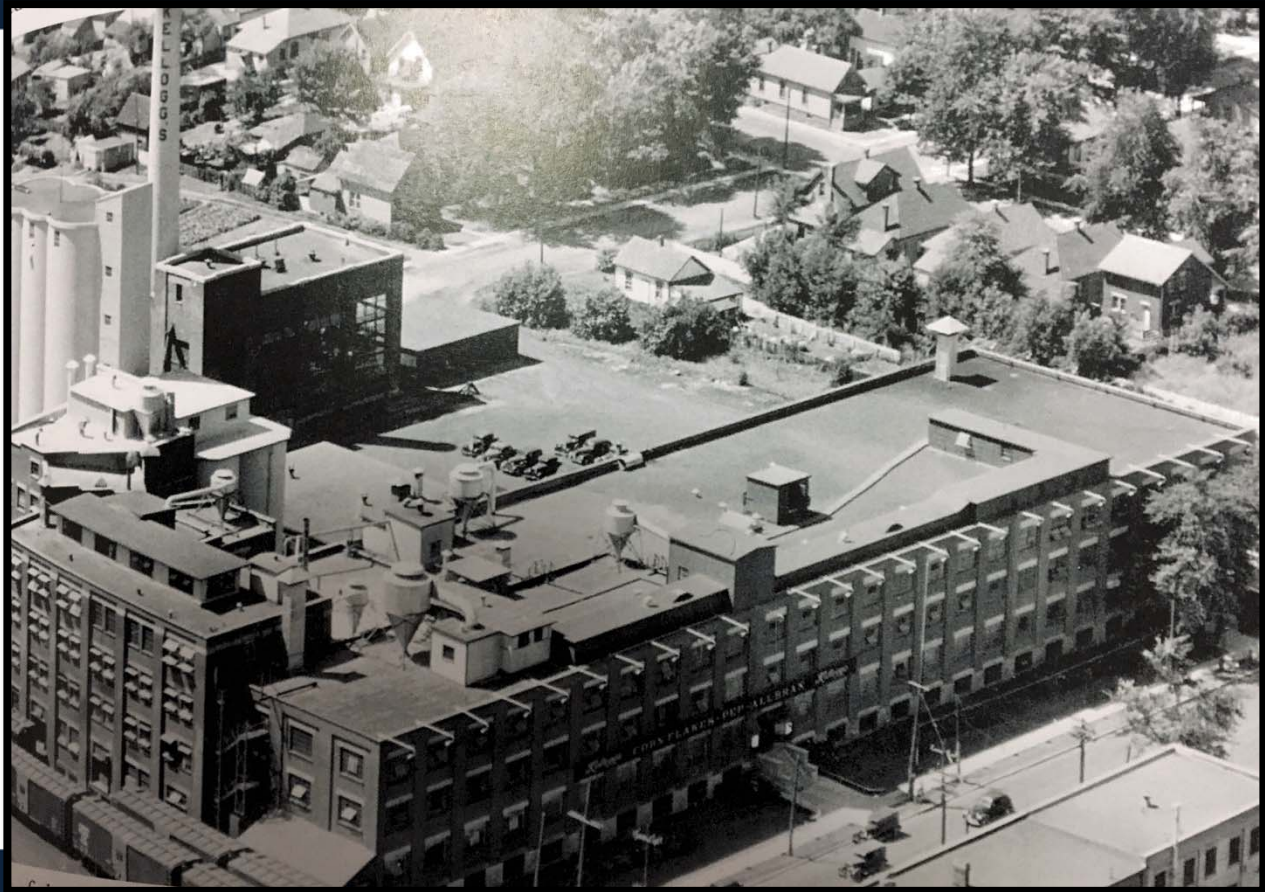


Heritage Impact Statement

100 Kellogg Lane

City of London



January 7, 2019



ZELINKA PRIAMO LTD
A Professional Planning Practice

TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

- 1.1 Purpose of Heritage Impact Statement

SECTION 2 – SITE DETAILS

- 2.1 The Subject Lands
- 2.2 The Proposed Development

SECTION 3 – MUNICIPAL REGISTER OF HERITAGE PROPERTIES

- 3.1 Adjacent Properties Designated under the Ontario Heritage Act
- 3.2 Adjacent Non - Designated Properties

SECTION 4 – POLICY REVIEW

- 4.1 Provincial Policy Statement 2014
- 4.2 The London Plan
- 4.3 Official Plan
- 4.4 Ontario Heritage Tool Kit

SECTION 5 – ANALYSIS AND MITIGATION

- 5.1 Provincial Policy Statement 2014
- 5.2 The London Plan
- 5.3 Official Plan
- 5.4 Ontario Heritage Tool Kit

SECTION 6 – CONCLUSION

APPENDIX 1-2

SOURCES

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

The subject lands are located at 100 Kellogg Lane and are listed as a non-designated property and are adjacent to non-designated properties listed on the municipal register of heritage properties ("Register").

A Heritage Impact Statement is required for London Plan Policy 565 & 586. In general, both policies state redevelopment projects on and adjacent to properties listed on the Register will be designed to protect the heritage attributes and character of those resources, and will minimize visual and physical impact on those resources.

SECTION 2 – SUBJECT SITE

2.1 Subject Site

The subject lands are comprised of a large parcel of land known municipally as 100 Kellogg Lane, occupied by the former Kellogg's food production facility (Figures 1-2).

The Kellogg's lands have an area of approximately 6.6ha (16.3ac) and a frontage of approximately 172.4m (565.6ft) on the south side of Dundas Street, and a depth of approximately 347m (1,138.5ft) along Kellogg Lane. This parcel abuts a railway spur line to the east and also has frontage on Florence Street to the south.

The subject lands are currently in transition to an entertainment venue, which includes, an adventure park called The Factory, featuring an indoor rope course, a trampoline park, electric go-karts, mini-golf, escape rooms, axe-throwing, an arcade and a toddler soft play area. Another portion of the plant occupies a craft brewery, named Powerhouse Brewing.

Figure 1 – Subject lands



2.2 Proposed Development

In order to accommodate the ongoing transition to an entertainment facility, an application has been made for site plan approval to add a small glass atrium to the front northwest corner of the building to accommodate the future location of the London Children's Museum (See Figure 1-2).

See Appendix 1 for the proposed Site Plan and Elevations.

Figure 2 – Subject lands from Kellogg Lane (looking southeast)



SECTION 3 – MUNICIPAL REGISTER OF HERITAGE PROPERTIES

The municipal register of heritage properties must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the Ontario Heritage Act.

The Ontario Heritage Act (subsection 27(1.2)) also allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The municipal register is an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation. In many cases, listed (non-designated) properties are candidates for protection under Section 29 of the Ontario Heritage Act.

Non-designated properties require further research and an assessment using a more comprehensive evaluation criteria that is consistent with Ontario Regulation 9/06 for determining cultural heritage value or interest. Although listing non-designated properties does not offer any

protection under the Ontario Heritage Act, Section 2.6.1 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

In addition to being a listed non-designated property, the subject lands are within an area that has been identified as a potential heritage conservation district within the draft Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London.

The proposed “Smoke Stack District” comprises of the industrial area situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street, Kellogg Lane and Burbrook Place loosely form the southern and western edges of the area (See Appendix 2).

3.1 Adjacent Properties designated under the Ontario Heritage Act

The subject lands are not adjacent to properties designated under the Ontario Heritage Act.

3.2 Adjacent non-designated Properties

The subject lands are adjacent to the following listed non-designated properties:

- 1100 - 1108 Dundas Street – The EMCO Property;
 - c. 1907
 - Architect – John McKenzie Moore
 - EMCO was a manufacturer of machine and metal parts, and one of the earliest industries to establish facilities in this area.
- 1120 Dundas street – Hartman Auto Repair;
- 1127 Dundas Street – The former Dominion Office Building;
 - c. 1906
 - Also know as the Pillsbury Building.
- 1151 Florence Street – The former Supersilk Hosery Building.

See Appendix 2 for details of adjacent properties.

SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

*“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3*

PPS Definitions:

Built heritage resources: 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.

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.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Heritage attributes means *the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

4.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is the subject of several appeals to the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

565 *"New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes."* (Under Appeal)

586 *"The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)*

4.3 City of London Official Plan

Since Policy 565 is subject to an appeal at LPAT and is not in force, Section 13 of the existing in-force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London. Consideration was given to the following policies in the Official Plan:

Section 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 purpose 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.”

4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features;
6. A change in land use where the change in use negates the property’s cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The proposed addition to the existing building will conserve the property's cultural heritage value and interest. The proposed addition is designed within the contours of the existing building to avoid overpowering the existing structure.

There are no protected heritage properties adjacent to the subject lands as per the PPS definition of "protected heritage property".

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

5.2 The London Plan

The following consideration was given to the London Plan Policy 565 and 586. In general, both policies state redevelopment projects on and adjacent to properties listed on the Register will be designed to protect the heritage attributes and character of those resources, and will minimize visual and physical impact on those resources.

The subject lands are currently in the designation process under Part IV of the Ontario Heritage Act, however, the by-law has not been completed to date. Even though it is anticipated the subject lands will be designated, any defined "heritage attributes" are considered to be potential or draft at this time.

Nonetheless, the proposed addition will conserve any potential heritage attributes and character of the property and will minimize visual and physical impact on them. The proposed addition is not along the Dundas Street streetscape and the visual impacts to it from Dundas Street are minimal. The atrium will not overpower the existing building as it is small and located on the less significant streetscape, Kellogg Lane. The proposed addition is designed within the contours of the existing building and is proposed to be a transparent structure to allow visual access to the existing structure underneath.

The subject lands also fall within the proposed "Smoke Stack District", an area identified as a potential Heritage Conservation District. A district plan study has not been completed for this area, and it is unknown when one would be completed. The proposed district is currently ranked third in the draft Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London. If this document is to be approved by Council there would be two areas studied before the proposed "Smoke Stack District".

If the subject lands and the adjacent properties were to be designated for their individual significances or for their contribution to the future "Smoke Stack" Heritage Conservation District, the proposed development would not have a negative impact on any potential heritage attributes. The proposed addition is not along the Dundas Street streetscape and views to it from the adjacent properties are limited. The atrium will not overpower the existing building as it is small and does not negatively impact the visual and physical character of the Kellogg Lane

streetscape. Its mass and height are in keeping with the existing building and the atrium's transparent appearance allows visual access to the streetscape from the building.

5.3 City of London Official Plan

The proposed development is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

5.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
 - The proposed addition is designed within the contours of the existing building to avoid overpowering the existing structure;
 - It is proposed to be a transparent structure to allow visual access to the existing structure underneath;
 - There are no proposed changes to the position or size of the window openings inside the proposed atrium.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
 - The views to the proposed addition from the adjacent properties are minimal since it is setback from the Dundas Street streetscape;
 - The atrium does not require the removal of any significant part of the existing building and will utilize the existing window openings on east wall in the new space.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
 - There are no exterior changes that would create any new shadows.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - The atrium will not overpower the existing building as it is small and located on the less significant streetscape, Kellogg Lane. The proposed addition is designed within the contours of the existing building and is proposed to be a transparent structure to allow visual access to the existing structure underneath.
- Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features:

- The material of the proposed atrium is to be glass; and as a transparent structure, it will allow visual access to the existing structure from the streetscape. Any views to the atrium from Dundas Street will be limited as it is set back from the Dundas Street frontage. It is designed within the contours of the existing building to avoid negative visual impacts.
- A change in land use where the change in use negates the property's cultural heritage value:
 - The addition of an atrium is not considered a change of land use.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
 - Measures will be made to avoid any adverse impacts on the adjacent land if any land disturbance on the subject lands are required.

The adjacent listed properties are not protected under the Ontario Heritage Act, therefore are not considered protected heritage properties as per the PPS.

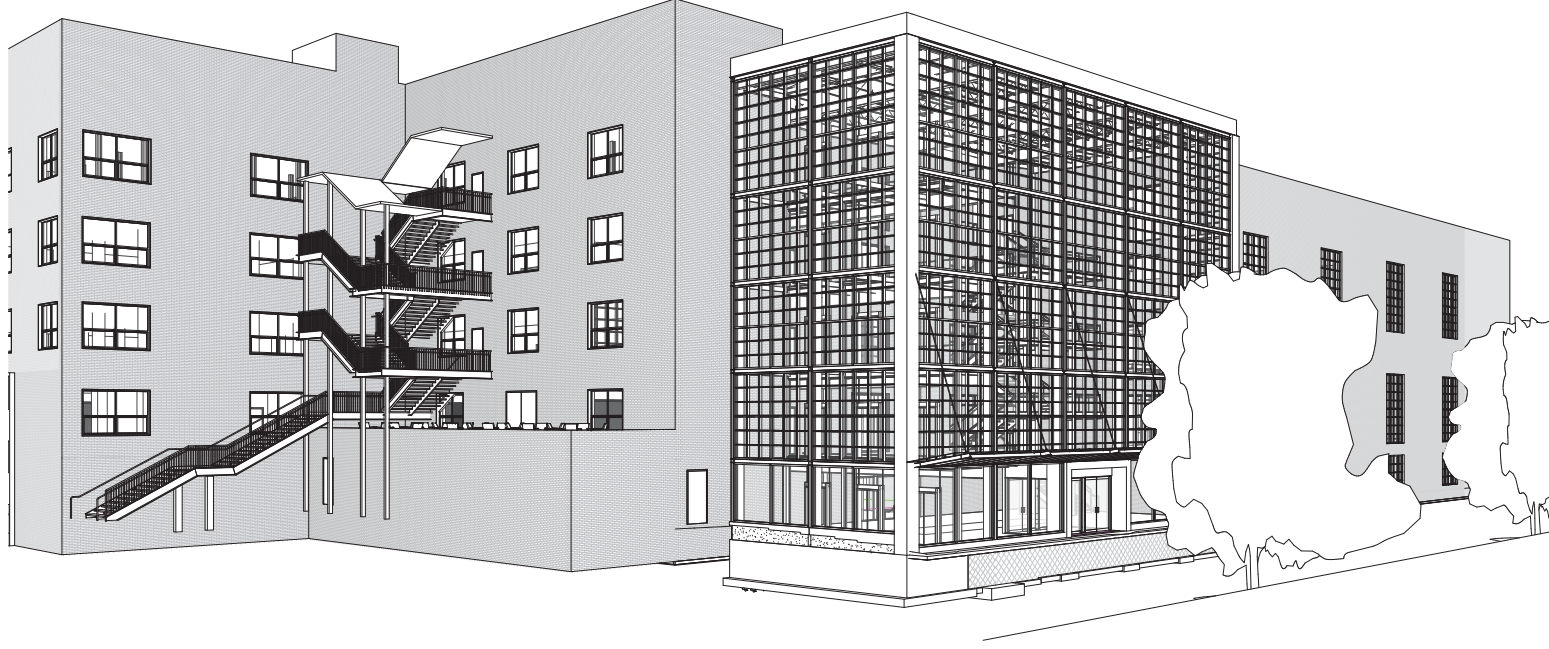
However, as stated above, if the adjacent properties were to be designated, the proposed development would not have a negative impact on their potential heritage attributes.

SECTION 6 – CONCLUSION

It is our opinion the proposed addition will not negatively impact the potential heritage attributes of the property or adjacent properties.

The proposed addition is not along the Dundas Street streetscape and views to it from the adjacent properties are limited. The atrium will not overpower the existing building as it is small and does not negatively impact the visual and physical character of the Kellogg Lane streetscape. Its mass and height are in accordance with the existing building and the atrium's transparent appearance allows visual access to the streetscape and to the existing building.

Appendix 1-2



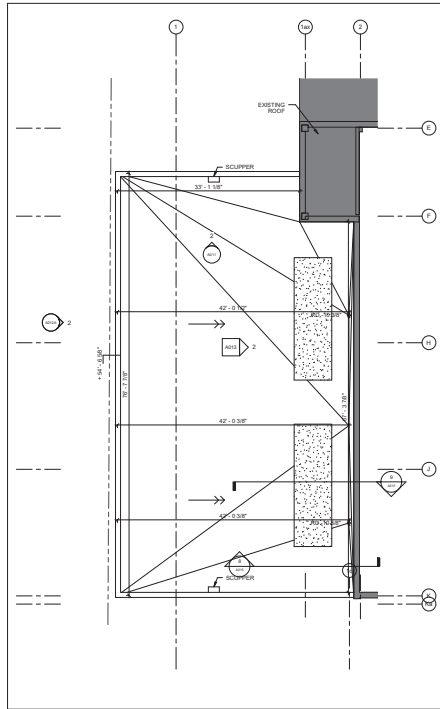
100 KELLOGG LANE
LONDON, ONTARIO
ISSUED FOR SPA
NOVEMBER 26, 2018

BRISBEN
BROOK
BEYON
ARCHITECTS

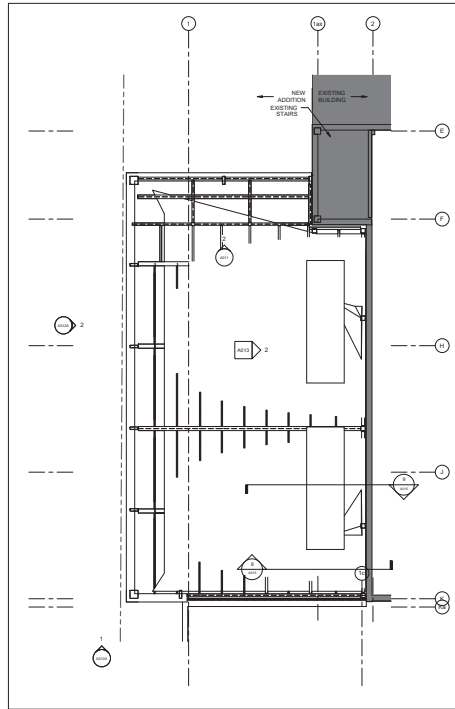
ARCHITECTURAL DRAWING LIST		
DRAWING NUMBER	DRAWING TITLE	REVISION DATE
A001	SITE PLAN	11/26/18
A001-a	TRUCK STUDY 1	08/10/18
A001-b	TRUCK STUDY 2	08/10/18
A001A	ATRIUM SITE PLAN	09/14/18
A002	Context Plan	11/26/18
A003	SITE SURVEY AND SITE STATS	11/26/18
A004	COURTYARD WEST STAIR AXONOMETRIC	04/13/18
A005	COURTYARD NORTH STAIR AXONOMETRIC	04/13/18
A006	ATRIUM 3D VIEWS	05/16/18
A007	OVERALL BUILDING AXONOMETRIC	05/16/18
A008	Unnamed	09/14/18
A009	Unnamed	09/14/18
A010	ATRIUM PLANS	11/26/18
A011	ATRIUM ELEVATIONS	11/26/18
A011A	ATRIUM ELEVATIONS OPT2	11/13/18
A012	ATRIUM ELEVATIONS	11/26/18
A012A	ATRIUM ELEVATIONS OPT2	11/13/18
A013	ATRIUM SECTIONS	11/26/18
A014	ATRIUM SECTIONS	11/26/18
A015	ATRIUM STAIR PLANS / SECTIONS	05/07/18
A016	ATRIUM DETAILS	07/26/18
A017	ATRIUM DETAILS	08/11/18
A018	ATRIUM DETAILS	09/14/18
A020	00 LEVEL EGRESS PLAN / FRR	05/16/18
A021	01 LEVEL EGRESS / FRR PLAN	05/16/18
A022	02 LEVEL EGRESS / FRR PLAN	05/16/18
A023	03 LEVEL EGRESS / FRR PLAN	05/16/18
A024	04 LEVEL EGRESS / FRR PLAN	05/16/18
A025	Unnamed	09/14/18
A026	Unnamed	09/14/18
A101	00 Ground DEMO North East	05/10/18
A102	00 Ground DEMO North West	05/10/18
A103	00 Ground DEMO South	05/10/18
A111	01 FLOOR DEMO North East	05/10/18
A112	01 FLOOR DEMO North West	05/10/18
A113	01 FLOOR DEMO South	05/10/18
A121	02 FLOOR DEMO North East	05/10/18
A122	02 FLOOR DEMO North West	05/10/18
A123	02 FLOOR DEMO South	05/10/18
A131	03 FLOOR DEMO North East	05/10/18
A132	03 FLOOR DEMO North West	05/10/18
A133	03 FLOOR DEMO South	05/10/18
A141	04 FLOOR DEMO North East	05/10/18
A142	04 FLOOR DEMO North West	05/10/18
A143	04 FLOOR DEMO South	05/10/18
A200	GROUND FLOOR OVERALL	05/15/18
A201	00 Ground North East	05/09/18
A202	00 Ground North West	05/09/18
A203	00 Ground South	05/09/18
A210	FIRST FLOOR OVERALL	05/15/18

ARCHITECTURAL DRAWING LIST		
DRAWING NUMBER	DRAWING TITLE	REVISION DATE
A211	01 LEVEL North East	05/09/18
A212	01 LEVEL North West	05/09/18
A213	01 LEVEL South	05/09/18
A220	SECOND FLOOR OVERALL	05/15/18
A221	02 LEVEL North East	05/09/18
A222	02 LEVEL North West	05/09/18
A223	02 LEVEL South	05/09/18
A230	THIRD FLOOR OVERALL (OPTION 2)	05/15/18
A230a	THIRD FLOOR OVERALL (OPTION 2)	05/23/18
A231	03 LEVEL North East	05/09/18
A232	03 LEVEL North West	05/09/18
A233	03 LEVEL South	05/09/18
A240	FOURTH FLOOR OVERALL	05/15/18
A240a	FOURTH FLOOR OVERALL OPTION 2	07/26/18
A241	04 LEVEL North East	05/10/18
A242	04 LEVEL North West	05/10/18
A242a	04 LEVEL NORTHWEST	08/07/18
A243	04 LEVEL South	05/10/18
A260	ROOF PLAN OVERALL	07/27/18
A300	Overall Elevations	11/26/18
A300a	OVERALL ELEVATIONS OPT 2	11/13/18
A500	WEST COURTYARD STAIRS	04/13/18
A501	WEST COURTYARD STAIRS	06/25/18
A502	NORTH COURTYARD STAIRS	04/13/18
A600	GLAZING ELEVATIONS	06/22/18
A601	ATRIUM GLAZING ELEVATIONS	06/22/18
A602	ATRIUM INTERIOR GLAZING ELEVATION	06/22/18
A603	PATIO GLAZING ELEVATIONS	06/22/18
A604	NORTH GLAZING ELEVATION WEST SIDE	06/22/18
A605	NORTH GLAZING ELEVATION EAST SIDE	06/25/18
A606	SOUTH GLAZING ELEVATION EAST SIDE	06/25/18
A607	SOUTH GLAZING ELEVATION WEST SIDE	06/25/18
A608	EAST GLAZING ELEVATIONS	06/25/18
A609	RESTAURANT INTERIOR GLAZING ELEVATIONS	06/28/18
A630	WASHROOM DETAILS	06/22/18
A631	WASHROOM DETAILS	07/23/18
A640	RETAIL CORRIDOR DETAILS	08/01/18
A641	RETAIL CORRIDOR ENTRY DETAILS	08/07/18
A801	00 Ground RCP North East	05/14/18
A802	00 Ground RCP North West	05/14/18
A803	00 Ground RCP South	05/14/18
A811	01 LEVEL RCP North East	05/14/18
A812	01 LEVEL RCP North West	05/14/18
A813	01 LEVEL RCP South	05/14/18
A821	02 LEVEL RCP North East	05/14/18
A822	02 LEVEL RCP North West	05/14/18
A823	02 LEVEL RCP South	05/14/18
A831	03 LEVEL RCP North East	05/14/18
A832	03 LEVEL RCP North West	05/14/18
A833	03 LEVEL RCP South	05/14/18

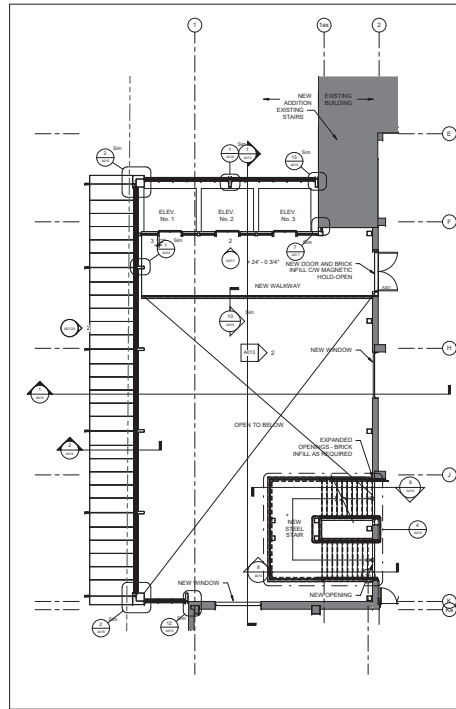
ARCHITECTURAL DRAWING LIST		
DRAWING NUMBER	DRAWING TITLE	REVISION DATE
A841	04 LEVEL RCP North East	05/14/18
A842	04 LEVEL RCP North West	05/14/18
A843	04 LEVEL RCP South	05/14/18
A1000	DOOR SCHEDULE GROUND	06/20/18
A1001	DOOR SCHEDULE L1	06/20/18
A1002	DOOR SCHEDULE L2 TO L4	06/21/18
REF501	L4 Washroom Box Up	08/17/18
REF502	L4 WASHROOM REFERENCE PLAN	08/17/18
REF503	KELLOGGS EATERY OPTION 1	08/24/18
REF504	KELLOGGS EATERY OPTION 2	08/24/18
REF505	SECTION THROUGH EVENT SPACE & FOOD HALL	08/29/18



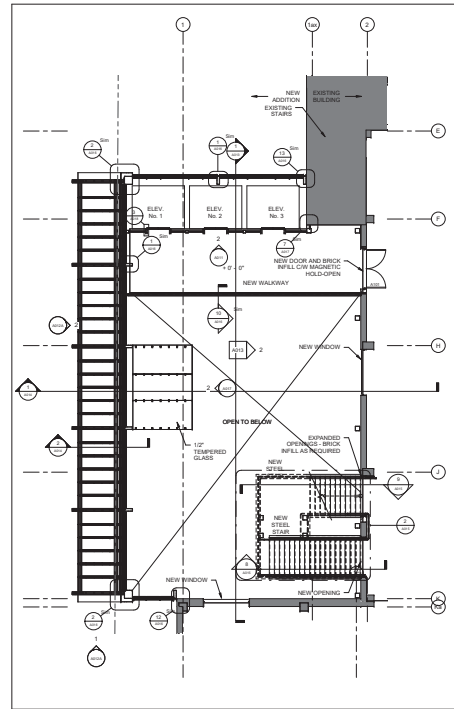
7 ATRIUM ROOF PLAN
10'-0" = 1'-0"



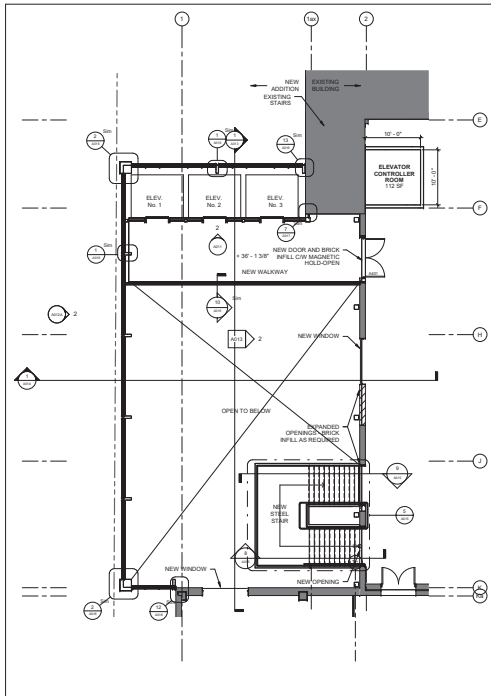
1 L15 DECK BLDG 26 - ATRIUM
10'-0" = 1'-0"



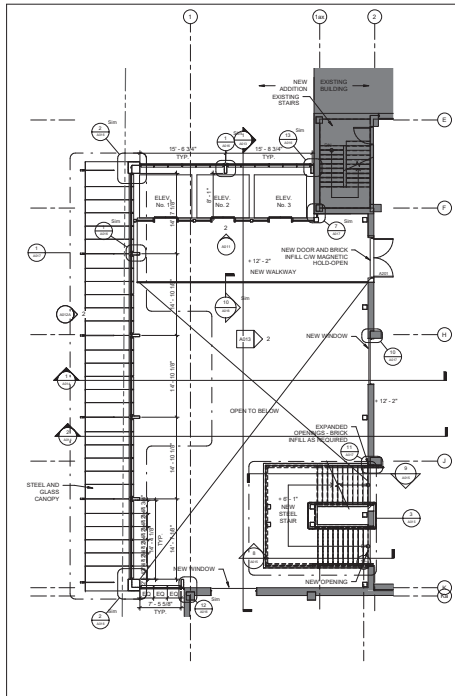
4 G3 LEVEL - ATRIUM
10'-0" = 1'-0"



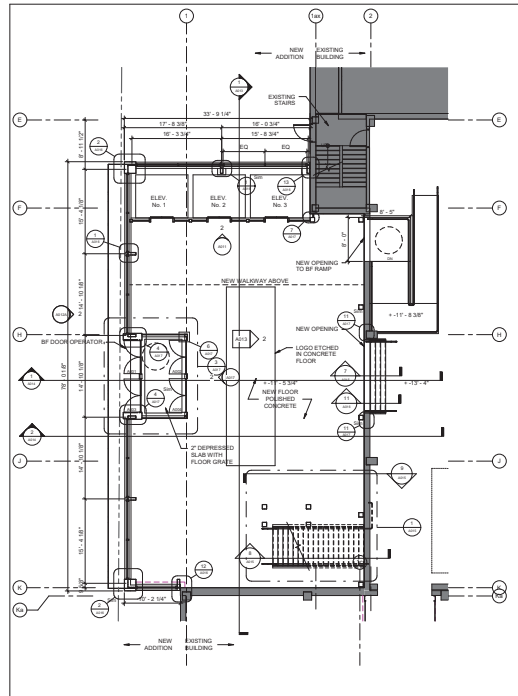
2 G1 LEVEL - ATRIUM
10'-0" = 1'-0"



5 G2 LEVEL - ATRIUM
10'-0" = 1'-0"



3 G2 LEVEL - ATRIUM
10'-0" = 1'-0"



1 G0 GROUND - ATRIUM
10'-0" = 1'-0"

No.	Description	Date
1	ISSUED FOR BIDDING	11/20/18
2	ISSUED FOR CONSTRUCTION	11/20/18
3	ISSUED FOR CONSTRUCTION	11/20/18
4	ISSUED FOR CONSTRUCTION	11/20/18
5	ISSUED FOR CONSTRUCTION	11/20/18
6	ISSUED FOR CONSTRUCTION	11/20/18
7	ISSUED FOR CONSTRUCTION	11/20/18
8	ISSUED FOR CONSTRUCTION	11/20/18
9	ISSUED FOR CONSTRUCTION	11/20/18
10	ISSUED FOR CONSTRUCTION	11/20/18
11	ISSUED FOR CONSTRUCTION	11/20/18
12	ISSUED FOR CONSTRUCTION	11/20/18
13	ISSUED FOR CONSTRUCTION	11/20/18
14	ISSUED FOR CONSTRUCTION	11/20/18
15	ISSUED FOR CONSTRUCTION	11/20/18
16	ISSUED FOR CONSTRUCTION	11/20/18
17	ISSUED FOR CONSTRUCTION	11/20/18
18	ISSUED FOR CONSTRUCTION	11/20/18
19	ISSUED FOR CONSTRUCTION	11/20/18
20	ISSUED FOR CONSTRUCTION	11/20/18

REVISIONS / ISSUES	
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUTS ARE CORRECT AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.	



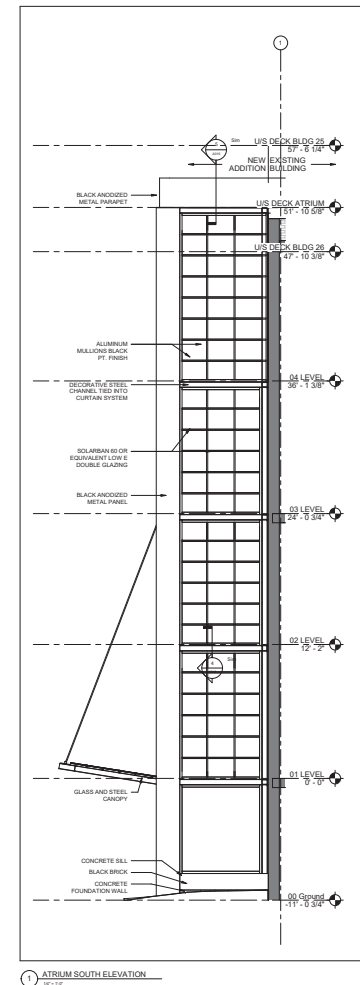
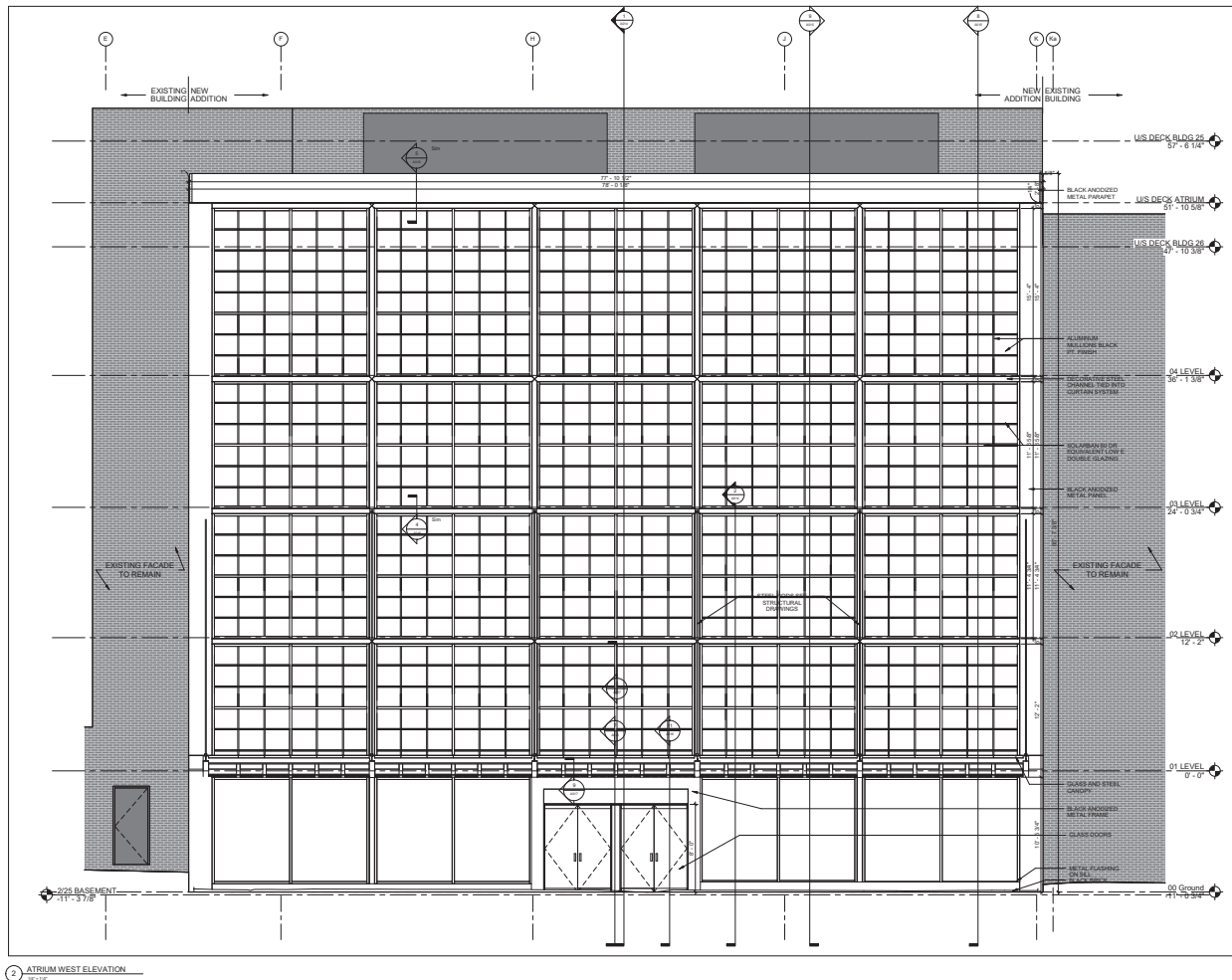
Scale	1" = 1'-0"
Drawn by	GA & MS
Date	11/20/18

100 KELLOGG LANE

BRISBIN BROOK BEYNON ARCHITECTS

14 Dundas Street East, Toronto, Ontario, Canada
 (416) 591-6888
 www.bbb-a.com

100 Kellogg Lane London, Ontario	
DWG TITLE	ATRIUM PLANS
Project No.	1712
Sheet No.	A010
Date	11/20/18



No.	Description	Date
1	ISSUED FOR RFP	11/20/18
2	ISSUED FOR CONSTRUCTION	11/20/18

REVISIONS / ISSUES
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUT ARE DIMENSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.



Drawn: JMK
Checked: GA & MS
Date: 11/20/18

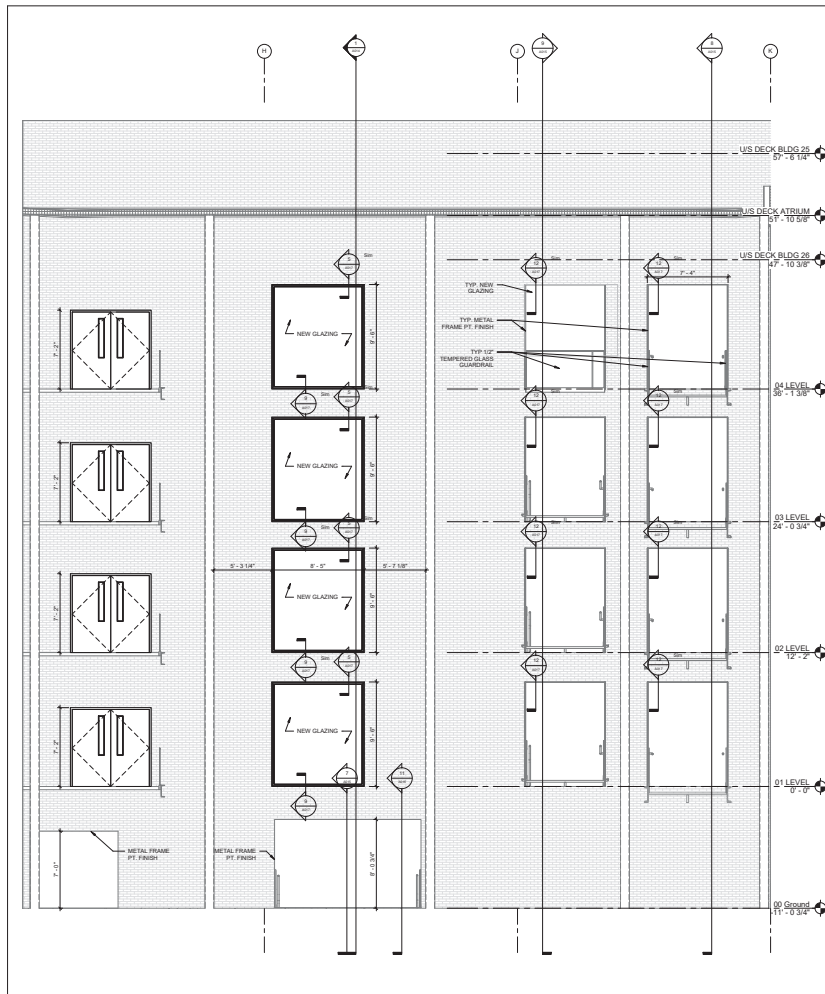
100 KELLOGG LANE

BRISBEN
BROOK
BEYNON
ARCHITECTS
14 Dundas Street East, Toronto, Ontario, Canada
(416) 591-6888
www.kbb.ca

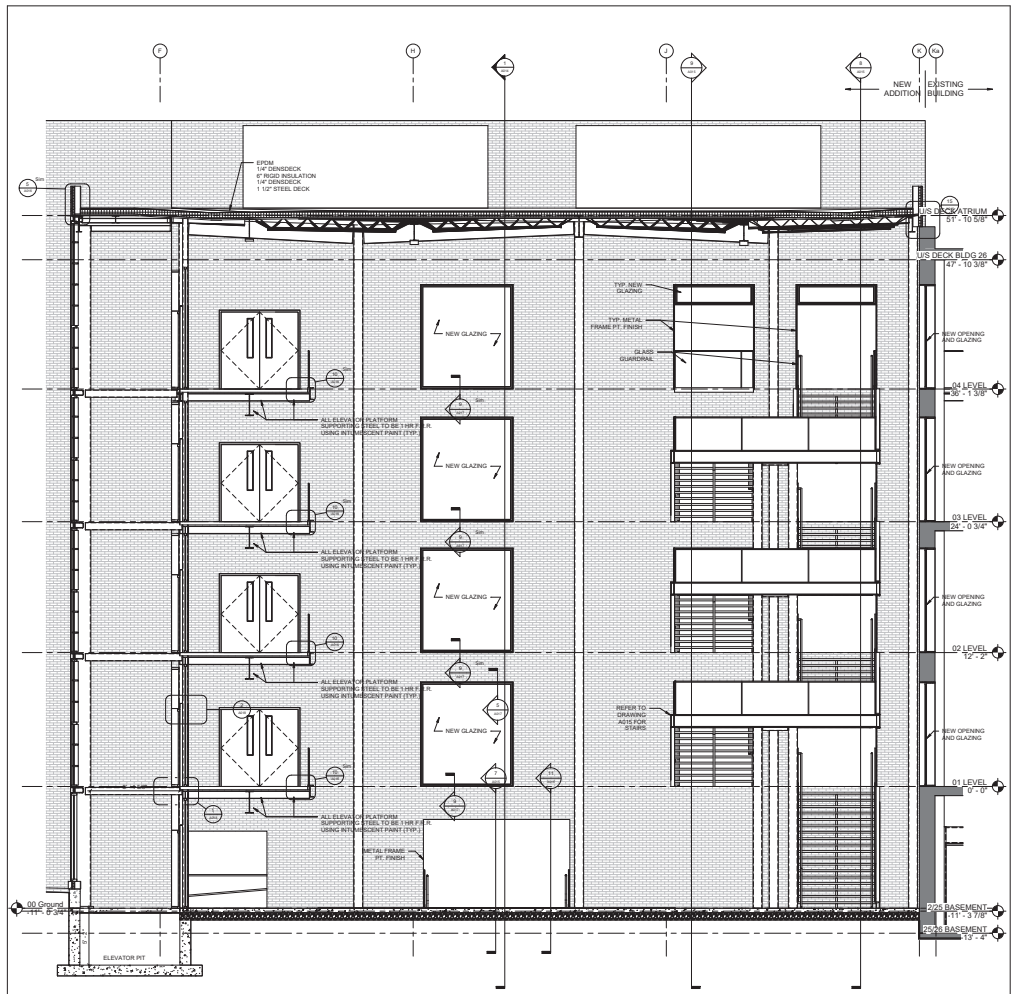
100 Kellogg Lane
London, Ontario

DWG TITLE
1/8" = 1'-0"
1712

Sheet No. 1712
A012
2018.11.20 4:44 PM



2 ATRIUM INTERIOR ELEVATION
04/17/18



1 ATRIUM - LONG SECTION
04/17/18

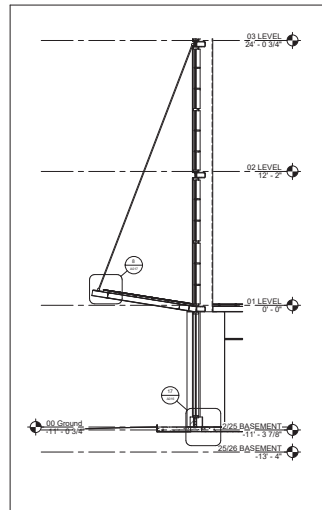
No.	Description	Date
1	ISSUED FOR BIDDING	04/17/18
2	ISSUED FOR CONSTRUCTION	04/17/18

REVISIONS / ISSUES
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUT ARE DIMENSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.

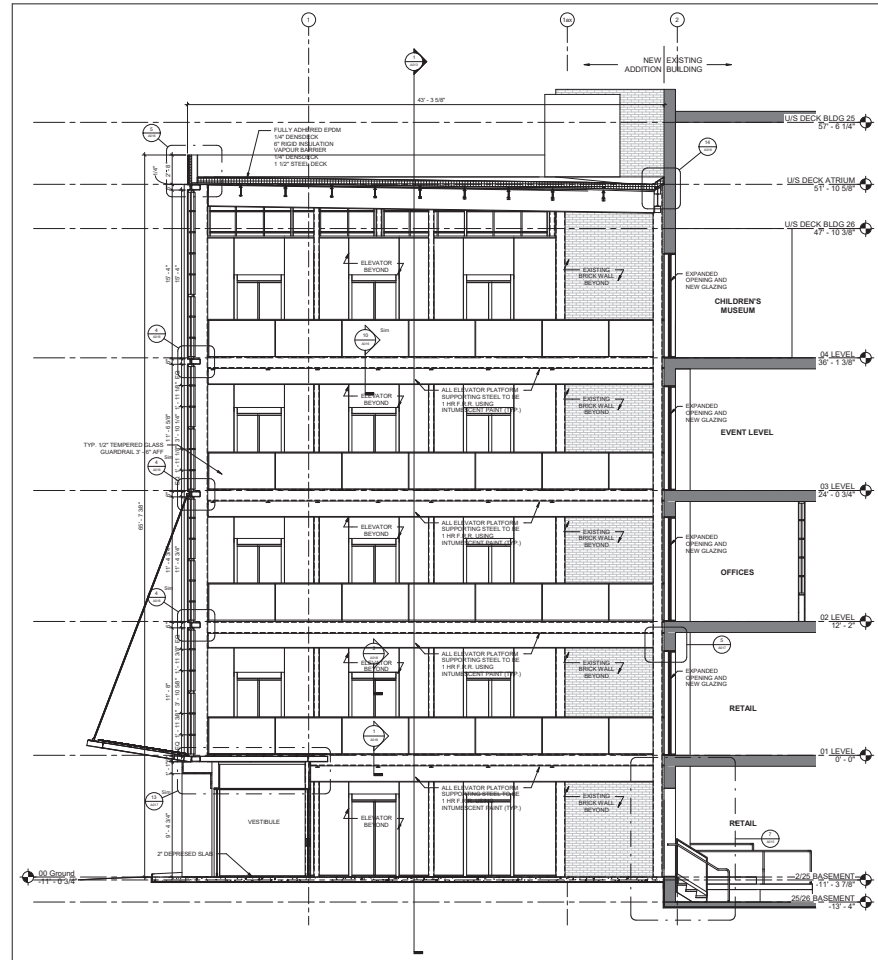
100 KELLOGG LANE
BRISBEN BROOK BEYON ARCHITECTS
14 Duncan Street Toronto, Ontario, CA (416) 591-6888
4th Floor M5H 2G8 www.bbb.ca
GA & MS
11/20/18

100 KELLOGG LANE
BRISBEN BROOK BEYON ARCHITECTS
14 Duncan Street
Toronto, Ontario, CA
(416) 591-6888
4th Floor
M5H 2G8
www.bbb.ca
100 Kellogg Lane
London, Ontario

DWG. TITLE	Scale	Rev.
100 KELLOGG LANE	1/4" = 1'-0"	1712
100 KELLOGG LANE	1/4" = 1'-0"	1712



2 ATRIUM - LAT SECTION 2
1/4" = 1'-0"



1 ATRIUM - LAT SECTION
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR RFP	11/20/18
2	ISSUED FOR RFP	11/20/18
3	ISSUED FOR RFP	11/20/18
4	ISSUED FOR RFP	11/20/18
5	ISSUED FOR RFP	11/20/18
6	ISSUED FOR RFP	11/20/18
7	ISSUED FOR RFP	11/20/18
8	ISSUED FOR RFP	11/20/18
9	ISSUED FOR RFP	11/20/18
10	ISSUED FOR RFP	11/20/18
11	ISSUED FOR RFP	11/20/18
12	ISSUED FOR RFP	11/20/18
13	ISSUED FOR RFP	11/20/18
14	ISSUED FOR RFP	11/20/18
15	ISSUED FOR RFP	11/20/18
16	ISSUED FOR RFP	11/20/18
17	ISSUED FOR RFP	11/20/18
18	ISSUED FOR RFP	11/20/18
19	ISSUED FOR RFP	11/20/18
20	ISSUED FOR RFP	11/20/18
21	ISSUED FOR RFP	11/20/18
22	ISSUED FOR RFP	11/20/18
23	ISSUED FOR RFP	11/20/18
24	ISSUED FOR RFP	11/20/18
25	ISSUED FOR RFP	11/20/18
26	ISSUED FOR RFP	11/20/18
27	ISSUED FOR RFP	11/20/18
28	ISSUED FOR RFP	11/20/18
29	ISSUED FOR RFP	11/20/18
30	ISSUED FOR RFP	11/20/18
31	ISSUED FOR RFP	11/20/18
32	ISSUED FOR RFP	11/20/18
33	ISSUED FOR RFP	11/20/18
34	ISSUED FOR RFP	11/20/18
35	ISSUED FOR RFP	11/20/18
36	ISSUED FOR RFP	11/20/18
37	ISSUED FOR RFP	11/20/18
38	ISSUED FOR RFP	11/20/18
39	ISSUED FOR RFP	11/20/18
40	ISSUED FOR RFP	11/20/18
41	ISSUED FOR RFP	11/20/18
42	ISSUED FOR RFP	11/20/18
43	ISSUED FOR RFP	11/20/18
44	ISSUED FOR RFP	11/20/18
45	ISSUED FOR RFP	11/20/18
46	ISSUED FOR RFP	11/20/18
47	ISSUED FOR RFP	11/20/18
48	ISSUED FOR RFP	11/20/18
49	ISSUED FOR RFP	11/20/18
50	ISSUED FOR RFP	11/20/18
51	ISSUED FOR RFP	11/20/18
52	ISSUED FOR RFP	11/20/18
53	ISSUED FOR RFP	11/20/18
54	ISSUED FOR RFP	11/20/18
55	ISSUED FOR RFP	11/20/18
56	ISSUED FOR RFP	11/20/18
57	ISSUED FOR RFP	11/20/18
58	ISSUED FOR RFP	11/20/18
59	ISSUED FOR RFP	11/20/18
60	ISSUED FOR RFP	11/20/18
61	ISSUED FOR RFP	11/20/18
62	ISSUED FOR RFP	11/20/18
63	ISSUED FOR RFP	11/20/18
64	ISSUED FOR RFP	11/20/18
65	ISSUED FOR RFP	11/20/18
66	ISSUED FOR RFP	11/20/18
67	ISSUED FOR RFP	11/20/18
68	ISSUED FOR RFP	11/20/18
69	ISSUED FOR RFP	11/20/18
70	ISSUED FOR RFP	11/20/18
71	ISSUED FOR RFP	11/20/18
72	ISSUED FOR RFP	11/20/18
73	ISSUED FOR RFP	11/20/18
74	ISSUED FOR RFP	11/20/18
75	ISSUED FOR RFP	11/20/18
76	ISSUED FOR RFP	11/20/18
77	ISSUED FOR RFP	11/20/18
78	ISSUED FOR RFP	11/20/18
79	ISSUED FOR RFP	11/20/18
80	ISSUED FOR RFP	11/20/18
81	ISSUED FOR RFP	11/20/18
82	ISSUED FOR RFP	11/20/18
83	ISSUED FOR RFP	11/20/18
84	ISSUED FOR RFP	11/20/18
85	ISSUED FOR RFP	11/20/18
86	ISSUED FOR RFP	11/20/18
87	ISSUED FOR RFP	11/20/18
88	ISSUED FOR RFP	11/20/18
89	ISSUED FOR RFP	11/20/18
90	ISSUED FOR RFP	11/20/18
91	ISSUED FOR RFP	11/20/18
92	ISSUED FOR RFP	11/20/18
93	ISSUED FOR RFP	11/20/18
94	ISSUED FOR RFP	11/20/18
95	ISSUED FOR RFP	11/20/18
96	ISSUED FOR RFP	11/20/18
97	ISSUED FOR RFP	11/20/18
98	ISSUED FOR RFP	11/20/18
99	ISSUED FOR RFP	11/20/18
100	ISSUED FOR RFP	11/20/18

REVISIONS / ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUT ARE CORRECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.



Drawn	GA & MS
Checked	GA & MS
Date	11/20/18

100 KELLOGG LANE

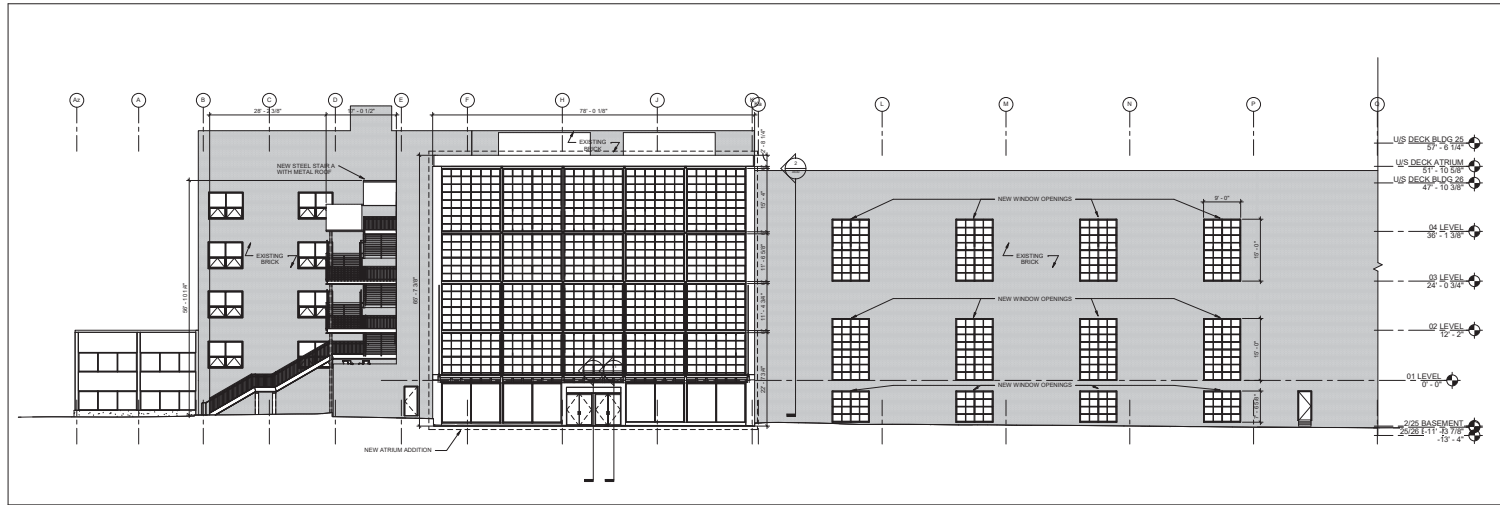
BRISBEN
BROOK
BEYNON
ARCHITECTS
14 Duncan Street
Toronto, Ontario, CA
(416) 591-6888
www.bbb.ca

100 Kellogg Lane
London, Ontario

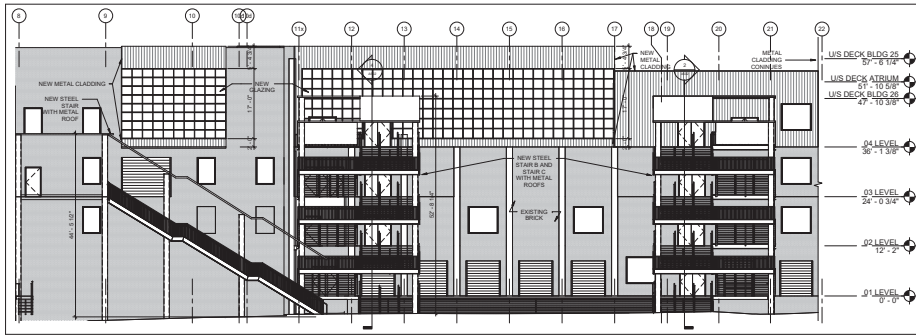
DWG TITLE
ATRIM SECTION

Scale	1/4" = 1'-0"
Sheet No.	A014
Project No.	1712

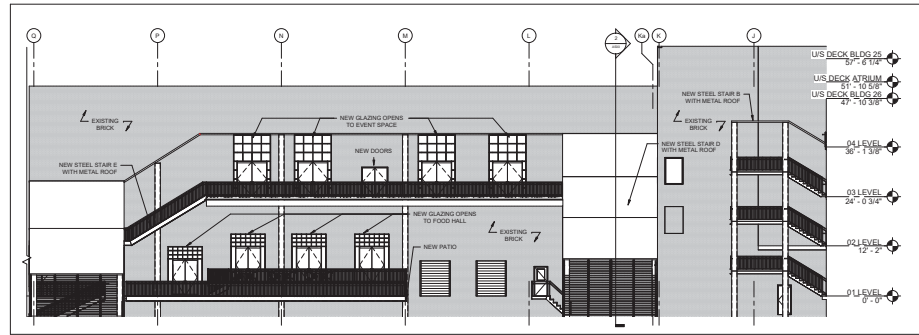
2018.12.08 14:44:59 PM



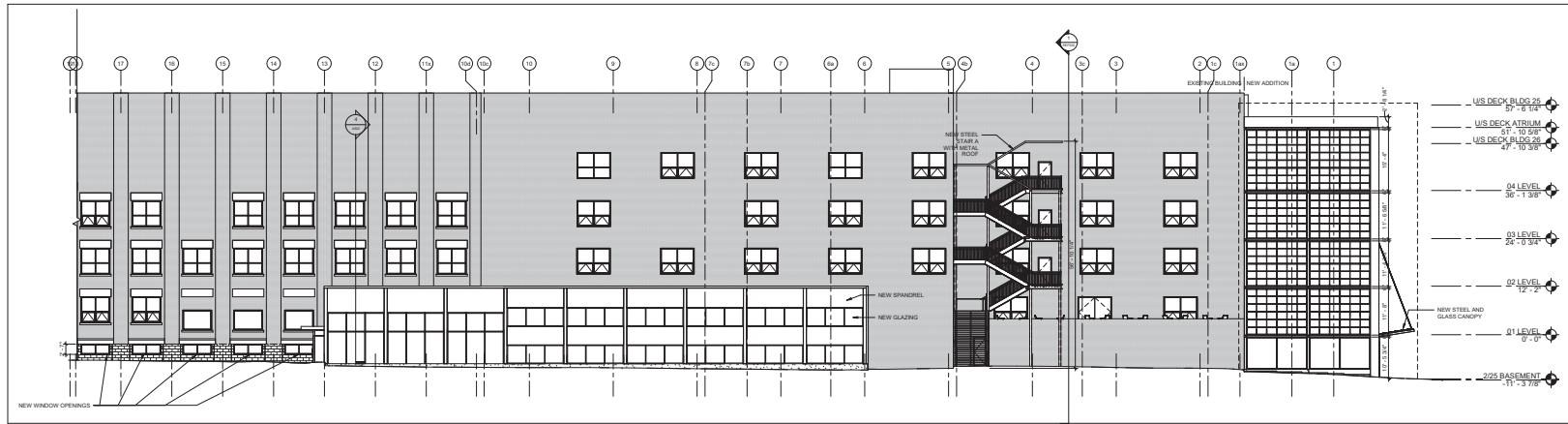
4 West Elevation
3/8" = 1'-0"



5 South Elevation
3/8" = 1'-0"



2 East Elevation
3/8" = 1'-0"



1 North Elevation
3/8" = 1'-0"

No.	Description	Date
1	ISSUED FOR PERMITS	11/20/18
2	ISSUED FOR PERMITS	11/20/18
3	ISSUED FOR PERMITS	11/20/18
4	ISSUED FOR PERMITS	11/20/18
5	ISSUED FOR PERMITS	11/20/18
6	ISSUED FOR PERMITS	11/20/18
7	ISSUED FOR PERMITS	11/20/18
8	ISSUED FOR PERMITS	11/20/18
9	ISSUED FOR PERMITS	11/20/18
10	ISSUED FOR PERMITS	11/20/18
11	ISSUED FOR PERMITS	11/20/18
12	ISSUED FOR PERMITS	11/20/18
13	ISSUED FOR PERMITS	11/20/18
14	ISSUED FOR PERMITS	11/20/18
15	ISSUED FOR PERMITS	11/20/18
16	ISSUED FOR PERMITS	11/20/18
17	ISSUED FOR PERMITS	11/20/18
18	ISSUED FOR PERMITS	11/20/18
19	ISSUED FOR PERMITS	11/20/18
20	ISSUED FOR PERMITS	11/20/18
21	ISSUED FOR PERMITS	11/20/18
22	ISSUED FOR PERMITS	11/20/18
23	ISSUED FOR PERMITS	11/20/18
24	ISSUED FOR PERMITS	11/20/18
25	ISSUED FOR PERMITS	11/20/18
26	ISSUED FOR PERMITS	11/20/18
27	ISSUED FOR PERMITS	11/20/18
28	ISSUED FOR PERMITS	11/20/18
29	ISSUED FOR PERMITS	11/20/18
30	ISSUED FOR PERMITS	11/20/18
31	ISSUED FOR PERMITS	11/20/18
32	ISSUED FOR PERMITS	11/20/18
33	ISSUED FOR PERMITS	11/20/18
34	ISSUED FOR PERMITS	11/20/18
35	ISSUED FOR PERMITS	11/20/18
36	ISSUED FOR PERMITS	11/20/18
37	ISSUED FOR PERMITS	11/20/18
38	ISSUED FOR PERMITS	11/20/18
39	ISSUED FOR PERMITS	11/20/18
40	ISSUED FOR PERMITS	11/20/18
41	ISSUED FOR PERMITS	11/20/18
42	ISSUED FOR PERMITS	11/20/18
43	ISSUED FOR PERMITS	11/20/18
44	ISSUED FOR PERMITS	11/20/18
45	ISSUED FOR PERMITS	11/20/18
46	ISSUED FOR PERMITS	11/20/18
47	ISSUED FOR PERMITS	11/20/18
48	ISSUED FOR PERMITS	11/20/18
49	ISSUED FOR PERMITS	11/20/18
50	ISSUED FOR PERMITS	11/20/18
51	ISSUED FOR PERMITS	11/20/18
52	ISSUED FOR PERMITS	11/20/18
53	ISSUED FOR PERMITS	11/20/18
54	ISSUED FOR PERMITS	11/20/18
55	ISSUED FOR PERMITS	11/20/18
56	ISSUED FOR PERMITS	11/20/18
57	ISSUED FOR PERMITS	11/20/18
58	ISSUED FOR PERMITS	11/20/18
59	ISSUED FOR PERMITS	11/20/18
60	ISSUED FOR PERMITS	11/20/18
61	ISSUED FOR PERMITS	11/20/18
62	ISSUED FOR PERMITS	11/20/18
63	ISSUED FOR PERMITS	11/20/18
64	ISSUED FOR PERMITS	11/20/18
65	ISSUED FOR PERMITS	11/20/18
66	ISSUED FOR PERMITS	11/20/18
67	ISSUED FOR PERMITS	11/20/18
68	ISSUED FOR PERMITS	11/20/18
69	ISSUED FOR PERMITS	11/20/18
70	ISSUED FOR PERMITS	11/20/18
71	ISSUED FOR PERMITS	11/20/18
72	ISSUED FOR PERMITS	11/20/18
73	ISSUED FOR PERMITS	11/20/18
74	ISSUED FOR PERMITS	11/20/18
75	ISSUED FOR PERMITS	11/20/18
76	ISSUED FOR PERMITS	11/20/18
77	ISSUED FOR PERMITS	11/20/18
78	ISSUED FOR PERMITS	11/20/18
79	ISSUED FOR PERMITS	11/20/18
80	ISSUED FOR PERMITS	11/20/18
81	ISSUED FOR PERMITS	11/20/18
82	ISSUED FOR PERMITS	11/20/18
83	ISSUED FOR PERMITS	11/20/18
84	ISSUED FOR PERMITS	11/20/18
85	ISSUED FOR PERMITS	11/20/18
86	ISSUED FOR PERMITS	11/20/18
87	ISSUED FOR PERMITS	11/20/18
88	ISSUED FOR PERMITS	11/20/18
89	ISSUED FOR PERMITS	11/20/18
90	ISSUED FOR PERMITS	11/20/18
91	ISSUED FOR PERMITS	11/20/18
92	ISSUED FOR PERMITS	11/20/18
93	ISSUED FOR PERMITS	11/20/18
94	ISSUED FOR PERMITS	11/20/18
95	ISSUED FOR PERMITS	11/20/18
96	ISSUED FOR PERMITS	11/20/18
97	ISSUED FOR PERMITS	11/20/18
98	ISSUED FOR PERMITS	11/20/18
99	ISSUED FOR PERMITS	11/20/18
100	ISSUED FOR PERMITS	11/20/18

REVISIONS / ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUT ARE ACCORDING TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.



Drawn	GA & MS
Checked	GA & MS
Date	11/20/18

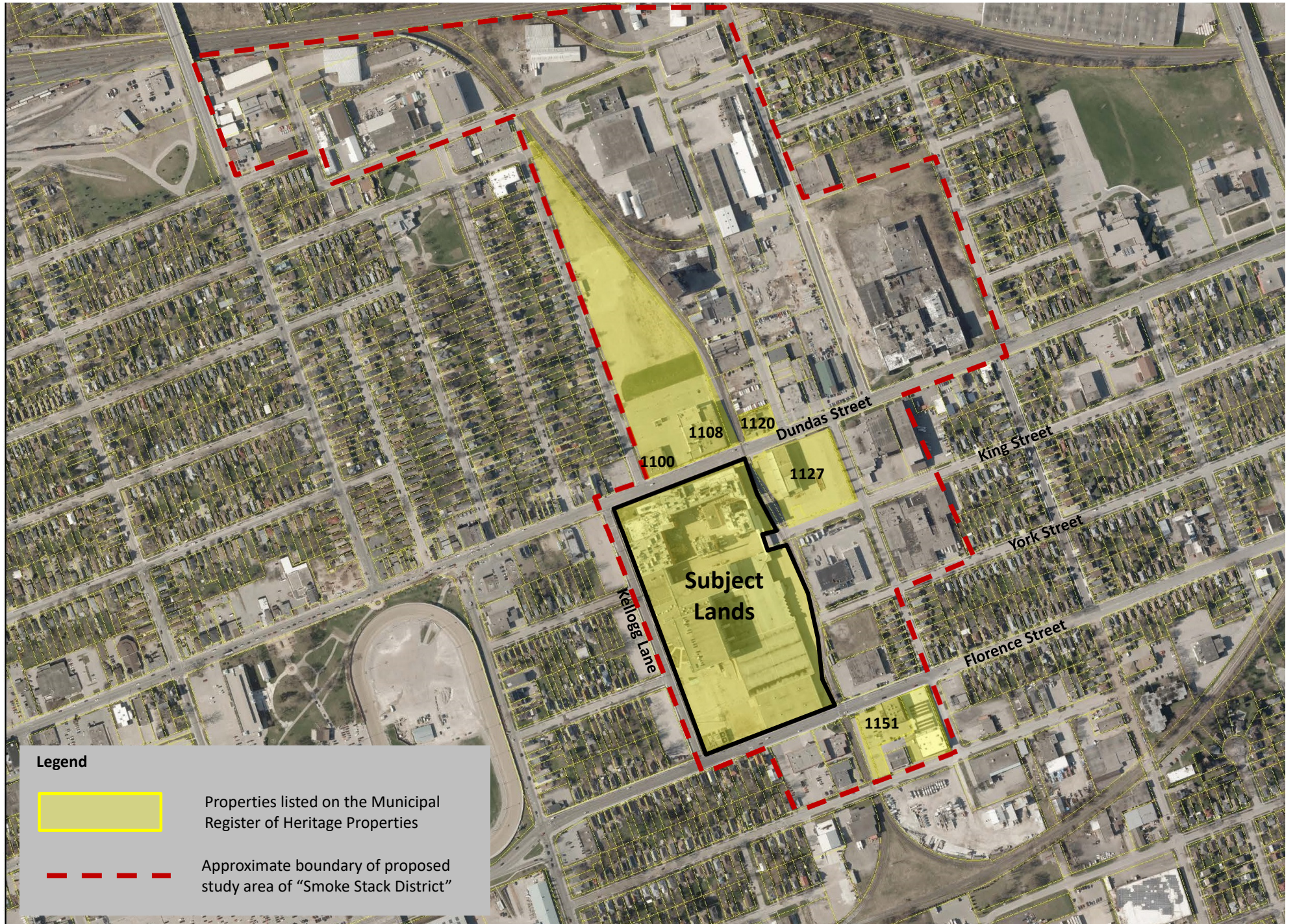
100 KELLOGG LANE

BRISBIN
BROOK
BEYNON
ARCHITECTS

100 Kellogg Lane
London, Ontario

Overall Elevations

3/8" = 1'-0"	Sheet No.	REV
1712	A300	



Pillsbury Building - 1127 Dundas Street



Century old former Kelvinator Plant. Photo circa 1940s. Purchased by Kellogg's/Pillsbury in 1957.

EMCO Building – 1100/1108 Dundas Street



Former Empire Manufacturing Co., C. 1910

Hartman Auto Repair - 1120 Dundas Street



C. 1950

Supersilk Hosiery Building – 1151/1161 Florence Street



C. 1936

SOURCES

Images, Early London, A Photographic History from the Orr Collection, 1826-1914, Jennifer Grainger, Biblioasis Windsor, Ontario;

Images/adjacent buildings information, East London Industrial Heritage Recommendations Full Report, Benjamin A. Vazquez;

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.