



**PRELIMINARY SERVICING BRIEF
50 KING & 399 RIDOUT STREET**

November 6, 2022

Prepared for:
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1 Introduction

1.1 Purpose of The Report

The preliminary sanitary servicing brief has been prepared for York Developments Inc. for the proposed development of the parcel at municipal number 50 King Street and a portion of 399 Ridout Street, with two high-rise towers with a shared podium, having heights of 40-storeys (west tower) and 50-storeys (east tower), herein referred to as the site. The site will also include a multi-level underground parking structure. The towers are expected to provide mixed-use residential, office and retail space.

The purpose of this brief is to provide justification from a sanitary sewer capacity perspective for the feasibility of developing this site as proposed, including peak flows and maximum population from the development.

1.2 Limitations of the Report

The information presented in this report is based on the review of the following information:

- As-constructed drawings on file with the City of London for the external services on King Street and Ridout Street;
- Ontario Building Code 2020 (OBC);
- City of London Design Standards and Specifications;
- Proposal Summary prepared by MHBC Planning Ltd. (September 2021);
- The Preliminary Concept Plan by Zedd Architecture (August 2021); and,
- 2023 Growth Management Implementation Strategy (GMIS 2023).

1.3 Location

The site is approximately 0.976 hectares (ha) in size and comprises the properties of 50 King Street and the southern portion of 399 Ridout Street. The site is bounded by Ivey Park to the west, the historic London jail and courthouse to the north, Ridout Street to the east, and King Street to the south.

The subject lands are part of the Central London planning area that encompass the City's downtown core and surrounded by a diverse mix of intensive land uses, including number of civic attractions (MHBC, 2021). The site is located within the Downtown London Heritage Conservation District, and thus may be subject to special requirements related to sanitary servicing.



2 Sanitary Servicing

2.1 Existing Conditions

The site has historically been home to the Middlesex London Health Unit building, which has been demolished. The building was 3-storeys tall and has an approximate floor area of 5,118m² (per measurements taken from the existing topographical survey). At the time of writing this report, the existing building has been demolished and the site being prepared for future development. Existing topographical survey by Callon Dietz (Dated March 2020) is attached in **Appendix B**.

2.2 Existing Sanitary Services

The subject site is within the Oxford Wastewater Treatment Plant (OWWTP) sewershed. The closest available infrastructure is as follows:

- 900mm diameter brick sanitary trunk sewer located on the north side of King Street, within the travelled portion of road (constructed in 1879).
- 1050mm diameter 140-D concrete trunk sewer on the west side of Ridout Street, within the travelled portion of road (constructed in 2002).

The 1050mm diameter sewer on Ridout Street drains into the 900mm diameter sewer on King Street. The 900mm diameter sewer drains west towards the Thames River, where it crosses by gravity via the King Street Pedestrian Bridge. Based on the available as-built drawings and that the building is demolished, it is uncertain where the existing sanitary outlet(s) are located. Pipe diameter, slope, invert elevation, and wet-weather contributions are also unknown. (See as-built drawings, **Appendix B**).

Specifics on the existing building's sanitary peak flows are assumed as the building has been demolished. From the information available, an estimate can be made on the peak flows, based on the following assumptions:

1. The building can be classified as an office building by OBC 8.1.2;
2. The floor area can be estimated based on GIS information (Per CofL Locates website);
3. The existing building has a gross floor area that is 3 times the base floor area (footprint area multiplied by 3 floors);
4. Wet weather flow contribution is equal to the site's infiltration area as per CofL DS&RM 3.8.1 (conservative); and,
5. Site CBs and roof leaders drain into the local storm sewers and not the sanitary sewers.

Assumptions should be validated by completion of a survey of any on-site existing sewers that remain after demolition and their connections to public sewers.



Table 1 – Existing Major Occupancies (Existing Building at 50 King Street)

Major Occupancy	Floors	Gross Floor Area (m ²) ¹	Daily Flow (L/Day)	Equivalent Population ²
Office	3	5,118	41,275	180

1. Population equivalent is based on CofL DS&RM 3.8.1 per capita flow of 230L/cap/day.
2. Based on OBC Table 8.2.1.3.B 15) office building flows @ 75L/9.3m² floor area.

Available Sanitary Drainage Area Plans in the area are attached (CofL Record Drawing #2795, dated May 1962). Note that these plans are of little use, as much of the core downtown area has changed in the 60 years since their production. As such, they have not been used in the drafting of this report. Therefore, allocated sanitary peak flow for the site cannot be determined from these plans.

2.3 Proposed Sanitary Servicing

It is anticipated that the 900mm brick sewer will eventually be replaced due to its age and construction. Note the 900mm sewer has multiple overflow interconnections with the adjacent storm sewer system, implying periodic surcharge events in which sanitary sewage is discharged directly into the Thames River via the storm (combined) sewer outlet. It is anticipated that the PDC(s) from the two towers will outlet to the King Street sanitary sewer pipe. There is currently no known planned works to upgrade the 900mm diameter brick sanitary sewer on King Street west of Ridout. PDC layout information and sewer connection details will be finalized during detailed design.

As this proposed re-development includes mixed-use space with commercial retail areas, it is subject to the requirements of CofL DS&RM 3.5.17 – Sampling and Inspection Manholes. Therefore, new sanitary service(s) will require the installation of maintenance hole(s) (one per PDC connection) on the King Street sanitary sewer. Where it states that maintenance holes are required by the city where commercial developments outlet to a public sanitary sewer. The sampling manhole must be placed on private property as close to the property line as possible.

2.4 Proposed Fixture and Population Counts

Fixture counts provide a hydraulic load estimation for the sizing of the horizontal sewage outlet to the municipal system. A fixture count summary is presented below in **Table 2**.

Table 2 – Fixture Count Summary

Description	Fixture Count
Tower 1	6,054
Tower 2	4,860
Total =	10,914



**Preliminary Servicing Brief
50 King & 399 Ridout Street**

A full breakdown of the fixture count for each tower is available in **Appendix A**.

The proposed PDC design will be governed by the OBC Section 8.2, specifically the fixture count summation above equaling 10,914 fixtures. Proposed PDC design is available in **Section 2.5**.

Table 3 – Proposed Population Calculation (Tower 1)

Description	Floor #	Floor Area ¹ (m ²)	# Of Units ¹	People/ Unit ²	Design Flow Rate ³	Daily Flow (L/day)	Equivalent Population ⁴
Retail	1	486.6			5 L/day/m ²	2,433	11
Office	2	1731.6			76 L/day/9.3m ²	13,965	61
Office	3	1733.2			76 L/day/9.3m ²	13,977	61
Office	4	1152.4			76 L/day/9.3m ²	9,293	41
Residential	6-32		270	1.6	230 L/cap/day	99,360	432
Residential	34-50		170	1.6	230 L/cap/day	62,560	272
Residential	51		5	1.6	230 L/cap/day	1,840	8
Residential	52		3	1.6	230 L/cap/day	1,840	5
Total =						205,268	891

Table 4 – Proposed Population Calculation (Tower 2)

Description	Floor #	Floor Area ¹ (m ²)	# Of Units ¹	People/ Unit ²	Design Flow Rate ³	Daily Flow (L/day)	Equivalent Population ⁴
Retail	1	1,110.0			5 L/day/m ²	5,550	25
Office	2	2081.6			76 L/day/9.3m ²	33,574	146
Office	3	2081.6			76 L/day/9.3m ²	50,361	219
Residential	5-26		220	1.6	230 L/cap/day	80,960	352
Residential	28-40		130	1.6	230 L/cap/day	47,840	208
Residential	41		5	1.6	230 L/cap/day	1,840	8
Residential	42		3	1.6	230 L/cap/day	1,104	5
Total =						221,229	963

1. Number of units and floor areas provided by Zedd Architecture Key Plan V4.
2. Unit density as per CofL DS&RM 3.8.1
3. Unit Occupancy Rate as follows: Retail – OBC 8.2.1.3.A – Stores, Office – OBC 8.2.1.3.B – Office Flow, Residential – CofL DS&RM 3.8.1
4. Equivalent population as per CofL DS&RM 3.8.1, 230L/cap/day



Based on the information in **Table 3 and Table 4**, the total proposed design population is **1,854 people**. The City of London sanitary design sheet can then be used to calculate the total peak sanitary flow, see below. Full calculations are available in **Appendix A**, architectural plan attached in **Appendix C**.

Table 5 - Proposed Sanitary Flow (City of London)

Designation	Total Hectares	Total Population	Peaking ¹ Factor	Infiltration ² (L/s)	Total Sewage Flow (L/s)	Total (L/s)
Existing	0.976	180 ³	4.16	0.10	2.19	2.29
Proposed	0.976	1,854	3.61	0.10	19.60	19.70
Total Increase from Existing =						17.41

1. Peaking factor is based on the Harmon Formula, as per CofL DS&RM 3.8.1.
2. Infiltration rate is 8640 L/ha/day as per CofL DS&RM 3.8.1.
3. Total existing population based on calculation in **Table 1**.

Total peak sanitary flow increase is 17.41 L/s, per **Table 5**. This value will be used to determine the suitability of the downstream sewage infrastructure, see **Section 2.6**.

2.5 Sanitary PDC Capacity Review

Fixture counts have been summated in **Section 2.4**, equalling 10,914 fixtures. Note that this information is the assumed/typical fixture counts based on architectural floor plans unit type/layout. No specific counts have been provided by the owner’s mechanical engineer and are therefore subject to change at their discretion. It is assumed however, that fixture counts are reasonably accurate for the purposes of this report. Based on the current fixture count, preliminary sanitary PDC sizing is calculated below. Full calculations are available in **Appendix A**.

Table 6 – Minimum Slope/Size for Sanitary PDCs

Description	Fixture Count ¹	Pipe Size (mm) ²	Slope (%) ²	Capacity (L/s) ³	Total Sewage Flow (L/s) ³	Capacity (%)
Tower 1	6,054	300	2.00	136.8	38.24	28.0
Tower 2	4,860	250	2.00	84.1	32.05	38.1
Combined	10,914	375	2.00	247.9	70.29	28.4

1. Fixture count based on calculations in Appendix A, “Hydraulic Load Calculations”.
 2. Pipe size and slope based on “Maximum Hydraulic Load, Fixture Units” from OBC Table 7.4.10.8.
 3. Capacity/Total sewage flow contributions based on correlation values given in OBC 7.4.10.5.
- Note: Minimum PDC grade is 1.00% of City of London property (per DS&RM 3.16.2).



2.6 Downstream Sanitary Sewer Capacity Review

The total expected addition in peak sanitary flows to the downstream sewage system is 17.41L/s, in dry-weather conditions. The wet-weather addition may be less, as the presence of any rainwater interconnections from the existing building would be removed. Total capacity of the downstream 900mm diameter brick sanitary sewer is 572.4 L/s (as per the CofL Sanitary Sewer Design Sheet). This equates to 3.0% of the total capacity of the downstream sewer (dry weather). Note that this is a small fraction of the overall sewer capacity.

Note that any current wet-weather contributions from this site such as roof leaders, sump pump connections, or failing upstream pipes will be corrected with the new development. This could have an impact on reducing downstream discharge events from this site during wet weather.



3 Conclusion

This report was prepared with the objective of determining if the proposed development of the site at 50 King Street is feasible from a sanitary servicing perspective. The findings from this report are summarized below:

- There is available sanitary infrastructure fronting the subject site, namely: the 900mm diameter brick sanitary trunk sewer located on the north side of King Street, and the 1050mm diameter 140-D concrete trunk sewer on the west side of Ridout Street.
- Additional peak sanitary flow rate from the proposed buildings is 17.41L/s greater than the existing site condition (assuming dry-weather flow). However, this equates to only 3.0% of the immediate overall total downstream sewer capacity fronting this site, so the impacts would be minimal.
- Connection to the existing King Street sewer is recommended. One or two new PDC connections may be used (combined or separate for each tower). The specifics of which have been provided in **Table 6**.

We trust this meets with your requirements, should you have any questions, or require further information, please contact the undersigned.

Sincerely,

Stantec Consulting Ltd.



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Attachment: Appendix A (supporting Calculations), Appendix B (As-Built Drawings), Appendix C (Supporting Documents)
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Appendix A

Supporting Calculations



50 King Street
York Developments Inc.

Sanitary Sewer Fixture Count

4-Nov-22

TOWER 1

One Bedroom Unit Count = 176		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		11

One Bedroom + Den Unit Count = 91		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		11

Two Bedroom Unit Count = 176		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Powder Room	vanity	1.5
	toilet	4
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		16.5

Guest Unit Count = 1		
Location	Fixture	Fixture Units
Bathroom	sink	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Total Fixture Units		9.5

Three Bedroom Unit Count = 5		
Location	Fixture	Fixture Units
Bathroom (x2)	vanity	3
	toilet	8
	bath/shower	3
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		18

Total Fixture Units	5940.5
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*From table 7.4.10.8, OBC 2020

**Does not include parking levels (no fixtures)

† Drains and miscellaneous fixtures have not been accounted for (data unavailable)

Information is based on available unit counts and assumed fixture counts based on architectural floor plans unit type/count. Note that no specific fixture count data has been provided and is therefore subject to change.

50 King Street
York Developments Inc.

Sanitary Sewer Fixture Count

4-Nov-22

TOWER 2

One Bedroom Unit Count = 140		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		11

One Bedroom + Den Unit Count = 73		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		11

Two Bedroom Unit Count = 140		
Location	Fixture	Fixture Units
Bathroom	vanity	1.5
	toilet	4
	bath/shower	1.5
Powder Room	vanity	1.5
	toilet	4
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		16.5

Guest Unit Count = 1		
Location	Fixture	Fixture Units
Bathroom	sink	1.5
	toilet	4
	bath/shower	1.5
Kitchen	dish washer	1
	kitchen sink	1.5
Total Fixture Units		9.5

Three Bedroom Unit Count = 5		
Location	Fixture	Fixture Units
Bathroom (x2)	vanity	3
	toilet	8
	bath/shower	3
Kitchen	dish washer	1
	kitchen sink	1.5
Other	laundry	1.5
Total Fixture Units		18

Total Fixture Units	4752.5
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*From table 7.4.10.8, OBC 2020

**Does not include parking levels (no fixtures)

† Drains and miscellaneous fixtures have not been accounted for (data unavailable)

Information is based on available unit counts and assumed fixture counts based on architectural floor plans unit type/count. Note that no specific fixture count data has been provided and is therefore subject to change.

50 King Street
York Developments Inc.

Maximum Hydraulic Load
4-Nov-22

Drain Size, Nominal (mm)	Maximum Hydraulic Load, <i>Fixture Units</i>					
	Slope					
	0.25%	0.50%	0.75%	1.00%	2.00%	4.00%
150	–	–	600	700	840	1300
200	–	1400	1500	1600	2250	3370
250	–	2500	2700	3000	4500	6500
300	2240	3900	4500	5400	8300	13000
375	4800	7000	9300	10400	16300	22500

† Adapted from Ontario Building Code (OBC 2012) Table 7.4.10.8 - Maximum Permitted Hydraulic Load Drained to a Horizontal Sanitary Drainage Pipe

Total Fixture Units (Tower 1) =	6,054	→	Use 300mm diameter PDC with minimum 2.0% slope.
Total Fixture Units (Tower 2) =	4,860	→	Use 250mm diameter PDC with minimum 2.0% slope.
Total Fixture Units (Combined) =	10,914	→	Use 375mm diameter PDC with minimum 2.0% slope.

*Note the minimum PDC slope per "CofL DS&RM 3.16.2 - Minimum PDC Size and Grade" is 1.00% on city property

TOWER 1										
Public Bathrooms (Mens) Unit Count = 3					Public Bathrooms (Womens) Unit Count = 3					
Location	Fixture	Fixture Units	Quantity	Total	Location	Fixture	Fixture Units	Quantity	Total	
Bathroom	sink	1.5	2	3	Bathroom	sink	1.5	2	3	
	toilet	4	2	8		toilet	4	4	16	
	urinal	2	2	4						
Total fixture units per floor				15	Total fixture units per floor				19	
Change Room Unit Count = 2										
Location	Fixture	Fixture Units	Quantity	Total						
Bathroom	sink	1.5	1	1.5						
	toilet	4	1	4						
Total fixture units per floor				5.5						
					Total Fixture Units (Tower 1) = 113					

TOWER 2										
Public Bathrooms (Mens) Unit Count = 2					Public Bathrooms (Womens) Unit Count = 2					
Location	Fixture	Fixture Units	Quantity	Total	Location	Fixture	Fixture Units	Quantity	Total	
Bathroom	sink	1.5	3	4.5	Bathroom	sink	1.5	3	4.5	
	toilet	4	3	12		toilet	4	5	20	
	urinal	2	2	4						
Total fixture units per floor				20.5	Total fixture units per floor				24.5	
Change Room Unit Count = 3										
Location	Fixture	Fixture Units	Quantity	Total						
Bathroom	sink	1.5	1	1.5						
	toilet	4	1	4						
Total fixture units per floor				5.5						
					Total Fixture Units (Tower 2) = 107					
					Total Fixture Units (Combined) = 220					

50 King Street
York Developments Inc.

Sanitary Review
4-Nov-22

Table A.1.1 - Sanitary Flow Summary - Tower 1

Description	Floor	Floor Area (m ²)	Gross Floor Area (m ²)	# of Units	Occupancy Load		Sewage Design Flow		Daily Flow (L/day)	Equivalent Population*
					Reference	Rate	Reference	Rate		
Retail	1	486.6	486.6				OBC 8.2.1.3.A - Stores	5 L/day/m ²	2,433	11
Office	2	1731.6	1731.6				OBC 8.2.1.3.B. - Office Flow	76 L/day/9.3m ²	13,965	61
Office	3	1733.2	1733.2				OBC 8.2.1.3.B. - Office Flow	76 L/day/9.3m ²	13,977	61
Office	4	1152.4	1152.4				OBC 8.2.1.3.B. - Office Flow	76 L/day/9.3m ²	9,293	41
Residential	6-32			270	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.2	230 L/cap/day	99,360	432
Residential	34-50			170	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	62,560	272
Residential	51			5	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.0	230 L/cap/day	1,840	8
Residential	52			3	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	1,104	5
Total									204,533	891

* Equivalent Population based on CofL DS&RM flow of 230L/cap/day

Table A.1.2 - Sanitary Flow Summary - Tower 2

Description	Floor	Floor Area (m ²)	Gross Floor Area (m ²)	# of Units	Occupancy Load		Sewage Design Flow		Daily Flow (L/day)	Equivalent Population*
					Reference	Rate	Reference	Rate		
Retail	1	1110.01	1,110				OBC 8.2.1.3.A - Stores	5 L/day/m ²	5,550	25
Office	2	2081.59	4,163				OBC 8.2.1.3.B. - Office Flow	76 L/day/9.3m ²	33,574	146
Office	3	2081.59	6,245				OBC 8.2.1.3.B. - Office Flow	75 L/day/9.3m ²	50,361	219
Residential	5-26			220	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	80,960	352
Residential	28-40			130	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	47,840	208
Residential	41			5	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	1,840	8
Residential	42			3	CofL DS&RM	1.6 ppl/unit	CofL DS&RM 3.8.1	230 L/cap/day	1,104	5
Total									221,229	963

* Equivalent Population based on CofL DS&RM flow of 230L/cap/day

Combined Towers Total =	425,761	1,854
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RESIDENTIAL COMMERCIAL AND INSTITUTIONAL POPULATION DENSITIES

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:

LOW DENSITY (SINGLE-FAMILY / SEMI-DETACHED)	= 30 UNITS / HECTARE @ 3 PEOPLE / UNIT
MEDIUM DENSITY (MULTI-FAMILY / TOWNHOUSE / ROWHOUSE)	= 75 UNITS / HECTARE @ 2.4 PEOPLE / UNIT
HIGH DENSITY (APARTMENTS)	= 150 - 300 UNIT / HECTARE @ 1.6 PEOPLE / UNIT
COMMERCIAL / INSTITUTIONAL	= 100 PEOPLE / HECTARE
SECONDARY SCHOOL	= 1500 PEOPLE
ELEMENTARY SCHOOL	= 600 PEOPLE

SANITARY SEWER DESIGN SHEET
CITY OF LONDON

DESIGN CRITERIA
SEWAGE = 230 LITRE / CAPITA / DAY
INFILTRATION = 8640 LITRES / HECTARE / DAY
PEAKING FACTOR: $1 + 14 \sqrt{4 + P^{0.5}}$
(TOP) = TOP END OF SEWER TRIBUTARY

PROJECT NAME: **50 King Street**

LOCATION				AREA			POPULATION						SEWAGE FLOWS			SEWER DESIGN						
AREA No.	STREET NAME	FROM MANHOLE	TO MANHOLE	NET OR GROSS	DELTA HECTARES	TOTAL HECTARES	POP. PER HECTARE	PER LOT	NO. OF LOTS	DELTA POP.	TOTAL POP.	PEAKING FACTOR	INFILT L/s	SEWAGE L/s	TOTAL L/s	PIPE SIZE		SLOPE %	CAP L/s	VELOCITY m/s	LENGTH m	
																mm	n					
	OBC Estimate (PDC)																					
EX101	50 King Street	(TOP)	DS672*	N	0.98	0.98		7849	1	7849	7849	3.06	0.10	70.29	70.39	300	0.013	1.00	96.7	1.37	0.0	
	CofL Estimate (PDC)																					
EX102	50 King Street	(TOP)	DS672	N	0.98	0.98		1854	1	1854	1854	3.61	0.10	19.60	19.70	200	0.013	1.00	32.8	1.04	0.0	
	Existing Building																					
	MLHU Building				0.98	0.98		180	1	180	180	4.16	0.10	2.19	2.29	900	0.013	0.10	572.4	0.90	0.0	

Appendix B

As-Built Drawings



TOPOGRAPHICAL PLAN OF SURVEY
 OF ALL OF
 LOTS 21, 22, 23, 24, 25 & 26
 LOTS NORTH OF KING STREET
 OF PART OF
 LOT 21
 OF PART OF
 LOTS 22, 23, 24, 25 & 26
 LOTS SOUTH OF DUNDAS STREET
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX
 SCALE 1:250 (Metric)
 (SCALE IN METERS)

J. ANDREW SMITH
 ONTARIO LAND SURVEYOR



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 2111504

- CS DENOTES SURVEY MONUMENT SET
- CC DENOTES SURVEY MONUMENT FOUND
- CC DENOTES CUT CROSS
- OU DENOTES CURB UNKNOWN
- RB DENOTES 100mm DIAMETER ROUND IRON BAR
- RP DENOTES 100mm DIAMETER ROUND IRON PIPE
- SP DENOTES SPECIFIED CONTROL POINT
- SR DENOTES 100mm DIAMETER ROUND IRON PIPE
- SSB DENOTES SHORT STANDARD IRON BAR
- 101 DENOTES CALLON DIETZ, O.L.S.'S
- 104 DENOTES C.A. CHURMAN, O.L.S.
- AM DENOTES MICHAEL, BAY & BAYNE, O.L.S.'S
- M DENOTES MEASURED
- SI DENOTES SET
- P1 DENOTES PLAN 326-1980

BENCHMARK
 VERTICAL CONTROL: CITY OF LONDON MONUMENT 192-22
 TYPE: WALL IN CONCRETE
 LOCATION: 42.0m NORTH OF THE CENTRELINE OF DUNDAS STREET,
 25.0m WEST OF THE CENTRELINE OF RIDOUT STREET, SET IN THE TOP
 OF THE SOUTHWEST CORNER OF A CONCRETE WALL, AROUND A VENTILATION
 SHAFT IN FRONT OF MUSEUM LONDON.
 GEODETIC ELEVATION: 246.183 metres

VERTICAL CONTROL: CONTROL POINT #127
 TYPE: CUT CROSS
 LOCATION: CENTRE OF CONCRETE SIDEWALK ON SOUTH SIDE OF DUNDAS STREET, 7.8m
 WEST OF THE CENTRELINE OF RIDOUT STREET.
 GEODETIC ELEVATION: 241.329 metres

VERTICAL CONTROL: CONTROL POINT #126
 TYPE: CUT CROSS
 LOCATION: CONCRETE SIDEWALK ON NORTHWEST CORNER OF RIDOUT STREET & KING
 STREET, 15.0m NORTH OF CENTRELINE OF KING STREET, 9.5m WEST OF
 CENTRELINE OF RIDOUT STREET.
 GEODETIC ELEVATION: 243.631 metres

NOTES
 ALL BARED SERVICES (WITH THE EXCEPTION OF SEWER INVERTS) WERE DERIVED FROM FIELD
 LOCATIONS AND FROM PLANS PROVIDED BY THE UTILITIES CONCERNED. THE EXISTENCE OR
 PRESENCE LOCATION WAS NOT DETERMINED BY THIS SURVEY. ALL SERVICES SHOULD BE VIEWED
 BY FIELD LOCATIONS PRIOR TO CONSTRUCTION.

SPOT ELEVATIONS ARE GIVEN ON LAYERS "SPOT ELEVATIONS"
 TIES TO BUILDINGS ARE AT RIGHT ANGLES TO THE BOUNDARY LINES, UNLESS OTHERWISE
 INDICATED.

THE TOPOGRAPHIC FIELD SURVEY SHOWN HEREIN WAS PERFORMED UNDER SHOW CONDITIONS.
 SOME LOW LYING TOPOGRAPHY MAY NOT BE REFLECTED ON THIS PLAN.

INTEGRATION DATA

MEASUREMENTS ARE UTM, DERIVED FROM SPECIFIED CONTROL POINTS
 (2394704 AND 4784704), UTM-17 NAD83 ORIGINAL.
 ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
 DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999966664.

POINT ID	NORTHING	EASTING
OSP 126841089	4758320.208	478761.605
OSP 126841090	4758320.524	479025.244
PLAN COORDINATES, UTM ZONE 17, NAD83 ORIGINAL		
1	4758320.208	479025.682
2	4758320.524	479181.972

COORDINATE CORRECTED BY SURVEYORS. WE USE TO
 RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN

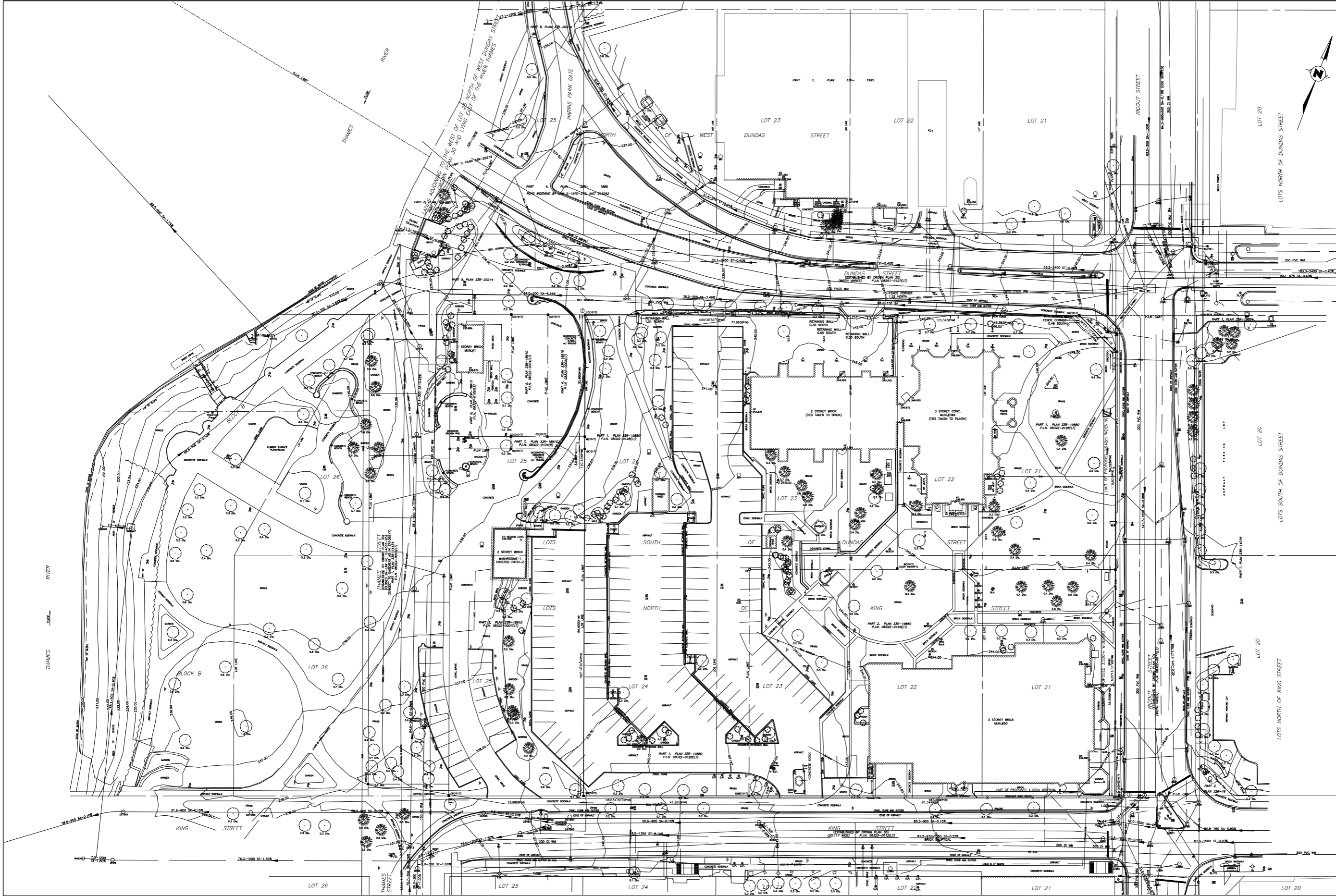
METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY
 ACT AND THE REGULATIONS MADE UNDER THEREOF;
 (2) THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY, 2020.

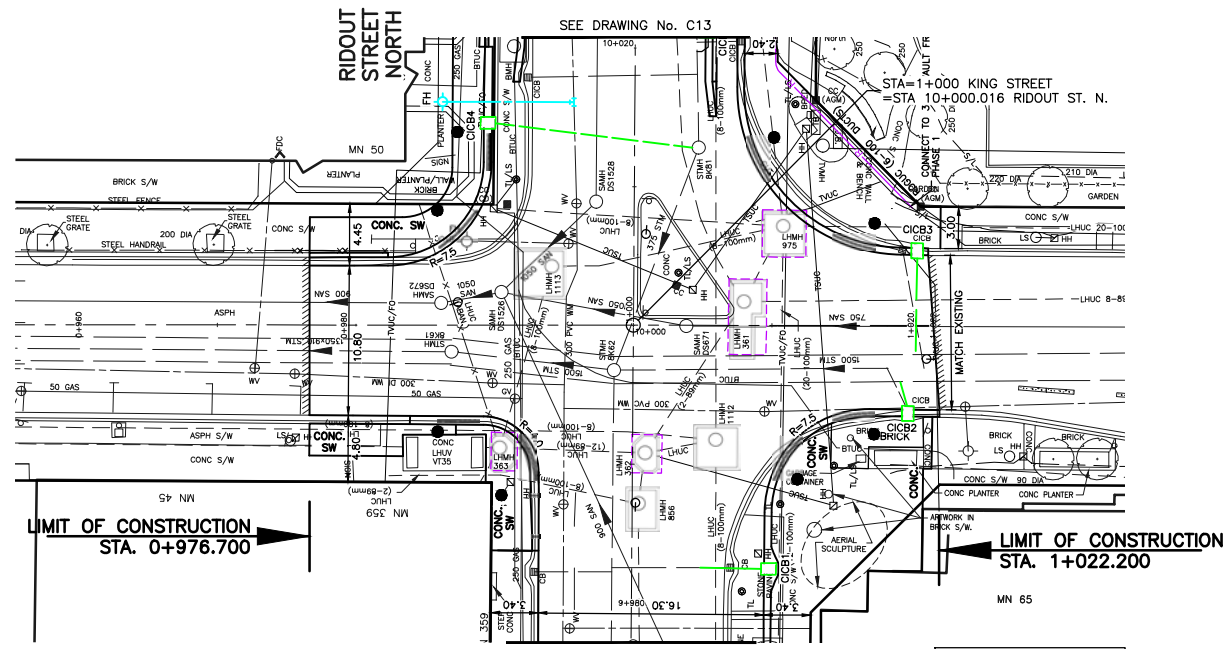
6-May-20
 DATE

J. ANDREW SMITH
 ONTARIO LAND SURVEYOR

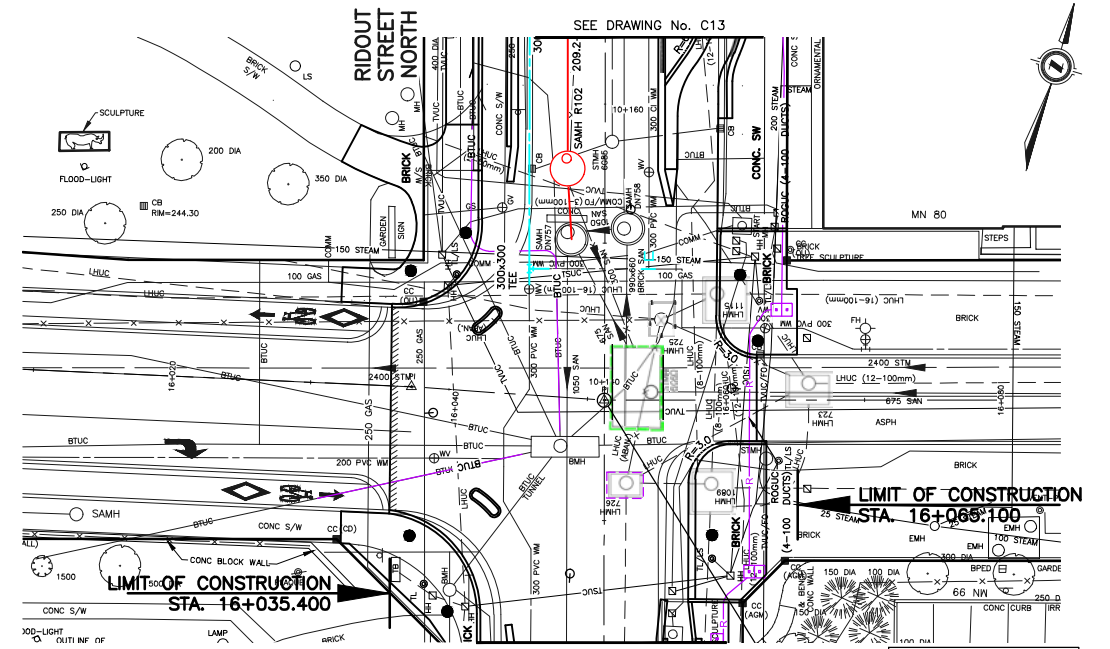
Callon Dietz INCORPORATED
 ONTARIO LAND SURVEYORS
 CARLETON PLACE LONDON NORTH ON
 info@callondietz.com callondietz.com
 SURVEY #16-P.A. DRAWN #10-10-5 FILE NO 14-19308-B PLAN NO C-1115



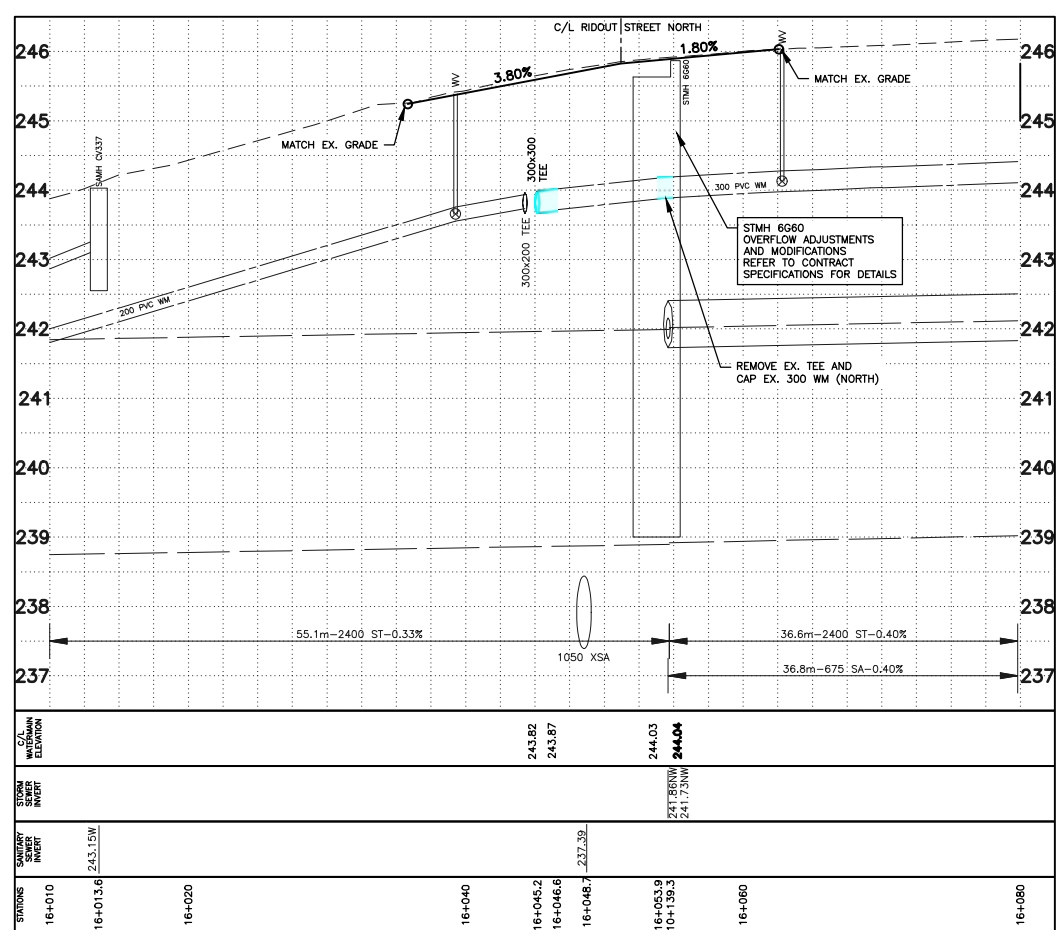
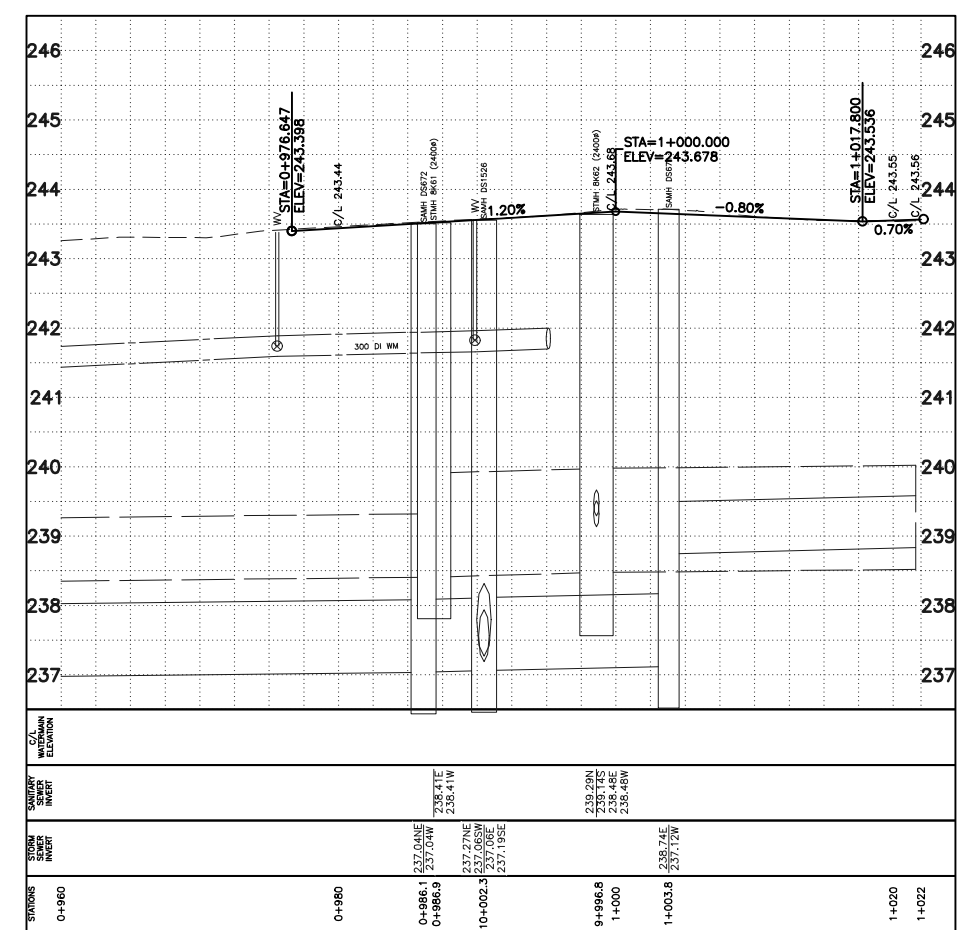
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K I N G S T R E E T



D U N D A S S T R E E T



c:\working\encom_820_no_2019\wsi\8292\dms07946\192912_SHT_30_Ph2_C_000 Queens Ave-Ridout Sl.dwg

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JCW	0	ISSUED FOR TENDER	9-21-2021	DILLON/AECOM
					DRAWN BY JCW	1	ISSUED FOR CONSTRUCTION	1-21-2022	DILLON/AECOM
					CHECKED PAM				
					APPROVED PAM				
					DATE				

CONSULTANT OR DESIGNER

London, Ontario
519.879.0510

ENGINEER'S STAMP

London CANADA

CORPORATION OF THE CITY OF LONDON

SCALE

HORIZONTAL - 1:250
2.5 0 5m

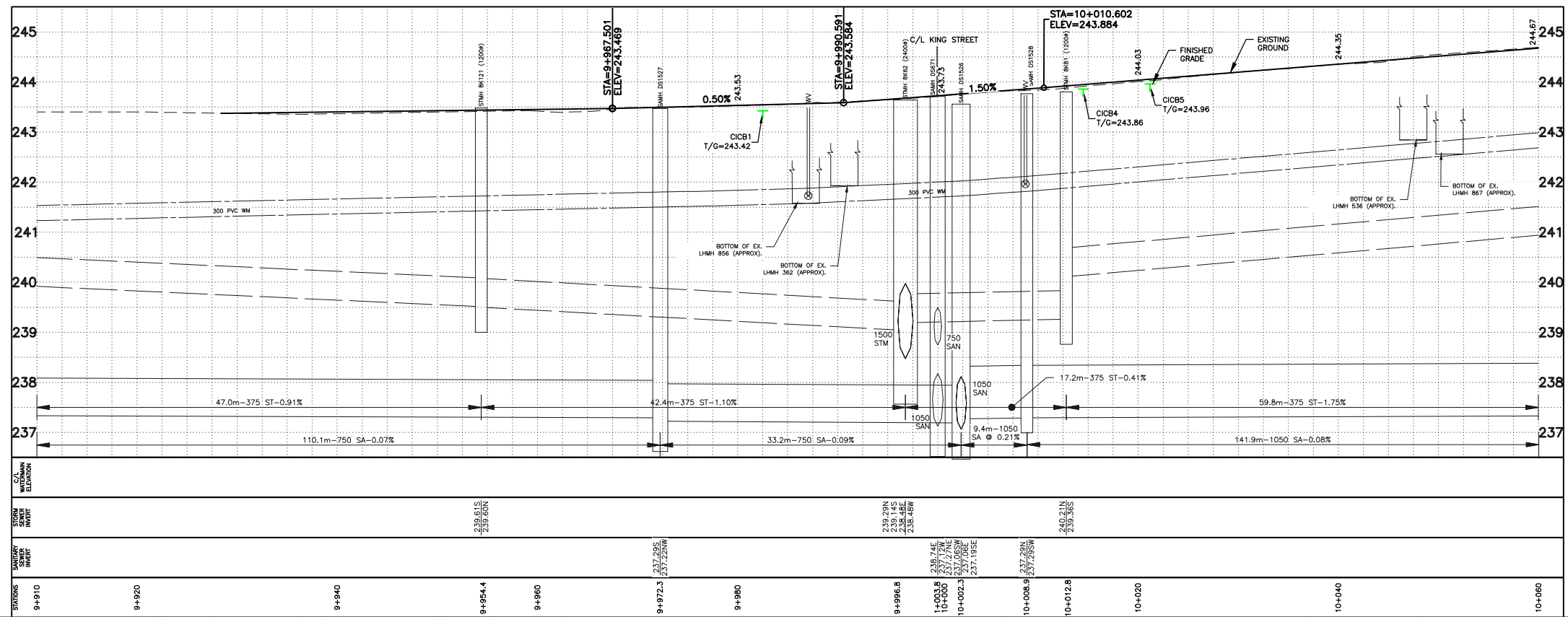
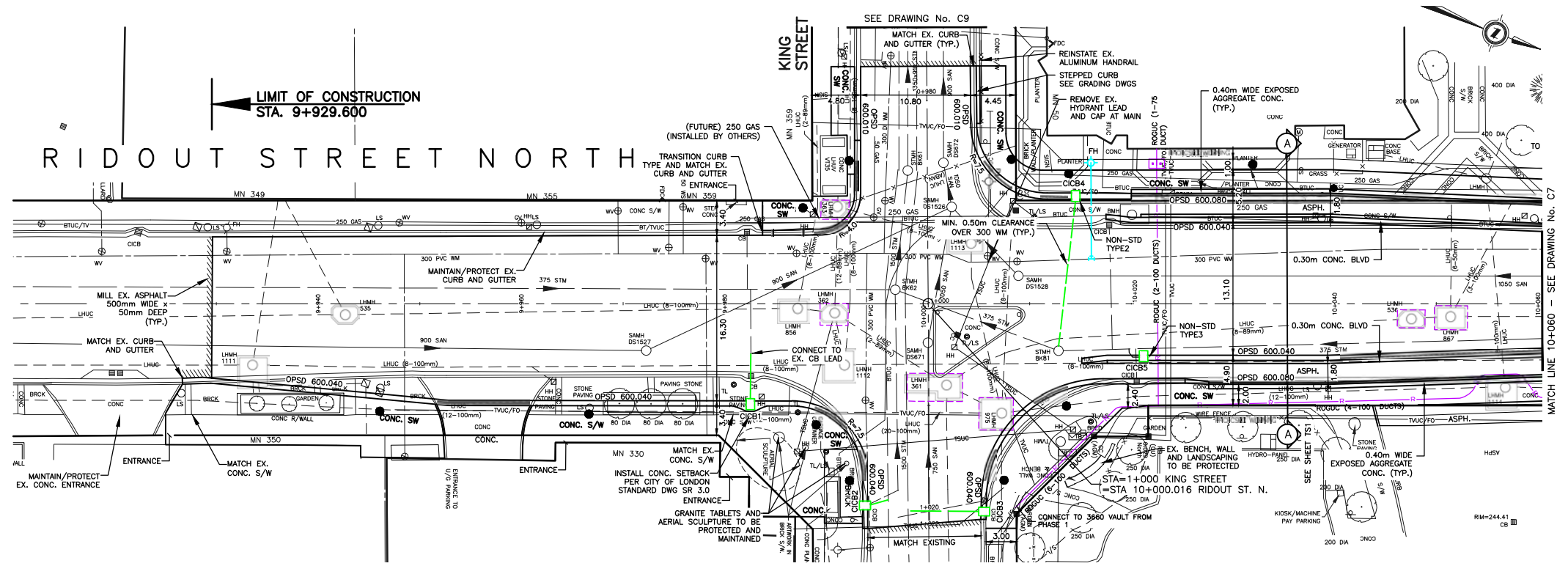
VERTICAL - 1:50
0.5 0 1m

DOWNTOWN LOOP AND MUNICIPAL INFRASTRUCTURE IMPROVEMENTS - PHASE 2

RIDOUT STREET NORTH
KING STREET AND DUNDAS STREET INTERSECTIONS

PROJECT No.	19-2912
SHEET No.	C9
PLAN FILE No.	T21-98-09

- CONSTRUCTION NOTES:**
- SANITARY PDC LOCATIONS AT MAINLINE DETERMINED FROM CCTV VIDEO INSPECTION REPORTS
 - CONDUCT VIDEO INSPECTIONS AND DYE TEST OF ALL EXISTING SANITARY PDC'S AS DIRECTED BY THE CONTRACT ADMINISTRATOR. REPLACE ACTIVE PDC'S AS INDICATED ON DRAWINGS, UNLESS OTHERWISE DIRECTED
 - UNLESS APPROVED OTHERWISE BY THE CONTRACT ADMINISTRATOR, THERE SHALL BE ONLY ONE (1) SANITARY PDC INSTALLED FOR EACH PROPERTY/BUSINESS
 - REFER TO G1 FOR ALL UTILITY CONSTRUCTION NOTES AND DETAILS
 - SEE CONTRACT SPECIFICATIONS FOR ALL WATER SERVICING DETAILS
 - WATER SERVICES TO BE CONNECTED AT PROPERTY LINE, OR AS INDICATED ON DRAWINGS, UNLESS DIRECTED OTHERWISE BY THE CONTRACT ADMINISTRATOR
 - ALL EXISTING BEDDING SURROUNDING STEAM LINE TO BE RESTORED TO ENWAVE STANDARDS
 - SEE SHEETS GR1-GR4 FOR GRADING RESTORATION DETAILS
 - SEE DETAILS DRAWINGS P1 AND P2 FOR BUS BAY DETAILS



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	0	ISSUED FOR TENDER	9-21-2021	DILLON/AECOM
					DRAWN BY	1	ISSUED FOR ADDENDUM 1	10-20-2021	DILLON/AECOM
					CHECKED	2	ISSUED FOR CONSTRUCTION	1-21-2022	DILLON/AECOM
					APPROVED				
					DATE				

CONSULTANT OR DIVISION

AECOM
London, Ontario
519.879.0510

DILLON CONSULTING

ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON
LONDON CANADA

SCALE

HORIZONTAL - 1:250
2.5 5m

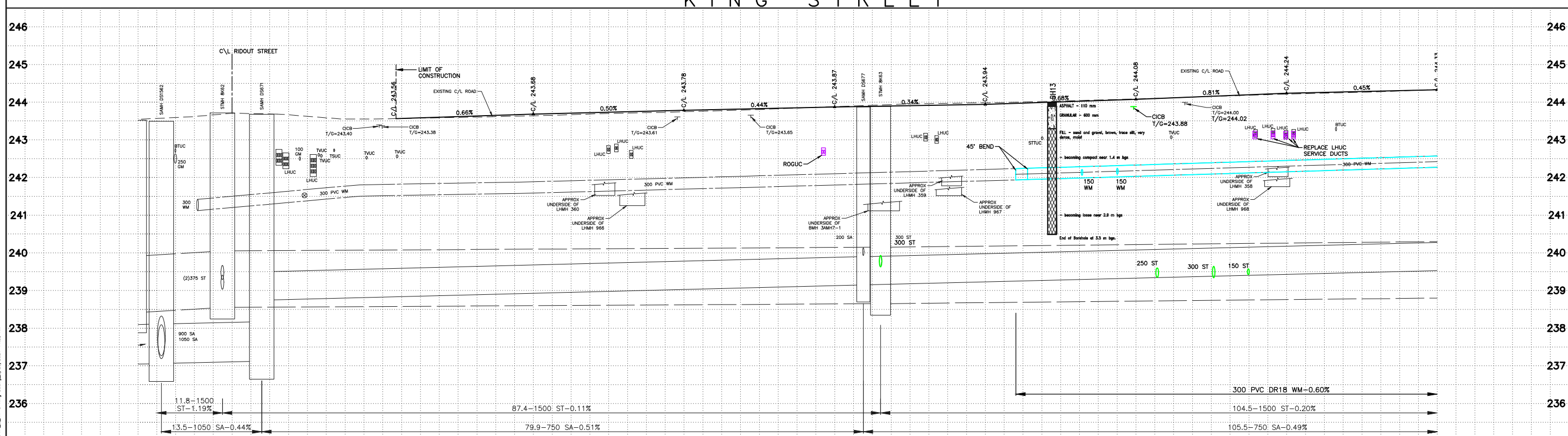
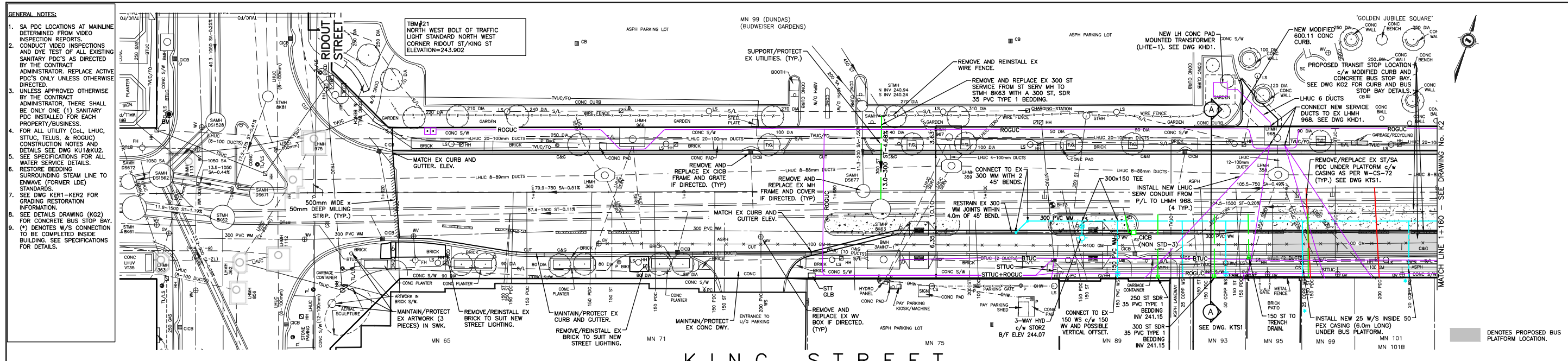
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0.5 1m

DOWNTOWN LOOP AND MUNICIPAL INFRASTRUCTURE IMPROVEMENTS - PHASE 2

RIDOUT STREET NORTH
STA. 9+890 TO STA. 10+060

PROJECT No. 19-2912
SHEET No. C6
PLAN FILE No. T21-98-06

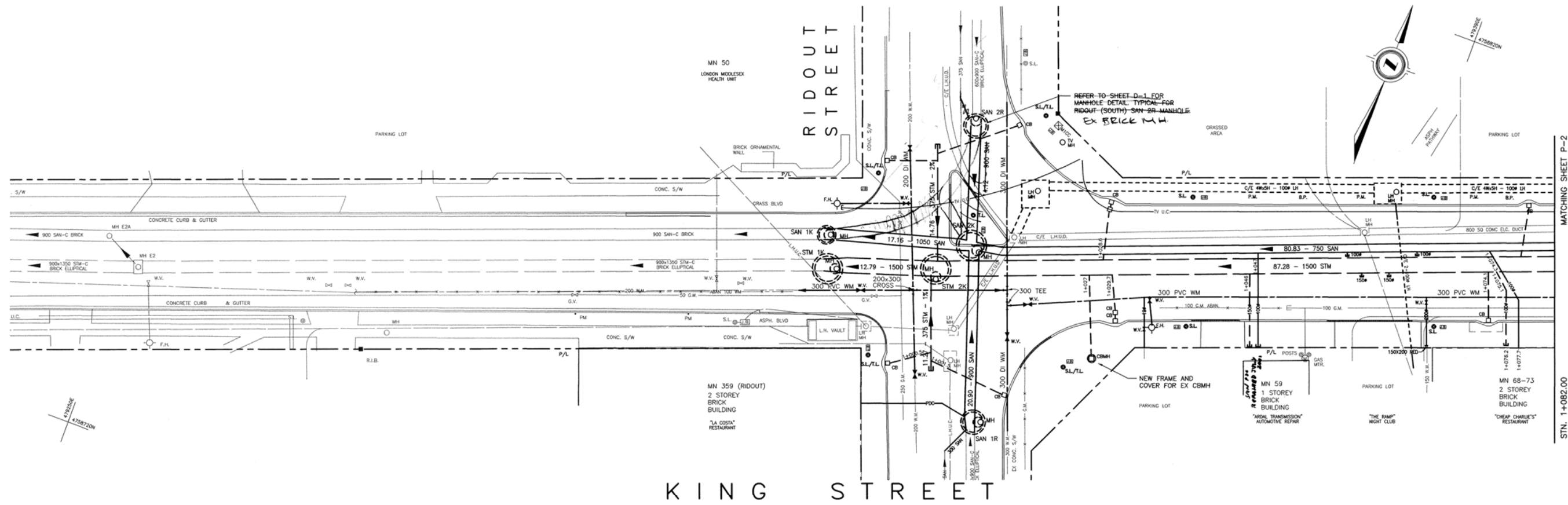
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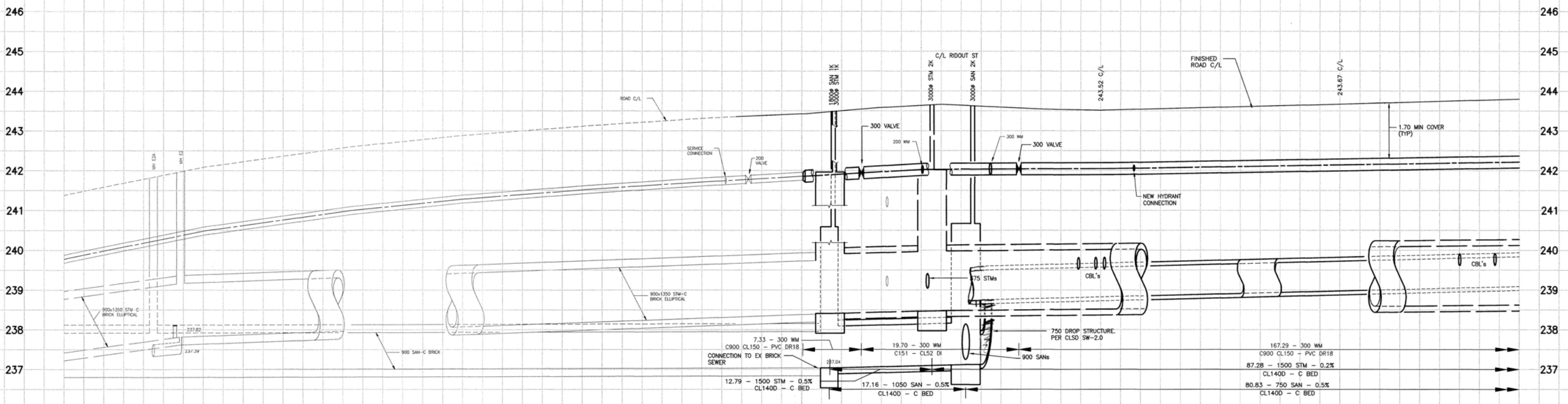
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1+020										
1+040										
1+060										
1+080										
1+100										
1+120										
1+140										
1+160										

								SCALE HORIZONTAL - 1:250 2.5 5m VERTICAL - 1:50 0.5 1m	PROJECT No. 60619570 SHEET No. K1 PLAN FILE No. T21-01-K1
DOWNTOWN LOOP AND MUNICIPAL INFRASTRUCTURE IMPROVEMENTS - PHASE 1 KING STREET FROM RIDOUT STREET TO STA 1+160									

C:\working\acem\acem\2019\1919\patt\acem\com\07340\60619570_SHT_K1.dwg, 2/26/2021 11:23 AM
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MATCHING SHEET P-2
STN. 1+082.00



STATION	0+910	0+940	0+970	0+992.65	0+995.96	1+000	1+008.84	1+013.07	1+019.20	1+030	1+050
STORM INVERT				241.86±	238.410	241.94±	238.175±	239.333±	239.333±		
SEWER INVERT				237.037	237.037	237.037	237.191±	237.027	237.027		

AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	No.	REVISIONS	DATE	BY	CONSULTANT OR DIVISION
1. REFERENCE MONUMENTATION FROM 1994 GPS SURVEY. SEE SHEET 0-1 FOR VALUES.	SANITARY SEWERS	JUNE 8 99	DESIGN T.A. COPELAND	0	ISSUE FOR TENDER	MAY 25 98	T.A.C.	CG&S CH2M Gore & Storrie Limited 4425907.c.dwg 111K-44259
2. AS BUILT SURVEY CONFIRMS DESIGN INVERT INFORMATION AS BEING ACCURATE.	STORM SEWERS	JUNE 8 99	DRAWN G.R. MALOTA	1	ISSUE FOR CONSTRUCTION	JULY 6 98	T.A.C.	
	CURB AND GUTTER	JUNE 8 99	CHECKED W. WISHART	2	AS BUILT	FEB 14 00	T.A.C.	
	WATERMAIN	JUNE 8 99	APPROVED W. WISHART					
			DATE MAY 25 98					

CG&S
CH2M Gore & Storrie Limited
4425907.c.dwg 111K-44259

ENGINEER'S STAMP
ORIGINAL CONTRACT DWGS SEALED BY W.D. WISHART MAY 25, 1998

CORPORATION OF THE CITY OF LONDON
DIVISION HEAD CITY ENGINEER

SCALE
HORIZ 1:250
VERT 1:50

TITLE
KING STREET REHABILITATION
KING STREET
RIDOUT STREET TO 75m EAST

PROJECT No. **ES3095/EW3650**
SHEET No. **P-1**
PLAN FILE No. **16,772**

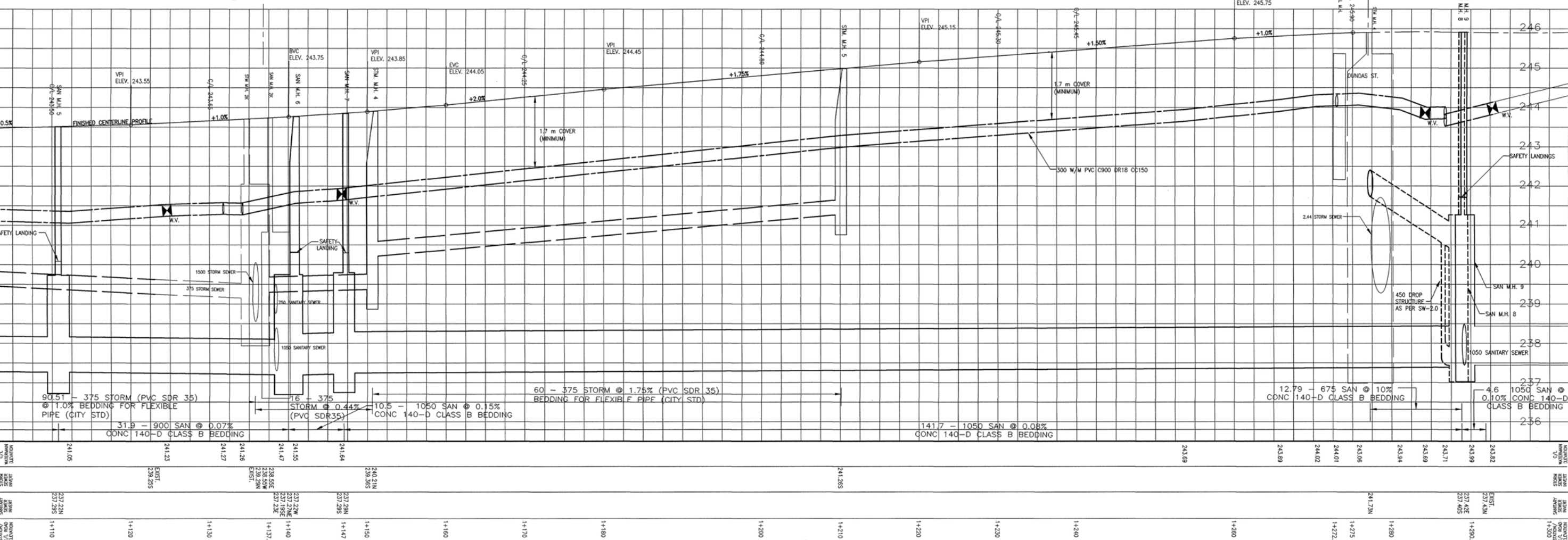
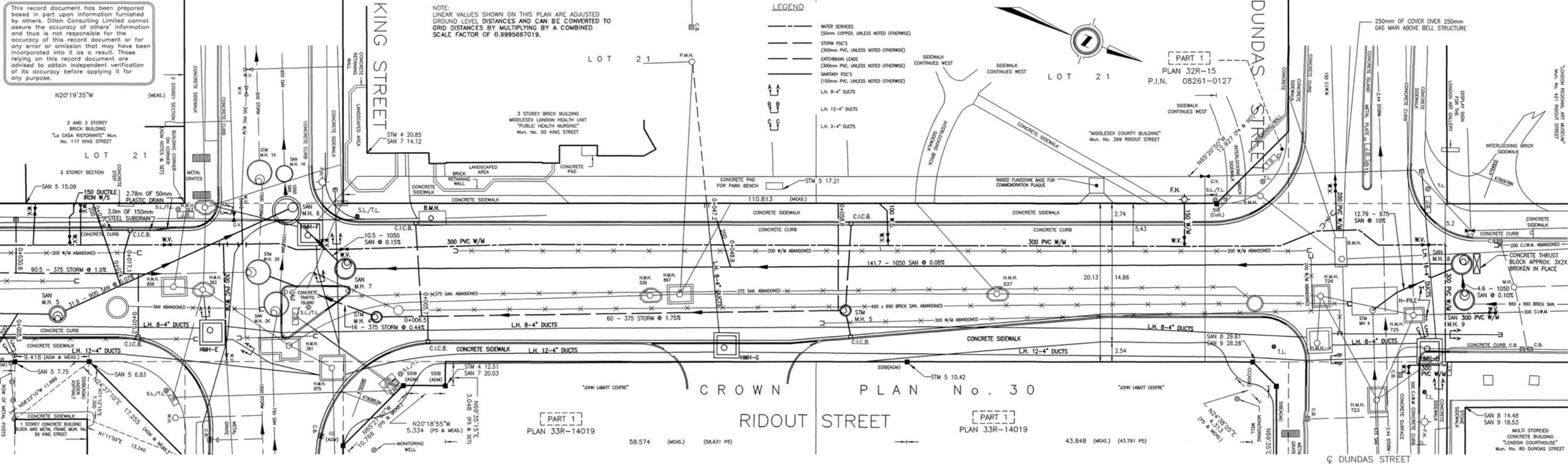
PRINTED: JULY 6 '98

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NOTE: LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED TO GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999567019.

LEGEND

	WATER SERVICES (50mm COPPER, UNLESS NOTED OTHERWISE)
	STORM P.C.'S (100mm PVC, UNLESS NOTED OTHERWISE)
	SANITARY P.C.'S (150mm PVC, UNLESS NOTED OTHERWISE)
	L.H. 8-4" DUCTS
	L.H. 12-4" DUCTS
	L.H. 2-4" DUCTS



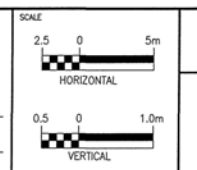
NO.	AS CONSTRUCTED NOTES	COMPLETION	DESIGN	RJM	NO.	REVISIONS	DATE	BY
1	SAN. SEWERS, P.D.C.'S & M.H.'S	AUG. 31/02	DESIGN	RJM	0	ISSUED FOR TENDER	FEB. 2002	WAB
2	STM. SEWERS, P.D.C.'S & M.H.'S	AUG. 31/02	DRAWN	ACF	1	ISSUED FOR CONSTRUCTION	APRIL 2002	WAB
3	W.M. & W.S.C.'S	AUG. 31/02	CHECKED	WAB	2	AS CONSTRUCTED	APRIL 2004	WAB
4	GRANULAR BASE	AUG. 31/02	APPROVED	WAB				
5	CURB & GUTTER & SIDEWALKS	AUG. 31/02	DATE	FEB 20/02				
6	PAVING - BASE	AUG. 31/02						

DILLON CONSULTING

REGISTERED PROFESSIONAL ENGINEER
W.A. ROUSSEY
PROVINCE OF ONTARIO

CORPORATION OF THE CITY OF LONDON

DIVISION HEAD
CITY ENGINEER



RIDOUT STREET RECONSTRUCTION
SEWERS AND WATERMAIN
KING STREET TO DUNDAS STREET

PROJECT No. 01-9850
SHEET No. 3
PLAN FILE No. 17,778

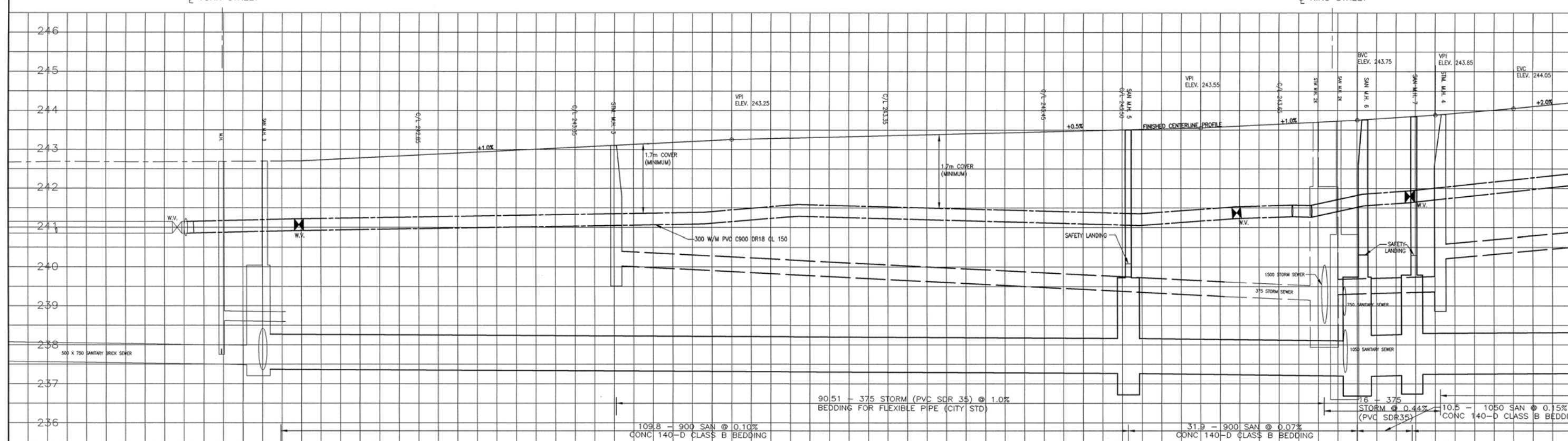
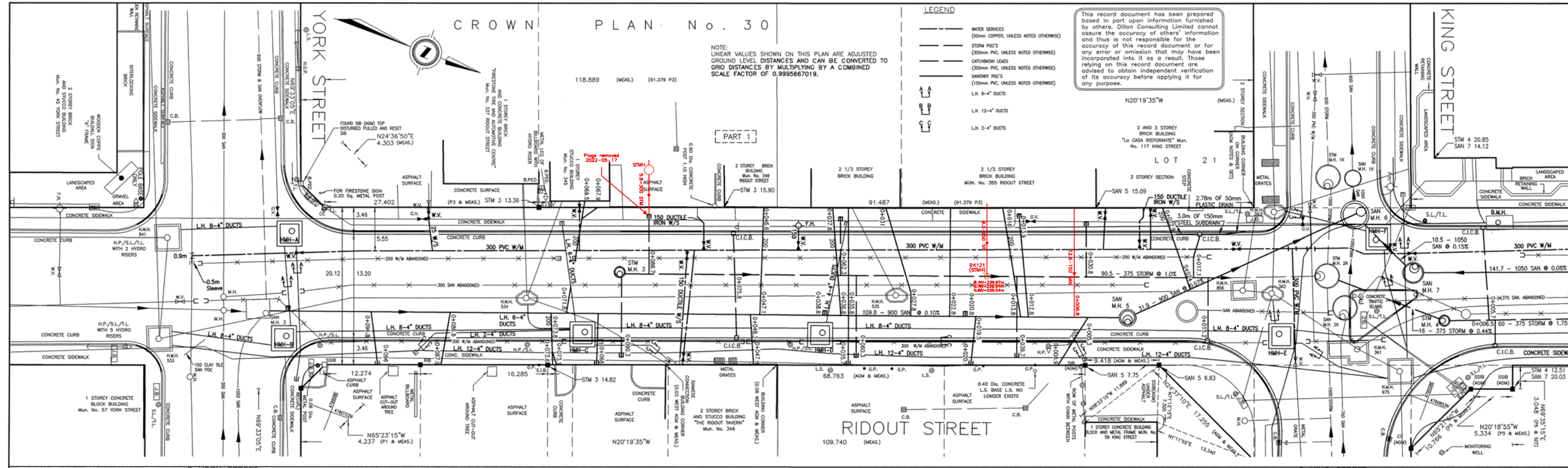
CROWN PLAN No. 30

NOTE: LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9995667019.

LEGEND

- WATER SERVICES (50mm COPPER, UNLESS NOTED OTHERWISE)
- STORM P.C.'S (300mm PVC, UNLESS NOTED OTHERWISE)
- CATCHBASIN LEADS (300mm PVC, UNLESS NOTED OTHERWISE)
- SANITARY P.C.'S (150mm PVC, UNLESS NOTED OTHERWISE)
- L.H. 8"-4" DUCTS
- L.H. 12"-4" DUCTS
- L.H. 2"-4" DUCTS

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STATION/ ELEVATION	STORM INVERT ELEVATION	SANITARY INVERT ELEVATION	FINISH ELEVATION
240.85			240.85
240.82			240.82
240.04			240.04
241.09			241.09
241.29			241.29
241.05			241.05
241.23			241.23
241.27			241.27
241.26			241.26
241.55			241.55
241.47			241.47
241.55			241.55
241.21			241.21
241.35			241.35
241.50			241.50
241.47			241.47
241.50			241.50
241.40			241.40
241.28			241.28
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241.50			241.50

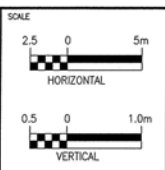
NO.	AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	BY	DATE	BY
1		SAN. SEWERS, P.D.C.'S & M.H.'S	AUG. 31/02	DESIGN	RJM	FEB. 2002	WAB
2		STM. SEWERS, P.D.C.'S & M.H.'S	AUG. 31/02	DRAWN	ACF	APRIL 2002	WAB
3		W.M. & W.S.C.'S	AUG. 31/02	CHECKED	WAB	APRIL 2004	WAB
4		GRANULAR BASE	AUG. 31/02	APPROVED	WAB		
5		CURB & GUTTER & SIDEWALKS	AUG. 31/02	DATE	FEB 20/02		
6		PAVING - BASE	AUG. 31/02				

DILLON CONSULTING

PROVINCE OF ONTARIO

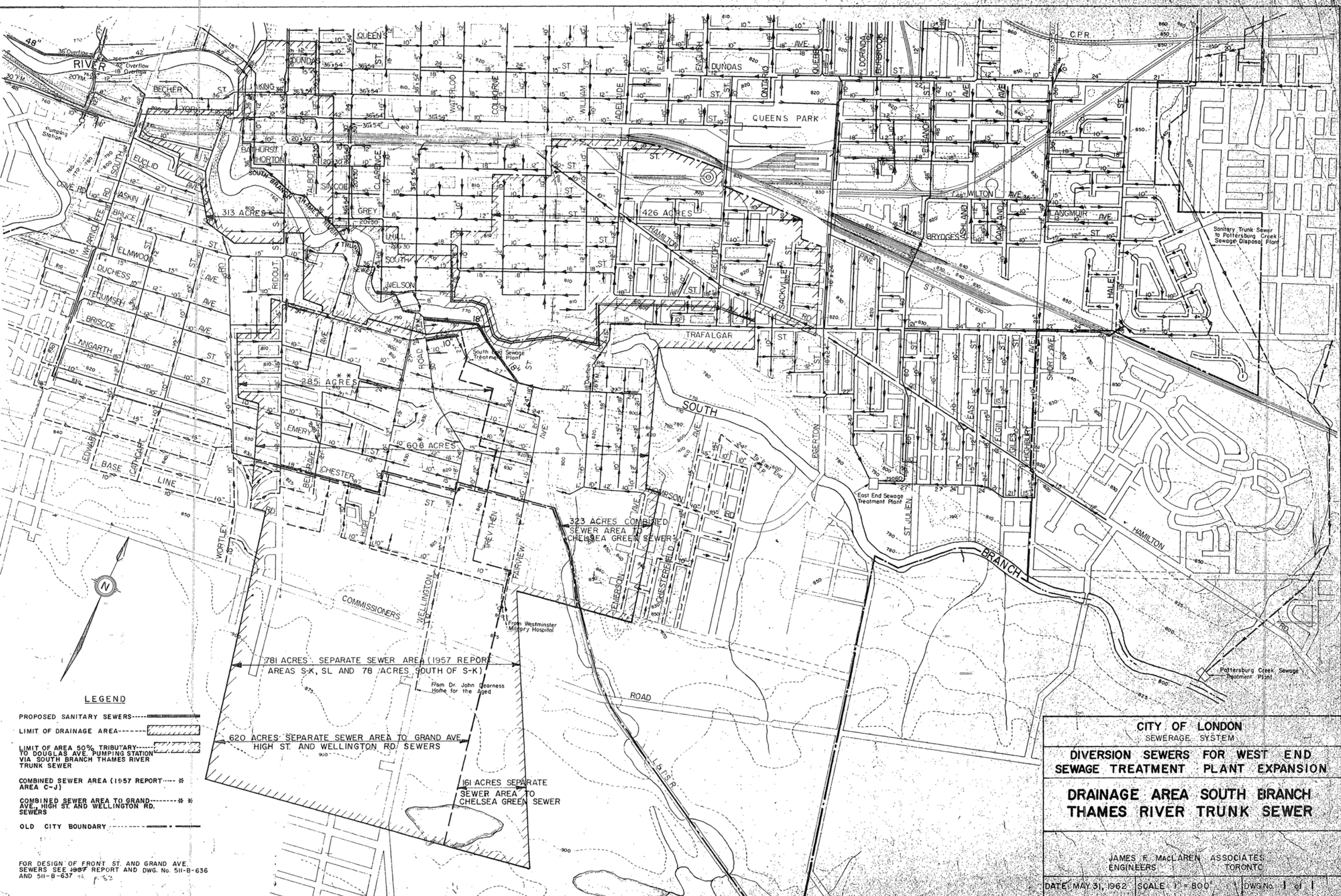
CORPORATION OF THE CITY OF LONDON

DIVISION HEAD
CITY ENGINEER



RIDOUT STREET RECONSTRUCTION
SEWERS AND WATERMAIN
YORK STREET TO KING STREET

PROJECT No. 01-9850
SHEET No. 2
PLAN FILE No. 17,777



LEGEND

- PROPOSED SANITARY SEWERS -----
- LIMIT OF DRAINAGE AREA -----
- LIMIT OF AREA 50% TRIBUTARY TO DOUGLAS AVE. PUMPING STATION VIA SOUTH BRANCH THAMES RIVER TRUNK SEWER -----
- COMBINED SEWER AREA (1957 REPORT) * AREA C-J) -----
- COMBINED SEWER AREA TO GRAND AVE. HIGH ST. AND WELLINGTON RD. SEWERS * * -----
- OLD CITY BOUNDARY -----

781 ACRES SEPARATE SEWER AREA (1957 REPORT AREAS S-K, SL AND 78 ACRES SOUTH OF S-K)

620 ACRES SEPARATE SEWER AREA TO GRAND AVE. HIGH ST. AND WELLINGTON RD. SEWERS

323 ACRES COMBINED SEWER AREA TO CHELSEA GREEN SEWER

161 ACRES SEPARATE SEWER AREA TO CHELSEA GREEN SEWER

CITY OF LONDON
SEWERAGE SYSTEM

DIVERSION SEWERS FOR WEST END SEWAGE TREATMENT PLANT EXPANSION

DRAINAGE AREA SOUTH BRANCH THAMES RIVER TRUNK SEWER

JAMES F. MACLAREN ASSOCIATES
ENGINEERS TORONTO

DATE: MAY 31, 1962 SCALE: 1" = 800' DWG. No. 1 of 1

FOR DESIGN OF FRONT ST. AND GRAND AVE. SEWERS SEE 1957 REPORT AND DWG. No. 511-B-636 AND 511-B-637

Appendix C

Supporting Documents





50 King

Schematic Design v4.0

19-045

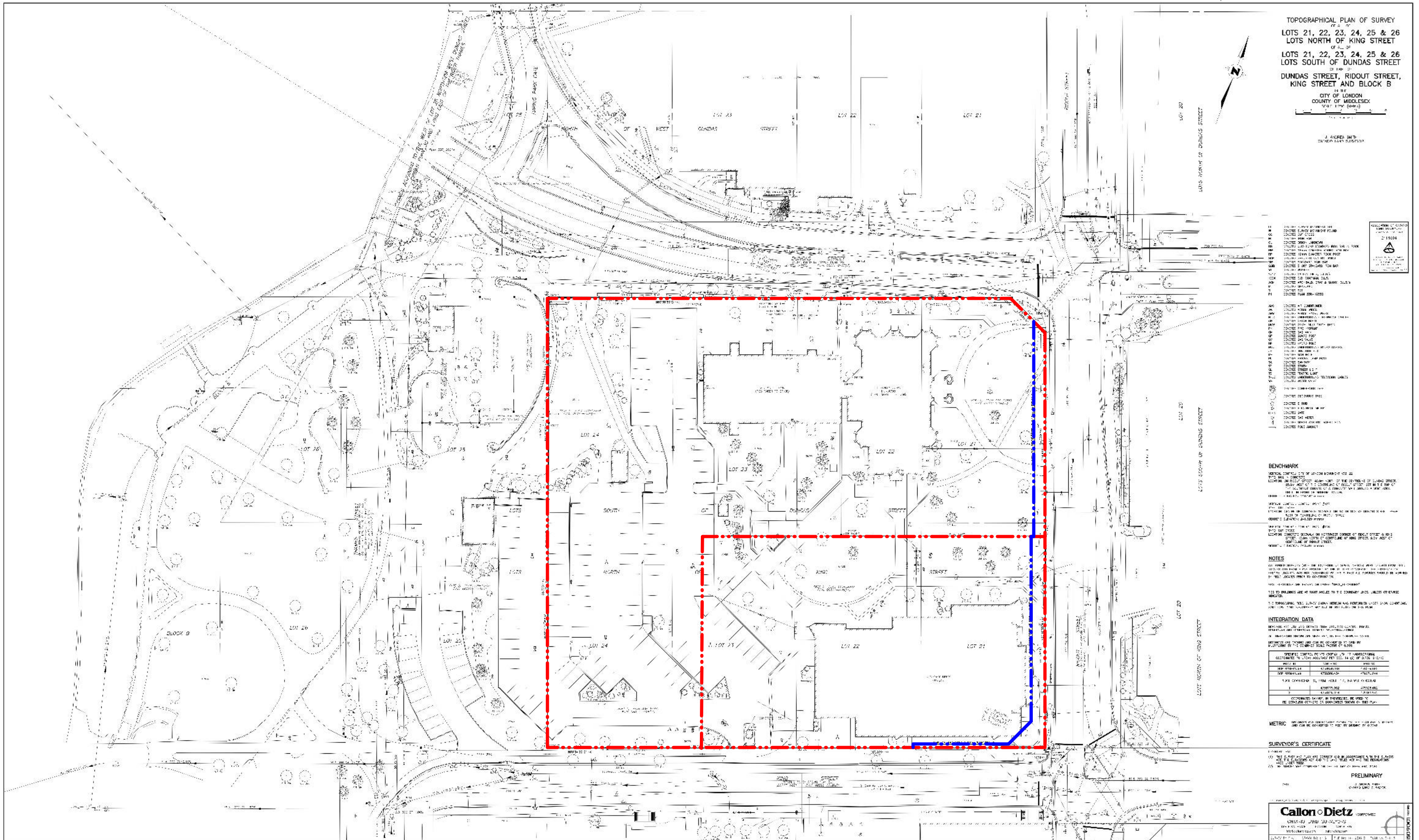
July 28, 2022

zedd
ARCHITECTURE

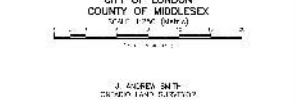
A0.1	Survey	A4.2	COLOUR ELEVATION - NORTH
A0.2	Stats / Keyplan	A4.3	COLOUR ELEVATION - SOUTH
A0.2.A	Site Plan - Overall Site Plan	A4.4	COLOUR ELEVATION - WEST
A0.2.B	Site Plan - Pedestrian and Vehicular Access Plan	A4.5	COLOUR ISOMETRICS - NORTHWEST
A0.2.C	Site Plan	A4.6	COLOUR ISOMETRICS - SOUTHWEST
A0.2.D	Main Floor	A4.7	COLOUR ISOMETRICS - SOUTHEAST
A0.2.E	Level P1	A4.8	COLOUR ISOMETRICS - NORTHEAST
A0.2.F	Level P2	A6.1	PERSPECTIVE - NORTHWEST VIEW
A0.2.G	Level P3	A6.2	PERSPECTIVE - SOUTHWEST VIEW
A0.2.H	Level P4	A6.3	PERSPECTIVE - SOUTHEAST VIEW
A1.2	Level 2 - Office / Leasable	A6.4	PERSPECTIVE - NORTHEAST VIEW
A1.3	Level 3 - Office / Leasable	A6.5	RENDER - NORTHWEST OVERVIEW
A1.4	Level 4 - Office / Leasable & Mech	A6.6	RENDER - SOUTHWEST OVERVIEW
A1.5 - A	Level 5	A6.7	RENDER - NORTHEAST OVERVIEW
A1.6	Level 6-26	A6.8	RENDER - VIEW FROM THE FORKS LOOKING EAST
A1.27	Level 27	A6.9	RENDER - VIEW FROM THE FORKS LOOKING EAST
A1.28	Level 28-32	A6.10	RENDER - BACK TO THE RIVER - LOOKING EAST
A1.33	Level 33	A6.11	RENDER - VIEW FROM THE RIVER LOOKING EAST
A1.34	Level 34 - 40	A6.12	RENDER - OVERALL VIEW FROM THE BRIDGE
A1.41	Level 41	A6.13	RENDER - VIEW FROM THE BRIDGE
A1.42	Level 42	A6.14	RENDER - AERIAL VIEW LOOKING SOUTHEAST
A1.43	Level 43	A6.15	RENDER - AERIAL VIEW LOOKING SOUTH
A1.44	Level 44 - 50	A6.16	RENDER - OVERALL AERIAL VIEW
A1.51	Level 51	A6.17	RENDER - VIEW FROM LOWE LEVEL COURT
A1.52	Level 52	A6.18	RENDER - OVERALL VIEW LOOKING SOUTHWEST
A1.53	Level 53	A6.19	RENDER - OVERALL VIEW LOOKING EAST
A2.0A	Enlarged Typical Res. Plan	A6.20	RENDER - VIEW FROM DUNDAS ST & HIDEOUT ST
A2.0B	Enlarged Typical Penthouse Level 1	A6.21	RENDER - VIEW FROM HIDEOUT ST
A2.0C	Enlarged Typical Penthouse Level 2	A6.22	RENDER - VIEW FROM MAIN PLAZA
A2.1	NORTH ELEVATION	A6.23	RENDER - TOWERS VIEW LOOKING SOUTH
A2.2	SOUTH ELEVATION	A6.24	RENDER - NIGHT VIEW LOOKING EAST
A2.3	EAST & WEST ELEVATION	A6.25	RENDER - NIGHT VIEW LOOKING SOUTHEAST
A3.0	WEST - EAST BUILDING SECTION	A6.26	RENDER - NIGHT VIEW FROM THE RIVER
A3.1	NORTH - SOUTH BUILDING 1 SECTION	A7.01	SHADOW STUDY - MARCH
A3.2	NORTH - SOUTH BUILDING 2 SECTION	A7.02	SHADOW STUDY - JUNE
A4.1	COLOUR ELEVATION - EAST	A7.03	SHADOW STUDY - DECEMBER

ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com



TOPOGRAPHICAL PLAN OF SURVEY
 LOTS 21, 22, 23, 24, 25 & 26
 LOTS NORTH OF KING STREET
 LOTS 21, 22, 23, 24, 25 & 26
 LOTS SOUTH OF DUNDAS STREET
 DUNDAS STREET, RIDOUT STREET,
 KING STREET AND BLOCK B
 CITY OF LONDON
 COUNTY OF MIDDLESEX
 2017 (100)



J. A. GARDNER INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 www.jagardner.com

LEGEND

11	EXISTING CURB
12	EXISTING DRIVE
13	EXISTING SIDEWALK
14	EXISTING DRIVE
15	EXISTING DRIVE
16	EXISTING DRIVE
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97	EXISTING DRIVE
98	EXISTING DRIVE
99	EXISTING DRIVE
100	EXISTING DRIVE

BENCHMARK
 BENCH MARK: CITY OF LONDON BENCH MARK 22
 LOCATION: 1000 SHEPPARD AVENUE EAST, CITY OF LONDON, ONTARIO
 ELEVATION: 100.00 METERS
 DATE: 2017

NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.5/01.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.5/01.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.5/01.

INTEGRATION DATA

PROJECT NAME	TOPOGRAPHICAL PLAN OF SURVEY
CLIENT	J. A. GARDNER INC.
DATE	2017
DRAWN BY	J. A. GARDNER
CHECKED BY	J. A. GARDNER
DATE CHECKED	2017
SCALE	AS SHOWN
UNIT	METERS
PROJECTION	NAD 83
COORDINATE SYSTEM	UTM
ZONE	18N
SCALE FACTOR	0.999 996 34
EARTH CURVATURE CORRECTION	-0.000 000 00
REFRACTION CORRECTION	0.000 000 00
TOTAL CORRECTION	0.000 000 00
ADJUSTED SCALE FACTOR	0.999 996 34

METRIC
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

SURVEYOR'S CERTIFICATE
 I, J. A. GARDNER, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.5/01.

PRELIMINARY
 THIS SURVEY IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE SURVEYOR.

Callon Dietz
 CONSULTING ENGINEERS
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 www.callondietz.com

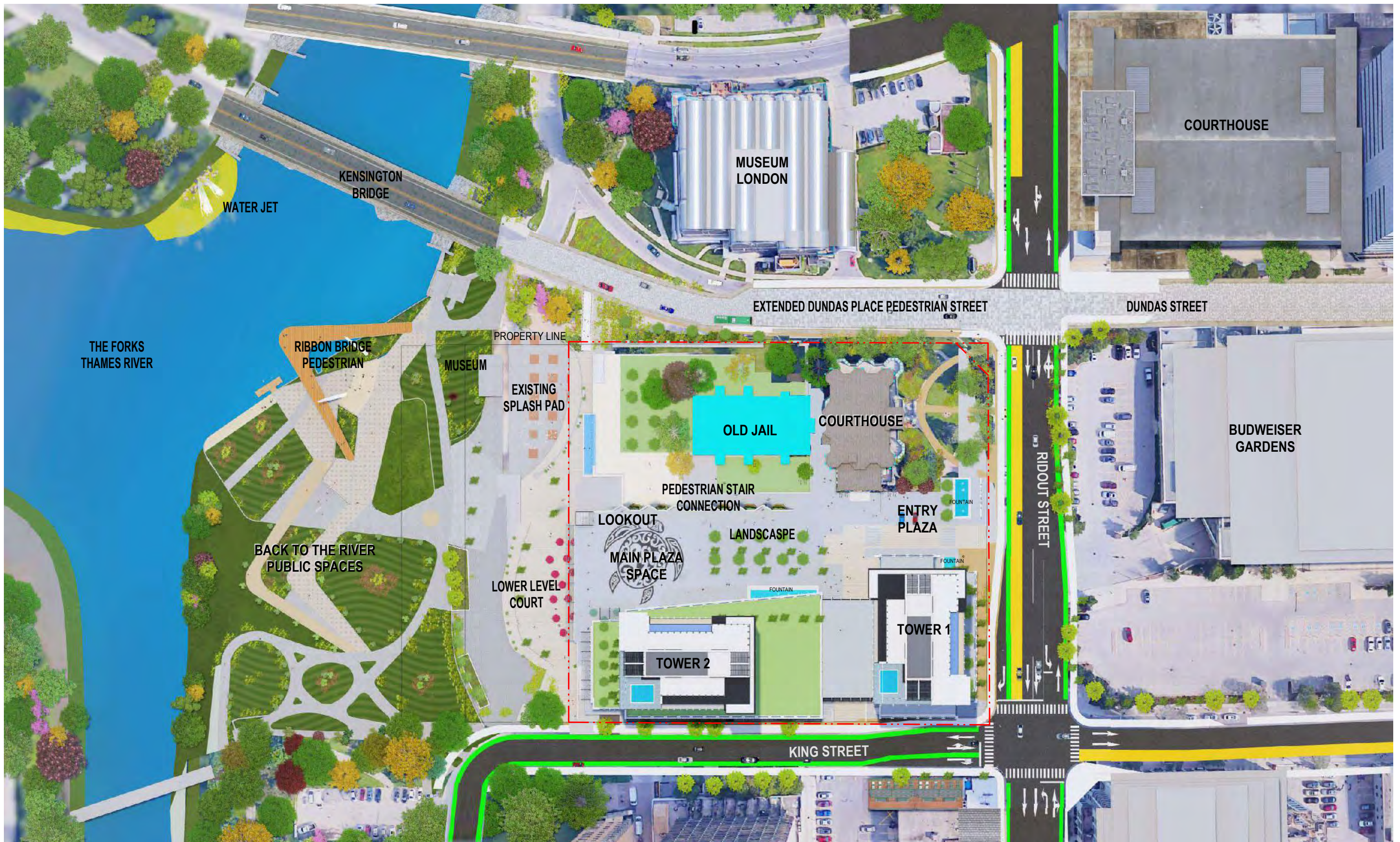
Building Stats													
Floor Level	Parking		Tower 1					Tower 2					Total Units
	Area (SqM)	Space	Retail / Office Area	Office (SqM)	Residential Ancillary (SqM)	Floor Area (SqM)	Units	Mech (SqM)	Retail / Office Area	Amenity	Floor Area (SqM)	Units	
53								92					
52					151	430	3						3
51						831	5	92					5
50						915	10						10
49						915	10						10
48						915	10						10
47						914	10						10
46						915	10						10
45						915	10						10
44						915	10						10
43						915	10	90				91	10
42					192	915	10			426	3		13
41						915	10	81		695	5	81	15
40						915	10			980	10		20
39						915	10			980	10		20
38						915	10			980	10		20
37						915	10			980	10		20
36						915	10			980	10		20
35						915	10			980	10		20
34						915	10			980	10		20
33						0	0	895		980	10		10
32						915	10			980	10		20
31						915	10			980	10		20
30						915	10			980	10		20
29						915	10			980	10		20
28						915	10			980	10		20
27						915	10	0		0	0	980	10
26						915	10			980	10		20
25						915	10			980	10		20
24						915	10			980	10		20
23	0					915	10			980	10		20
22						915	10			980	10		20
21						915	10			980	10		20
20						915	10			980	10		20
19						915	10			980	10		20
18						915	10			980	10		20
17						915	10			980	10		20
16						915	10			980	10		20
15						915	10			980	10		20
14						915	10			980	10		20
13						915	10			980	10		20
12			0	0	0	915	10			980	10		20
11					0	915	10			980	10		20
10					0	915	10			980	10		20
9					0	915	10			980	10		20
8					0	915	10			980	10		20
7					0	915	10			980	10		20
6					0	915	10			980	10		20
5					0	0	0	860		980	10		10
4				1258	0	0	0	0				866	0
3				1840	0	0	0	0	2250			0	0
2				1840	0	0	0	0	2250	0			0
1 (GRADE)			420	0	535	0	0	490	205				0
-1	4675	132	0										
-1	4675	135	0										
-1	5455	164	0										
-1	5445	164	0										
	20250		420	4938	878	41520		2110					806

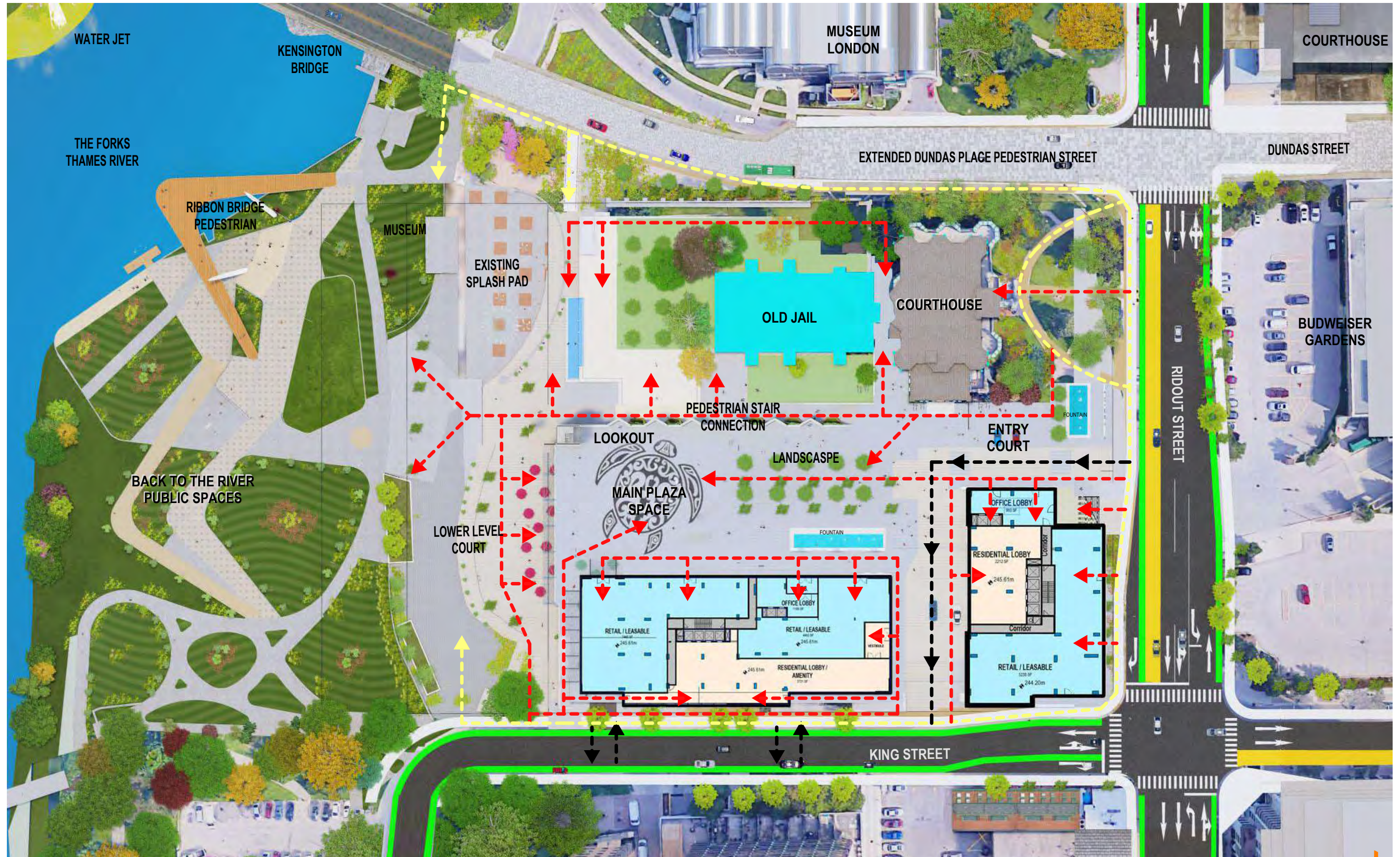


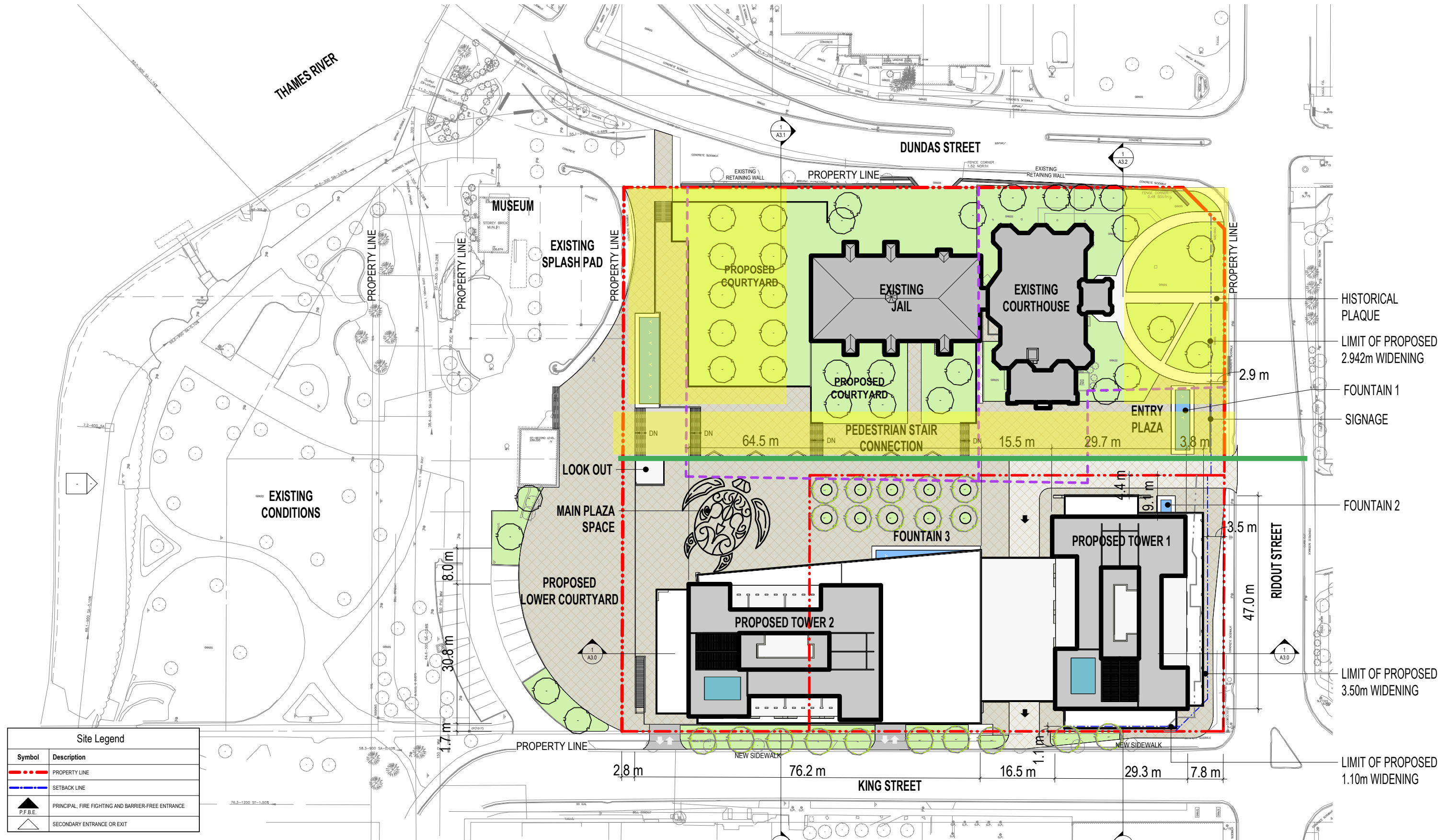
Location Plan



Site Area Plan





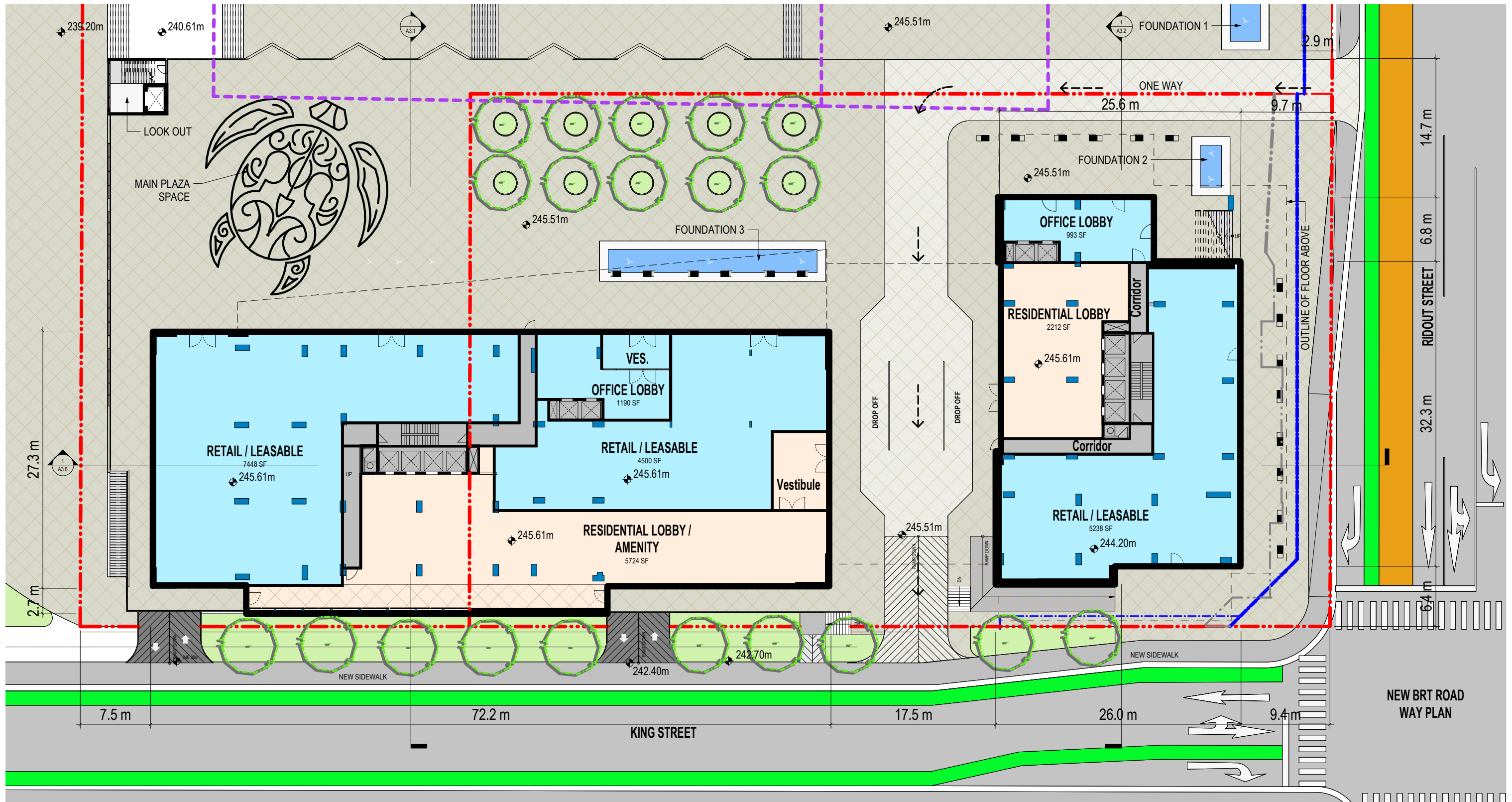


Site Legend	
Symbol	Description
	PROPERTY LINE
	SETBACK LINE
	PRINCIPAL, FIRE FIGHTING AND BARRIER-FREE ENTRANCE
	SECONDARY ENTRANCE OR EXIT

Tower 1 - Commercial (Level 1-4); Residential (Level 6 - 52); Mechanical (Level 5 & 33)
Tower 2 - Commercial (Level 1-4); Residential (Level 5 - 42); Mechanical (Level 4 & 27)

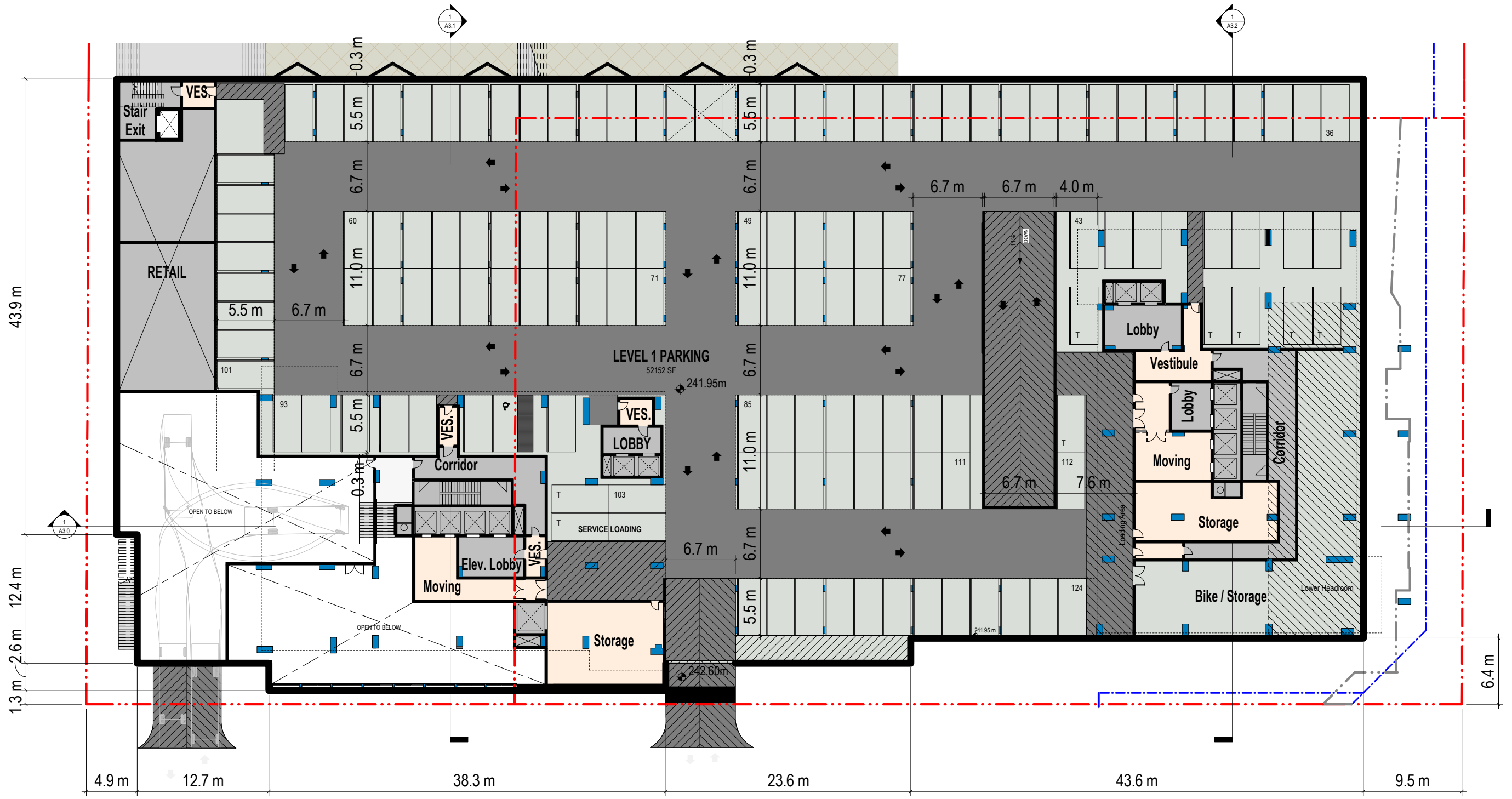
- LIMIT OF HERITAGE DESIGNATION
- PROPERTY LINE
- 50 KING TEMPORARY EASEMENT
- ROAD WIDENING

- HISTORICAL PLAQUE
- LIMIT OF PROPOSED 2.942m WIDENING
- 2.9 m
- FOUNTAIN 1
- SIGNAGE
- FOUNTAIN 2
- 3.5 m
- LIMIT OF PROPOSED 3.50m WIDENING
- LIMIT OF PROPOSED 1.10m WIDENING

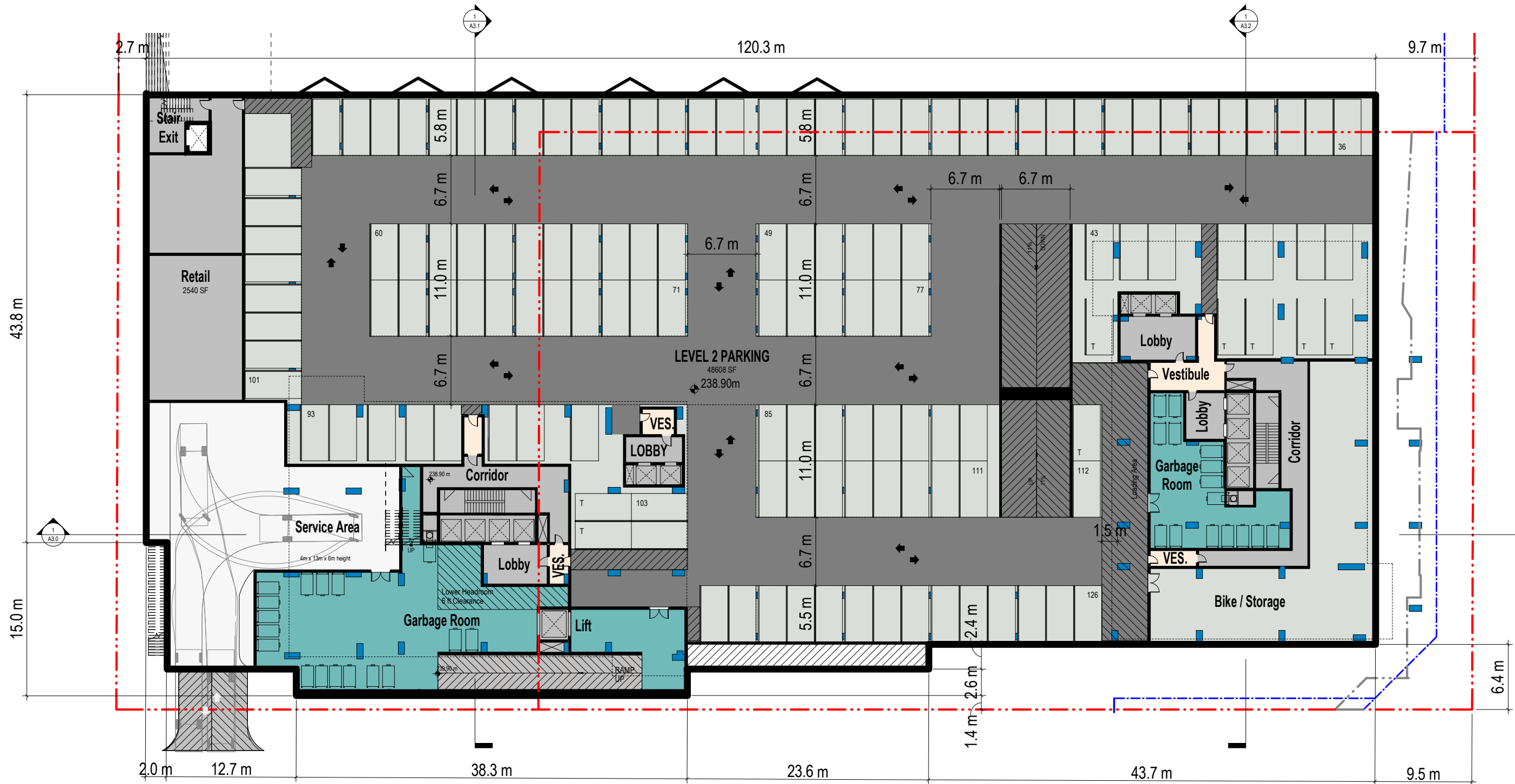


Tower 1 - Commercial (490 SQM); Residential Lobby / Amenity (205 SQM)
Tower 2 - Commercial (420 SQM); Residential Lobby / Amenity (535 SQM)

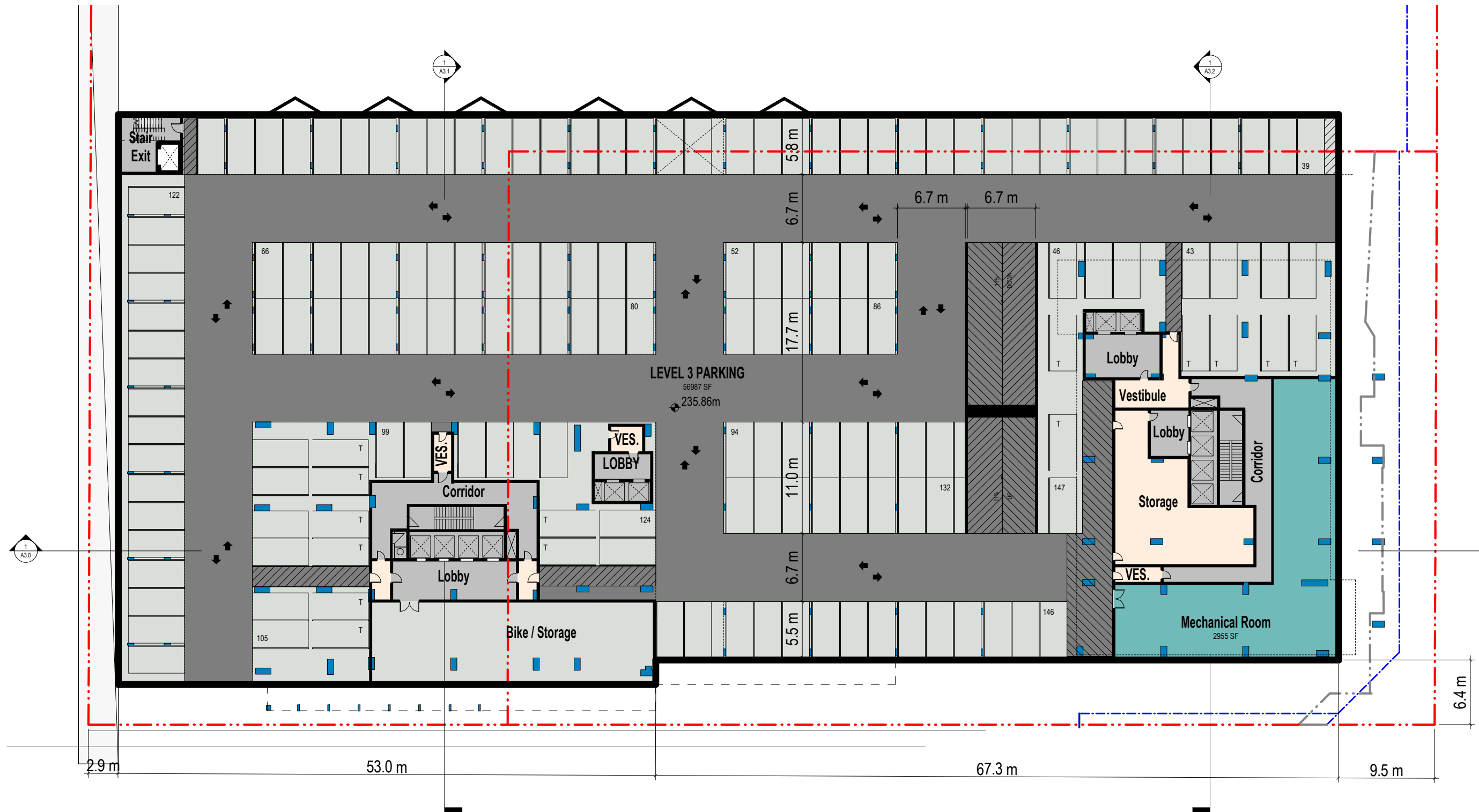
- - - LIMIT OF HERITAGE DESIGNATION
- - - PROPERTY LINE
- - - 50 KING TEMPORARY EASEMENT
- - - ROAD WIDENING



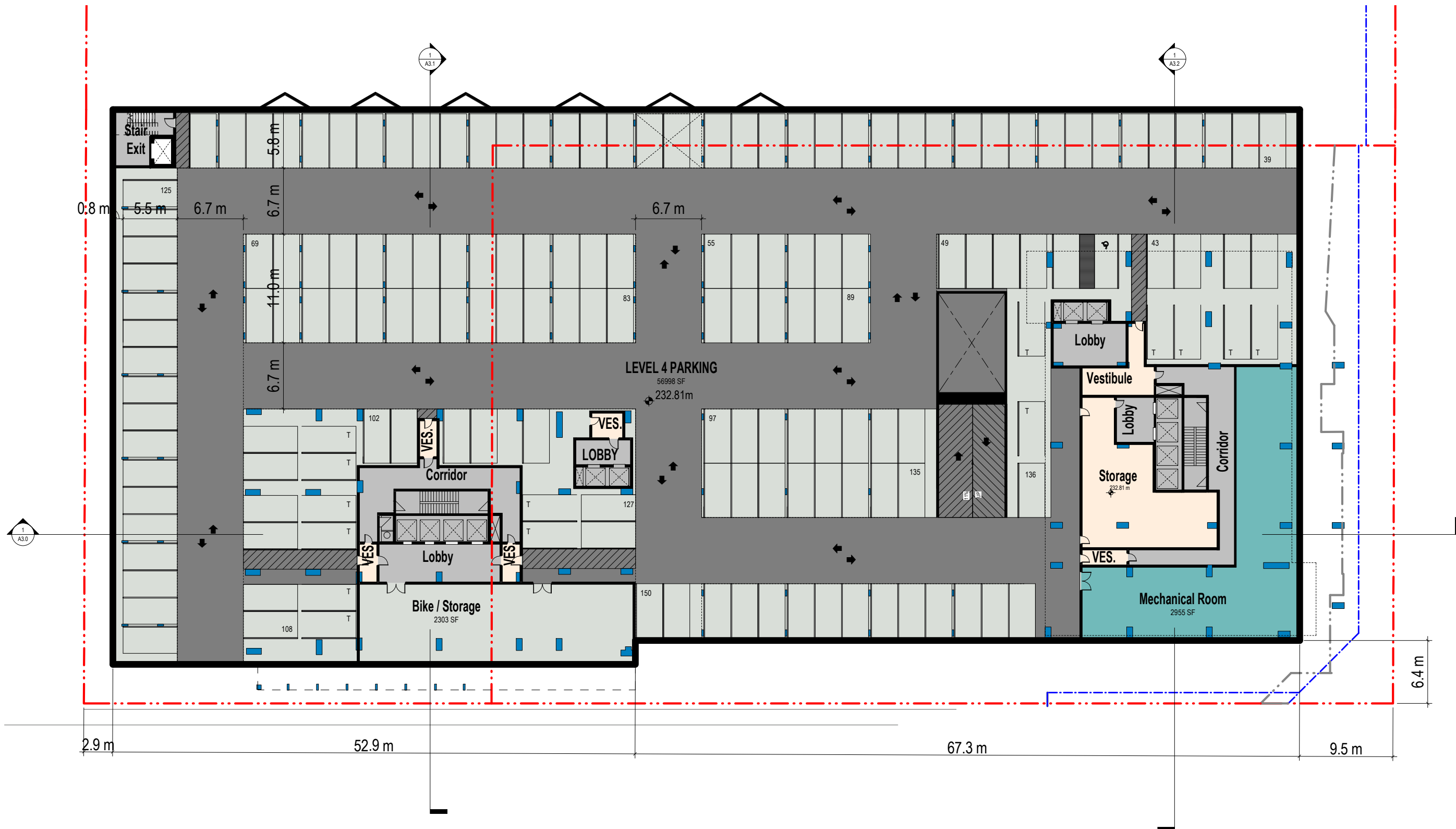
Level P1 Parking (4675 SQM)
124 Parking Spaces



Level P2 Parking (4675 SQM)
126 Parking Spaces

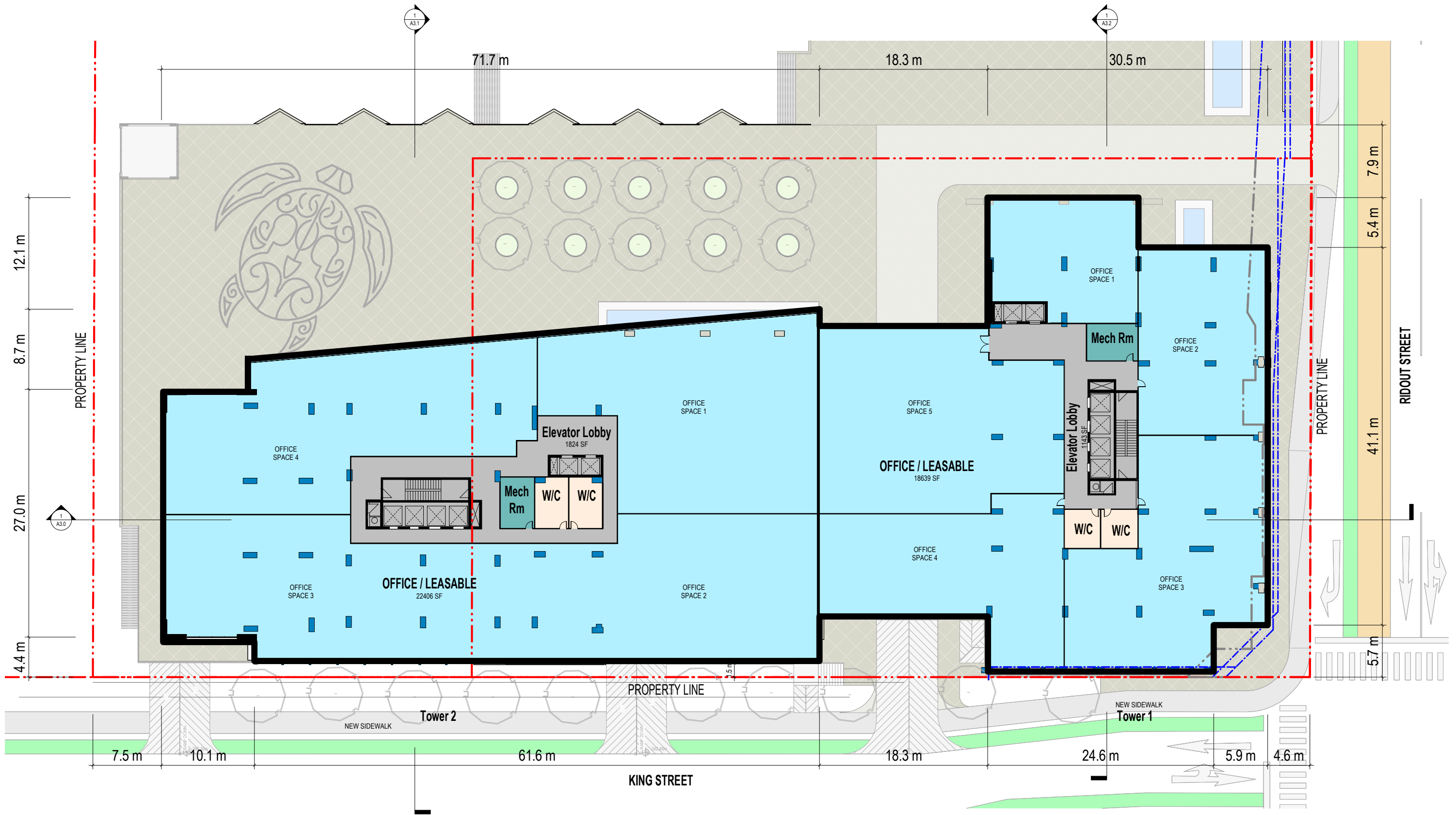


Level P3 Parking (5455 SQM)
147 Parking Spaces



Level P4 Parking (5455 SQM)
150 Parking Spaces

PROPOSED
COURTYARD



12.1 m
8.7 m
27.0 m
4.4 m

PROPERTY LINE

A3.0

71.7 m
18.3 m
30.5 m

A3.2

7.9 m
5.4 m
41.1 m
5.7 m

PROPERTY LINE

RIDOUT STREET

PROPERTY LINE

KING STREET

7.5 m 10.1 m 61.6 m 18.3 m 24.6 m 5.9 m 4.6 m

OFFICE SPACE 4
OFFICE SPACE 3
OFFICE / LEASABLE 22406 SF
Elevator Lobby 1824 SF
Mech Rm
W/C
W/C
OFFICE SPACE 1
OFFICE SPACE 2
OFFICE SPACE 5
OFFICE / LEASABLE 18639 SF
Elevator Lobby 1143 SF
W/C
W/C
OFFICE SPACE 4
OFFICE SPACE 3

OFFICE SPACE 1

Mech Rm

OFFICE SPACE 2

Elevator Lobby 1143 SF

W/C
W/C

OFFICE SPACE 3



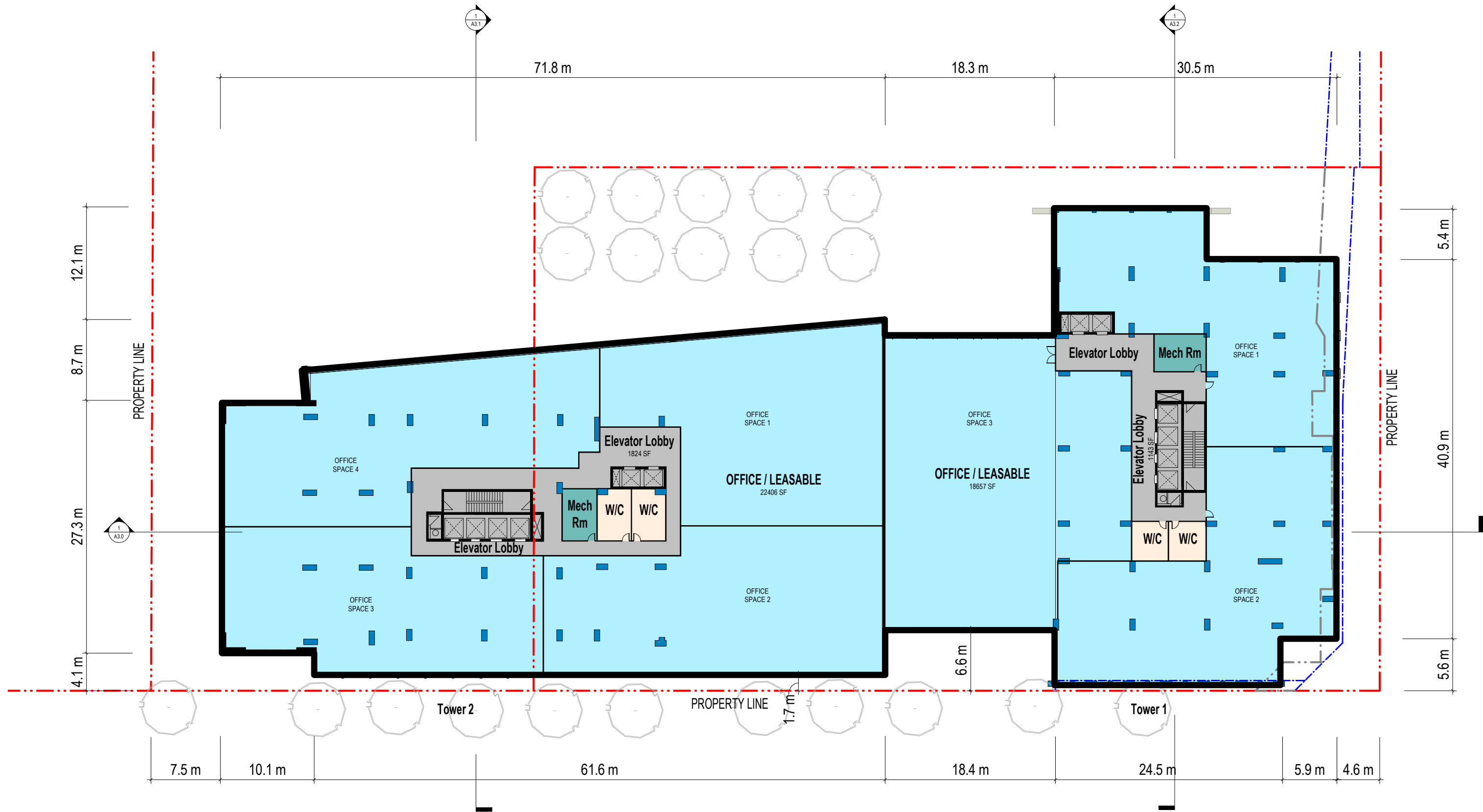
Tower 1 - Commercial (1,840 SQM)
Tower 2 - Commercial (2,250 SQM)

19-045 50 King

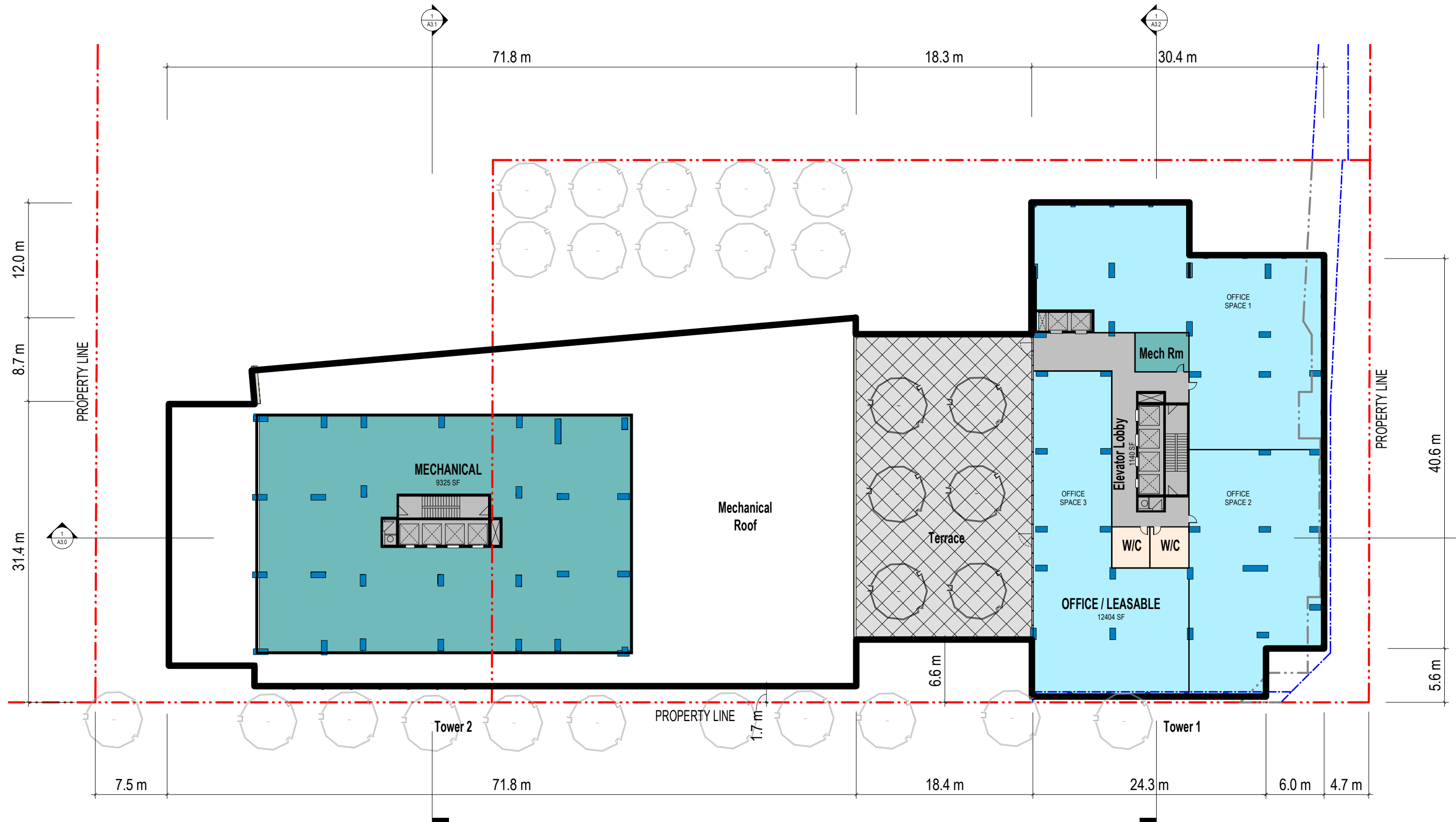
Level 2 - Office / Leasable SCALE : 1:180

V4 - 22.07.28
A1.2

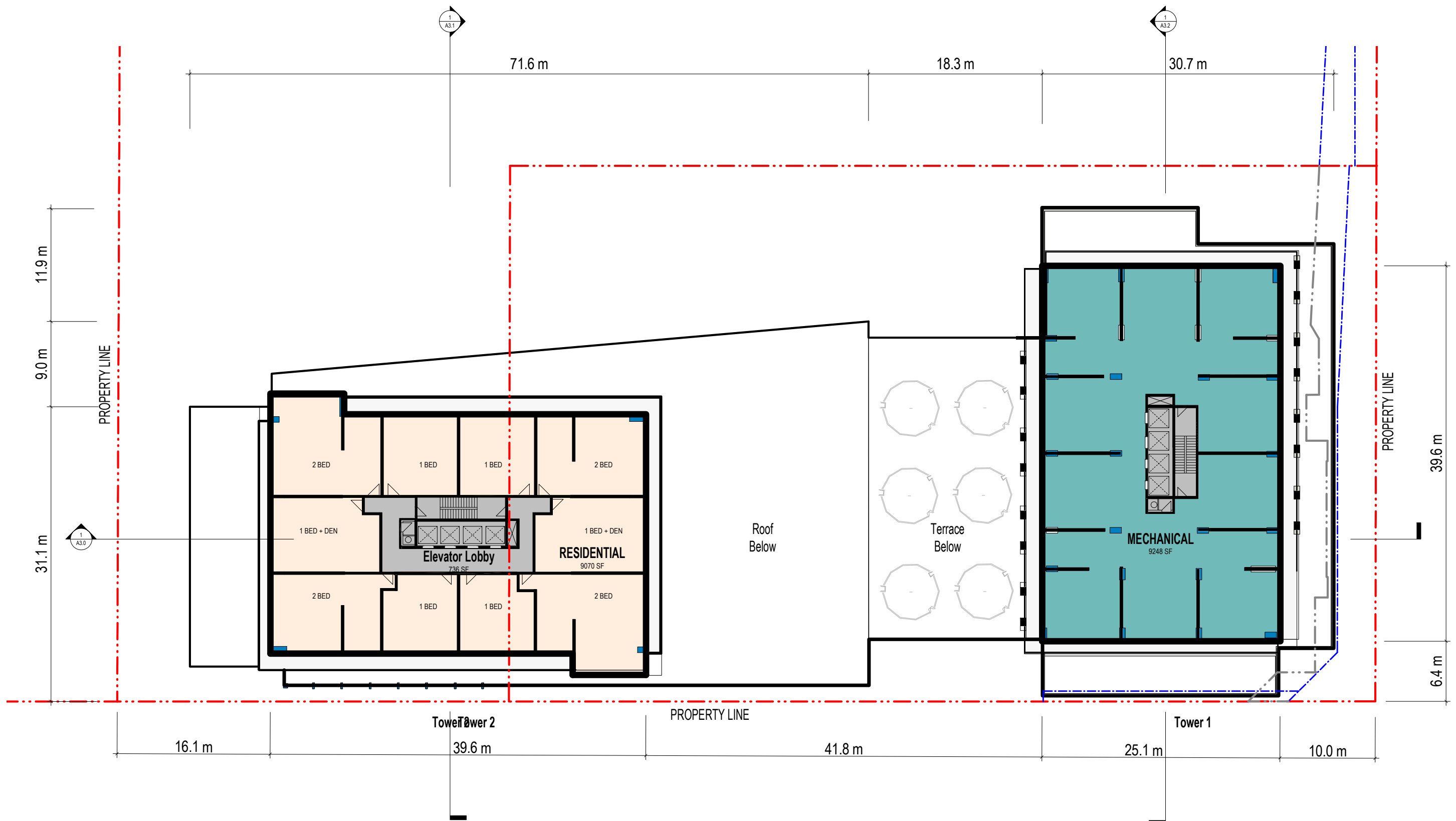
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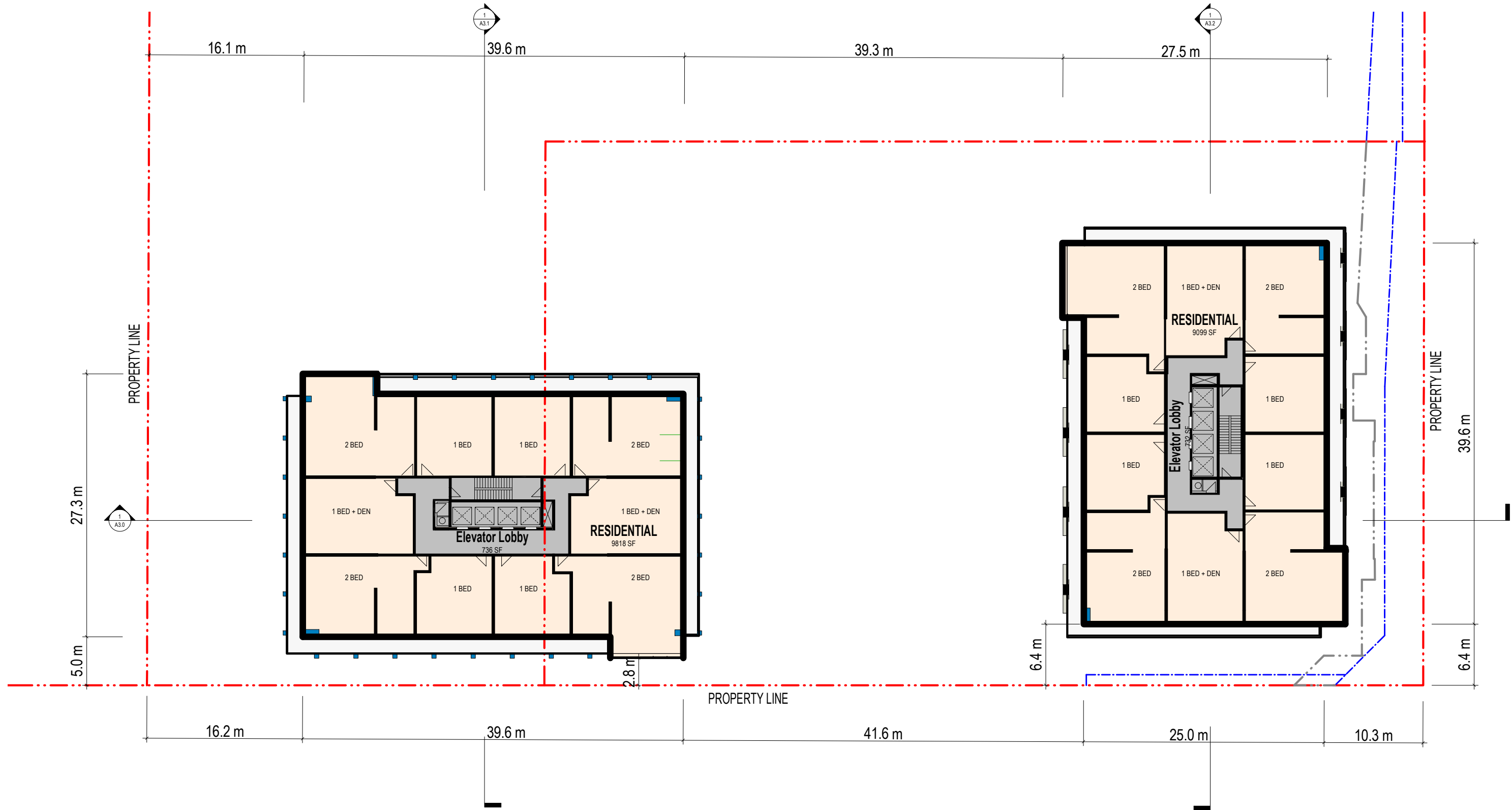
Tower 1 - Commercial (1,840 SQM)
 Tower 2 - Commercial (2,250 SQM)



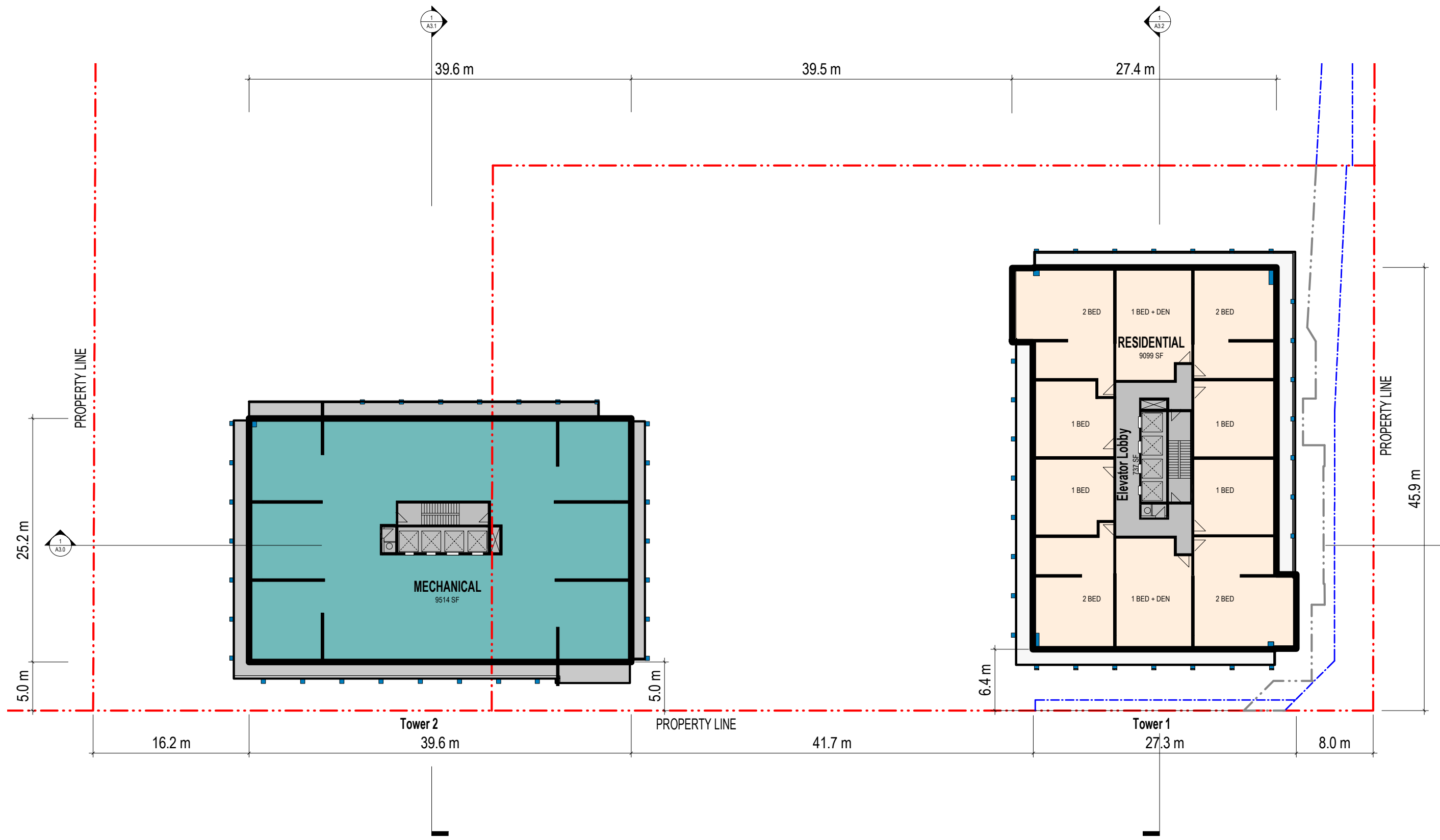
Tower 1 - Commercial (1,258 SQM)
 Tower 2 - Mechanical (866 SQM)



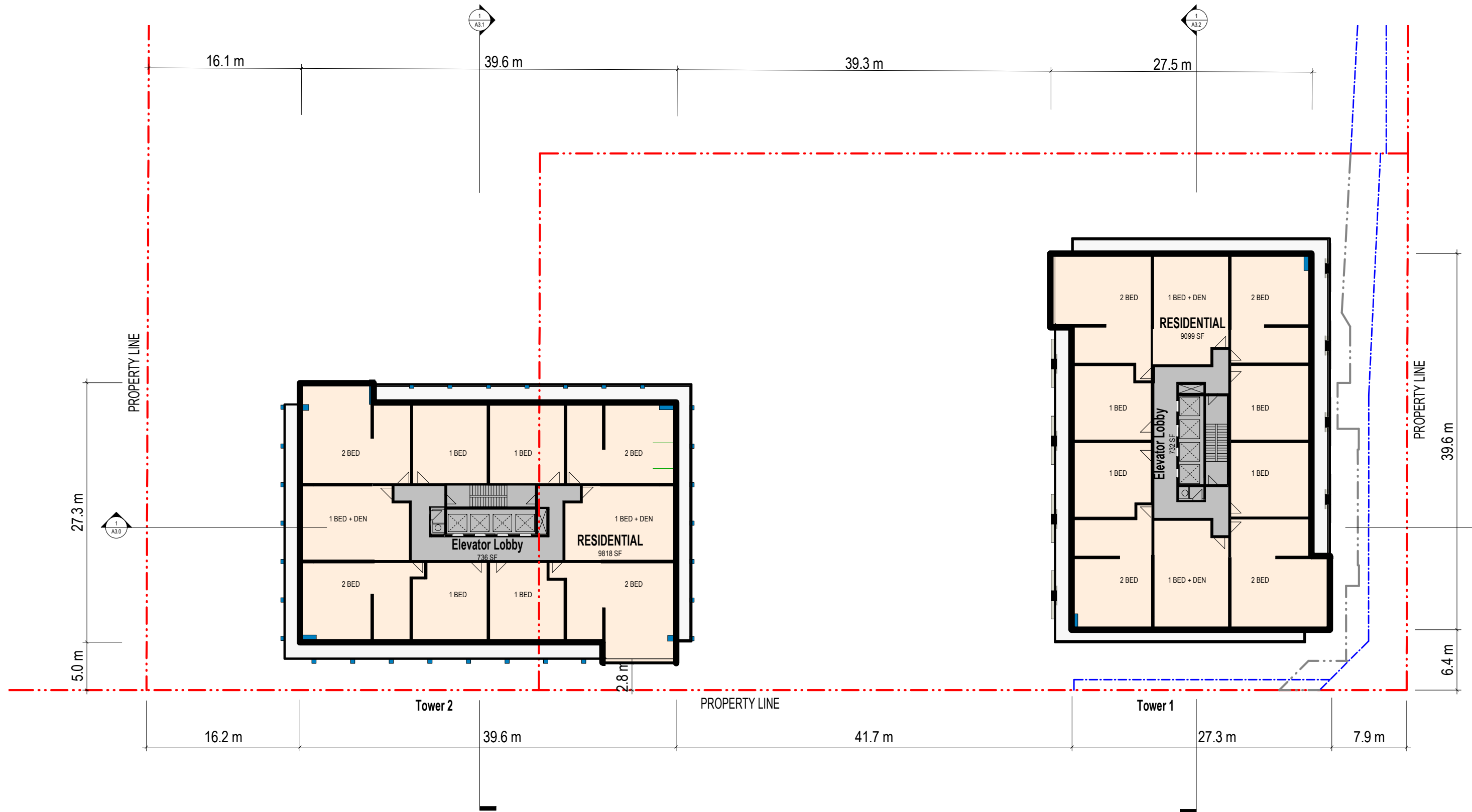
Tower 1 - Mechanical (860 SQM)
 Tower 2 - Residential (910 SQM)



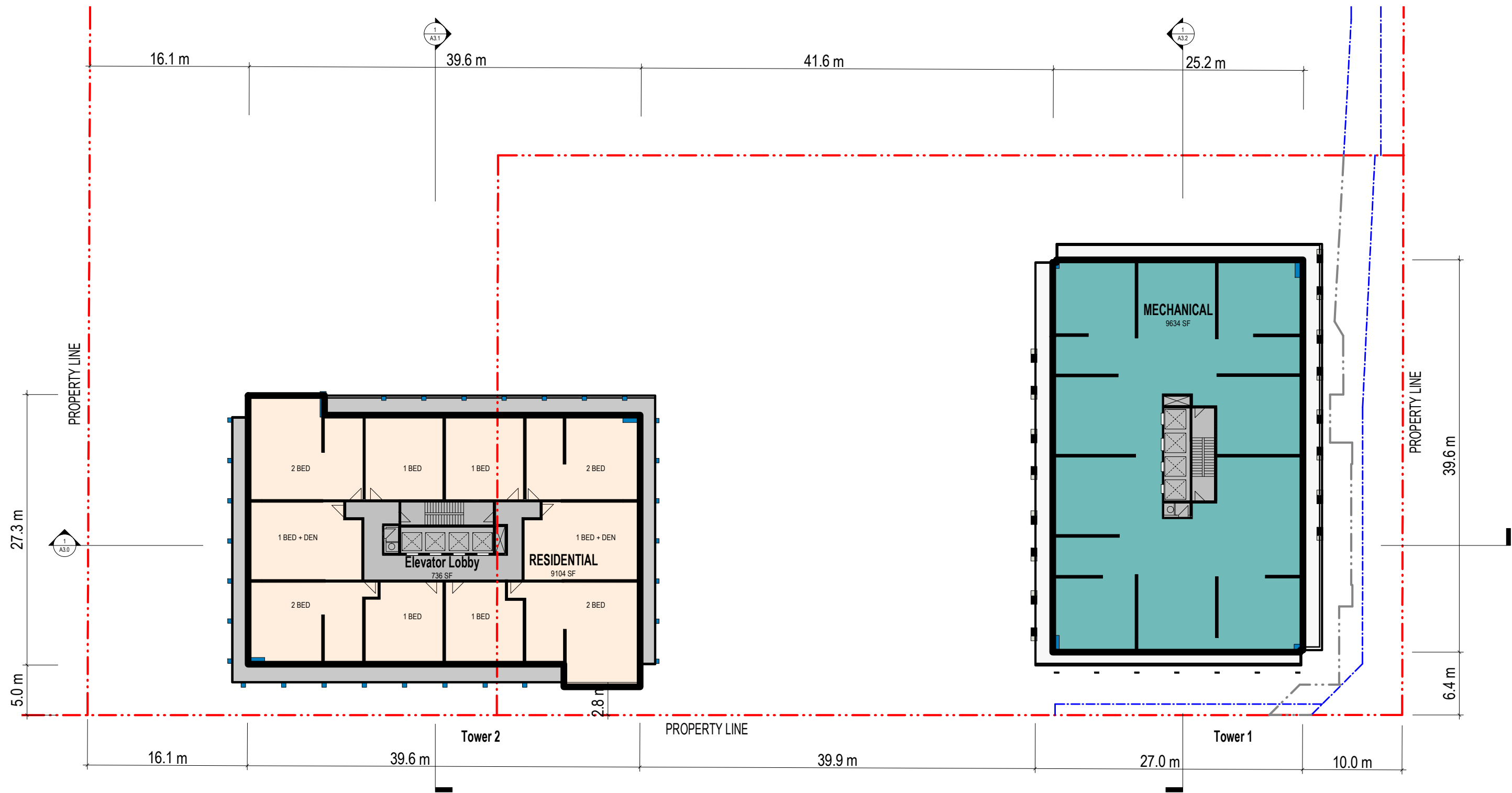
Tower 1 - Residential / 10 units (915 SQM)
Tower 2 - Residential / 10 units (980 SQM)



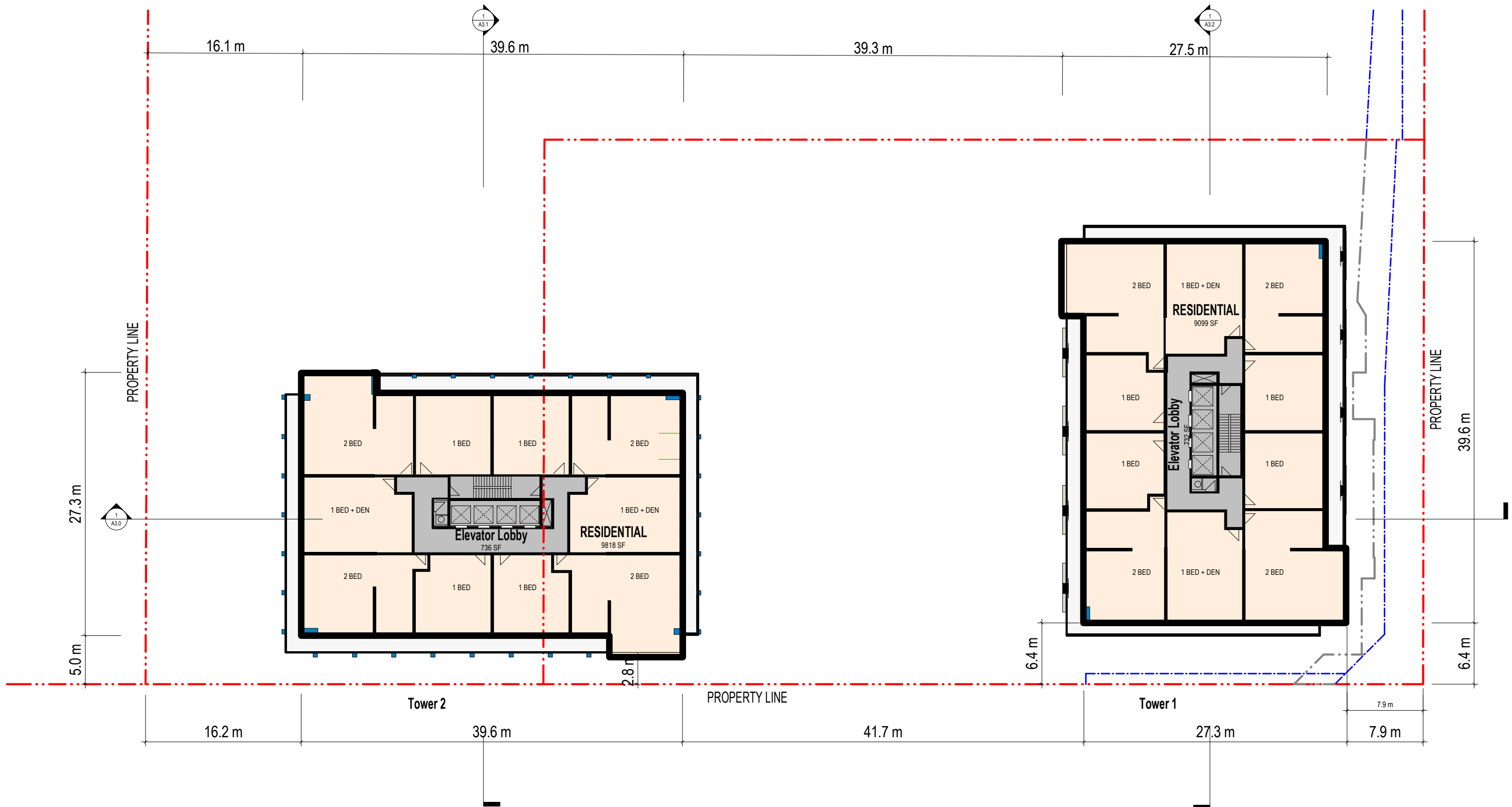
Tower 1 - Residential / 10 units (883 SQM)
 Tower 2 - Mechanical (980 SQM)



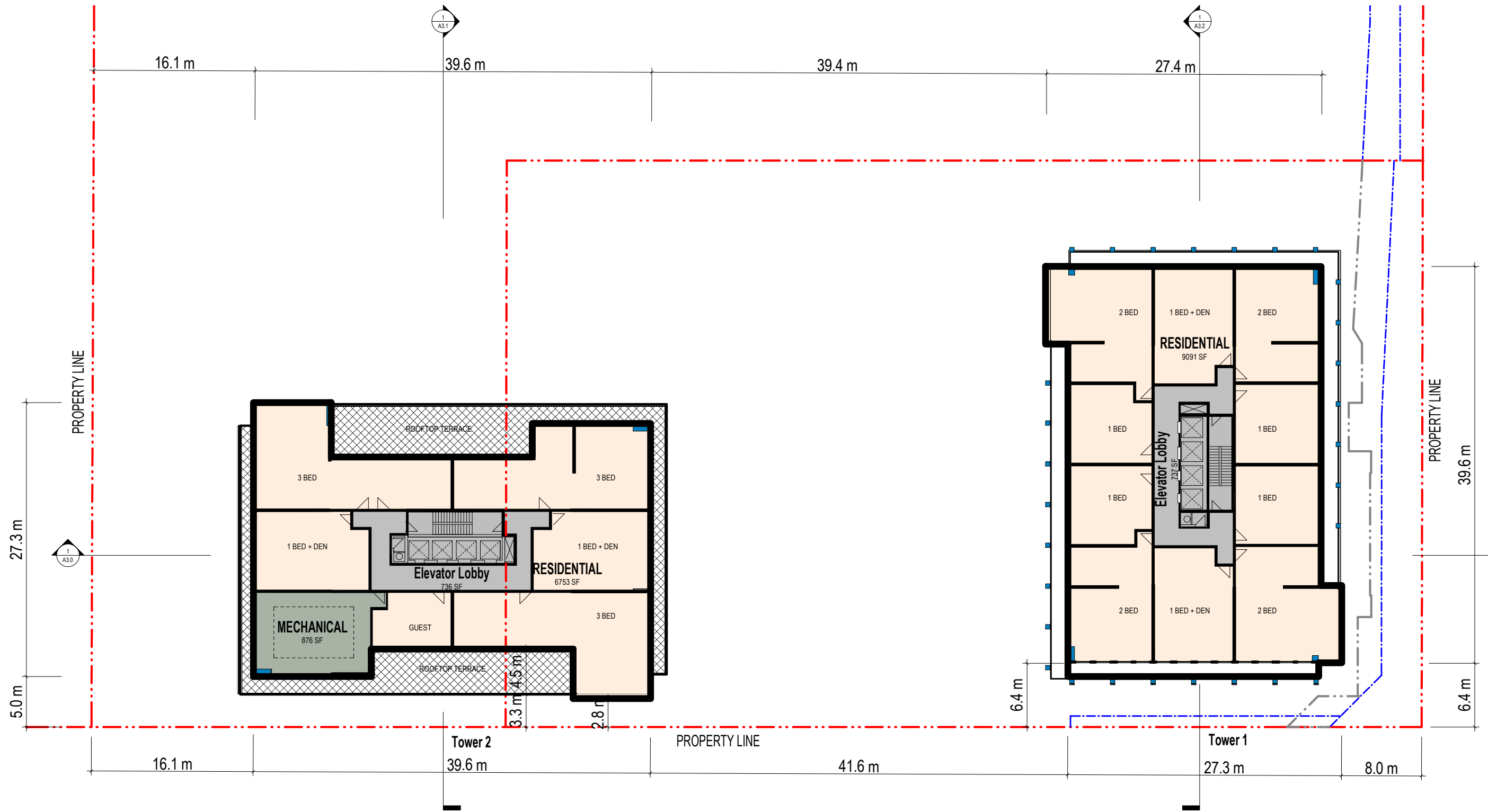
Tower 1 - Residential / 10 units (915 SQM)
 Tower 2 - Residential / 10 units (980 SQM)



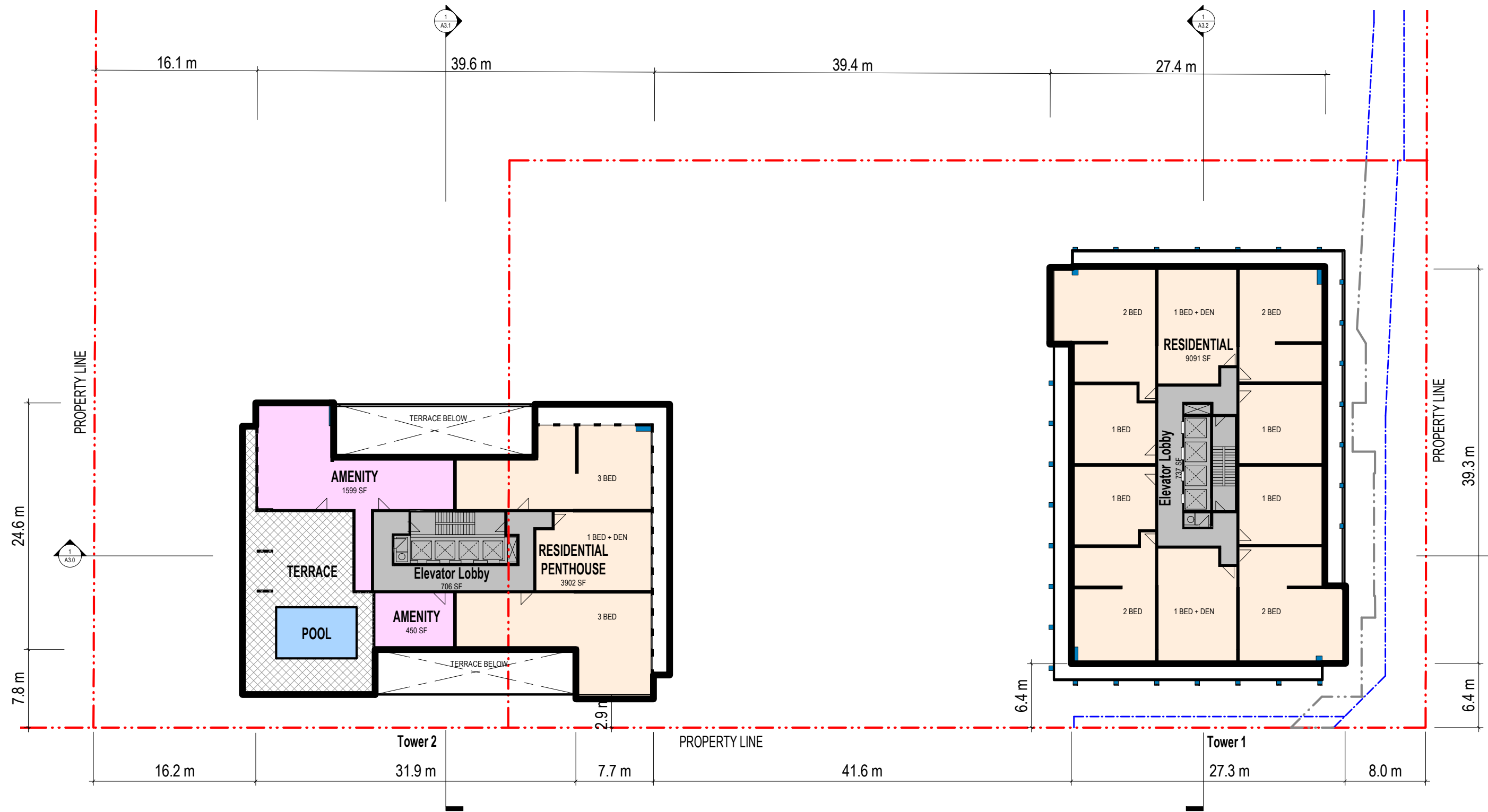
Tower 1 - Mechanical (895 SQM)
 Tower 2 - Residential / 10 units (980 SQM)



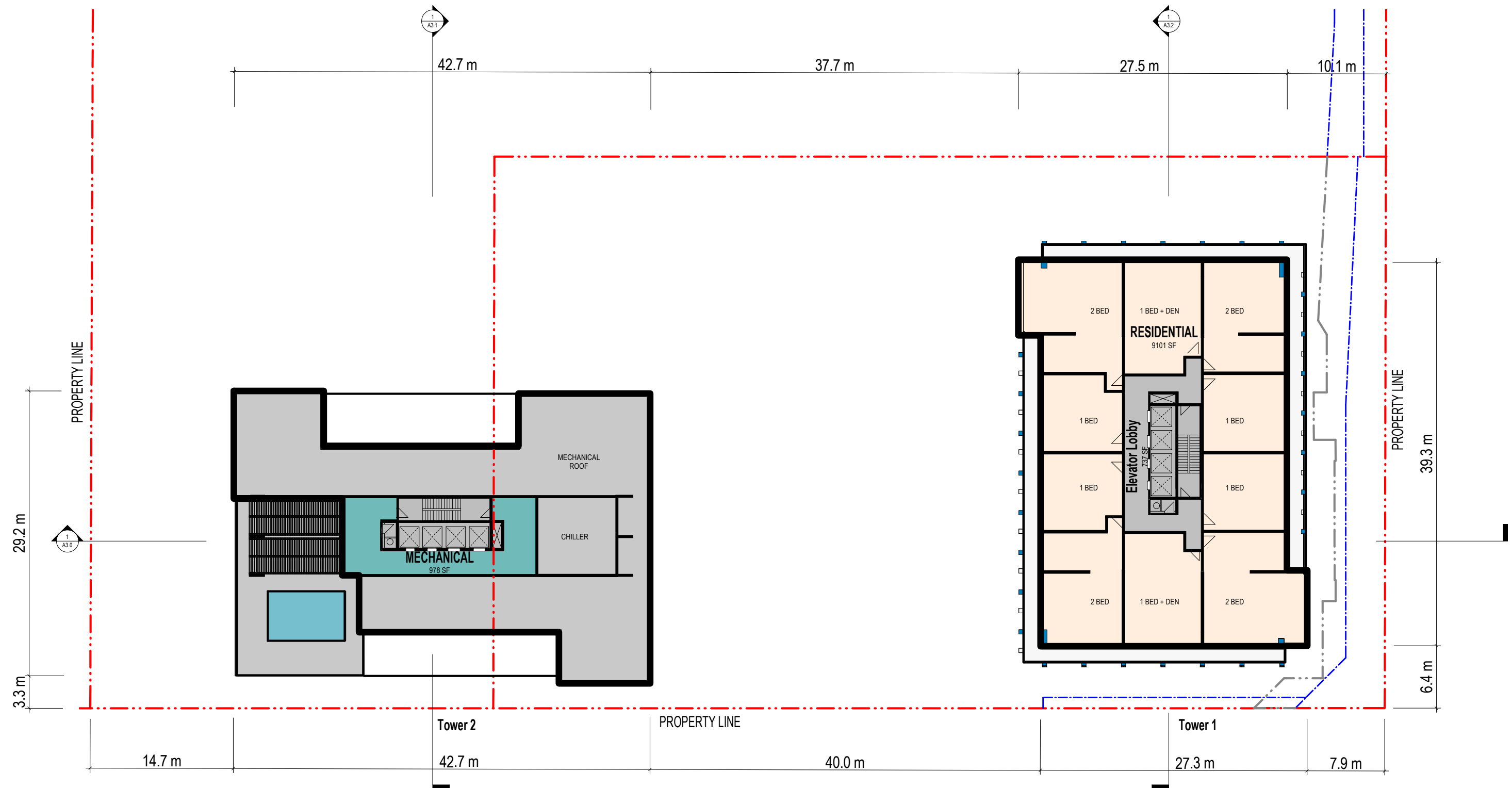
Tower 1 - Residential / 10 units (915 SQM)
 Tower 2 - Residential / 10 units (980 SQM)



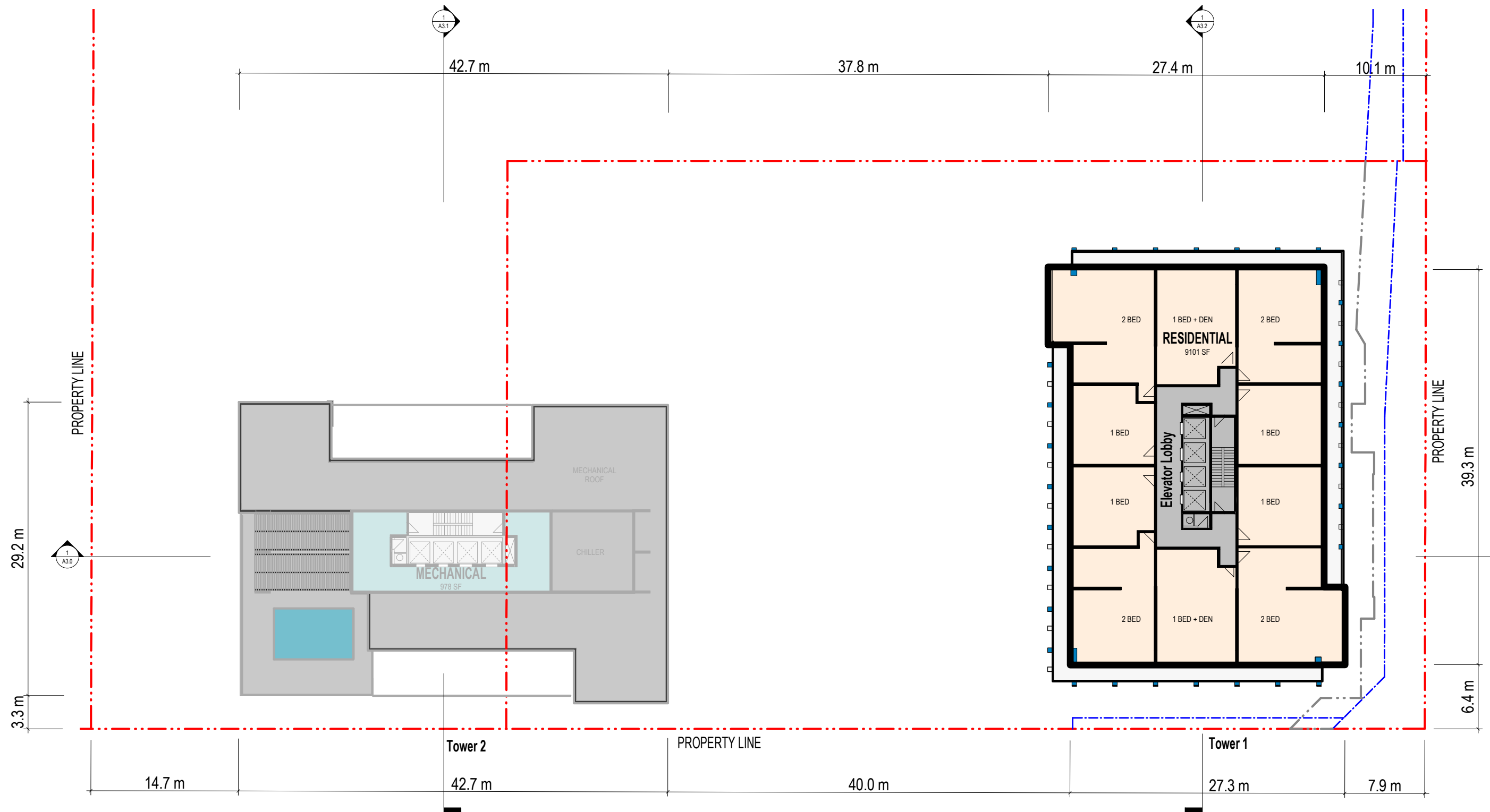
Tower 1 - Residential / 10 units (915 SQM)
Tower 2 - Residential / 5 units (695 SQM)
 - Mechanical (81 SQM)



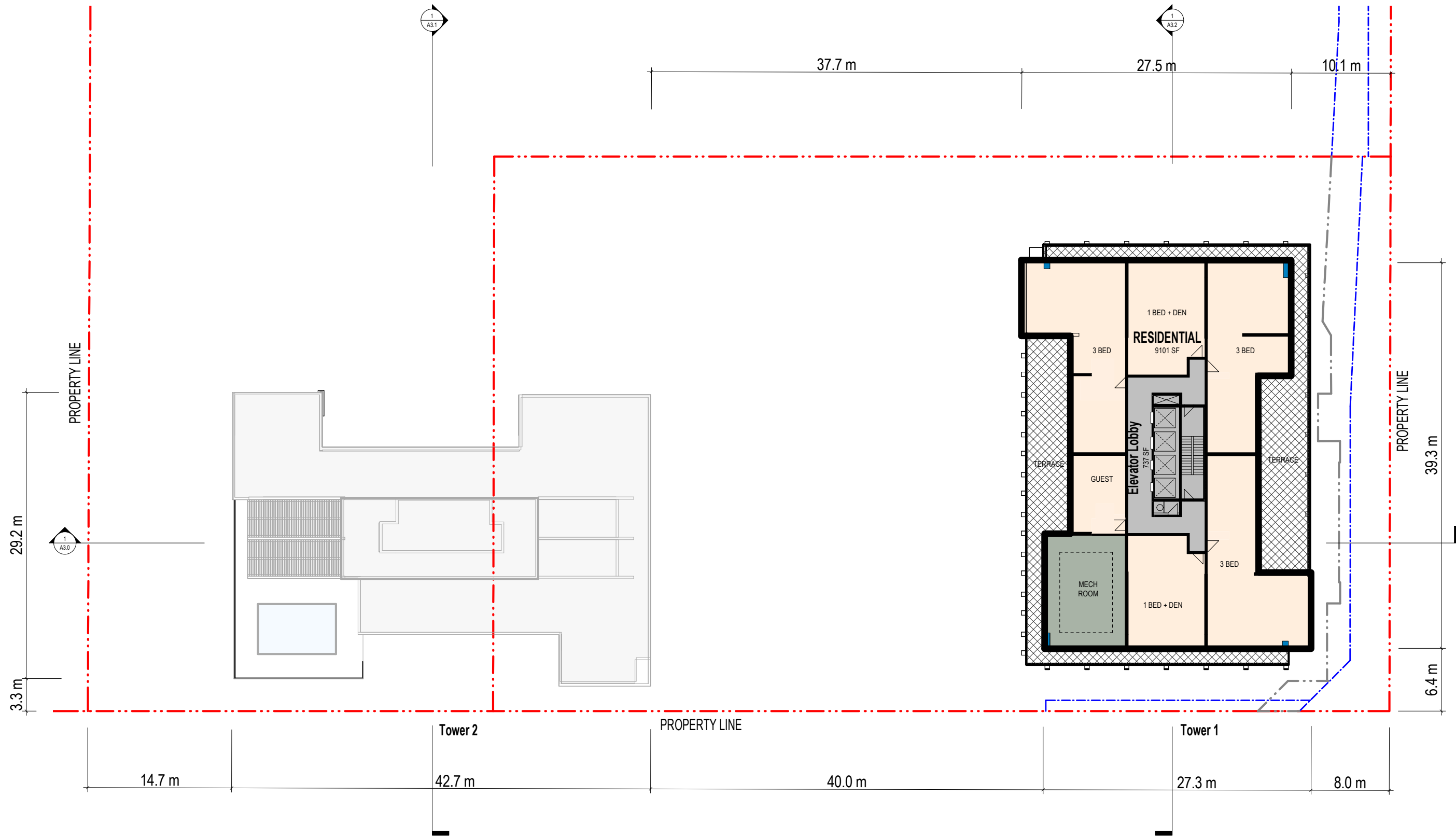
Tower 1 - Residential / 10 units (915 SQM)
Tower 2 - Residential / 3 units (426 SQM)
 - Amenity (192 SQM)



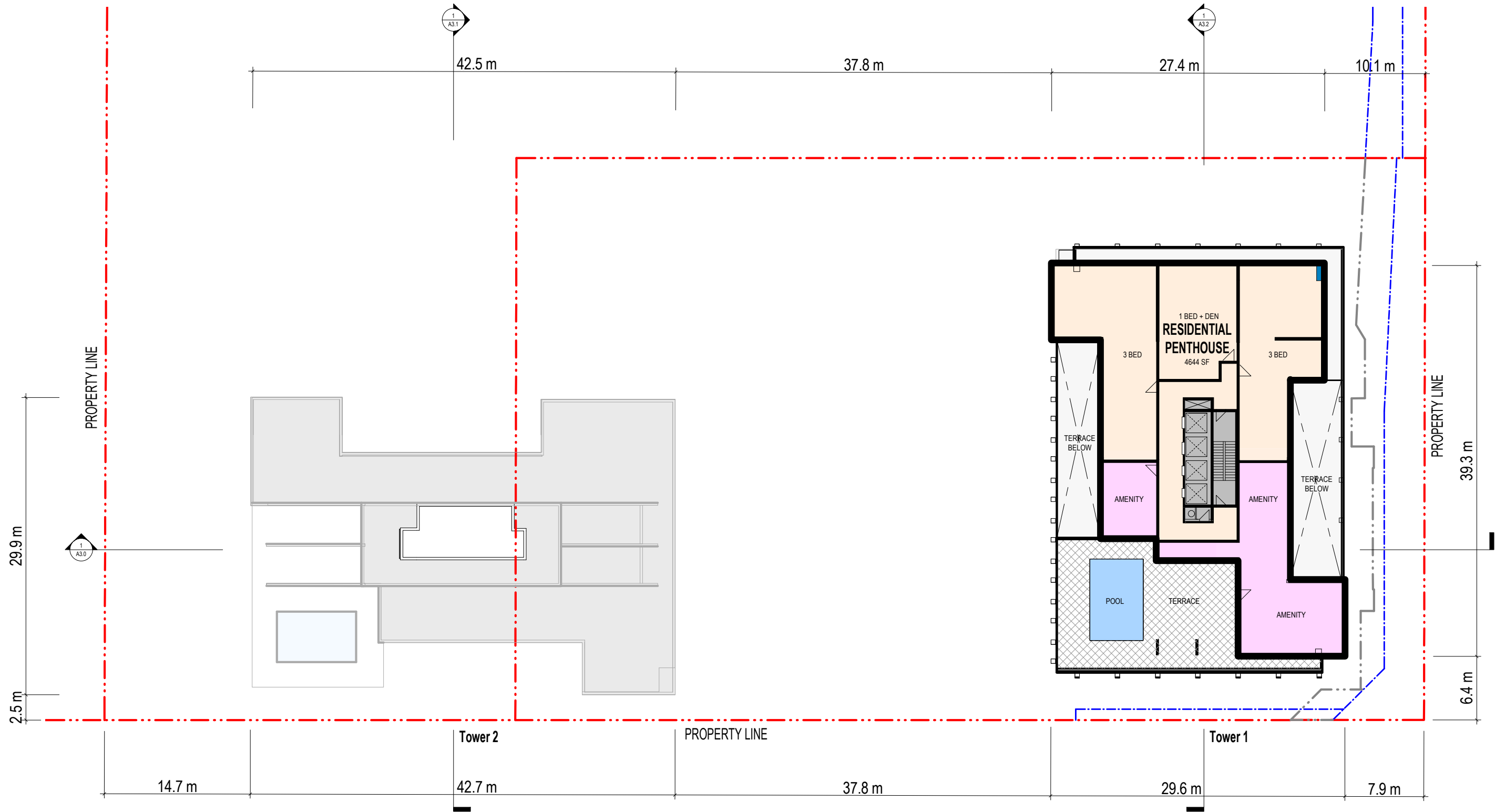
Tower 1 - Residential / 10 units (915 SQM)
Tower 2 - Mechanical (91 SQM)



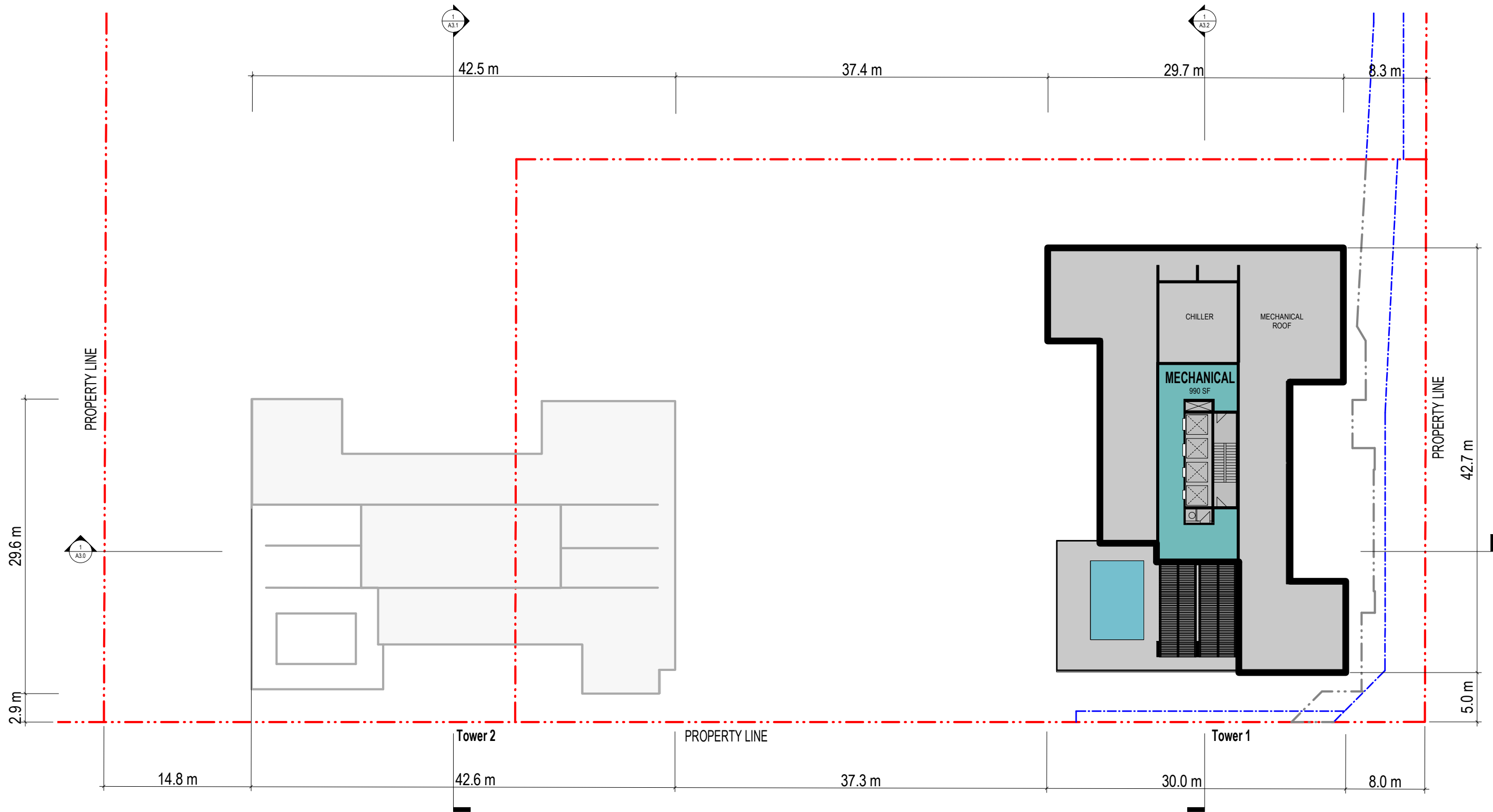
Tower 1 - Residential / 10 units (915 SQM)



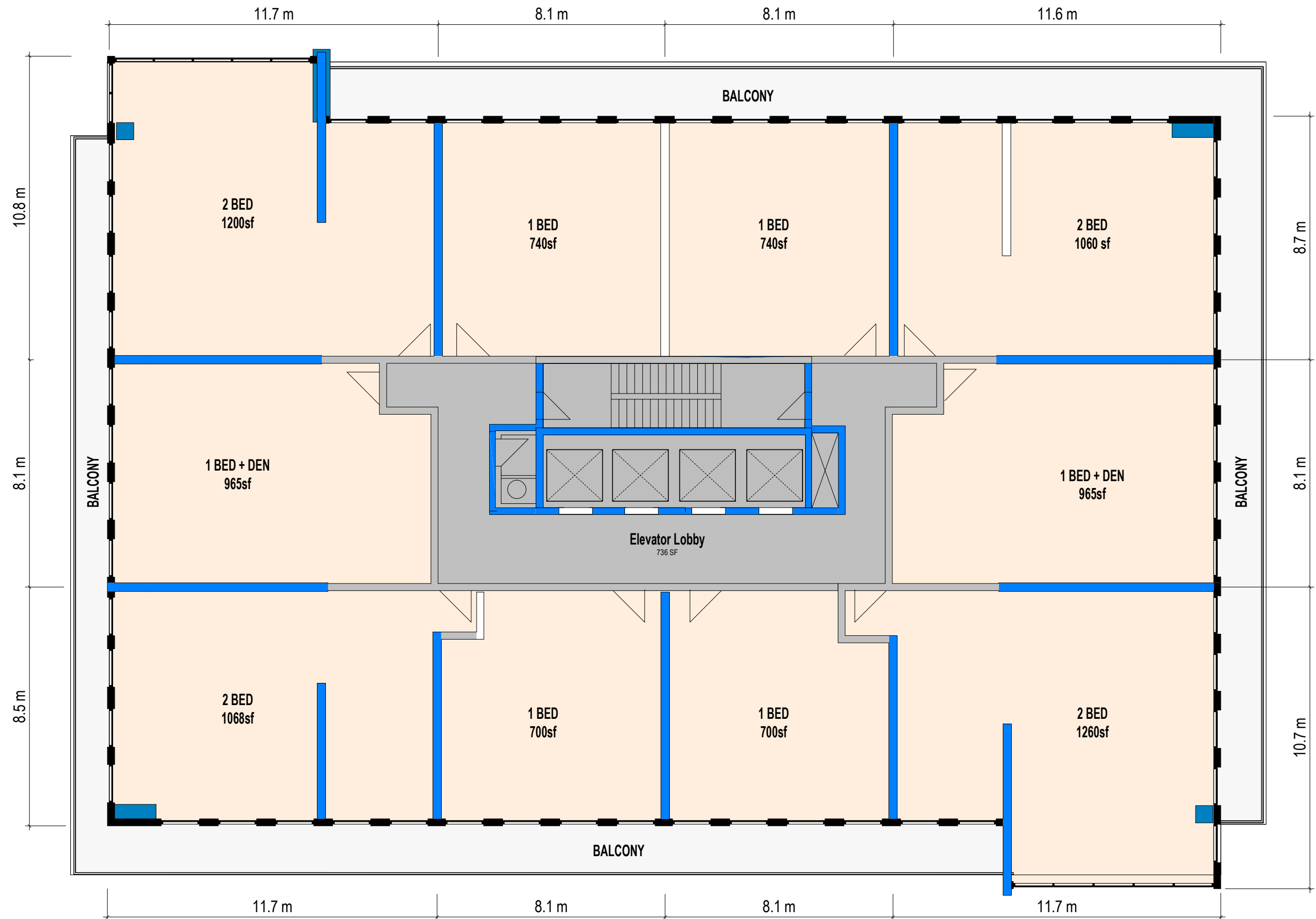
Tower 1 - Residential / 5 units (831 SQM)
 - Mechanical (92 SQM)



Tower 1 - Residential / 3 units (430 SQM)



Tower 1 - Mechanical (92 SQM)



TYPICAL RESIDENTIAL FLOORPLATE 11.000sf

