

COMMUNITY INFORMATION MEETING

July 31, 2023 6:30-8:00 PM

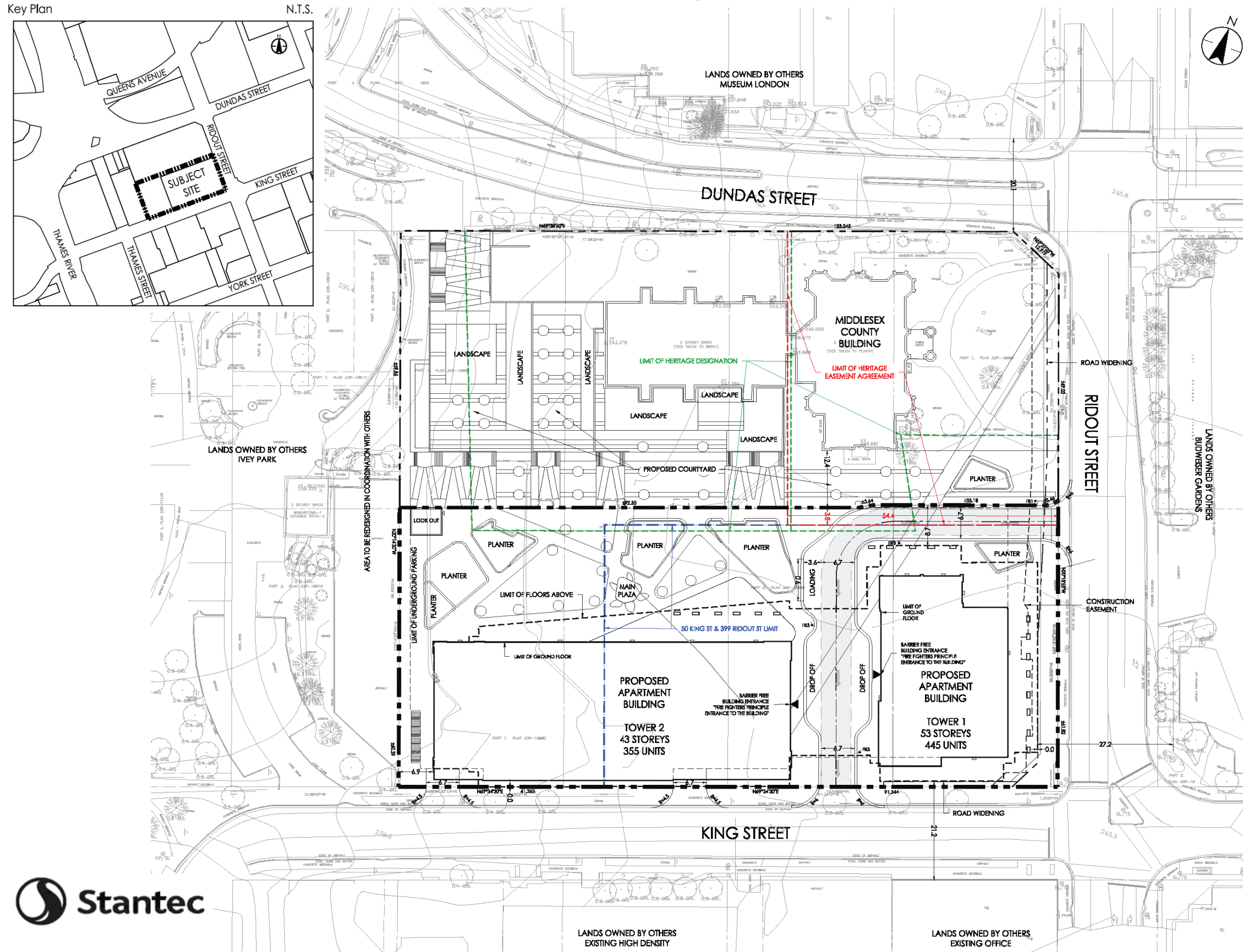


Proposed High-Rise, Mixed-Use Building

50 King Street & 399 Ridout Street North, London

PROPOSED DEVELOPMENT

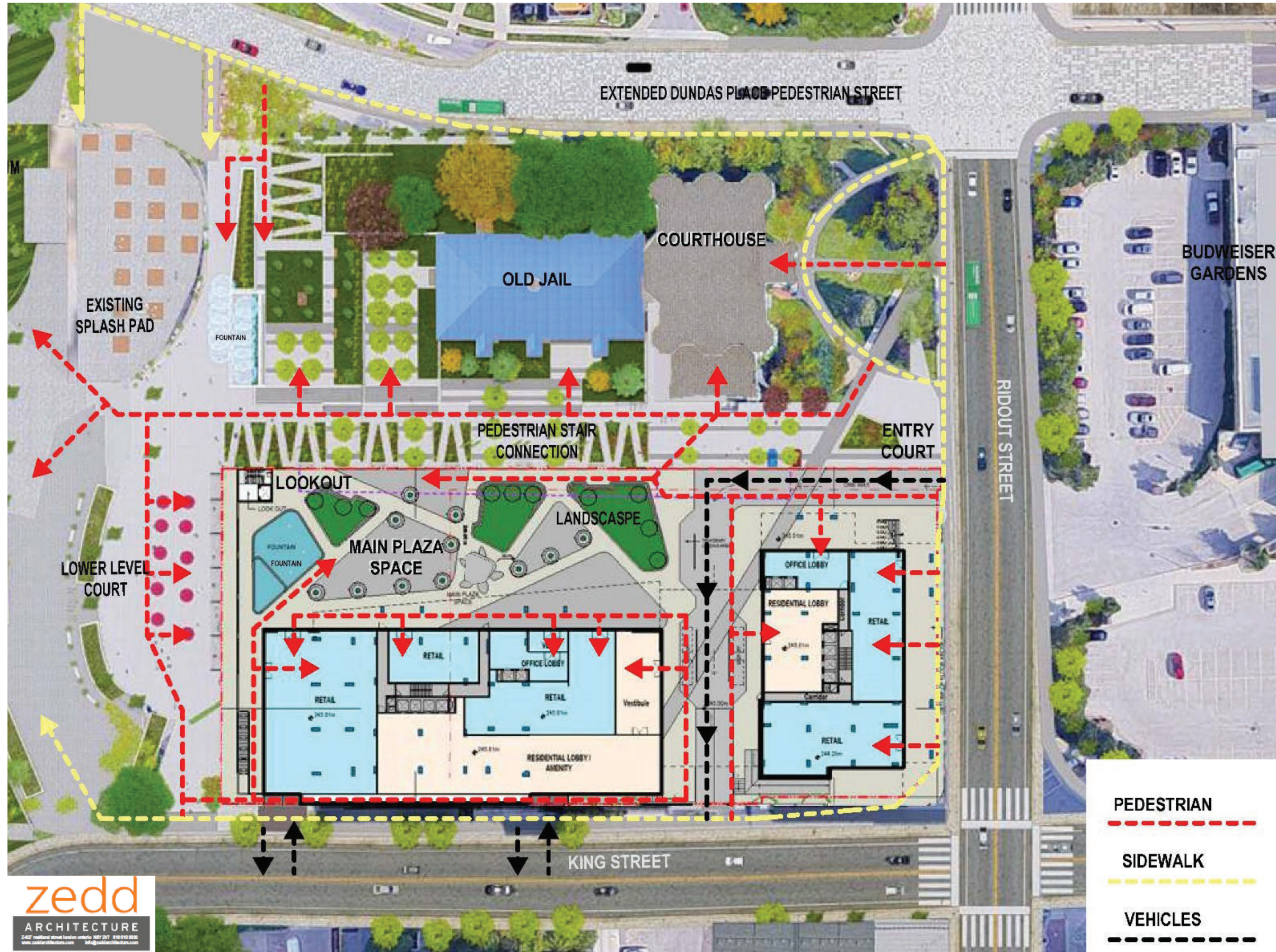
MIXED USE, HIGH-RISE DEVELOPMENT



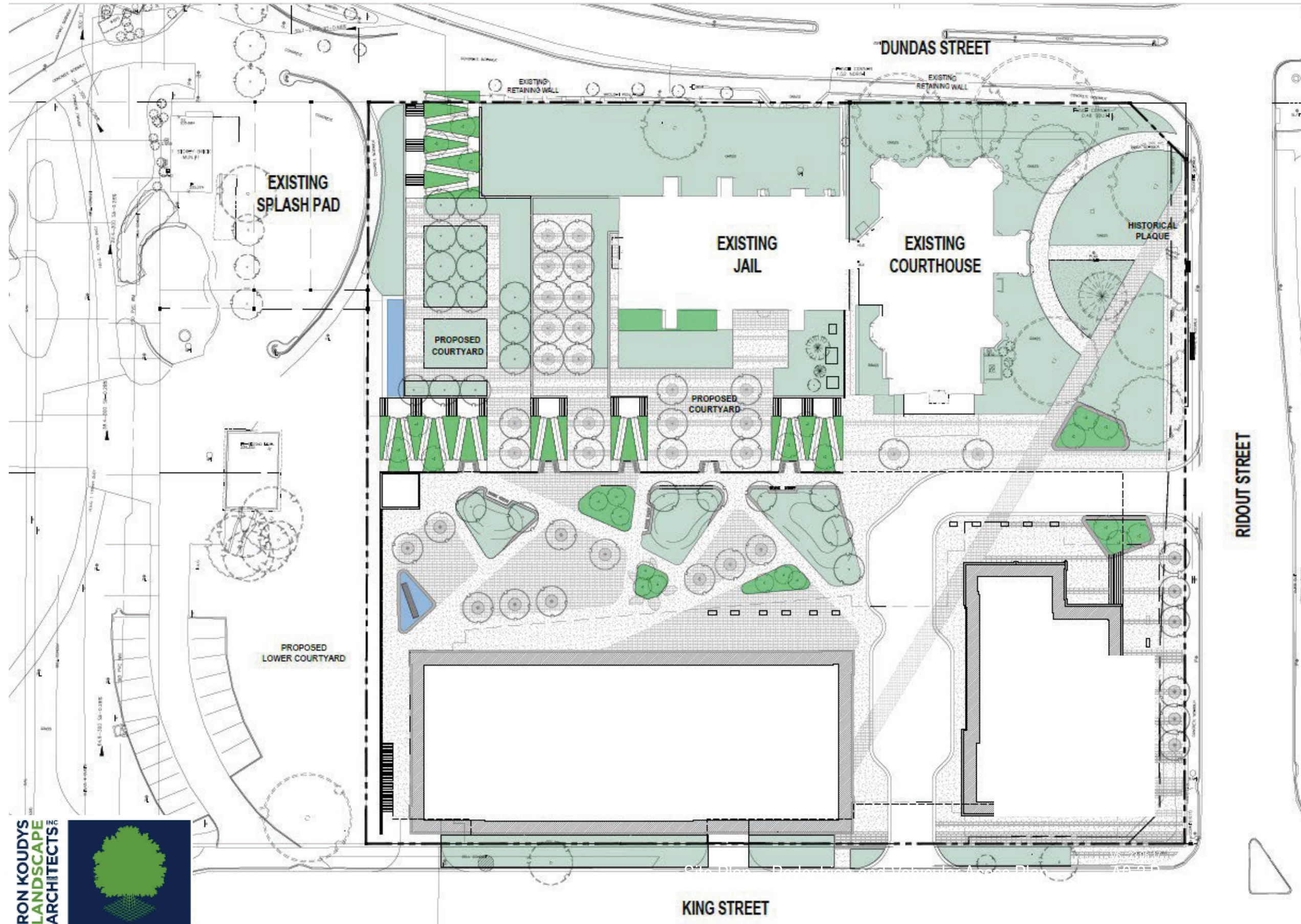
Core elements:

- A three to four storey podium accommodating service/retail commercial uses, offices, lobby and amenity space.
- Two towers situated above the podium:
 - Tower 1: positioned adjacent to the Ridout Street North/King Street intersection (maximum height of 53 storeys).
 - Tower 2: positioned adjacent to King Street (maximum height of 43 storeys).
 - A total of 800 residential units are to be contained within the towers.
- Outdoor amenity space including rooftop terraces on the towers and a plaza with accessible pedestrian connections through the site.
- A multi-level parking facility below the podium and plaza area providing 550 spaces.

PEDESTRIAN AND VEHICULAR ACCESS PLAN

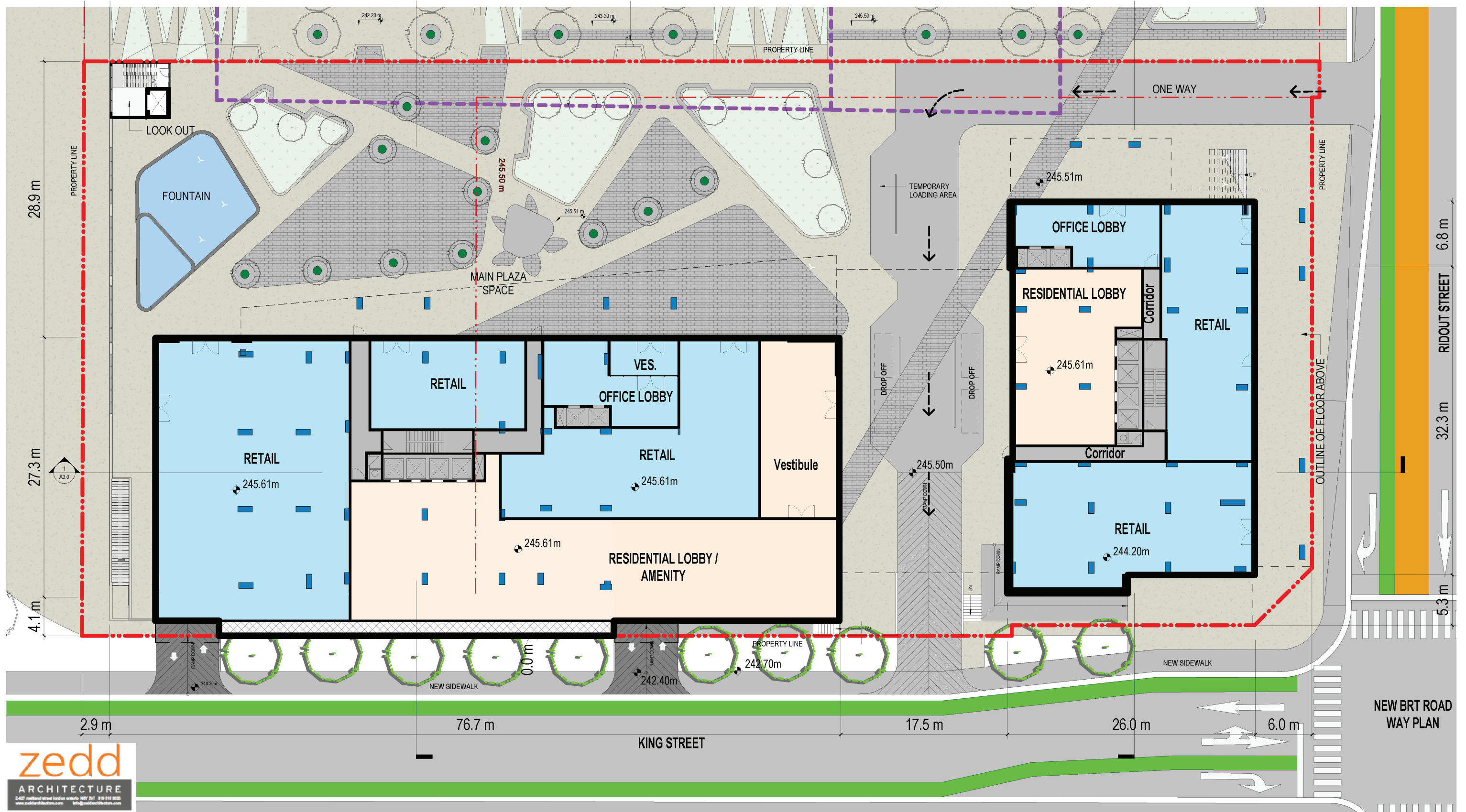


CONCEPTUAL LANDSCAPE PLAN



MAIN FLOOR PLAN

TOWERS 1 AND 2



RIDOUT STREET NORTH ELEVATION (TOWER 1)

LOOKING WEST



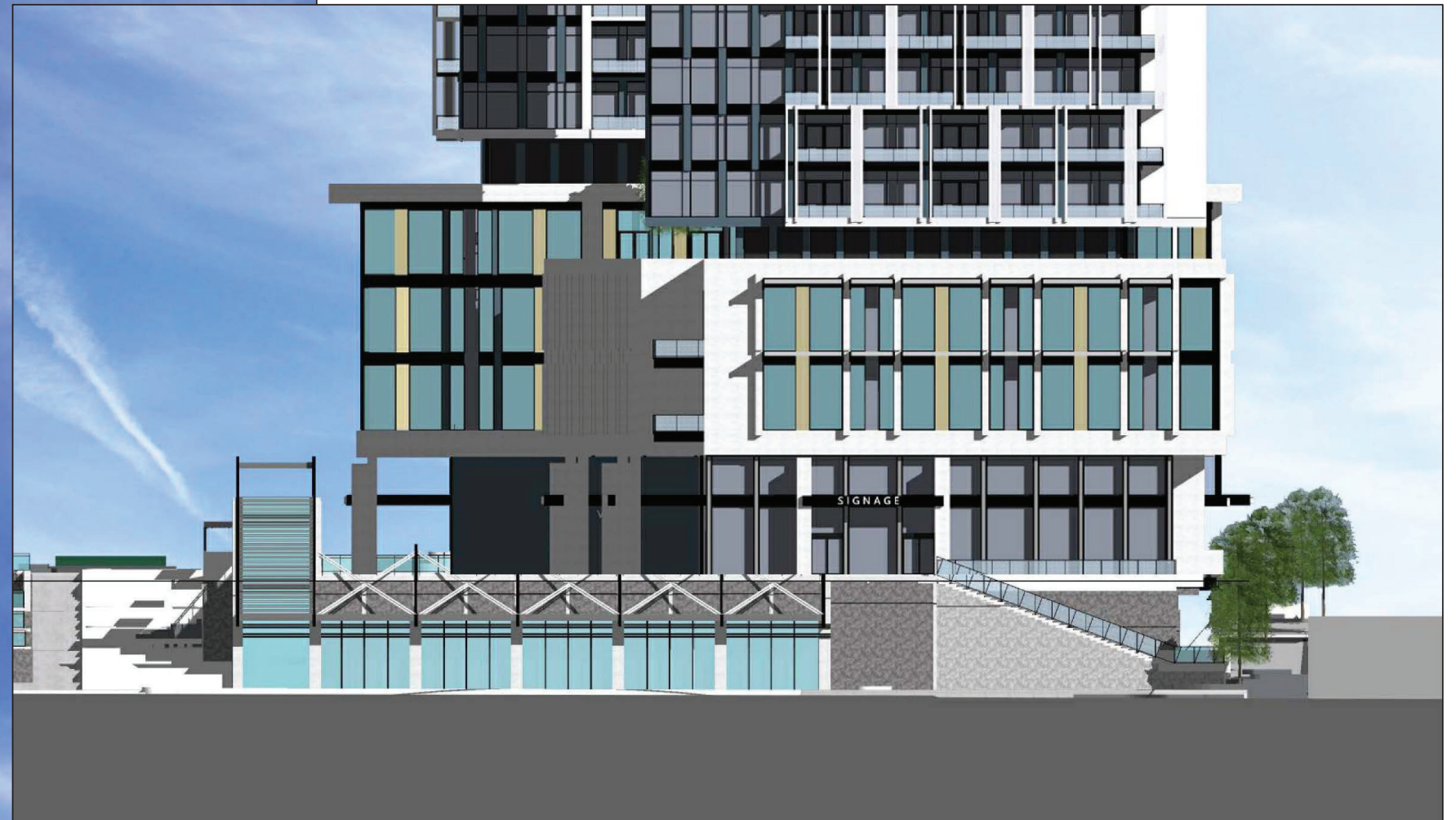
KING STREET ELEVATION LOOKING NORTH



DUNDAS STREET ELEVATION LOOKING SOUTH



RIVERFRONT ELEVATION LOOKING EAST



DUNDAS STREET OVERVIEW LOOKING SOUTHEAST



DUNDAS/RIDOUT INTERSECTION RENDERING

LOOKING SOUTHWEST



DUNDAS STREET PERSPECTIVE

LOOKING SOUTH



IVEY PARK PERSPECTIVE LOOKING EAST



RIDOUT/KING INTERSECTION PERSPECTIVE LOOKING NORTHWEST



RIDOUT STREET NORTH PERSPECTIVE

LOOKING WEST



Brief Historical Overview

Indigenous Communities

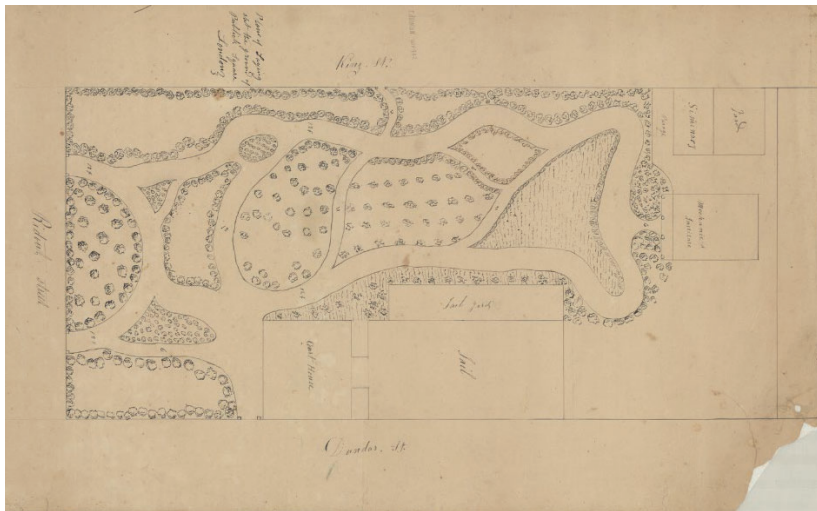
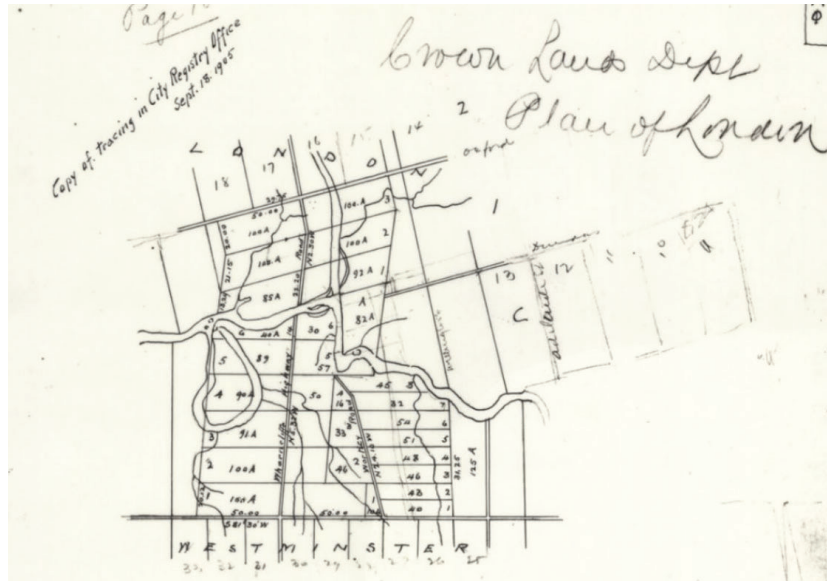
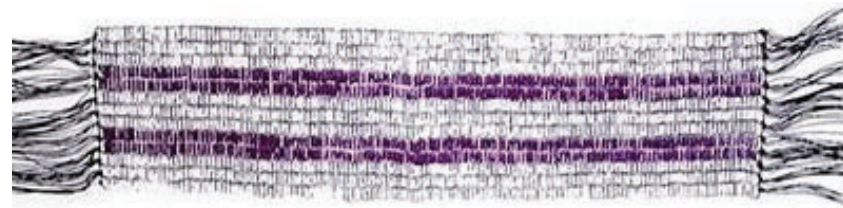
Oral history and archeological records show that the London region has been inhabited for over 10,000 years by Indigenous communities. The City of London is situated upon traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron and are associated with the following treaties: the Two Row Wampum Belt Treaty of the Haudenosaunee Confederacy/Silver Covenant Chain; the Beaver Hunting Grounds of the Haudenosaunee NANFAN Treaty of 1701; the McKee Treaty of 1790, the London Township Treaty of 1796, the Huron Tract Treaty of 1827, with the Anishinaabeg, and the Dish with One Spoon Covenant Wampum of the Anishnaabek and Haudenosaunee.

Middlesex County Courthouse and Gaol

In 1826, a town plot was surveyed for the town of London and Upper Canada's parliament established the new District Seat at the forks of the Thames. The following year, a plan to construct a new courthouse and jail was initiated under the stewardship of Colonel Thomas Talbot, the founder of the Talbot Settlement. The courthouse was built on a four-acre parcel of land that was chosen for its strategic location at the forks of the Thames River. The courthouse was designed by John Edwart of York and construction was completed in 1829 in the Gothic Revival architectural style. The courthouse is one of three castellated judicial buildings built in Ontario often being described as resembling a castle, other accounts claim that the building was modelled after Malahide Castle near Dublin, Ireland which historically was the home of Colonel Thomas Talbot.

In 1846, the Middlesex County Gaol was constructed along the west side of the courthouse. In 1878, an eastward addition was added as well as a central tower and in 1911, the lay library was added to the south elevation of the courthouse. The property was used for a variety of communal functions including markets and fairs, but also public hangings which had historically drawn a large crowd to the courthouse. The courthouse has been linked to some important trials related to the rebellion of 1837 and the murder of several members of the Irish-Canadian Donnelly Family.

The block containing the Middlesex County Courthouse and Gaol has evolved significantly over time. The majority of the original buildings located within the historic block have been removed including the former County Office, Registry Offices, Police Department buildings. The historic courthouse and gaol remain in addition to the existing one storey brick building, now part of the Ivey Park Spray Pad. The existing courthouse and gaol currently is adaptively re-used for office space and as an entertainment venue.



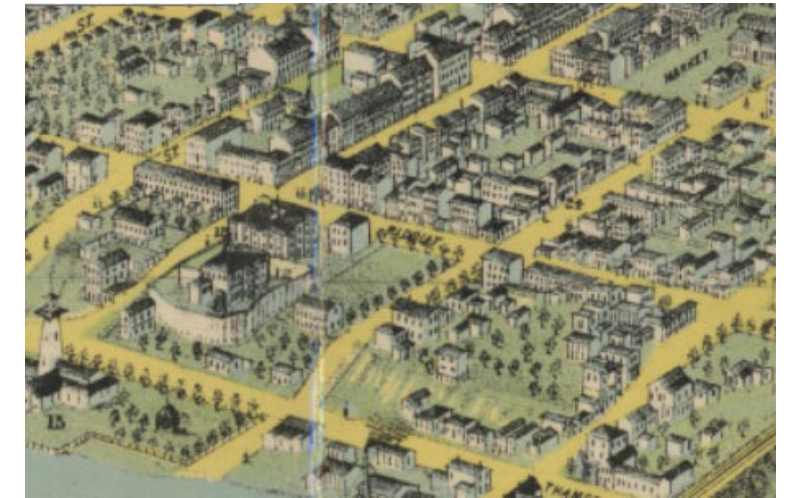
Above: Example of Two Row Wampum Belt (Courtesy of People's History Archives, St. Lawrence University)

Middle: Sketch of the fork of the River Thames shewing (sic) the site for the City of London, March 2nd, 1816 (Courtesy of Western Libraries).

Below: Map of proposed park bordered by Ridout St, King Street & Dundas St. adjacent to the Old Middlesex County Court House and Jail, 1800s (Courtesy of Western Libraries).



Left: Photograph from c. 1870 of the courthouse by O'Connor & Lancaster (Courtesy of the London Public Library Digital Collections)
Right: Isometric photograph of the historic block c. 1960 (Courtesy of Western Libraries).



Above: Excerpt of the 1872 Bird's Eye View of London (Courtesy of Western Libraries)

Middle: Excerpt of the Map of the City of London, Canada West, 1855 (Courtesy of Western Libraries).

Below: Excerpt of the 1893 Bird's Eye View of London (Courtesy of Western Libraries)

Heritage Status

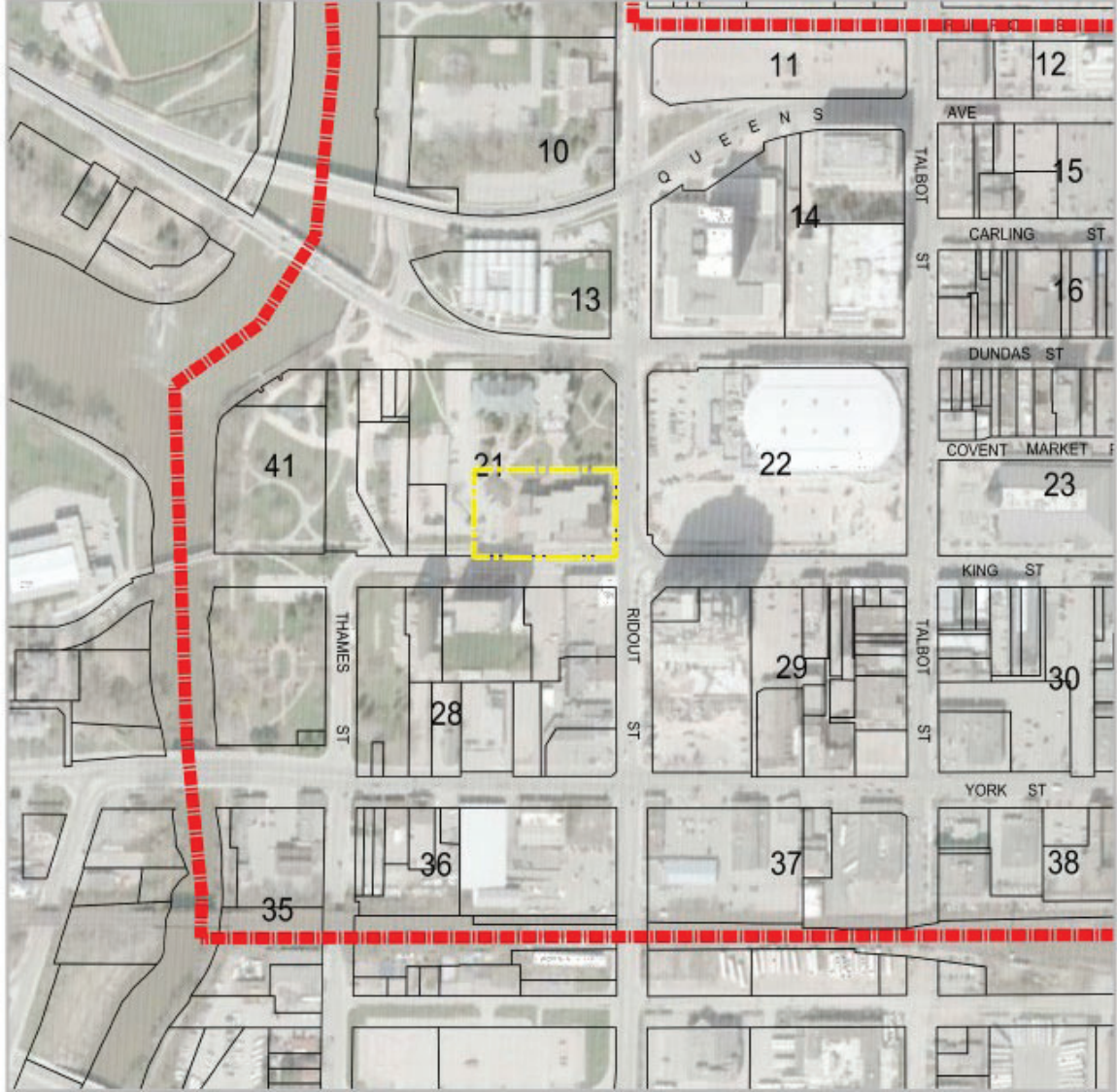


Figure 2:
Downtown London Heritage Conservation District designated under Part V of the Ontario Heritage Act

LEGEND
 Subject Lands
 Downtown London Heritage Conservation District Boundary

DATE: September 2021
 SCALE: 1: 2,500
 FILE: 1094BO
 DRAWN: LC

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50 King Street
 City of London

Heritage Status

The subject property located at 50 King Street, London is listed on the *Register of Cultural Heritage Resources* (2019) as a property designated pursuant to Part V of the Ontario Heritage Act within the Downtown London Heritage Conservation District and is currently vacant after the demolition of the former building in 2022.

The subject property is also adjacent to 399 Ridout Street North also known as the Middlesex County Court House and Gaol, which is a Protected Heritage Property. The property is protected as follows:

- Designated pursuant to Part IV of the OHA
- Designated pursuant to Part V of the OHA as it is within the Downtown London Heritage Conservation District
- Protected by Heritage Easement under the Ontario Heritage Trust (established November 16, 1981)
- Recognized as a National Historic Site of Canada (recognized in May 10th, 1955) (includes a plaque and commemorative boulder)



Figure
Heritage Map

LEGEND
 Subject Lands
 Boundary of the legal description from the Part IV designation of the Middlesex County Court House (by-law L.S.P.-2534-582)
 Boundary of the legal description from the Part IV designation of the Gaol (by-law L.S.P.-2917-501)
 399 Ridout Street North
 OHT Heritage Conservation Easement, Part IV Designation Boundary
 National Historic Site
 Designated Heritage Property, Part V of the OHA

DATE: February 2023
 SCALE: 1: 1,000
 FILE: 1094BO
 DRAWN: PL

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50 King Street
 City of London

Source:
 2022 Aerial Imagery, City of London

PLANNING APPLICATION 1/2

OFFICIAL PLAN AMENDMENT

The Site is located within the Downtown place type and forms part of the Downtown Protected Major Transit Station Area (DPMTSA). Policy 800(3) of The London Plan states that a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment and recreational uses are permitted in the Downtown place type and mixed use buildings, such as the one proposed, are encouraged. Similar policy direction is provided in the DPMTSA policies (Policy 803E).

With respect to intensity (Table 8), the standard maximum building height in the Downtown place type is 20 storeys and an upper maximum height of 35 storeys. Policy 803C provides that the DPMTSA designation has a maximum building height of 35 storeys. Therefore, in order to advance the proposed redevelopment of the subject lands, a site-specific policy will be required to permit the proposed 43 and 53 storey building heights.

Proposed Specific Policy: An amendment is requested to add a Specific Policy to the Downtown Place Type of The London Plan to permit a building form on the site having a maximum height of 53 storeys.

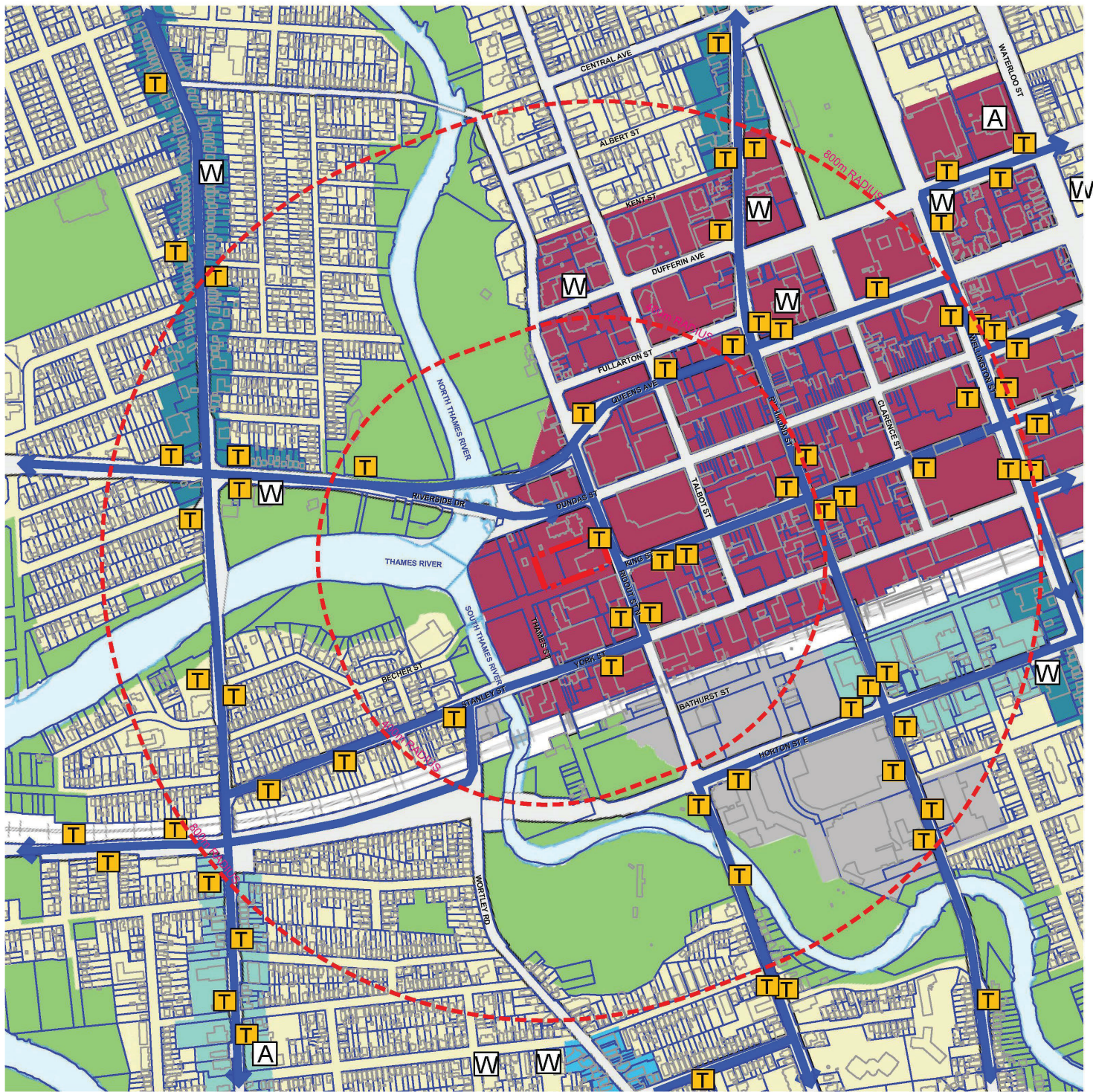


Figure
Regional Spatial
Analysis

LEGEND	
	Subject Lands
	Green Spaces
	Downtown
	Rapid Transit Corridor
	Urban Corridor
	Main Street
	Neighbourhoods
	Light Industrial
	Public School
	Place of Worship
	Transit Route
	Transit Stop

50 King Street
City of London
Ontario

Source:
The London Plan Map 1, Place Types, City of London (c) 2022

DATE:	February, 2023
SCALE:	1:10,000
FILE:	1094BC
DRAWN:	PL

K:\1094BC-50 KING ST LONDON\RPT\F3_REGIONAL SPATIAL ANALYSIS.DWG

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PLANNING APPLICATION 2/2

ZONING BY-LAW AMENDMENT

Existing Zoning: The property of 50 King Street is zoned 'Downtown Area (DA1)', with a maximum density (D) of 350 dwelling units per hectare, a maximum height (H) of 15 metres and is subject to Holding Provisions 'h-3', 'h-5', 'h-18', 'h-149' and 'h-207'. Bonus Zone B-36 is also applied, which permits a maximum building height of 95 m (28 storeys) and a maximum residential density of 750 units/ha, subject to defined bonusing criteria.

399 Ridout Street North is predominately zoned 'Community Facility (CF1)', 'Downtown Area (DA2)' with a maximum density (D) of 350 dwelling units per hectare and a maximum height (H) of 15 m. The northerly portion of this property contains the aforementioned zone structure with the added compound of the 'Heritage (HER)' Zone.

Proposed Site-Specific Zoning: An amendment is requested to zone the project site Downtown Special Provision (DA2(_)*D(_)*H(_)) to accommodate the form, scale and positioning of the building.

The Special Provision zone would include the following key permissions:

- A maximum height of 176 m;
- A maximum residential density of 1,175 units/ha; and
- Permission for the residential components of the buildings to be positioned at, or near, the street frontages.

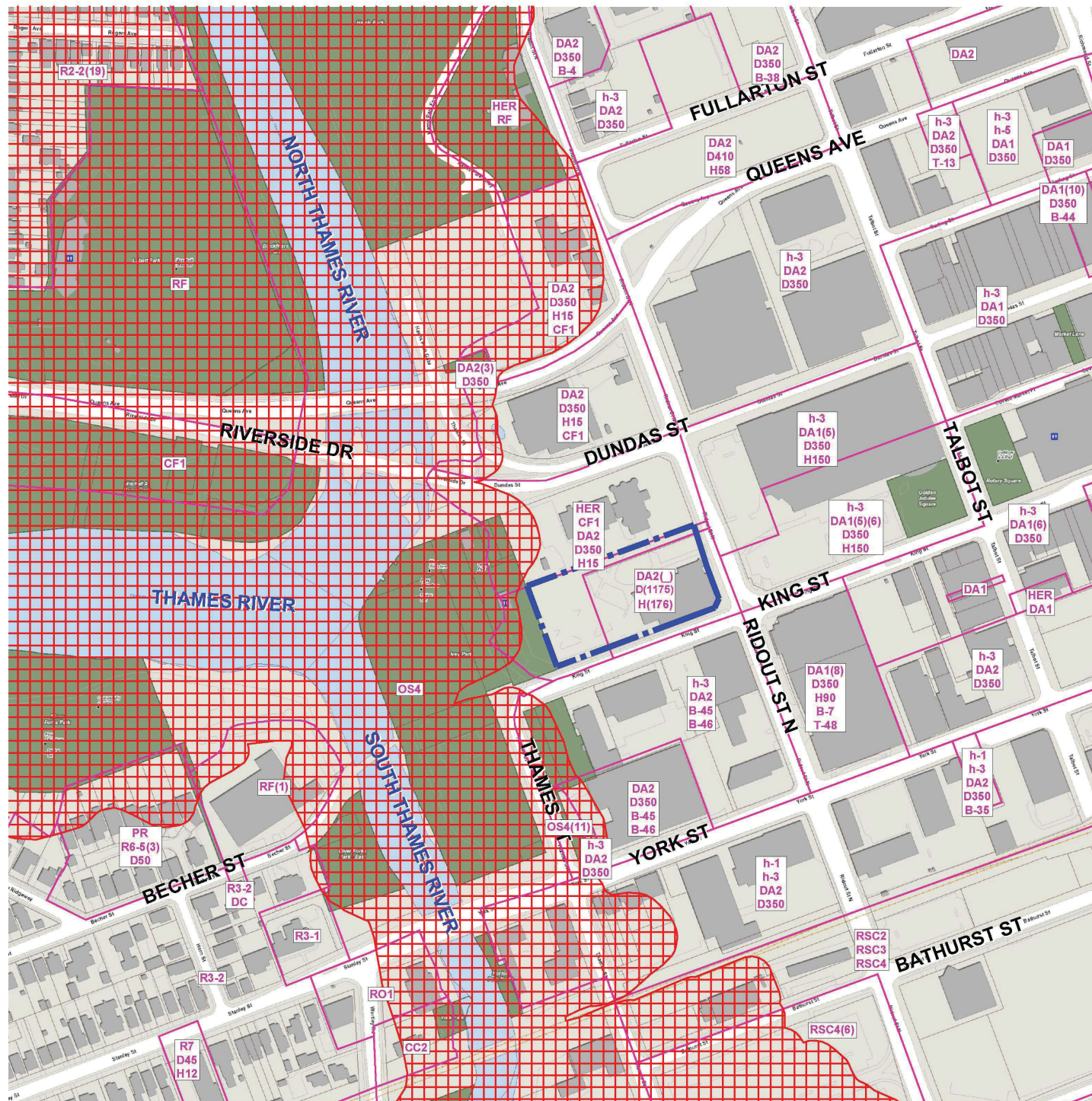


Figure
City of London
Proposed Zoning
Zoning By-law No. Z-1

LEGEND

- Subject Lands
- Zone Limit
- Conservation Authority Regulated Areas

- | | |
|--|--------------------------|
| R2 Residential R2 Zone | h Holding Provision |
| R3 Residential R3 Zone | H Height Provision |
| R6 Residential R6 Zone | PR Rivate Road Provision |
| R7 Residential R7 Zone | D Density Provision |
| RO Restricted Office Zone | B Bonusing Provision |
| DA Downtown Area Zone | |
| RSC Restricted Service Commercial Zone | |
| CC Convenience Commercial Zone | |
| RF Regional Facility Zone | |
| CF Community Facility Zone | |
| HER Heritage Zone | |
| DC Day Care Zone | |

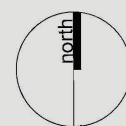
Source:
CityMap, City of London (c) 2023

DATE: February, 2023

SCALE: 1:4,000

FILE: 1094BC

DRAWN: PL



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PROJECT PLANNING

KEY STEPS



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