



# Heritage Alteration Permit 195 Dundas Street

London Advisory Committee on Heritage  
Wednesday March 13, 2019

london.ca



## Property Location and Heritage Status

- Vacant lot
- Part V designation as part of Downtown HCD
- Classification w/in HCD –
  - infill within a commercial landscape
- Guidelines –
  - subject new construction and commercial landscape pattern



## Property Description



Aerial view facing south



View of vacant lot at 195 Dundas Street facing west



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



## Functions – Past + Future



Dundas Place ('Flex' Street) rendering showing Clarence to Richmond Street with people and events

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



## Policy Framework

- Provincial Policy Statement
- Ontario Heritage Act
- Official Plan and The London Plan
- Strategic Plan for the City of London (2015-2019)
- Cultural Prosperity Plan
- London's Community Economic Road Map
- Our Move Forward: London's Downtown Plan



## Downtown HCD Policies

### General Principles

- "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."

### Goals

- "a successful [downtown] district will delicately balance preserved buildings, modern infill, and increased density for a vibrant and diverse downtown."

### Specific Principles + Guidelines

- retention of a three to four storey height at the building line
- enhancement of the street character and pedestrian movement
- maintenance and enhancement of a continuous street edge by building out to the front property line
- buildings of varying heights (2-6 storeys) creating a varied street wall profile;
- 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



# Heritage Alteration Permit

- Meets the “conditions for referral”
  - new building within an HCD
  - requiring consultation with the LACH before a decision on the Heritage Alteration Permit application by Municipal Council

Phase 1 development includes:

- a 25-storey (80.16m in height) building with a total of 140 residential units
- public-private forecourt/amenity space intended to provide a gathering space for residents and members of the public
- reconfiguration of the existing surface parking area to accommodate 160 parking spaces for residents



# Proposal – Site Plan



Full site plan, including forecourt/amenity space, tower and parking lot



# Proposal – Floor Plan



Floor plan – floor 01



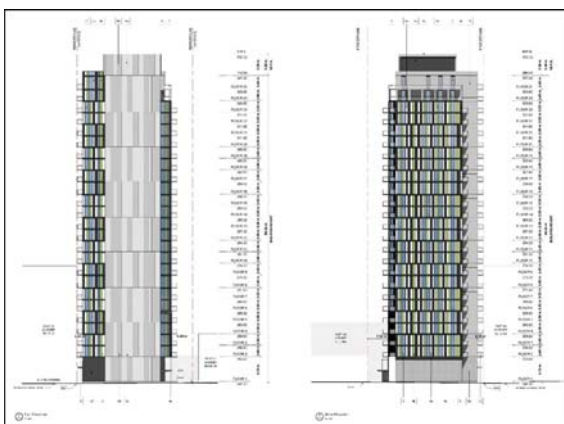
# Proposal – Floor Plan



Floor plan – floor 02



# Proposal Elevations



East and west elevations (respectively)



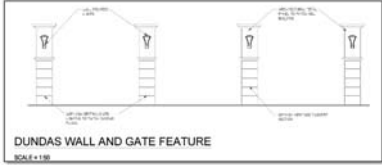
# Proposal Elevations



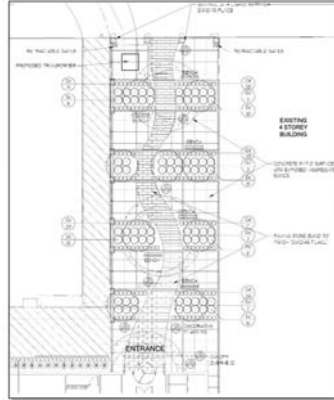
North and south elevations (respectively)



## Proposal – Forecourt Detail



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



## Proposal – Rendering



looking north



## Proposal – Rendering



looking south



## Analysis + Conclusions

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,
- ✓ **mitigation 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.**



## Recommendation

Erection of a new building on the property located at 195 Dundas Street, within the Downtown HCD, **BE PERMITTED** 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.