



# Memo

- To:**
- Proponents
    - Brian Blackwell, Stantec
    - Sand Khalaf, HGA Ltd.
  - City of London Personnel
    - Jerzy Smolarek, Urban Designer
    - Mike Corby, Site Plan Approval Officer
    - Sean Galloway, Manager, Urban Design & GIS

- From:**
- Urban Design Peer Review Panel (UDPRP)
    - Andrew Wilson, Landscape Architect, Chair
    - Julie Bogdanowicz, Urban Designer
    - John Nicholson, Architect
    - Steve Ries, Architect
    - Blair Scorgie, Urban Designer
    - David Yuhasz, (Absent)

**RE: Zoning Bylaw Amendment – 700 King Street – Residential Development Presentation & Review: March 18, 2015**

## 1.0 Urban Design Context

- 1.1 The proposed development is in the Old East Neighbourhood south of Dundas Street at the northeast corner of King Street and Lyle Street.
- 1.2 This is a rezoning based on property consolidation associated with the existing hi-rise residential development to the east.
  - **The proposed building development is in keeping with and extends the adjacent hi-rise building form and landscape and further contributes appropriately to the planned intensification of the Old East Main Street corridor.**

## 2.0 Site Planning

- 2.1 The proposed site plan under review is integrated with the comprehensive site plan already implemented.
  - 2.1.1 Consider adding a drop-off at the principal entrance.
  - 2.1.2 Consider an internal pedestrian system connecting the buildings, parking and proposed future building development and also the easement from Dundas Street.

## 3.0 Building Architecture

- 3.1 The proposed building departs from the architectural design of the adjacent high-rises but successfully and similarly conveys a three-storey base form with a tower rising to 21 storeys.
- 3.2 The base is noticeably expressed on the west, south and east. Consider some further detailing on the north building side to better express the base and relieve the sheer aspect of the north wall.

- 3.2.1 Consider punch outs to expose balconies on the north face.
- 3.3 Above the base on the north face, reconsider the change from two window columns to three as the proposed arrangement is contrary to a logical structural and perceptual lightening of a building as it rises.
- 3.5 The use of materials on the base contributes well to distinguishing building form and adding interest to the pedestrian realm. In relation to that, consider extending some tower elements such as colour or materials to the ground to connect the base and tower forms more obviously.
- 3.4 The tower itself has a significant floor area resulting in a massive form as seen from the east and west. Consider a reduction in floor area from 1,300 square metres to 1,000 square metres to reduce the sense of building mass and also allow for greater setback of the tower from base edges and additional massing setbacks within the tower as with the adjacent high-rises.
- 3.5 Consider strengthening the expression of the main entrance canopy mass at the ground level.
- 3.6 Reconsider the architectural relevance of the southwest upper corner, suspended building element.
- 3.7 Given that the large roof area of the base building is not for common use but has high visibility for some residents of the proposed building and adjacent high-rise, an 'extensive' green roof system is recommended for its aesthetic quality, insulation value and contribution to storm water management and climate amelioration within the area.

#### 4.0 Landscape Design

- 4.1 The area between the south facing amenity rooms on the ground floor and the metal fence would serve a common social/recreational function as with the noted amenity area. Consider a comprehensive design of the common amenity space to serve the fitness room and common room.
- 4.2 Consider a secure bicycle rack in a public area for visitor's bicycles.

This UDPRP review is based on City planning and urban design policy, the submitted brief and noted presentation. It is intended to inform the ongoing planning and design process and represents support for the associated zoning bylaw amendment.

Sincerely on behalf of the UDPRP,



Andrew Wilson, MLA, OALA, CSLA, Chair, City of London Urban Design Peer Review Panel