



Heritage Alteration Permit 131 King Street

London Advisory Committee on Heritage
Wednesday April 10, 2019

london.ca

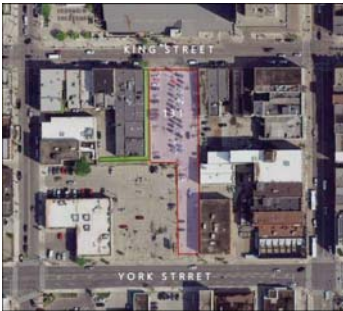


Property Location and Heritage Status

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



Property Description



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



Aerial image of the subject site outlined in red with the laneway along the west boundary of the property shaded in green



Surrounding Context



View along King Street facing west



View along King Street facing east



Aerial photograph of Downtown HCD highlighting multi-storey buildings. King St. is shaded blue, 131 King shaded violet



Heritage Alteration Permit

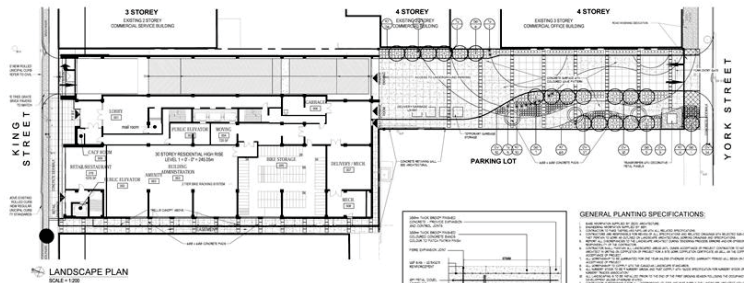
- Meets “conditions for referral” – consultation with the LACH
- Subject to previous ZBA and current Site Plan Approval
 - HAP drawings include features that have been previously approved by Council for a Bonus Zone

HAP application includes:

- podium design (multiple step-backs, canopies, street level retail w/pedestrian interest, screening of multi-level parking)
- tower design (30-storeys, articulated form, design wall feature from podium to top of tower – textured panels and window wall of clear and coloured glazing, varied step-back, complimentary material + colour palette)
- publicly accessible parking spaces (41 spaces, level 1, York St)
- design feature (King Street podium façade above vehicular access)
- underground parking (3-levels)
- civic space (publically accessible, at York Street)



Proposal – Landscape Plan



LANDSCAPE PLAN
SCALE 1:200

GENERAL PLANTING SPECIFICATIONS

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LONDON PLANTING SPECIFICATIONS (LPS) 2015.

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Proposal Elevations



Proposal Elevations



Proposal – Renderings



Proposal – Rendering



Proposal – Rendering



Rendering of podium @ King Street



Proposal – Rendering



Rendering of podium @ King Street



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."

Heritage Character (commercial – streetscape type)

- "development of lots built out to the front and side lot lines, 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..."

Specific Principles + Guidelines

- retention of a three to four storey height at the building line
- enhancement of the street character and pedestrian movement
- maintain and enhance continuous street edge by building out to the front property line;
- setbacks consistent with adjacent buildings
- entrances oriented to street with architectural interest
- buildings of varying heights (2-6 storeys) creating a varied street wall profile
- materials predominantly masonry - brick, stone, and concrete – w/a variety of ornamentation



Analysis

Areas of analysis derived from broad conservation principles and specific guidelines, addressing 'fit and compatibility' of new development in relation to adjacent and surrounding properties

✓ general principles

✓ (+mitigated) façade composition

- step back varies more or less than 5m to benefit aesthetics of apartment tower
- 5 levels of parking make glazing impractical; mitigate glazing area with art installation and terraced greenscaping

✓ (+mitigated) setback, height and massing

- development is 103.5m high with podium setback; additional setback not feasible

✓ Landscape and streetscape



Rendered Elevations within Street Context



Rendering of podium @ King Street



Conclusions

The construction of a new building and associated site development 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.

It is the opinion of Staff that the Heritage Alteration Permit application should be approved.



Recommendation

Construction of a new building on the property located at 131 King Street, within the Downtown HCD, **BE PERMITTED** subject to the following terms and conditions:

- 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,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



Analysis – 1

	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 continuous 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	✓



Analysis – 2

	guideline/principles	design response/comment	
B facade 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 facade divided into a myriad of planes and colliding rectilinear forms; lower 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	✓



Analysis – 3

	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—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	✓



Analysis – 4

	guideline/principles	design response/comment	
D landscap + streetscapo	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	✓



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