

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: George Kotsifas, P.Eng.
Managing Director, Development and Compliance Services &
Chief Building Official

Subject: Heritage Alteration Permit Application (York Developments)
131 King Street
Downtown Heritage Conservation District

Meeting on: Wednesday April 10, 2019

Recommendation

That, on the recommendation of the Director of Development Services, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to construct a new high-rise building on the property located at 131 King 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 Heritage Planner 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

Heritage Planning staff is seeking approval from Municipal Council for a Heritage Alteration Permit to allow the construction of a new high-rise building on the property located at 131 King 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

131 King 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 high-rise building at 131 King 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 high-rise building 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 131 King Street is located on King Street between Richmond and Talbot Streets. The subject property is a 'through lot' with frontage on the south side of King Street extending to the north side of York Street. The frontage along King Street is 32.0

m (105.0 ft) and 15.2m (50.0 ft) along York Street. The total length of the site is approximately 121.5m (398.6 ft), and the total area of the property is approximately 2,865 m² (0.28 ha or 0.71 ac) (Appendix A – Figure 1).

1.2 Cultural Heritage Status

The property at 131 King 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. 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 (Appendix B, Image 1).

Properties adjacent to 131 King Street are typically mid-rise (3-4 storey high buildings) with an eclectic mixture of styling with ground floor commercial/office. Adjacent properties are designated under Part V of the *Ontario Heritage Act (OHA)* as part of the DNTN – HCD. To the north of 131 King Street is Covent Garden Market and a modern high rise building on the corner of King and Richmond Streets (Appendix B). In the vicinity, there are several other high rise developments (existing or proposed), and also vacant lots (like 131 King Street) currently being used for commercial parking (Appendix B, Image 6).

Historically, this area has been known as “Whiskey Row”, and attracted many taverns and hotels to accommodate vendors and farmers at the Covent Garden Market since 1843. The majority of the properties surrounding 131 King Street date from post-1900, with over one-quarter dating after 1940; most retain historical significance and importance to the streetscape, and nearly half have landmark significance. Surrounding streetscapes such as the King Street block provide a backdrop to Covent Garden Market, Rotary Square and Budweiser Gardens. These areas contribute to the social heritage character of the vicinity by continuing to provide public open space for outdoor activities, gatherings and performances.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement (2014)

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).”

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, King 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 131 King 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 (Thor Dingman, representing the property owner), and received on February 12, 2019. The mandated 90-day review period for the Heritage Alteration Permit application expires on May 13, 2019. The applicant has applied for a Heritage Alteration Permit to construct a high-rise residential building of 30-storeys or 102 metres (334.6ft) with an increased density of up to 931 units per hectare, in conformance with a Holding Downtown Area Special Provision Bonus (h-18*DA1(6)*D350*B-53) Zone as outlined in Municipal Council Resolution (2018-D09) (3.4/17/PEC). The re-zoning of the property recognizes that it is located in an area where intensification can be accommodated, and the bonusing of the property ensures that the building form and design will fit within the surrounding area while providing a high quality design standard.

The heritage alteration permit application drawings attached in Appendix C include the following features that have been previously approved in the above noted Bonus Zone:

- A **podium design** that includes;
 - a well-articulated façade screening the multi-level parking structure that includes multiple step-backs, several canopies, planters on the main canopy above the retail level, and includes a variety of materials;
 - a prominent principal entrance into the apartment building that is easily identifiable through the use of a recessed entrance and canopy that protrudes above the entrance;
 - a retail component, west of the principal apartment entrance, that includes a two storey glass window wall, which maintains a similar rhythm and proportion of the existing storefronts along King Street;
 - a large design feature, above the garage entrance (along King Street) to add interest to the streetscape and break up the appearance of this portion of the parking structure;
 - ground floor windows on the west elevation with the possibility to become

- future storefronts facing the alley along the west side of the development; and,
- a canopy along the west elevation providing weather protection to pedestrians traveling between King Street and the rear of the building.
- A **tower design** that includes:
 - a varied step back of the tower from the podium along the King Street frontage;
 - a design feature wall extending from the principle apartment entrance at the base of the podium to the top of tower clad in textured panels and window wall consisting of clear and coloured glazing;
 - a protruding design element located on the 23rd and 24th storeys at the north east corner of the building fully clad in window wall consisting of clear and coloured glazing and framed;
 - a material and colour palette that provides for a cohesive design between all elements of the building including the podium and the tower;
 - a high proportion of transparent glazing and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls, and clear glass for balcony railings;
 - a high level of articulation on the east and west elevations that reduce the overall visual mass of the building;
 - a design of the top of the tower that provides interest to the skyline and is well integrated with the design language of the overall building; and,
 - the incorporation of the mechanical and elevator penthouses with the roofline of the tower.
- The provision of 41 **publicly accessible parking spaces** on level 1 of the underground parking facility and accessed from York Street.
- A **design feature** located over the main vehicular access off of King Street.
- Three levels of **underground parking**.
- Publicly accessible **civic space** located at the York Street entrance.

A Heritage Impact Assessment (HIA) was submitted by Thor Dingman in March 2018, as part of a complete application for a Zoning By-law Amendment (Z-8902) and also as a requirement of the Official Plan (13.2.3.1) and The London Plan (586). The primary purpose of the HIA was to assess the impacts of the proposed development on the cultural heritage value and attributes of the Downtown as identified in the *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. Conclusions of the HIA found the proposed high-rise building to “meet the guidelines and mitigating measures as provided in the Downtown London Heritage Conservation District Plan. Furthermore, the design was deemed to contribute to achieving a stronger cultural heritage identity for this significant area of London” (HIA, p23). The London Advisory Committee on Heritage (LACH) was consulted at its meeting on May 9, 2018 regarding the Heritage Impact Assessment and supported its conclusions.

Finally, the London Advisory Committee on Heritage (LACH) will be consulted at its meeting on Wednesday April 10, 2019 regarding this application. The LACH will have a recommendation available to present at the April 15, 2019 meeting of the Planning & Environment Committee.

4.0 Analysis

4.1 Heritage Alteration Permit

With new infill development on the current lot at 131 King Street, it is an opportunity for change and growth to occur within the Downtown Heritage Conservation District and to activate King 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.

Table 1: Analysis of proposed building at 131 King Street using Sections 6.1.4 & 6.2.2 of the Downtown Heritage Conservation District Plan (excerpted from HIA, pp21-22)

		guideline/principles	design response/comment	
A general principles	1	conserve character-defining elements of neighbouring buildings	proposed development will define street edge continuity across the mid-block void	✓
	2	new dev. physically and visually compatible w/ historic place while not replicating in whole	podium design responds to fundamental scale and rhythm of District streetscape character; utilizing distinctive, contemporary design	✓
	3	new dev. decipherable from historic precedent and complementing adjacent heritage buildings	distinctive contemporary design with upper tower stepped back from the street edge as per Plan	✓
	4	roof shapes/major design elements complementary to surrounding buildings and heritage patterns	new tower continues and extends trend of multi-storey buildings in the District	✓
	5	setbacks of new development 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 respond to unique conditions or location (i.e. corner properties); provide architectural interest/details @ both street facades	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 development	yes	✓
	4	retain a 3 to 4-storey height at the building line; above 18m step back 5m	step back varies more or less than 5m to benefit aesthetics of apartment tower	mitigated
	5	at grade - up to 80% glazing is appropriate; 2nd 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	mitigated
	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 not permitted facing main or side streets	None	✓
	10	new development 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	✓

Table 1 continued: Analysis of proposed building at 131 King Street

	guideline/principles	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	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 provides 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)	development is 103.5m high with podium setback; additional setback not feasible	mitigated
	6	upper floor setbacks required on buildings exceeding heights of neighbouring buildings by over one storey	unclear if policy reflected in design	mitigated
	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 on line of adjacent buildings.	✓
	9	with/exception of York St., new dev. w/in district encouraged to retain 3-4-storey height @ building line	building is 30-storeys as a result of bonusing; height exception permitted by London Plan	✓
	10	single storey, new development 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 St edge bordering the Covent Market and 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	✓

5.0 Conclusion

The construction of a new high-rise tower building at 131 King 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 compatible infill development. 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. It is the opinion of Staff that the Heritage Alteration Permit application should be approved.

Prepared by:	Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
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 Development Services.	

April 4, 2019
LED/mt

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Appendix A – Maps

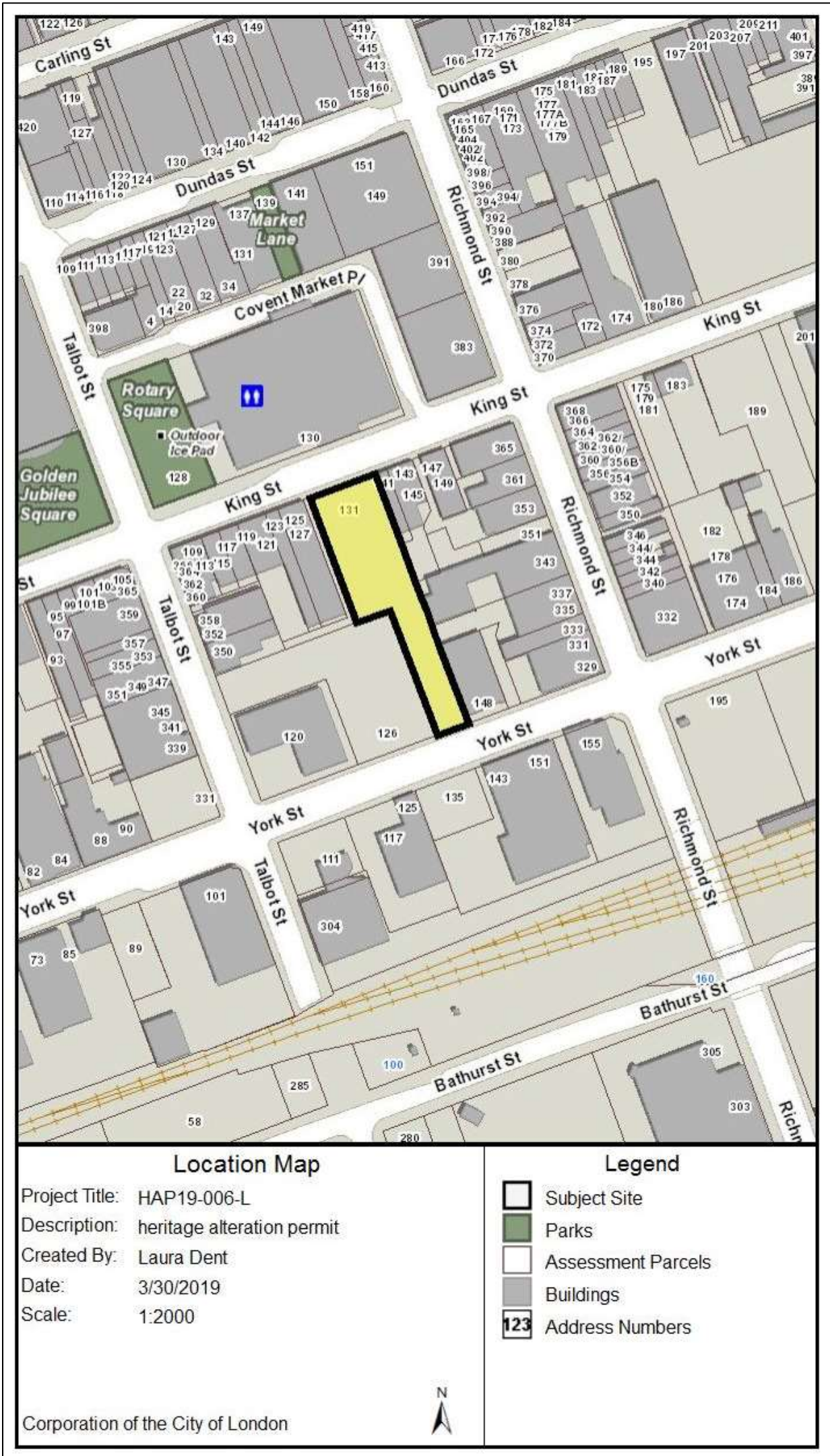


Figure 1: Property location at 131 King Street

Appendix B – Images

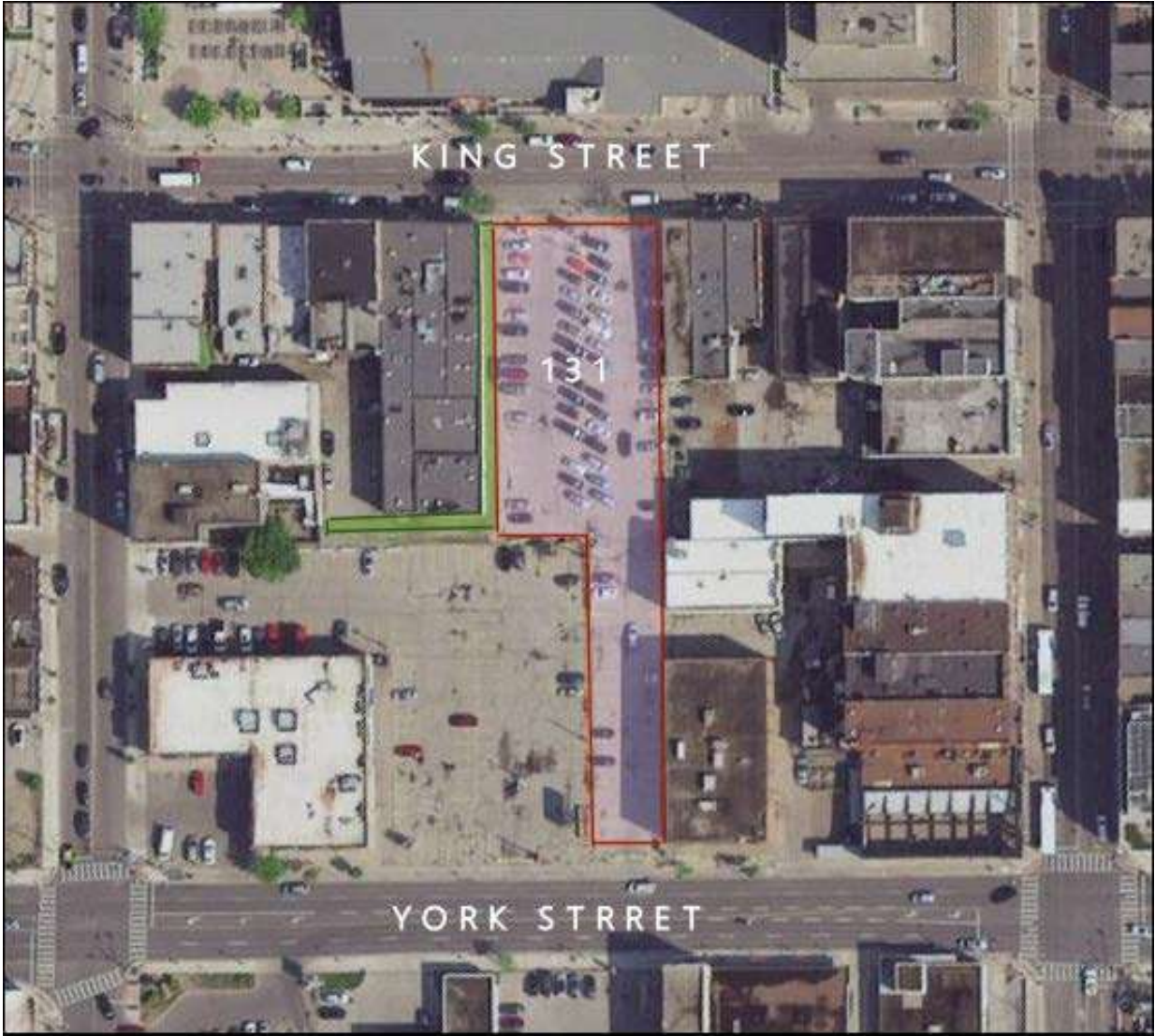


Image 1: Aerial photograph of the subject site outlined in red with the laneway along the west boundary of the property shaded in green (HIA, p6)



Image 2: Aerial view of block at the corner of King and Talbot Streets – facing south east



Image 3: View of along King Street facing east, view of parking lot at 131 King Street



Image 4: View along King Street facing west, view of parking lot at 131 King Street

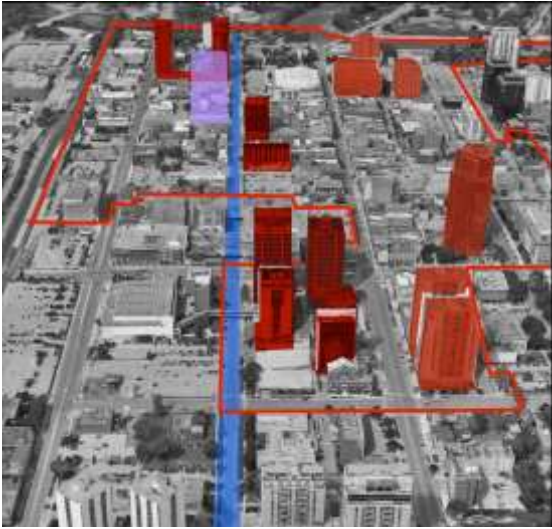


Image 5 and 6: Left – Bird's eye view of proposed building; Right – Aerial photograph of the London Downtown Heritage District highlighting multi-storey buildings. King Street is shaded blue, 131 King shaded violet (HIA, pp4, 14)

Appendix C – Drawings



List of Supplemental Drawings

- North Elevation
- East Elevation
- South Elevation
- West Elevation
- Laneway Elevation
- Perspective Study One - Street Level SW
- Perspective Study Two - Street Level SE
- Perspective Study Three - Skyline SW
- Perspective Study Four - Skyline SE
- Streetscape Context Study
- Site Plan
- Landscape Plan

February 2019



T H O R D I N G M A N  B. ARCHITECTURAL. SC. INC.

MATERIAL LEGEND

- 1 CONCRETE - TEXTURED FINISH (LIGHT)
- 2 CONCRETE - TEXTURED FINISH (RECESSED/DARK)
- 3 PUNCHED WINDOW - CLEAR GLASS CHARCOAL MULLIONS
- 4 GLASS RAILING - TEMPERED CLEAR
- 5 HORIZONTAL TEXTURED PANELS
- 6 TEXTURED PANELS - TYPE 1
- 7 ACM CANOPY - CHARCOAL
- 8 GARAGE DOOR - ALUMINUM FRAME LAMINATED GLASS
- 9 ACM SIDING - CHARCOAL
- 10 STAINLESS STEEL PANELS - FACETTED
- 11 COLORED GLASS
- 12 METAL GRILLES - CHARCOAL
- 13 ALUMINUM TRELLIS - WHITE
- 14 TEXTURED PANELS - TYPE 2



18-001 131 King Street | NORTH Elevation | Dsk-32 | zedd ARCHITECTURE

18-001 131 King Street

NORTH Elevation

Dsk-32

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MATERIAL LEGEND

- 1 CONCRETE - TEXTURED FINISH (LIGHT)
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- 3 PURGED WINDOW - CLEAR GLASS, CHARCOAL MULLIONS
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- 12 METAL GRILLES - CHARCOAL
- 13 ALUMINUM TRELLIS - WHITE
- 14 TEXTURED PANELS - TYPE 2



18-001 131 King Street SOUTH Elevation Dsk-34 zedd ARCHITECTURE

18-001 131 King Street

SOUTH Elevation

Dsk-34

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MATERIAL LEGEND

- 1 CONCRETE - TEXTURED FINISH (LIGHT)
- 2 CONCRETE - TEXTURED FINISH (RECESSED DARK)
- 3 PUNCHED WINDOW - CLEAR GLASS CHARCOAL MULLIONS
- 4 GLASS RAILING - TEMPERED CLEAR
- 5 HORIZONTAL TEXTURED PANELS
- 6 TEXTURED PANELS - TYPE 1
- 7 ACM CANOPY - CHARCOAL
- 8 GARAGE DOOR - ALUMINUM FRAME LAMINATED GLASS
- 9 ACM SKING - CHARCOAL
- 10 STAINLESS STEEL PANELS - FACETTED
- 11 COLORED GLASS
- 12 METAL GRILLES - CHARCOAL
- 13 ALUMINUM TRELLIS - WHITE
- 14 TEXTURED PANELS - TYPE 2



18-001 131 King Street | WEST Elevation | Dsk-35 | zedd ARCHITECTURE



SK-01

January 14th, 2019

Laneway Elevation

131 King Street

ONE31 KING

18-001



Contextual Horizontal and Vertical - Facade scaling for street and human proportions



Contextual Horizontal and Vertical - Facade scaling for street and human proportions

Scale:

18-001

York Developments KING STREET

131 King Street

King Street Context

February 28th, 2018 SK-20c

zedd

ARCHITECTURE

100 North Main Street, Suite 100, St. John's, NL A1B 1X1
Tel: (709) 754-1111 | www.zeddarchitecture.com



KING STREET RENDERING

zedd
ARCHITECTURE
2000 W. 10TH AVE. SUITE 1000 DENVER, CO 80202
303.733.8888

July 4th, 2019 SK-01

Rendering

131 King Street

18-001 York Developments

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KING STREET

131 King Street

York Developments

18-001

July 4th, 2018

SK-43

Perspective

zedd

ARCHITECTURE
1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 2G6
TEL: 604.681.1111 WWW.ZEDDARCHITECTURE.COM

Scale: 1/8" = 1'-0" (1:24)
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KING STREET LOOKING NORTH

zedd
ARCHITECTURE

Architectural rendering of a tall, modern multi-story residential building with balconies, viewed from King Street looking north. The building features a mix of white and dark grey panels and glass windows. The foreground shows a street scene with trees, benches, and a brick building to the right.



KING STREET LOOKING SOUTH

zedd
ARCHITECTURE



RON KUDRYS
LANDSCAPE
ARCHITECTS

1111 UNIVERSITY AVENUE, SUITE 100
TORONTO, ONTARIO M5G 1R7
TEL: (416) 593-8888
WWW.RONKUDRYS.COM

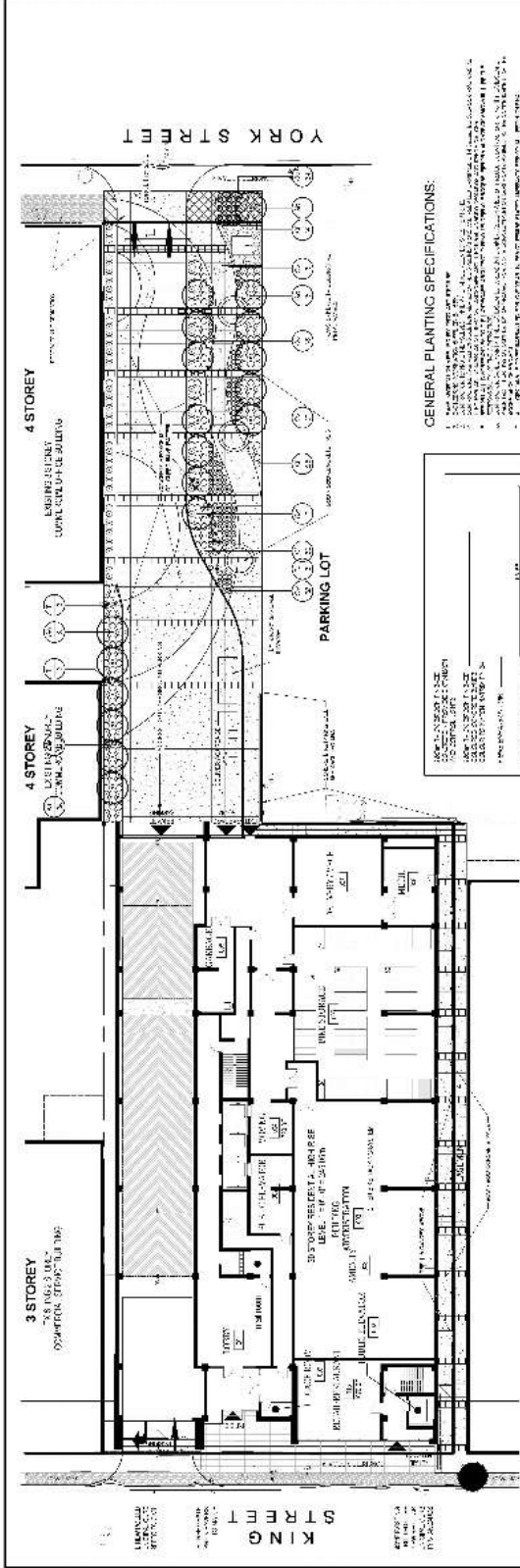
DATE	19-07-17
SCALE	AS SHOWN
PROJECT	131 KING STREET
CLIENT	YORK DEVELOPMENTS
DESIGNER	RON KUDRYS LANDSCAPE ARCHITECTS
PROJECT NO.	131-KING-17-01
PROJECT NAME	131 KING STREET
PROJECT ADDRESS	131 KING STREET
PROJECT CITY	TORONTO, ONTARIO
PROJECT PROVINCE	ONTARIO
PROJECT COUNTRY	CANADA



PROJECT
YORK DEVELOPMENTS
131 KING STREET
TORONTO, ONTARIO

LANDSCAPE PLAN

DATE	19-07-17
SCALE	AS SHOWN
PROJECT	131 KING STREET
CLIENT	YORK DEVELOPMENTS
DESIGNER	RON KUDRYS LANDSCAPE ARCHITECTS
PROJECT NO.	131-KING-17-01
PROJECT NAME	131 KING STREET
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PROJECT CITY	TORONTO, ONTARIO
PROJECT PROVINCE	ONTARIO
PROJECT COUNTRY	CANADA



LANDSCAPE PLAN
SCALE: 1:200

PLANT MATERIAL

1	PLANT MATERIAL	1	1
2	PLANT MATERIAL	2	2
3	PLANT MATERIAL	3	3
4	PLANT MATERIAL	4	4
5	PLANT MATERIAL	5	5
6	PLANT MATERIAL	6	6
7	PLANT MATERIAL	7	7
8	PLANT MATERIAL	8	8
9	PLANT MATERIAL	9	9
10	PLANT MATERIAL	10	10

GENERAL PLANTING SPECIFICATIONS:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

