

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: Paul Yeoman
Director, Development Services

Subject: Heritage Alteration Permit Application
195 Dundas Street
Downtown Heritage Conservation District

By: Danforth (London) Limited

Meeting on: Wednesday March 13, 2019

Recommendation

That, on the recommendation of the Director of Development Services, the application made under Section 42 of the *Ontario Heritage Act* to construct a new apartment building and associated site development on the property located at 195 Dundas Street, within the Downtown Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix C, subject to the following terms and conditions:

- (a) The Manager of Development Planning be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- (b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

Summary of Request

Development Planning staff is seeking approval from Municipal Council for a Heritage Alteration Permit to allow the construction of a new building and associated site development on the property located at 195 Dundas Street, within the Downtown Heritage Conservation District (*DNTN-HCD*), in accordance with Section 42 of the *Ontario Heritage Act*.

Purpose and the Effect of Recommended Action

195 Dundas Street is located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. In accordance with Section 42(2.1) of the *Ontario Heritage Act*, a heritage alteration permit is required for the alteration of any part of the property and for the erection or demolition of any structures or buildings on the property. The purpose and effect of the recommended action is to permit the construction of a new building and associated site development at 195 Dundas Street. Terms and conditions are attached to ensure compatibility with the Downtown Heritage Conservation District. The applicant cannot obtain a Building Permit from the Chief Building Official under the Building Code Act without an approved Heritage Alteration Permit.

Rationale of Recommended Action

The proposed new building and associated site development demonstrates that heritage attributes of the Downtown Heritage Conservation District will be conserved, and sufficiently complies with the policies and guidelines of the *Downtown Heritage Conservation District Plan*; its construction should be permitted with terms and conditions.

Analysis

1.0 Background

1.1 Property Location

The property at 195 Dundas Street is located on the northwest corner of King and Clarence Streets, with a portion extending mid-block through to Dundas between 189 and 197 Dundas Street. The subject property is irregular in shape and has frontage along King and Clarence Streets, and approximately 15.24 meters (50'-0 feet) along Dundas Street. The total area of the property is approximately 0.66 hectares (1.62 acres) (Appendix A – Figure 1).

1.2 Cultural Heritage Status

The property at 195 Dundas Street is located within the Downtown Heritage Conservation District (DNTN–HCD), which was designated under Part V of the *Ontario Heritage Act (OHA)* on June 27, 2013. The property is identified as a vacant lot in the *Downtown Heritage Conservation District Plan (DNTN–HCD Plan)* and classified as 'infill' (i) situated within a 'commercial' landscape pattern (ii). Infill properties are defined as:

sites with no identifiable heritage characteristics but their location as part of the streetscape and/or proximity to other heritage structures deems them integral to the District; they are subject to guidelines in Section 6.1.4 – New Construction (*DNTN–HCD Plan*, Appendix).

Further, a commercial landscape pattern is defined in the *DNTN–HCD Plan* by: the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level (*DNTN–HCD Plan*, Appendix).

1.3 Description

Currently, the property is used as a public parking lot and there are no structures or features that exist on the property. An access easement is provided along the westerly property line adjacent 189 Dundas Street providing vehicular access to the rear parking area of certain properties along Dundas Street. A painted mural covers the exterior wall at 197 Dundas Street and is a memorial to a local artist (Appendix B). Properties adjacent to 195 Dundas Street are typically mid-rise (3-4 storey high buildings) with an eclectic mixture of styling with ground floor commercial/office and residential upper floors. Adjacent properties are designated under Part V of the *Ontario Heritage Act (OHA)* as part of the DNTN – HCD. To the east of 195 Dundas Street is Citi Plaza, immediately to the west is the King's Inn, and to the south is a vacant lot used for public parking. Nearly half of the adjacent properties date from c1880-1900, and most retain historical significance and importance to the streetscape; nearly half have landmark significance.

195 Dundas Street has been the location of several different buildings of varying uses on the property including a cigar factory, hotel, fire hall, furniture manufacture and printing office. Subsequent to its demolition in the 1970s, the London Advertiser newspaper fronted Dundas Street at 191-195.

Currently, Dundas Street is being transformed into a 'flex street' and the 195 Dundas Street property is adjacent to this initiative known as Dundas Place. Dundas Place is intended to offer a multitude of experiences along its length (from Wellington to Ridout Streets) and aims to be as flexible as possible for all users; a space shared by pedestrians, cyclists and motorists. Both fixed (built-in) and flexible (movable) elements are integrated into an activated streetscape within London's downtown heritage district.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement (2014)

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014) (PPS)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (2.6.1).

'Significant' is defined in the PPS as:

"in regards 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, and event, or a people (p49)."

Further, '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 (p40)."

It is recognized that the heritage conservation policies are not intended to be read in isolation of the rest of the PPS policies. The PPS explicitly states:

"The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together (p2)."

The promotion of built form that is well designed, and encourages a sense of place is also a matter of provincial interest (Section 2.r, *Planning Act*). The *Provincial Policy Statement* (2014) (PPS) promotes the building strong, healthy communities and provides the following policies for "creating healthy, liveable and safe communities" (1.1.1):

- a. *"promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons..... to meet long-term needs; and*
- e. *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (p6)."*

Lastly, policy 1.7.1.c) of the PPS directs municipal councils to support long-term economic prosperity by, *"maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets"*

Pertinent to this report and to ensure the proposed development is consistent with the PPS, it is important to note that 'to conserve' may be achieved through mitigative measures related to heritage attributes and their context, or through alternative development approaches aimed at lessening potential impacts (p40).

Various mitigative methods are identified in the *Ontario Heritage Tool Kit*, to minimize or avoid a negative impact on a cultural heritage resource (p4). These methods include (but are not limited to):

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Harmonizing massing, setback, setting and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alteration; and,
- Buffer zones, site plan control and other planning mechanisms.

2.2 Ontario Heritage Act

In requests for the erection of a building located on a property within a Heritage Conservation District, the *Ontario Heritage Act (OHA)* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *OHA*).

Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), *OHA*). A permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District.

2.3 Official Plan/The London Plan

Consistent with the *Provincial Policy Statement (PPS)* and *Ontario Heritage Act (OHA)*, both the *Official Plan (OP 1989 as amended)* and *The London Plan* (Minister approved 2016-06-23; consolidated 2018-08-27) state that alteration, erection, demolition, or removal of properties located within a Heritage Conservation District are subject to the provisions of Part V of the *OHA (OP, 13.2; London Plan, 597)*.

Chapter 13 of the *OP* entitled 'Heritage', includes objectives which support the "protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community" (Section 13.1.i, *OP*). Policies of the *OP* are to "[e]ncourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources." Section 13.3.6 of the *OP*, speaks generally to Heritage Conservation Districts and states that "the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area" (ii), and that "[r]egard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan" (iii). *The London Plan* further states that new development and public works will be undertaken to enhance and be sensitive to the City's cultural heritage resources (554_3).

2.4 Strategic Plan for the City of London 2015-2019

The *Strategic Plan for the City of London 2015-2019* identifies heritage conservation as an integral part of "Building a Sustainable City." Urban regeneration is identified as a pillar of "Growing our Economy" in the *Strategic Plan*. This strategy supports investment in London's downtown as the heart of our city and investing more in heritage conservation.

2.5 Cultural Prosperity Plan

One of the strategic directions in London's *Cultural Prosperity Plan* strives to leverage cultural assets in supporting economic growth. Advancing heritage conservation and strengthening London's cultural districts and nodes are key objectives of this strategy and include, for example: recognizing Downtown London as an important culture district, and considering the need for additional and more flexible and engaging outdoor performance spaces for the community (3.9.1; 3.5.2).

2.6 London's Community Economic Road Map

The urban landscape, which includes London's built heritage resources, plays a central role in shaping the lives of Londoners. Creating a vibrant, attractive, and competitive core is identified as one of the action items to support "[a]n exceptional downtown and a vibrant urban environment" (Section 4.4.4 Economic Priority).

2.7 Our Move Forward: London's Downtown Plan

The Downtown Vision in *Our Move Forward: London's Downtown Plan* is: London's face to the world. A vibrant destination. A unique neighbourhood. 'Heritage' is one of the nine values that underpin this vision. "As the birthplace of the city, the downtown is rich in cultural heritage; this heritage sets the downtown apart from other neighbourhoods. When planning for new development, integration with the existing heritage will be a foremost consideration." Two policies directly tied to this value are: "[e]nsure new buildings are consistent with the *Downtown Design Manual* and the *Downtown Heritage Conservation District Guidelines* and reviewed by the Urban Design Peer Review Panel" and, "[d]esign tall buildings to function as landmarks to create a distinctive downtown skyline."

2.8 Downtown Heritage Conservation District Plan

The *Downtown Heritage Conservation District Plan (DNTN – HCD Plan)* was designated by By-law No. L.S.P.-3419-124 and came into force and effect on June 27, 2013. The *DNTN – HCD Plan* provides policies and guidelines to help manage change for the approximate 370 properties located within its boundaries.

Principles outlined in Section 3.1 of the *DNTN – HCD Plan*, establish fundamentals derived from *The Venice Charter* (1964). One of these heritage principles, particularly pertinent to this application is:

“the importance of preserving the traditional setting and that a new building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent; a new building should reflect and support its context.”

A goal of the *DNTN–HCD Plan* is to encourage the retention, conservation, and adaptation of existing building stock. In the case of new construction, the *DNTN–HCD Plan* encourages an approach which seeks development that is complimentary to the character and streetscape of the District.

“A successful [downtown] district will delicately balance preserved buildings, modern infill, and increased density for a vibrant and diverse downtown (p3.30).”

Heritage resources and attributes (i.e. character) are also identified within the *DNTN – HCD Plan*. Particular to this application is the recognition that the heritage character in and around the development property is identified as a commercial landscape/ streetscape and is defined by:

“the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level. It is identifiable by a narrow busy corridor of pedestrian movement with walkways tight to the buildings, level and continuous... (6.2.2).”

Further noted are the following principles related to new construction (6.1.4) which support Heritage Principles and the Downtown’s commercial character:

- Retention of a three to four storey height at the building line.
- Enhancement of the street character.
- Maintenance and enhancement of a continuous street edge by building out to the front property line.

Section 6.1.4.1 and 6.1.4.2 more specifically outline heritage guidelines for new and infill construction. Those relevant to this application are as follows:

- Setbacks of new development should be consistent with adjacent buildings. New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the streetscape (p6.39).
- New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line, with no side yard setbacks fronting the major streets of the HCD (pp6.41, 6.42).
- New buildings abutting existing structures at the building line should exactly match the adjacent building height, or provide a clearly visible and readily apparent offset in height so as to maintain the visual integrity of the existing structure (p6.43).

Finally, Dundas Street is situated within a ‘commercial’ landscape pattern (ii) which is characterized by:

- development lots built out to the front and side lot lines, creating a continuous street wall;
- the tightness of the street as an integral part of the character;
- buildings of varying heights between two and six storey – creating a varied street wall profile;
- the rhythm of recessed entrances and storefronts creating interest at the street level;
- building materials that are predominantly masonry - brick, stone, and concrete - with a variety of ornamentation; and,
- walkways that are tight to the buildings, level and continuous, defined along road edges by services and signage – creating a tight, busy corridor for pedestrian movement.

3.0 Heritage Alteration Permit Application

3.1 Heritage Alteration Permit application

Municipal Council has delegated approval of Heritage Alteration Permit applications that

do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 195 Dundas Street was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the applicant (representing property owner), and received on February 21, 2019. The mandated 90-day review period for the Heritage Alteration Permit application expires on May 22, 2019. The applicant has applied for a Heritage Alteration Permit to construct a high-rise residential building and associated site development; this application is only for Phase 1 of a 3 phase development plan. Phases 2 & 3 will be constructed at a later date pending the approval of a Zoning By-Law Amendment. Phases 2 & 3 are intended to be mixed-use developments comprised of 32 and 35-storey, high-rise buildings with a 2-storey parking structure podium and ground floor commercial space. Phase 2 & 3 will be subject to a separate Site Plan Application. Heritage Alteration Permit approval will be required for subsequent phases.

Phase 1 development includes (see drawings in Appendix C):

- a **25-storey (80.16m in height) building** with a total of 140 residential units
 - rectangular footprint, approximately 21.38m (70ft) by 26.35m (86ft)
 - positioned internally within the block and recessed approximately 40m (131ft) from Dundas Street
 - contemporary styling with an articulated base, using precast concrete panels of varying shades of grey, silver aluminium mullions, clear glazing and coloured spandrel glass
 - two pedestrian accesses – one adjacent the surface parking area and one facing north towards Dundas Street
 - 1st floor amenity space and double access lobby (from the Dundas Street entrance to the King Street access)
 - overhead canopy at the Dundas Street entrance
 - loading area located at the King Street parking area access
- **public-private forecourt/amenity space** intended to provide a gathering space for residents and members of the public
 - located between front façade of the building and Dundas Street – measuring approximately 10.5m (34ft) by 40m (131ft)
 - extensive paved surface treatment to match Dundas Place, providing visual continuity through from the street to amenity space
 - benches and decorative planters interspersed throughout
 - gateway feature positioned along Dundas Street opening comprise of...
 - 3m (10ft) high ‘sentinels’ or pylons with retractable gates
 - sentinels detailed with heritage masonry base (reflecting the c1920s J. Gammage & Sons Ltd. building façade) and architectural metal panels to incorporate contemporary styling from the tower
 - lights mounted on sentinels to match those used along Dundas Place
- **reconfiguration** of the existing surface **parking area** to accommodate 160 parking spaces for residents
 - extensive paved surface treatment at King Street entrance to match ‘Dundas Place’ providing front-to-back continuity
 - new internal parking and perimeter treatment and landscaping

A Heritage Impact Statement (HIS) was submitted by Zelinka Priamo Ltd. on May 9, 2018, as part of a complete Site Plan Application (SPA18-051) for the proposed development, and also as a requirement of the Official Plan (13.2.3.1) and The London Plan (586). The primary purpose of the HIS was to assess the impacts of the proposed development on the cultural heritage value and attributes of the Downtown as identified in *Downtown Heritage Conservation District Plan (DNTN – HCD Plan)* (particularly within the area of the development site), and to make recommendations to mitigate any adverse impacts that may arise. The *Ontario Heritage Tool Kit* (mentioned previously), provides a list of possible negative impacts on a cultural heritage resource (p3).

Negative impacts include, but are not limited to: destruction of heritage attributes or features; unsympathetic and incompatible alterations; creation of adverse shadowing; isolation of heritage attribute from surroundings; direct or indirect obstruction of significant views or vistas; an adverse change in land use; disturbance to physical land (e.g. grade, drainage). Conclusions of the HIS found the proposed development application to be consistent with the *Provincial Policy Statement* and in conformity with the *London Plan* and is in-keeping with the direction of the *DNTN – HCD Plan* (p8).

The Urban Design Peer Review Panel (UDPRP) was consulted on June 20, 2018 regarding the proposed development application at 195 Dundas Street. The UDPRP generally expressed favourable comments regarding the design and architectural expression of the building tower, but had concerns about the public/private forecourt/amenity space between 189 and 197 Dundas Street. The Panel made the following suggestions regarding the amenity space which the applicant has subsequently revised their proposal for submission of this Heritage Alteration Permit (HAP) application:

- integrate architectural elements of the building and the landscape design, also giving consideration to Dundas Place design;
- consider an alternative design for enclosure of the amenity space – the wall/gate design along Dundas Street is not an appropriate response to the design of space; and,
- consider how the amenity space may be programmed/used for both formal and informal functions – the use of the space is important from a safety and pedestrian experience.

Finally, the London Advisory Committee on Heritage (LACH) will be consulted at its meeting on Wednesday March 13, 2019 regarding this application. The LACH will have a recommendation available to present at the March 18, 2018 meeting of the Planning & Environment Committee.

4.0 Analysis

4.1 Heritage Alteration Permit

With new infill development on the current lot at 195 Dundas Street, it is an opportunity for change and growth to occur within the Downtown Heritage Conservation District and to activate Dundas Street with increased pedestrianization. As mentioned previously, Section 3.1 of the *DNTN – HCD Plan* establishes broad heritage conservation principles while more specifically Sections 6.1.4 and 6.2.2 outline guidelines that address ‘fit and compatibility of new development particularly in relation to adjacent and surrounding properties.

Although at present the construction of the new building and associated site development at 195 Dundas Street is not fully compliant with the policies of the *Downtown Heritage Conservation District Plan* – the geometry of the subject site prevents the proposed development from being built to the street edge at Dundas – it is understood that this HAP application is for Phase 1 of a three-phase project; the new building and development outlined in this application does not preclude the full infill potential of the site along Dundas Street. It is intended that future phases will have strong street presence along both King and Clarence Streets. Further, the concept for the building tower is well designed with high quality materials that are skillfully used. The Urban Design Peer Review Panel described the tower as ‘elegant’; it will add to the skyline of Downtown London with a prominent landmark building. The applicant has also proposed mitigative measures suggesting alternative development approaches. One such approach is the introduction of a public/private amenity space that extends the Dundas Place-Flex Street both functionally and visually into the forecourt to the building tower. The forecourt would functionally tie into Dundas Place by providing an outdoor gathering place for residents of the apartment building and the public (during outdoor festivals events). It would also visually be linked through the use of a common paved surface treatment and lighting. A gateway feature positioned along Dundas Street will help to define the street edge, and also subtly enclose the forecourt. The gateway will be constructed with both heritage masonry (reflecting the c1920s J. Gammage & Sons Ltd. building façade) and contemporary metal panels used in the

tower, and the lights mounted on sentinels are designed to match those used along Dundas Place. Additionally, it is noteworthy that the Downtown Vision in *Our Move Forward: London's Downtown Plan* identified the Dundas Street portion of the subject site as a "Mid-block connection", envisioning a publicly accessible walkway that facilitates pedestrian travel between King and Dundas Streets, rather than be occupied by a built form (p23 & 52).

The Downtown Heritage Conservation District has been designated to protect and enhance existing cultural heritage resources in the Downtown. Operationalizing district plans often necessitates weighing multiple interests. In reviewing Heritage Alteration Permit applications, staff weighs provincial and municipal official plan policies and heritage district policies, with City policies balancing heritage conservation with promotion, growth and development in the core. The two are not necessarily mutually exclusive. Ultimately, a successful Downtown District will delicately balance preserved buildings, modern infill, and increased density resulting in a more vibrant and diverse downtown (*DNTN – HCD Study*, p3.30), consistent with provincial interest in the promotion of built form that is well designed, and encourages a sense of place.

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| 5.0 Conclusion |
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The construction of a new building and associated site development at 195 Dundas Street: 1) maintains the general intent of the *Provincial Policy Statement*, the *Ontario Heritage Act*, the *Official Plan* and *The London Plan*; 2) supports City goals of downtown urban regeneration, intensification and economic investment, articulated in London's *Strategic Plan*, *Cultural Prosperity Plan*, *Community Economic Roadmap* and *Downtown Plan*; and, 3) is compliant with the goals and objectives of the *Downtown Heritage Conservation District Plan* through mitigative measures aimed at creating a gateway feature along Dundas Street, and animating street activity through the incorporation of a public/private amenity space that is fully integrated with the City's Dundas Place-Flex Street initiative. The Heritage Alteration Permit application should be approved.

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| Submitted by: | Michael Pease, MCIP, RPP Manager, Development Planning |
| Reviewed by: | Heather McNeely Manager, Development Services (Site Plans) |
| Recommended by: | Paul Yeoman, RPP, PLE Director, Development Services |
| Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services | |

March 7, 2019
LED/mp

Sources

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Vintage London, Ontario. October 31, 2014. Image, J. Gammage & Sons Ltd., c1920s. Western Archives Hines Collection.

Zelinka Priamo Ltd for Ayerswood Development Corp. May 28, 2015. *Heritage Impact Statement, 195 Dundas Street*.

Zelinka Priamo Ltd for Danforth (London) Ltd. May 9, 2018. *Heritage Impact Statement, 195 Dundas Street*.

Appendix A – Maps



Figure 1: Property location at 195 Dundas Street.

Appendix B – Images



Image 1: View of vacant lot at 195 Dundas Street facing west, adjacent exterior wall at 189 Dundas Street.



Image 2: View of vacant lot at 195 Dundas Street facing east, featuring painted mural on adjacent exterior wall at 197 Dundas Street.



Image 3: Aerial view facing south, Dundas Street facade and parking lot at Clarence – King Street corner



Image 4: View of parking lot facing north-west, at Clarence – King Street corner



Image 5: 191-195 Dundas Street, c1920s, J. Gammage & Sons Ltd., c1920s. Western Archives Hines Collection



Image 6: Dundas Place, rendering showing Clarence to Richmond Street with vehicles



Image 7: Dundas Place, rendering showing Clarence to Richmond Street with people and events



Figure 2: Floor plan – floor 01



Figure 3: Floor plan – floor 02



Figure 4: Floor plan – floors 03 - 23



Figure 5: Floor plan – floors 24 – 25

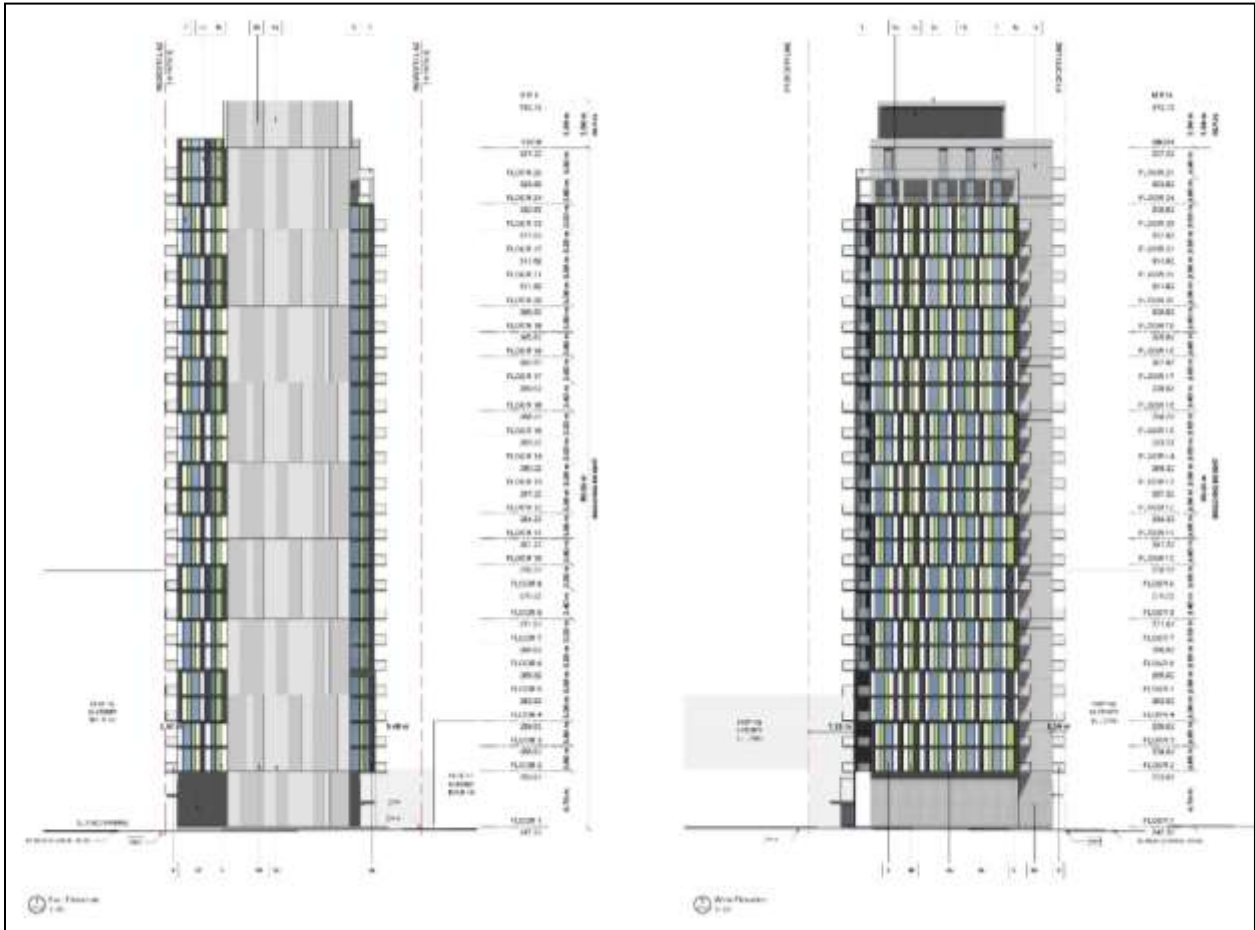


Figure 6: East and west elevations (respectively)



Figure 7: North and south elevations (respectively)

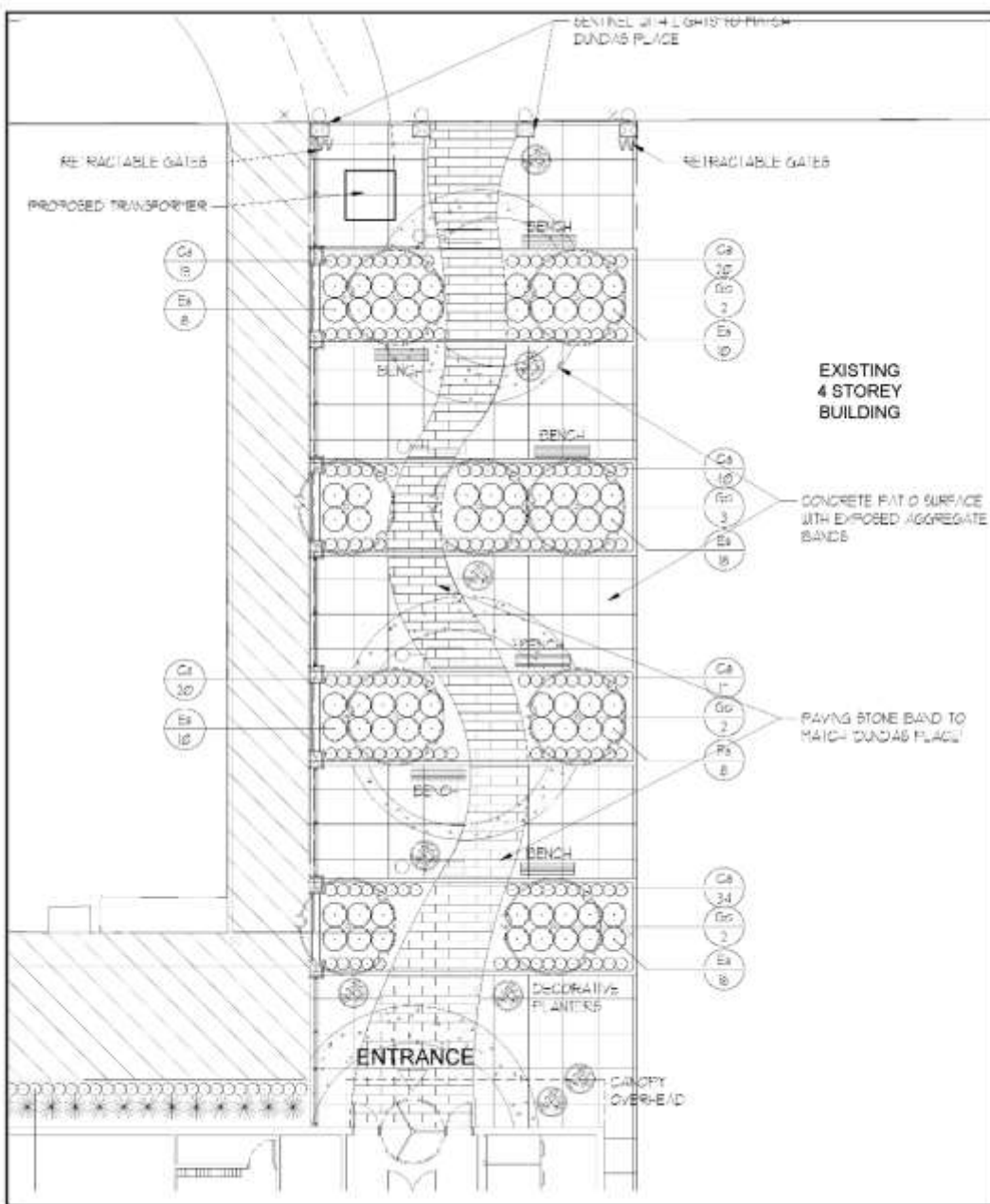
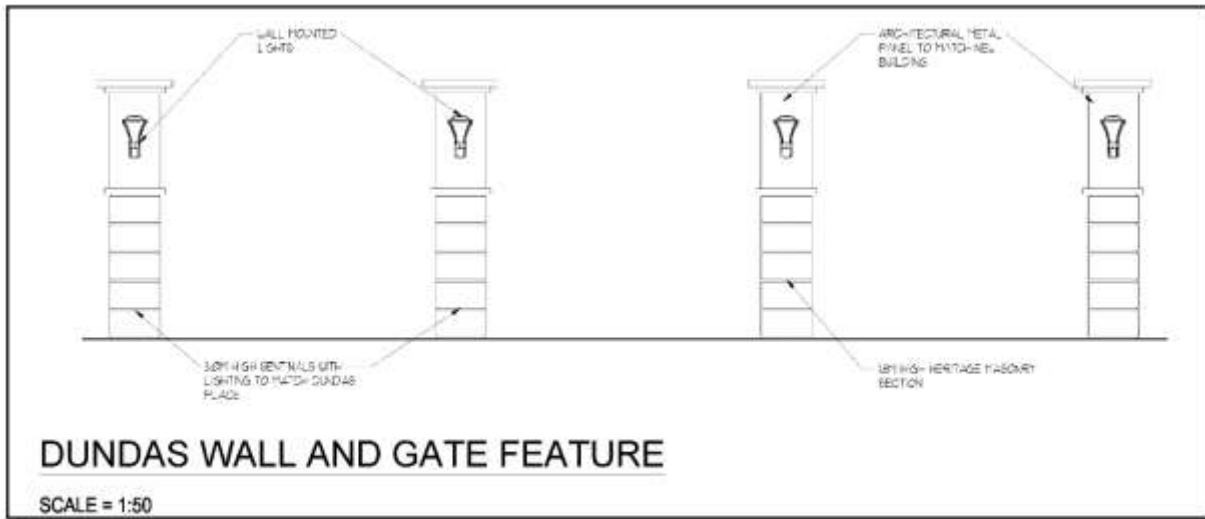


Figure 8: Dundas wall and gate feature and enlarged landscape plan of forecourt/amenity space.



Image 5: 191-195 Dundas Street, c1920s, J. Gammage & Sons Ltd., c1920s. Western Archives Hines Collection. Context for the proposed Dundas wall and gate feature as illustrated in Figure 8, above



Figure 9: Perspective view from King Street looking north



Figure 10: Perspective view from Dundas Street looking south