property fronts onto York Street. This portion is less than half the width of the King Street frontage. Currently this area is used as a commercial parking lot. The development proposal will maintain this portion of land for surface parking to support the project. We are not aware of any established right of way across the south portion of the property.



7. Aerial photograph of the subject site outlined in red with the laneway along the west boundary of the property shaded in green.

2. District Heritage Character – Macro Scale

The London Downtown Heritage Conservation district encompasses approximately 7 square kilometers in area and is located in London's historic core between the forks of the Thames River. The district is equally as vast in the diversity of its built heritage contained within its boundaries. Six key building development periods¹ have been identified spanning over almost 190 years of urban settlement. This has resulted from five stages² of growth; early commercial, industrial and service centre development followed later by the office and retail sectors. In more recent decades the loss of retail activity and commerce has caused a decline in the health of the urban core. A rich stock of heritage buildings remains, but they are generally poorly maintained or under utilized.

It would be very difficult to ascribe a specific character to the entire district other than to emphasize the high quantity of many fine heritage buildings from numerous eras, with diverse architectural style, mass and height. These fine buildings are evidence of the great prosperity London has enjoyed over nearly two centuries of growth. The urban fabric today creates a heritage character which could be described as "diversiform". The District is often impressive, but yet anticipates a future era of renewal and reinvestment.

One of the stated goals of the HCD Plan is "to fully possess the identity of a heritage and culturally significant area"². New construction should be designed with regard to the District and compliment the character of the streetscape.



8. London skyline (top); 9. Middlesex Court House, c1829 (left) 10. Mechanics Institute, 1876 (centre); 10. Fanshaw College, Howard W. Rundle Building, 2014 (right).

3. Heritage Character – Market Area

Opposite the subject site is London's Covent Garden Market which was deeded for the purpose in 1846. By 1853 architects were appointed to design the first permanent market building. Now on its third building, the market has operated in the same location for over 170 years and is genuine evidence of the inherited urban fabric and the social economic patterns that continue today. Covent Garden Market's continued relevance legitimizes the importance of a central meeting place providing quality produce on an intimate and personalized human scale.

Within the context of both social activity and built form the Market is a highly significant heritage resource and is the dominant character of the local vicinity. Surrounding streetscapes such as the King Street block provide a defining backdrop to the Market Square. Between Talbot and Richmond Streets, five restaurants and two salons are among the 12 storefronts providing a wide range of typical walk-in service store fronts.

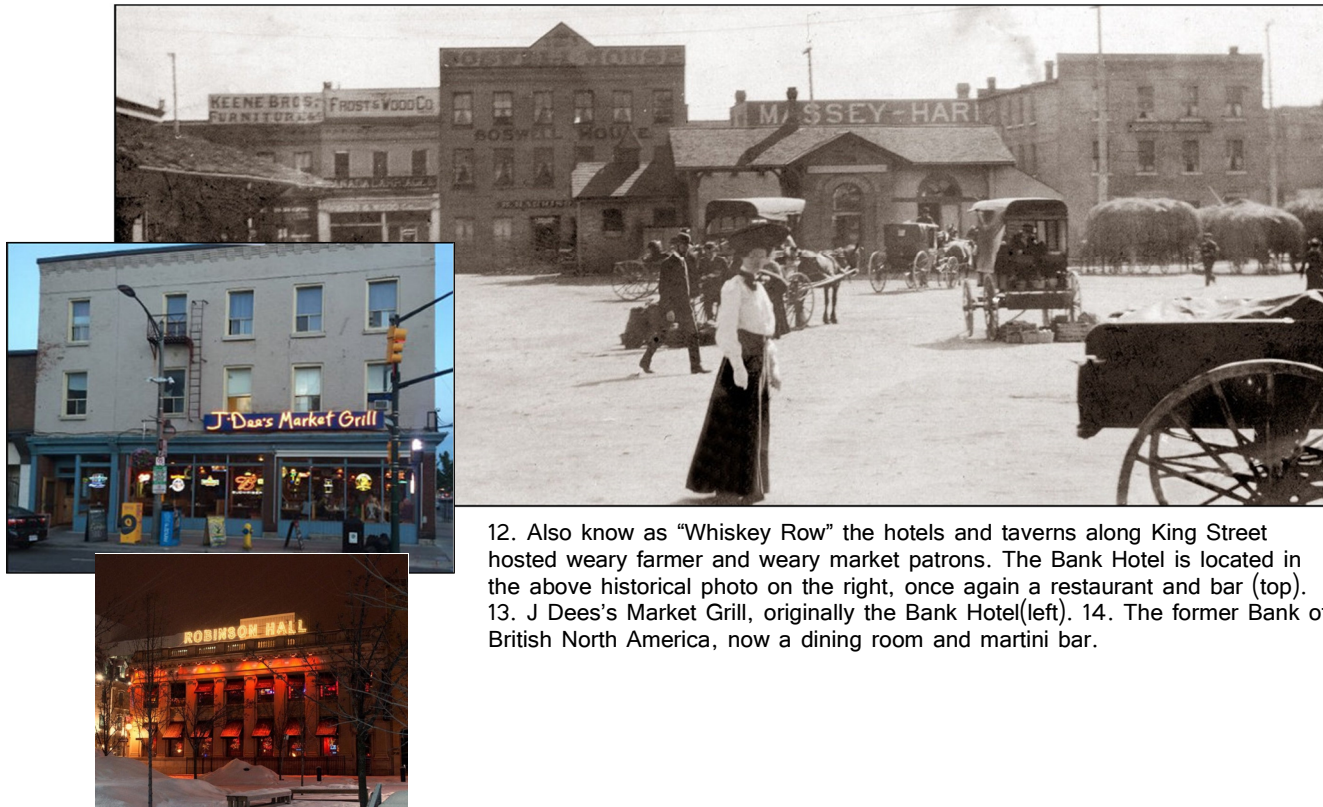


11. Above is an insurance map from 1892 showing the first market building and the Market Square. The red line indicates the stretch many taverns and inns know as "Whiskey Row".

4. Heritage Character – Market Area, continued

The Market Square west of Covent Garden Market contributes to the social heritage character of the vicinity by continuing to provide public open space for outdoor activities, gatherings and performances. The Market Square regularly accommodates crowds attending sporting or entertainment events held at the adjacent 9,000 seat Budweiser Gardens. Many casual and fine dining restaurants ring the Market Square vicinity and cater to London residents and visitors.

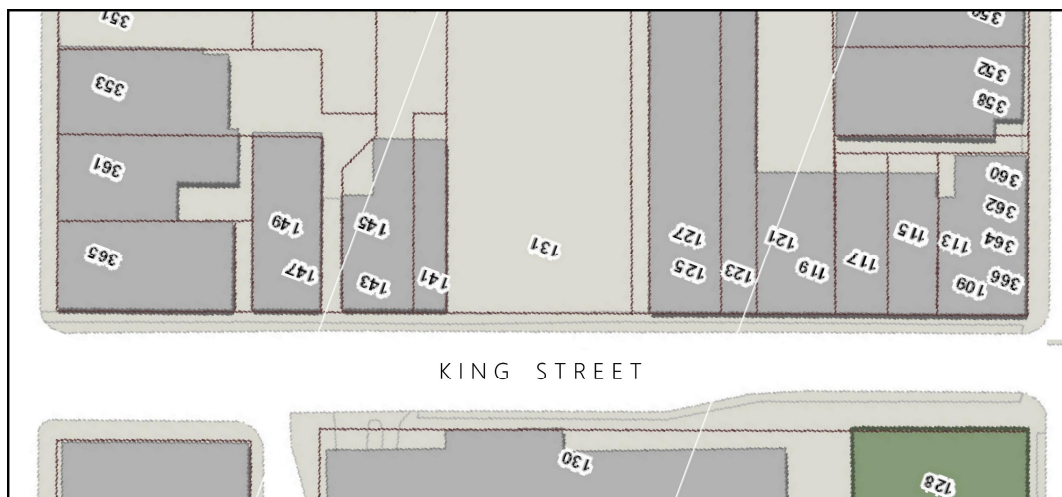
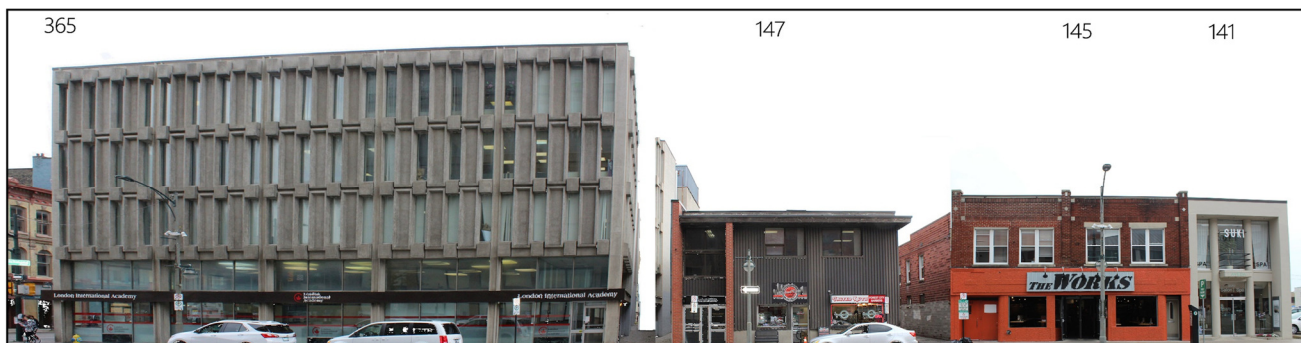
Once again, the continuity of the Market Square’s historic roots is remarkable. The block along King Street directly across from the market, at one time contained many hotels, taverns and inns, where some respite could be had after a long market day. It has been said that husbands who went missing in market crowds were to later be found across the street at one of the many drinking establishments. This particular block on King Street became known as “Whiskey Row “and was in part responsible for the arrival of the Salvation Army to Canada in 1882. The building at 109-111 King Street is one of the few Whiskey Row hotel buildings to remain. Built in circa 1870, it was known as the Bank Hotel. Today the building is a grill and bar and is listed as a priority one on London’s Heritage inventory. It continues the tradition of providing food and beverages for market goers and also for the new crowds attending Budweiser Gardens.



12. Also know as “Whiskey Row” the hotels and taverns along King Street hosted weary farmer and weary market patrons. The Bank Hotel is located in the above historical photo on the right, once again a restaurant and bar (top). 13. J Dees’s Market Grill, originally the Bank Hotel(left). 14. The former Bank of British North America, now a dining room and martini bar.

5. Adjacent Buildings Classification

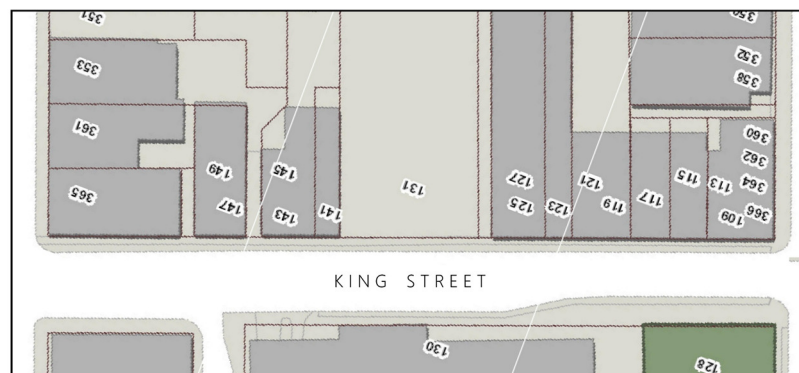
The building classification matrix for the subject block #30 provided in the London Downtown HCD Plan has been inserted here for reference. The buildings illustrated below (#365 to #141) are all classified as *historic* within the critical development period of the HCD (1830's-1980's), with the exception of #147 and the subject property (parking lot) at #131. Buildings at #365 and #145 have an "A" ranking and are considered important to the streetscape.



131 King St.	I	Empty Lot			ii
141 King St.	H	Remodeled façade	C		ii
143 King St.	H	Commercial, c. 1920	A	Onn's fish market; two storey unpainted red rug brick with replacement windows in original openings; store front and door placement;	ii
145 King St.	H	Commercial, c. 1920	A	Onn's fish market;	ii
147 King St.	I	Commercial, c. 1960	D	Unpainted brick projections to either side	ii

5. Adjacent Buildings Classification- continued

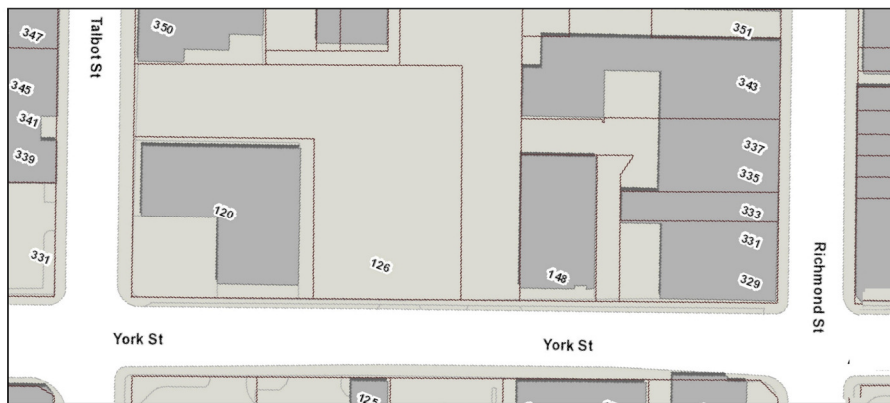
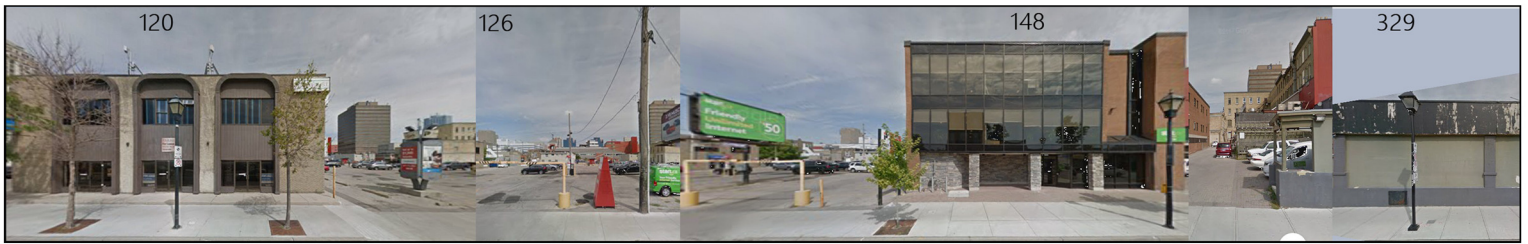
The buildings illustrated below (#127 to #109) are all classified as “H” *historic* within the critical development of the HCD (1830’s-1980’s). Buildings #109 to #123 are ranked as either as “A” or “B” and are considered important to the streetscape. The buildings at #125 & #127 are ranked at “C”. They retain some historical importance but most or all of the façade materials have been removed.



111 King St.	H	Bank hotel, c. 1870	B		ii
113 King St.	H	Moore Building addition, c. 1920	B		ii
115 King St.	H	Commercial, c. 1920	A	2 storey unpainted brick - with replacement windows in original openings;	ii
117 King St.	H	Commercial, c. 1920	B	Stepped façade; painted brick; ground floor recent; cornice;	ii
119 King St.	H	Former hotel, c. 1880	A	Façade, c. 1925; unpainted three storey brick façade; rebricked 19 th century hotel; replacement windows in original openings; central entry to upper floors; earlier cornice at ground floor;	ii
121 King St.	H	Commercial	A		ii
123 King St.	H	Commercial, c.	B	2 storey painted brick with replacement windows in original openings;	ii
125 King St.	H	Keene furniture, c. 1914	C	Painted two storey; new windows upper storey not in original location; decorative tinc cornice with end blocks;	ii
127 King St.	H	Keene furniture, c. 1914	C		ii
131 King St.	I	Empty Lot			ii

5. Adjacent Buildings Classification- continued

The buildings illustrated below on York Street between Talbot and Richmond Streets (#120 to #329) are all classified as “H” *historic* within the critical development of the HCD (1830’s-1980’s). The buildings bordering the new proposed gateway entry to 131 King Street, #120 and #148 are ranked as “D” and are not covered by the alteration guidelines.



366 Talbot St.	H	Moore Building	B	ii
120 York St.	H	Commercial, c. 1980	D	iii
126 York St.		Empty Lot		iii
148 York St.	H	Commercial, c. 1980	D	iii



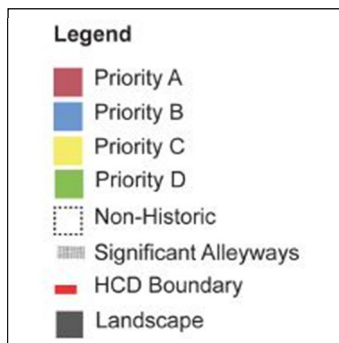
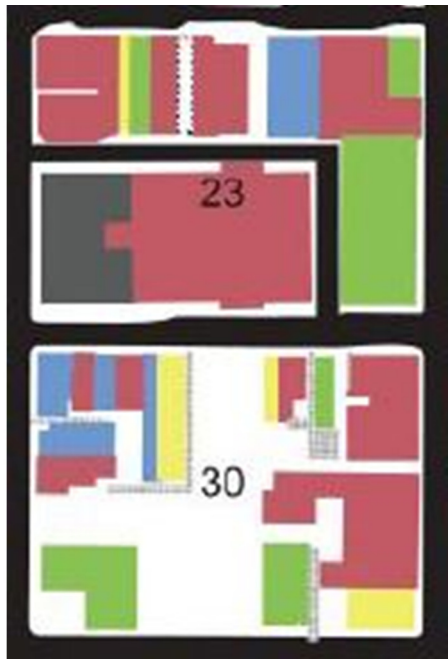
View of the proposed pedestrian and vehicle gateway Mid-block location on York Street

6. Classification Mapping – Buildings + Streetscapes

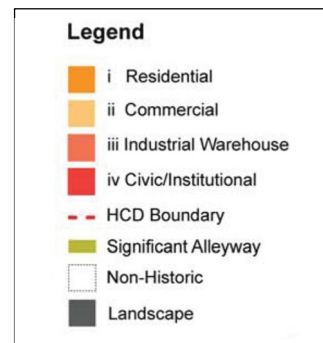
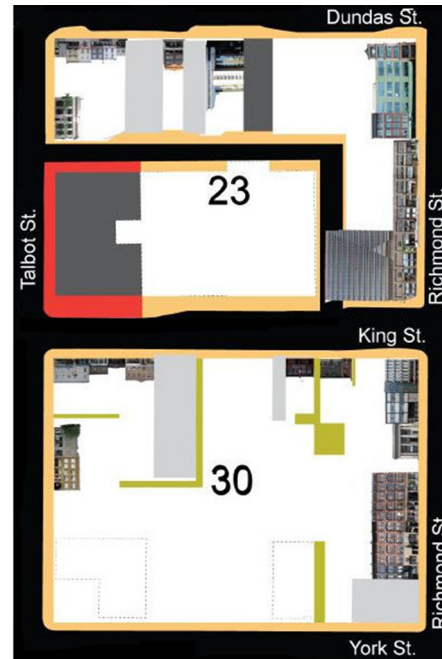
The Downtown London HCD Plan contains a classification of the District according to city block quadrants. The subject block 30 and the Market block 23 have been joined here for convenience. Several priority buildings are identified in the subject vicinity as “A” and “B”. The mapping indicates a significant density of historic buildings having been built during a critical time in the Districts development between 1830’s and the 1980’s.

The subject streetscapes are commercial in character. The Market Square figures prominently in the streetscapes of the area. A significant alleyway is identified adjacent to the subject property along the north-west boundary. Alleyways are unique found spaces and well scaled for pedestrian activities and can animate the formal cityscape. No alleyways are otherwise identified on the property at 131 King Street.

Building Classifications



Streetscape Classifications

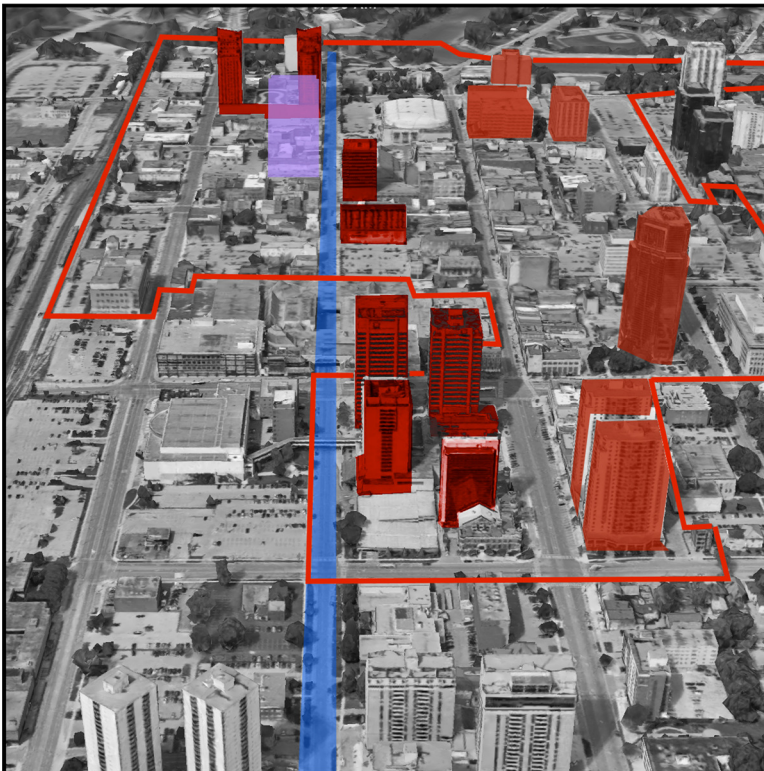


7.1 Assessment Criteria

Assessment of the heritage impact of the proposed building at 131 King will be based on fundamental building and urban design values and their positive or negative impacts on the surrounding heritage character of the District, and on the local vicinity as identified in the Plan. The vacant land at the subject property has no heritage value. New infill construction is encouraged to be distinguishable from the historic fabric. The proposed new building is contemporary in design, is forward looking aesthetically and incorporates leading building technology and materials. Therefore, the analysis of the development will not be stylistic in nature, but will be based on fundamental design principles and the ability of the project “to fully possess the identity of a heritage and culturally significant area”².

7.2 Assessment – General Principles

The introduction of a 30-storey building is a significant change to most mid to large sized cities. As has been stated in the London Downtown HCD Plan, and restated here, multi-storey buildings are a defining characteristic of the District. Approximately 16 multi-storey buildings are located in the HCD.



29. Aerial photograph of the London Downtown Heritage District highlighting multi-storey buildings. King Street is shaded blue, 131 King shaded violet. 30. The multi-storey Dominion Building built by the Federal Government in 1935.

7.2 Assessment – General Principles

Conservation of heritage resources and new development are not mutually exclusive. New designs carefully considered can both nurture preservation and sustain growth. For the urban place type the London Plan provides that;

802.2 Tall buildings will be permitted only where they achieve a high level of design excellence in conformity with the City Design polices and in accordance with associated guidelines in this plan.

Any Impacts on the District is further mitigated through indirect economic stimulation. The building will provide high quality residential accommodations. This in turn will have a multiplying effect on the local District’s economy as more residences will seek quality goods and services. As the service sector expands, a competitive environment for quality building space will encourage renovation, restoration, infill and retrofit activity resulting in an overall benefit for the District.

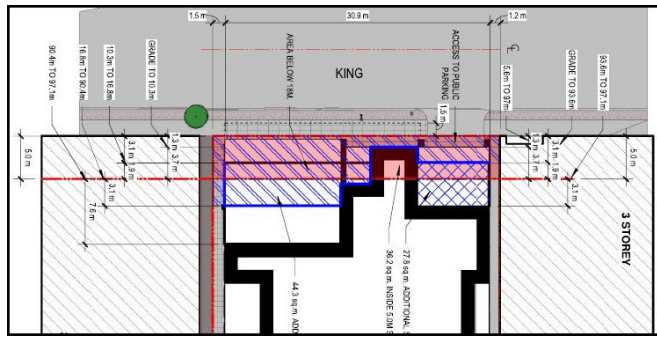


31. Eye level perspective view of the north west side of the proposed building (upper left).
 32. Bird's eye view of the proposed building from the north east (top right).
 33. Eye level view of the building from King Street looking east along King Street.

7.3 Assessment – Massing + Height – continued

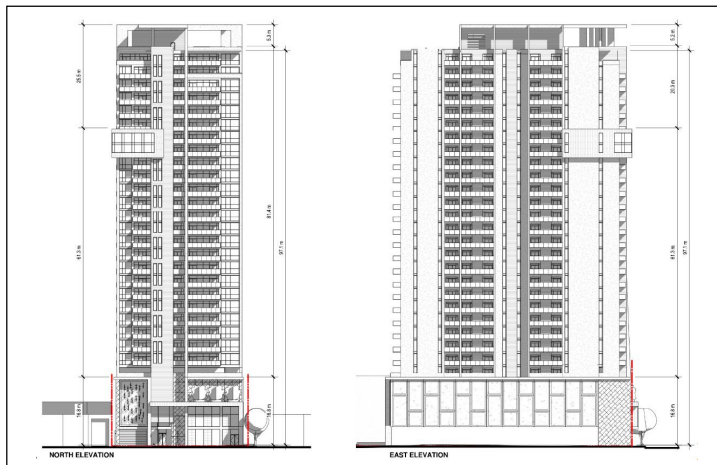
When a building exceeds the typical established building height, the HCD Plan provides for a building step back from the street frontage to minimize the spatial impact to the streetscape. The step back is required at the 18m height with a step back distance of 5m. The resulting podium storeys in the building design at the base of the tower distinguishes itself well from the massing of the upper tower. Multiple deep cornices at various levels provide a strong visual break.

The building provides setbacks above the podium level, but in an attempt for a more sculptural building quality, the setbacks vary from 3 meters to 8 meters as opposed to the 5 meter recommendation. This approach allows the building to step back further in plan to give the west elevation a narrower appearance and to help articulate the mass of the northwest corner. Additional architectural features are introduced on the west façade to break the multiple horizontal balcony railings.



34. The tower plan profile (shown in heavy black line) is stepped back at 4 different distances. The net stepped back area is in excess of the required area (area shaded in pink).

The building proportions are a 1:2 ratio in that the north and south facades are half the width of the east and west facades. While there is a concentration of detail on the main King Street façade – each face continues with the horizontal and vertical elements typical of this building type. With an effort to break the facades into multiple components the massing becomes more complex. This is also achieved with the building setbacks and balcony recesses on the east and west facades – opposing the protrusion of balconies on the north and south facades.



35. Architectural design drawings of the north elevations (left) and east elevation (right).

7.3 Assessment – Massing + Height – continued

Additional elements punctuate and animate the tower and will provide visual interest on the city skyline. The elements include the continuously textured tapered tongue on the north façade and a two storey, cantilevered “jewellery box” volume on the north east corner of the 23rd floor. The tower is capped with a canopied rooftop observatory level that celebrates and articulates the building’s silhouette. The various design elements successfully counteract the potential of monotony that can befall the multi-storey residential tower. The articulation of the tower massing is sufficiently resolved to a high quality and meets the standards of the London Downtown HCD Plan.



36. The coloured north elevation drawings showing a complex response to the existing cornice heights of adjacent buildings. On the King Street block.

7.4 Assessment – Podium Façade + Materials

The design of the podium façade is contemporary and without direct reference to period architecture. It is consistent with the character of the District to encourage new high-quality architecture that is representative of our contemporary culture and technological ability.

The streetscape façade of the podium is divided vertically into three main sections; parking garage entry with sculpture, main entrance for building residents and an expansively glazed, two storey tenant space. The podium is rectilinear in character with colliding interplay of geometric forms and frames. Several cantilevered cornice lines provide deep shadows and animate the geometry of the façade. These cornice lines respond to, and provide continuity with, the surround context of the King street block. The strong cornice lines at the mid-block location along Street help knit together the streetscape from corner building to corner building along the block.

7.4 Assessment – Podium Façade + Materials, continued

A variety of quality feature materials are proposed including curtain wall glazing, stainless steel spandrel panels, aluminum composite panels (ACM), zinc standing seam cladding and large format porcelain panelized cladding. The colours are muted and cool and express an exacting, clean and high-tech image.

The London Downtown HCD Plan requires consistency with large areas of glazing typically found in commercial and personal service street frontages throughout the District. Typically, up to 80% of the façade area on the ground floor storey is glazed. Many older period buildings have between 20% and 70% glazing on the second storey. The building's requirement to support parking levels from the 2nd to the 5th level presents a practical difficulty in glazing the walls of these floors. To mitigate the absence of large amounts of glazing, the possibility of installing a large artwork on the east side of the north façade will be considered. The art concept being explored at this time pays homage to the late local painter Greg Curnoe. Curnoe was associated with the Canadian art movement know as London Regionalism. The proposed terrace greenery above the restaurant cornice also provides addition animation and relief of the unglazed portion of the façade.



37. "Self Portrait #4" (1992) Greg Curnoe (left). 38 Watercolour "Mariposa Low Profile" Greg Curnoe (upper left). 39. Proposed public art installation in homage to Greg Curnoe.

7.5 Assessment – Landscape + Streetscape

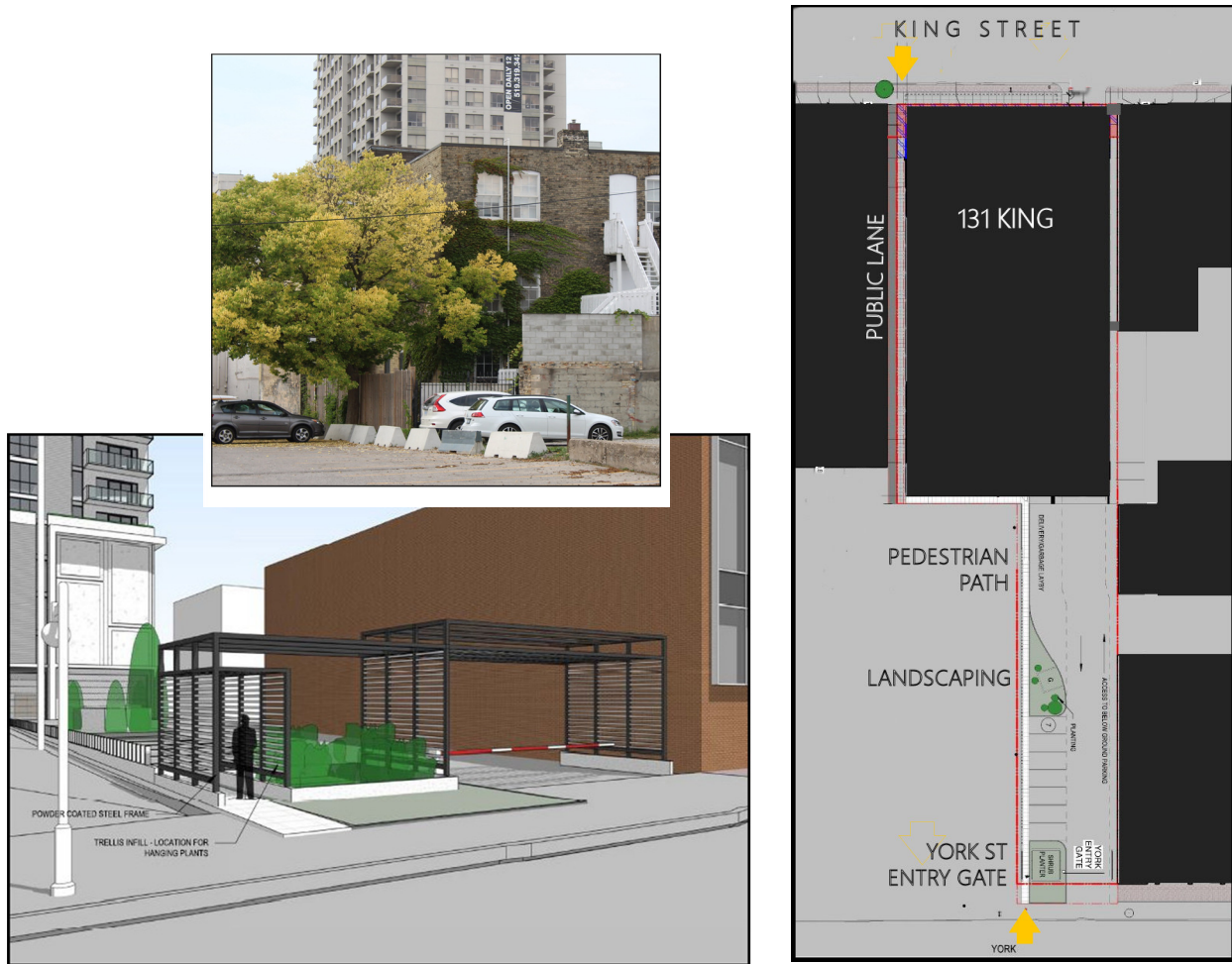
The proposed site design maintains the existing public laneway between 127 and 131 King Street. This lane will link up with a new pedestrian pathway extension connecting through to York Street. An exciting possibility being explored if feasibility, is the potential for creating storefronts along the alleyway which will raise pedestrian engagement within the block. Unique “found” utilitarian spaces such as alleyways provide fertile environments for the arts. Artists such as Banksy have raised graffiti and street art to a legitimate art form. Below is some skillful wall art at the entrance to the alleyway.



40. Street art graffiti on the entrance to the alleyway between 131 & 127 King Street (top). 41. Ground floor plan showing the possibility of artisanal storefronts to be opened along the alleyway.;

7.5 Proposed Site Design - continued

A new pedestrian and motor vehicle gateway is proposed at the York Street entrance to the property. Landscape features are provided at the York Street frontage and at mid-depth along the pedestrian path. Limited plantings can provide significant relief to the hard-surfaced environment of the city. The proposed gateway will also contribute some definition to the vacant street edge along York Street.



32. A lone urban tree thrives in the back alleyways adjacent to Talbot Street (top). 33. Site plan showing the pedestrian pathway extension from King Street to York Street (right). 34. Illustration of the York Street Gateway and landscaping (bottom left).

7.6 Assessment Matrix

Guideline / Principles		Design Response / Comment		
A - general principles	1	conserve character-defining elements of neighboring buildings	Proposed dev will define street edge continuity across the mid-block void	✓
	2	new development physically and visually compatible w/ historic place while not replicating inn whole	Podium design responds to fundamental scale and rhythm of District streetscape character, Distinctive, uplifting contemporary design	✓
	3	New development decipherable from historic precedent and complementing adjacent heritage patterns	Distinctive contemporary design with upper tower stepped back from the street edge as per Plan	✓
	4	Roof shapes/major design elements complimentary to surrounding buildings and heritage	New tower continues the long history of multi-storey buildings in the District	✓
	5	setbacks of new dev. consistent with adjacent buildings	No similar building adjacent	n/a
	6	new buildings/entrances oriented to street; encouraged to have architectural interest	Suspended canopy for residents, fully glazed tenant storefront suite and entry	✓
	7	new development responds to unique conditions or location (i.e. corner properties); provide architectural interest/details at both street facades	Building is richly articulated street façade provides tension and interest across from south Market entrance.	✓
B - façade composition	1	new dev. to enhance character of street using high quality materials (brick, stone and slate)	Porcelain panels, stainless steel, zinc standing seam, acm panels, curtain wall glazing	✓
	2	detailing to add visual interest and texture	Podium façade divided into a myriad of planes and colliding rectilinear forms. Tower animated massing and textured materials	✓
	3	one storey commercial face of new dev; facades min of 2 storeys	yes	✓
	4	Retain a 3 to 4 storey height at the building line; above 18m step back 5m	Step back varies both more and less than 5m to benefit aesthetics of apartment tower	M
	5	at grade - up to 80% glazing is appropriate; 2 nd floor and above +/- 50% glazing (with between 25% < and <75%)	5 levels of parking make glazing impractical. Mitigate glazing area with art installation and terraced greenscaping	M
	6	horizontal rhythm/visual transitions between floors articulated	Podium well articulated. Parking levels are not evident	✓
	7	floor-ceiling height of ground floor to be consistent w/heights + respect scale of adjacent buildings	yes	✓
	8	new dev. to respect significant design features and horizontal rhythm of adjacent buildings	Existing building heights are echoed in several cornice heights	✓
	9	blank façades permitted facing main or side streets	No	✓
	10	new dev. sympathetically designed to district heritage attributes (massing, rhythm of solids and voids, significant design features, and high-quality materials)	The contemporary architecture responds adequately to meet fundamental design requirements that are characteristic to the district	✓

7.6 Assessment Matrix

Guideline / Principles for New Construction			Design Response / Comment	
C – setback / height / massing	1	new dev. to maintain and enhance the continuity of the street edge by building out to front property line	The project is built to the property limit on all sides	✓
	2	façades to be 2 storeys min. no more than 18m max	The building is 30 storeys as a result of bonusing. Height exception permitted by London Plan	✓
	3	new dev. to consider perception of building height from the pedestrian's view on the sidewalk	Multi-level terraced building step backs are used	✓
	4	scale and spatial understanding of district be retained while allowing for new dev.	Podium design allows visual relief from tower and provide a tripartite division of base, body and attic	✓
	5	2 storeys <, setback upper floors of building from building line (2m for each two metres of height)	The development is 103.5m high with podium setback. Additional setback not feasible	M
	6	upper floor setbacks required on buildings exceeding heights of neighbouring buildings by over one storey	The development is 103.5m high with podium setback. Additional setback not feasible	M
	7	setback/step-backs not permitted <13m bldg. height		n/a
	8	new dev. abutting existing structures at the building line to match adjacent building height—or provide visible/apparent offset in height to maintain the visual integrity of the existing structure	Podium design responds to, and continues one line of adjacent buildings.	✓
	9	with/exception of York St., new dev. w/in district encouraged to retain 3-4 storey height at building line	The building is 30 storeys as a result of bonusing. Height exception permitted by London Plan	✓
	10	single storey new dev, is discouraged		n/a
	11	new dev. to build the full extent of the property width fronting the HCD streets	Yes fully built out to street line	✓
D – landscape + streetscape	1	discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds.	Site servicing, transformers, garbage collection is concealed in dedicated service area	✓
	2	new development built out to the front and side lot lines	Yes fully built out to street line	✓
	3	new tree plantings where sidewalk is greater than 3.0m in width	Planting provided in dedicated “bump out” along pedestrian pathway	✓
	4	Provide landscaping to screen parking and for pedestrian quality	Parking is primarily provided with parking garage levels within the building	✓
	5	Reinforce significant historic cultural gardens and landscapes	Restores historic King street edge bordering the Covent Garden Market and indirectly south limit of Market Square	✓
	6	Existing lanes and pathways shall be preserved and positive uses enhanced	Existing laneway is preserved and enhances with possible new storefront opening onto alleyway.	✓

8. Summary

The potential heritage impact of the proposed building at 131 King Street has been assessed and the mitigating responses have been analyzed. The diversiform character of the district's many historic periods of development, architectural styles and building heights, reveal varying potential impacts at different scales. For example, the character of the District's skyline differs greatly from that of a typical late 20th century, 3 storey commercial block when viewed from street level, such as found along Dundas Street. Both define the District's historic character, but they do not necessarily result in a homogenous, urban fabric.

The potential impact of a new multi-storey building is anticipated in both the Heritage Conservation District Plan, the London Plan (Official Plan) and London's Downtown Plan. The economic engine to drive revitalization and reinvestment in the District will partly depend on new and intensive residential and commercial development. It is anticipated that this in turn will elevate the intensity of use and the quality of maintenance of the rich stock of heritage buildings contained within the District.

A primary mitigating measure for multi-storey buildings is a required 5m building step back at the historic cornice line height at 18m in vertical height. The proposed building design has modulated the tower mass with multiple step backs ranging from 3m to 8m, resulting a more interesting and pleasing tower form.

An additional and important mitigating measure is the requirement for tall buildings to achieve a high level of design excellence. The proposed tower is to utilize quality materials in the building envelope including stainless steel, curtain wall glazing, standing seam zinc cladding and cast porcelain panels. The tower form is articulated with a tripartite composition (base, mid-storey, attic), a tapered "tongue" reaching from street level to roof top, and a cantilevered "jewellery box" volume on the 23rd floor. Public access is proposed for the roof top observatory level. This public attraction further reinforces the Market area as a shopping, sports and entertainment destination.

The street frontage of the building podium contains multiple levels of structured parking which limits the quantity of glazing required in the District Plan. In place of glazing above the parking garage entrance the installation of an artwork in homage to the late Greg Curnoe, an influential local artist, is being explored. Additional relief is provided through greenscaping on the terraced cornice line.

The ground floor tenant suite is designed with two-storey glazing along King Street. The block's established food and beverage sector, which has historic roots dating back over 150 years ago, then known as "Whiskey Row", could be well accommodated. Hospitality or mercantile businesses compliment the Market Square as a sports and entertainment area. The alleyway between 131 and 127 King Street, now re-established with the building's western edge, will be extended with a pedestrian pathway leading to York Street. Openings may possibly be created along the alleyway for storefronts if feasible.

In conclusion, the proposed building is deemed to meet the guidelines and mitigating measures as provided in the Downtown London Heritage Conservation District Plan. Furthermore, the design shall contribute to achieving a stronger cultural heritage identity for this significant area of London.

References

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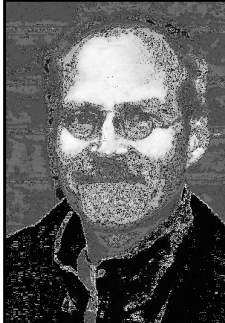


Curriculum Vitae

Thor Dingman - President

▪ F I R M H I S T O R Y

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



▪ P R O F E S S I O N A L A S S O C I A T I O N S

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of Canada accredited professional

▪ P R O F E S S I O N A L R E G I S T R A T I O N

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ P R O F E S S I O N A L I N S U R A N C E

\$1,000,000 E&O Insurance,
Encon, Certificate Number 199

▪ G E N E R A L L I A B I L I T Y

\$2,000,000 Commercial General Liability per occurrence. \$3,000,000 General Aggregate.

▪ E D U C A T I O N

B. Arch. Sc. (design)
Ryerson University, Toronto 1989

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ F O R M E R E M P L O Y E R S

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

1989-1991
Architectural Scientist
Otto & Bryden Architects
Ottawa, Ontario

▪ E X P E R I E N C E

With 19 years professional design experience Thor Dingman has worked on a wide range of projects for a variety of clients;

Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

W & H Smith Construction

Stratford Subaru

CBRE Property Management

Quadro Communications