

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 131 King Street (Z-8902)

- Laverne Kirkness, Kirkness Consulting, on behalf of York Developments – indicating that he would like to give his time to David Yuhasz, Zedd Architecture, who has been the mastermind behind the proposal that they are very pleased to bring to the city; advising that he would like Mr. Yuhasz, Zedd Architecture, to advise the Committee of a few of the features of the philosophy behind this.
- David Yuhasz, Zedd Architecture – indicating that they are the Architects for this project and they have gone through numerous iterations and have worked quite closely with the Urban Design Peer Review Panel responding to them quite significantly as well as with the Urban Design department; indicating that Mr. M. Corby, Senior Planner, did a good job pointing out what the building is all about; concentrating on the street pedestrian experience, what they find in a lot of buildings in Downtown London and elsewhere, when there is not enough parking and they are doing parking podiums, there is a lot of effort in this particular design to try to hide the parking elements because they have three levels below grade, they have three levels above grade and what you can see is that what they have been able to do is the three storey comes down to the glazing level and then gets hidden by two levels of glass and that way they are able to push the parking elements back, you do not realize that there are parking floors in there whatsoever; stating that the rest of the design is really quite articulated; there are lots of interesting materials that are going to be using on the façade; noting that it is quite a rich environment for this strip of King Street; showing other views; showing the different levels that they have been using to tie into existing context; advising that the existing context is really a three storey, two storey, there is nothing that consistent but they have picked up on a number of the elements along the street and brought them in as horizontal and vertical elements dividing the façade into three different components; advising that Mr. M. Corby, Senior Planner, talked about the larger element that is the retail defined entrance into the apartment itself and the parking level where they are anticipating an art installation that would be part of that design; focusing on the jewel design element of the building, which you can see in the two renderings; advising that what that comprises of in the building is the lounge area and the bar area and the library and all of the amenities of the building that are quite a focal point for the building itself; indicating that on the roof element, there is going to be a separate lounge and terracing for all the inhabitants of the building; showing how the elements are coming together; indicating that there is a walkway on the alleyway down the side of the building and then the potential to introduce glazing there as well because it forms a pedestrian link through to York Street; relating to the ground floor, there are two accesses to parking because the third floor, off of King Street, the public parking would be going up the ramp and then two floors on top of that and then from York Street they would be going down the ramp to the three floors below so it is two separate access points to the two separate parking levels; noting that there is a large retail component on the ground floor; pointing out the twenty-third floor, this is what they call the jewel element that gives you the lounge and the gaming which is a focal point for the building; extensive landscaping and terracing on the rooftop, together with the lounge area; showing a cityscape shot of the building in situ. (See attached presentation.)
- Bob Usher, General Manager and CEO, Covent Garden Market – advising that he attended the previous meeting and he raised a couple of concerns; indicating that tonight, with the changes that have been made and moving the parking the way that they have, etc., they are in a position to say thank you for what you have done and they fully support the application.

- Greg Priamo, Zelinka Priamo Ltd., on behalf of Mr. and Mrs. Mendez – advising that they attended the last meeting and raised some concerns about the relationship of the development of the new building as it related to Mrs. Mendez’s buildings directly to the west and they are pleased to report that they have spent some considerable time with York Developments over that time period and have arrived at arrangements that have sufficiently addressed their concerns and at this point they can advise the Committee that they have no objection to the zoning being brought forward.