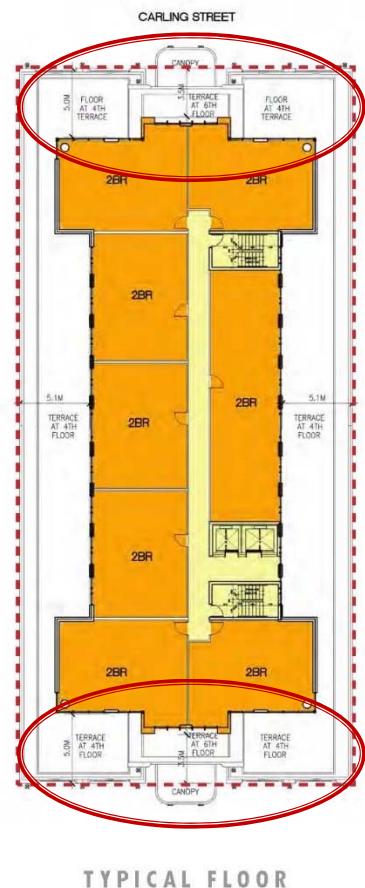


### Impact to neighbouring Heritage Designated Properties

There will be no adverse impacts to the neighbouring heritage designated properties as per the following:

- The new construction will ensure the conservation of the character-defining elements of its neighbouring. The proposed is both physically and visually compatible with the historic neighbours while not trying to replicate it. The proposed mixed use building uses the entirety of the parcel, maintains the existing built streetscape along Dundas and Carling Streets, and maintains a street wall/edge establishing a sense of enclosure and comfortable pedestrian environment;
- The proposed building is easily decipherable from its historic precedent; however, is complementary though similar horizontal rhythm and visual transition between floors in the podium façade design;
- To avoid a single excessively tall and imposing structure, the proposed has a differentiated base, middle and top, primarily through the use of a stepped built form. This allows for a pedestrian-orientated street environment along the base of the building, including a direct relationship to the human-scale and building facades which are designed to animate the streetscape;
- The setbacks of the new development is consistent with adjacent buildings. The proposed buildings and entrances are oriented to the street and have architectural interest that contributes to the streetscape;
- The proposed building respects the significant design features and horizontal rhythm of adjacent buildings.
- The proposed building maintains and enhance the continuity of the street edge by being built out to the front property line, with no side yard setbacks;
- The setback of the proposed tower has be revised to be stepped back 5 m except for the centre portion of the building, see Figure 1. The canopy over the main pedestrian entrance screens the portion of the building that is only setback 3.5 m; therefore, the desired scale and spatial understanding of the Downtown can still be achieved.



JUNE 2017

RYGAR CORPORATION INC.



PROPOSED MIXED USE DEVELOPMENT  
150 DUNDAS STREET-CITY OF LONDON, ONTARIO

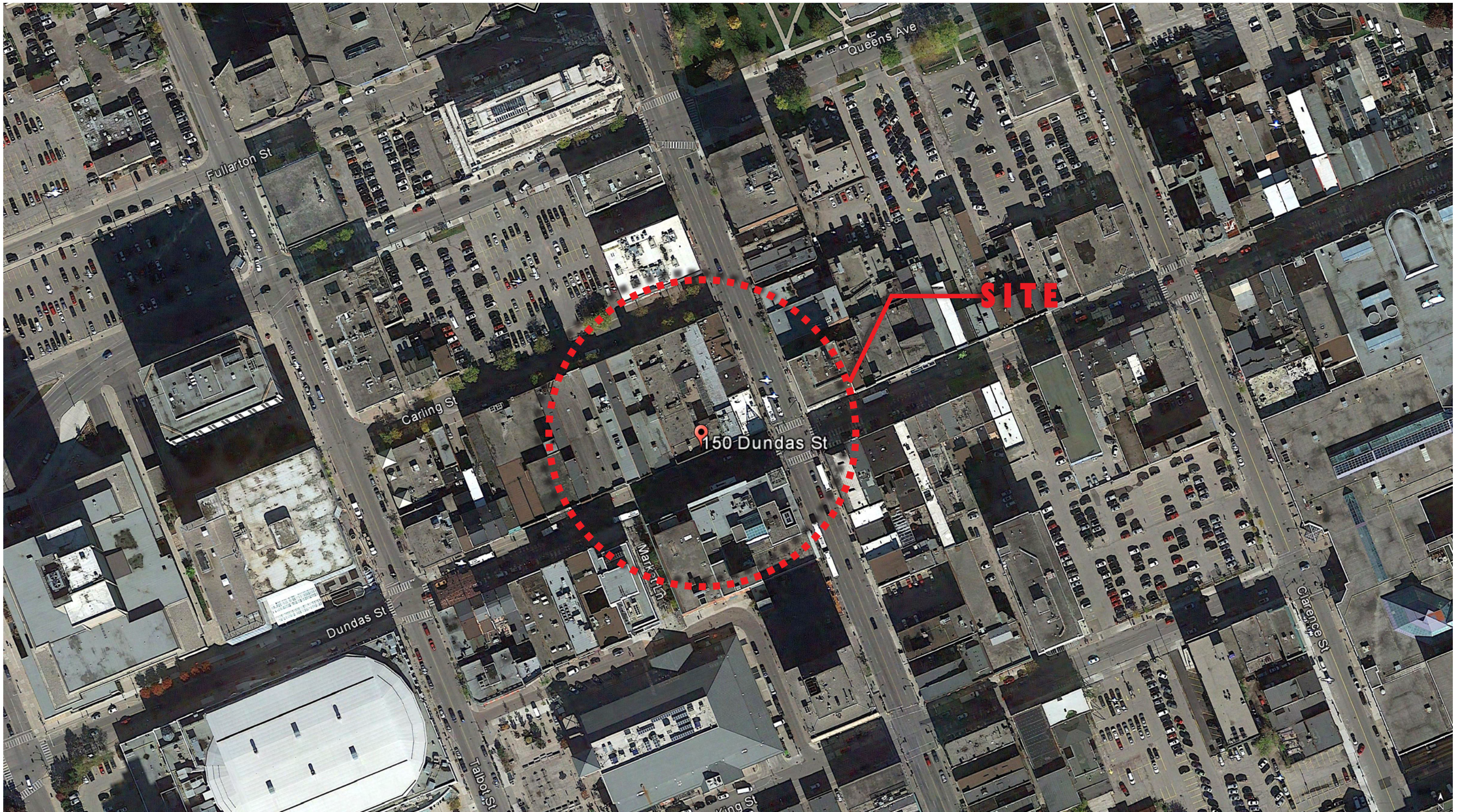
**RICHMOND** | Architects Ltd.

243 COLLEGE STREET  
SECOND FLOOR  
TORONTO, ONTARIO M5T 1R5

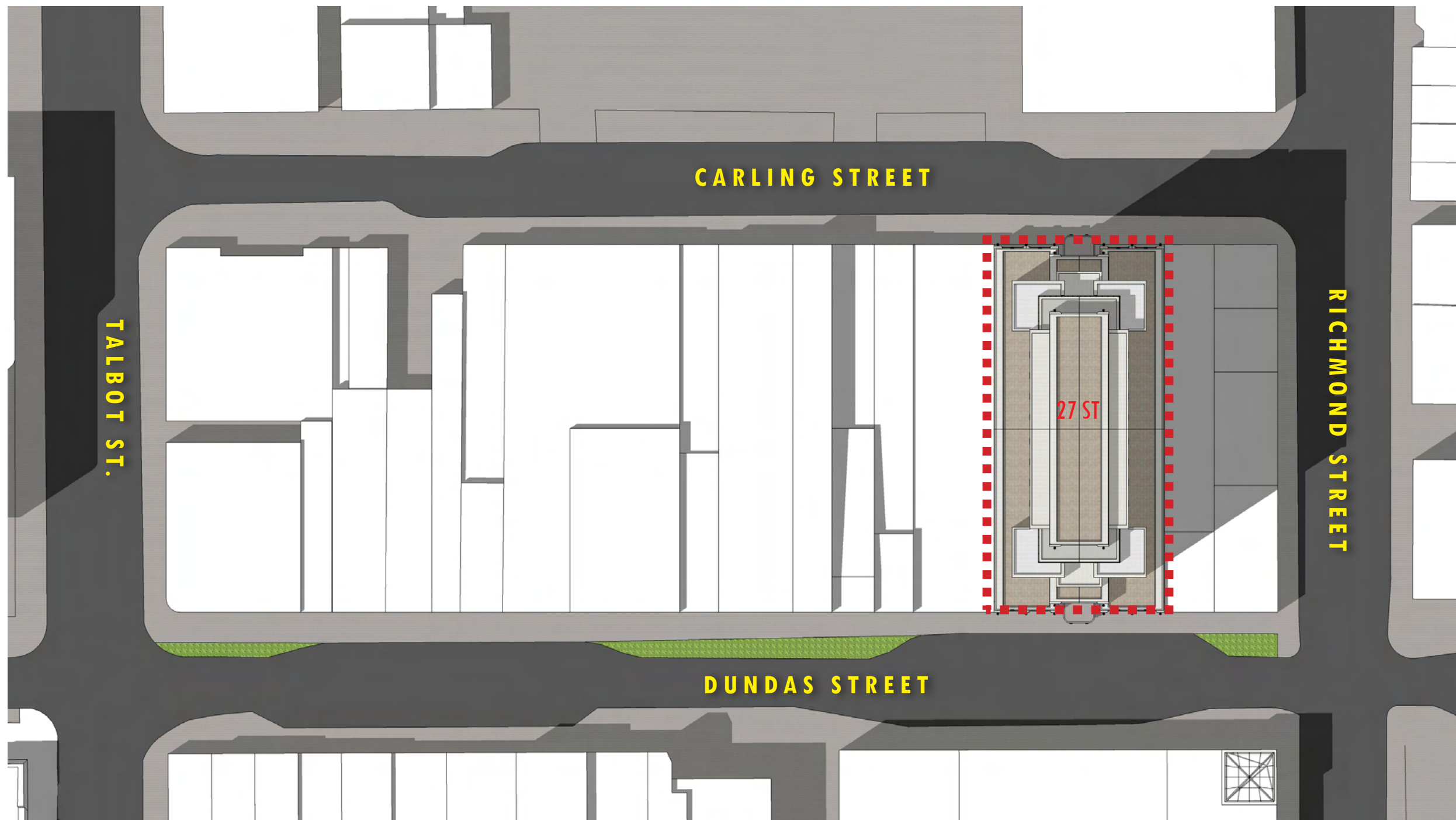
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2016 - 014

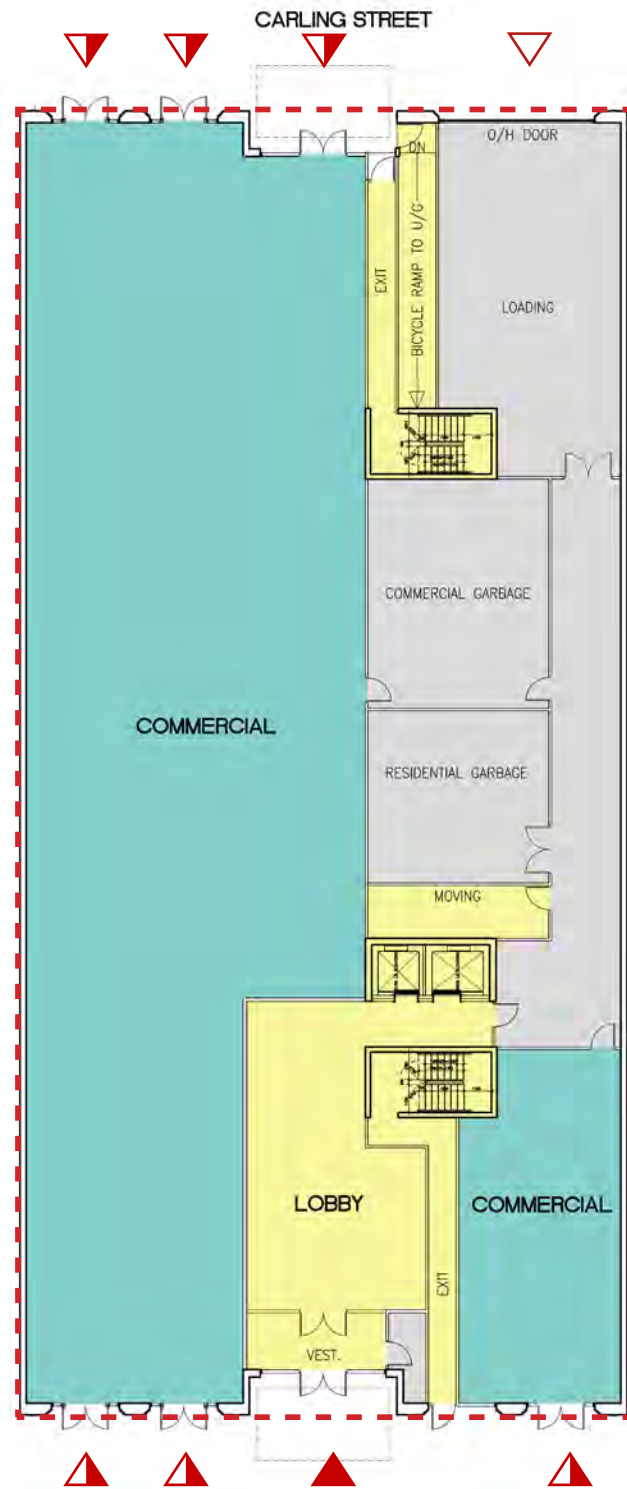




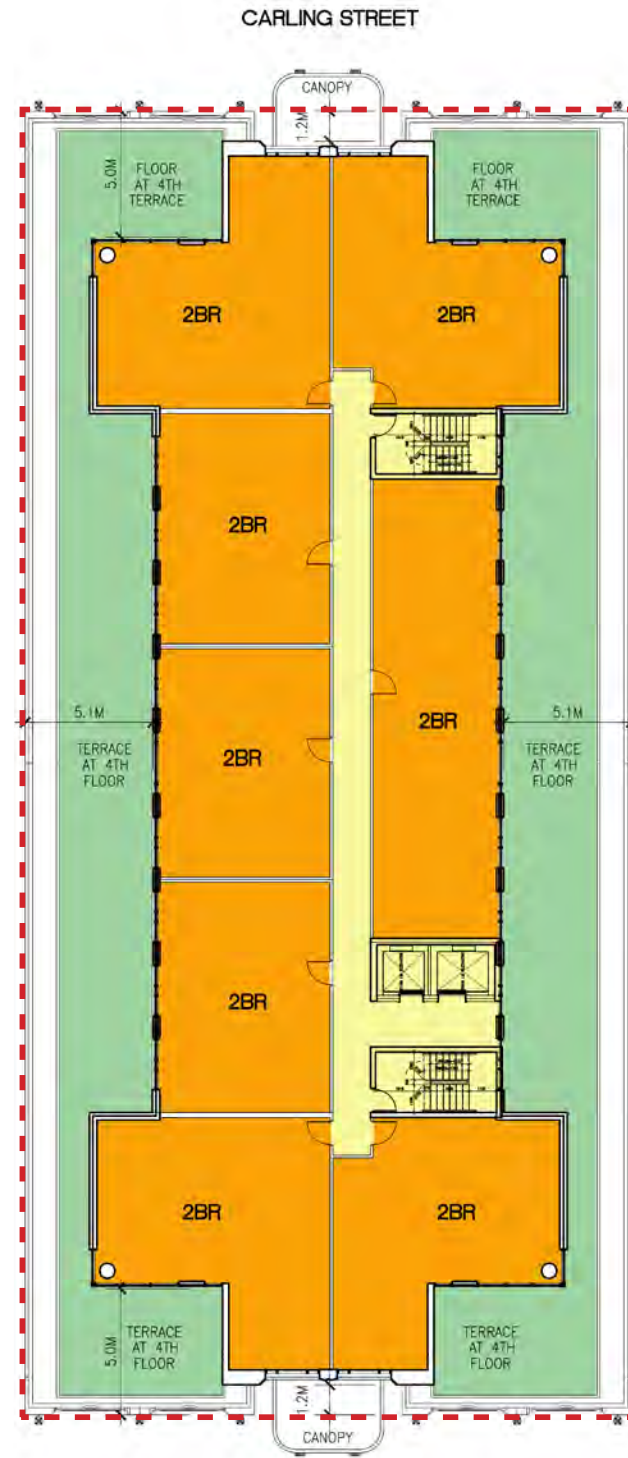




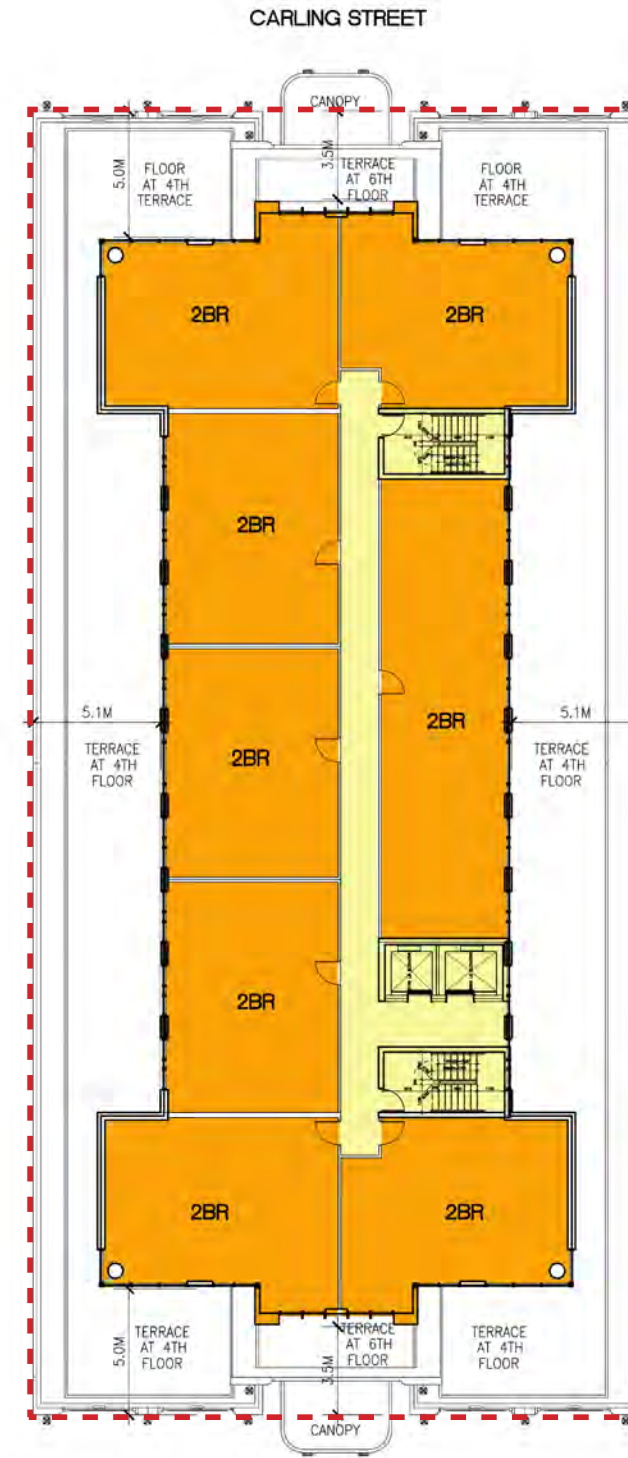




GROUND FLOOR



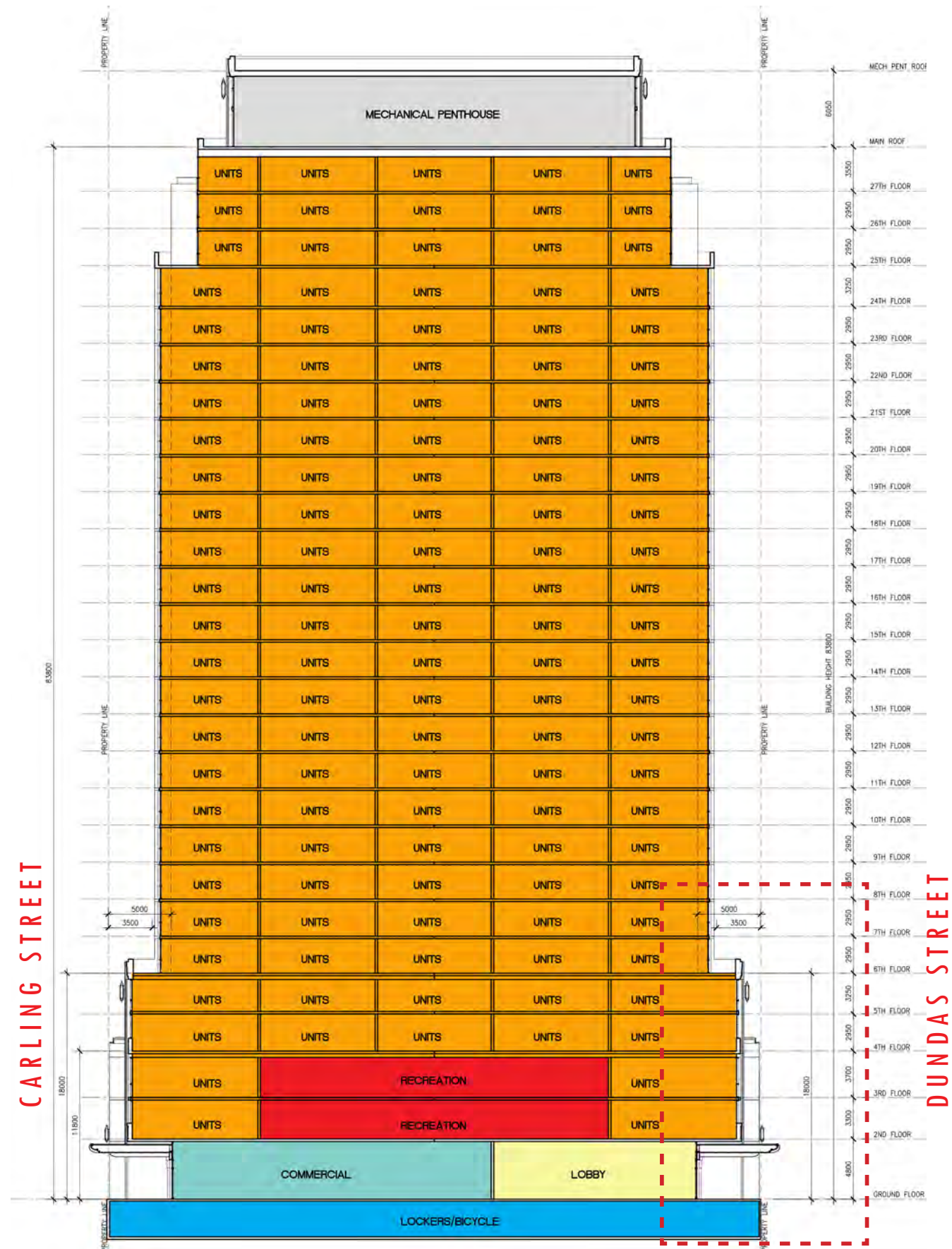
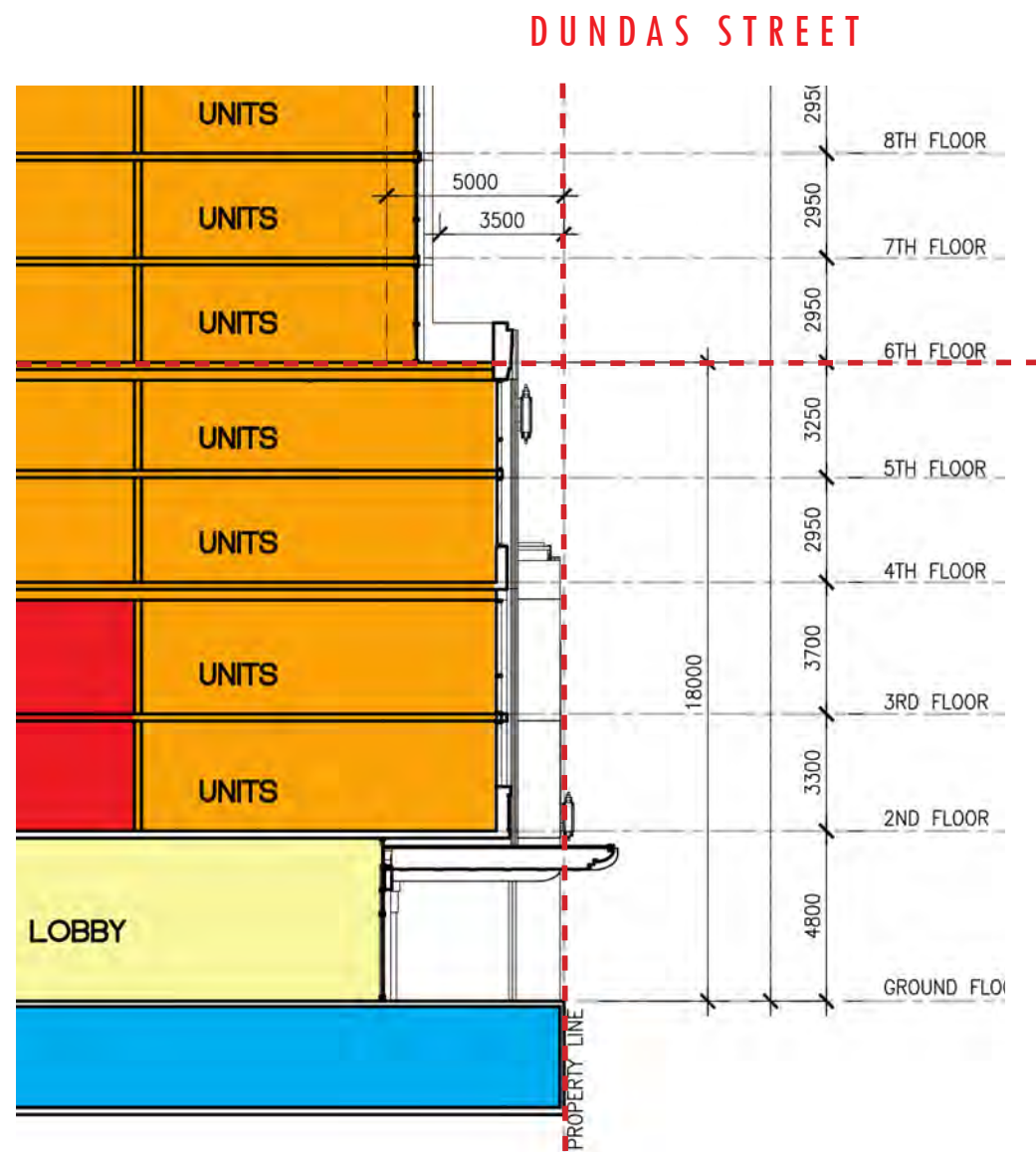
4TH AND 5TH FLOOR



TYPICAL FLOOR

- RESIDENTIAL
- COMMERCIAL
- RECREATION
- SERVICE/MECH.
- COMMON AREA
- LANDSCAPED TERRACE
- LOCKERS/BICYCLE
- RESIDENTIAL ACCESS
- COMMERCIAL ACCESS
- LOADING ACCESS

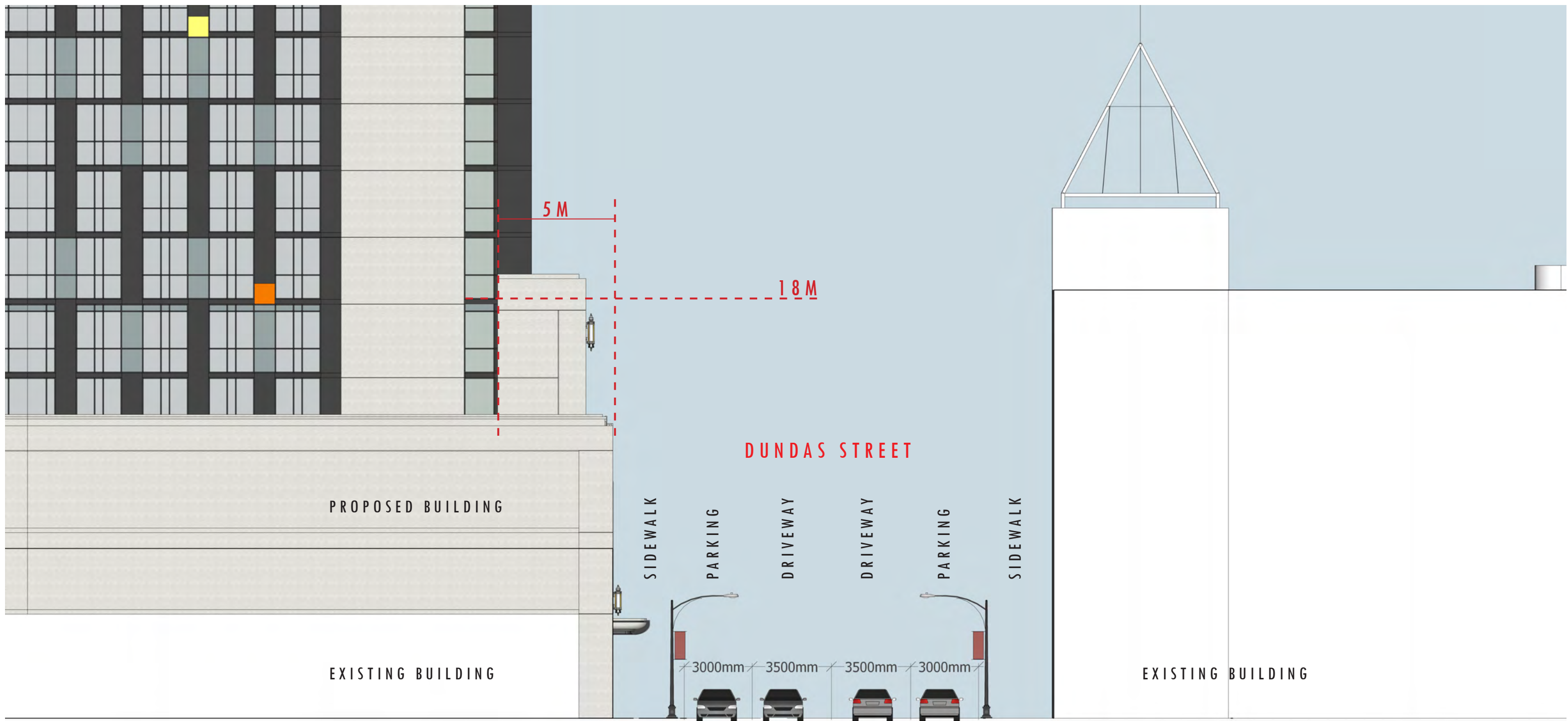




- RESIDENTIAL
- COMMERCIAL
- RECREATION
- SERVICE/MECH.
- COMMON AREA
- LANDSCAPED TERRACE
- LOCKERS/BICYCLE

**SECTION NORTH-SOUTH**

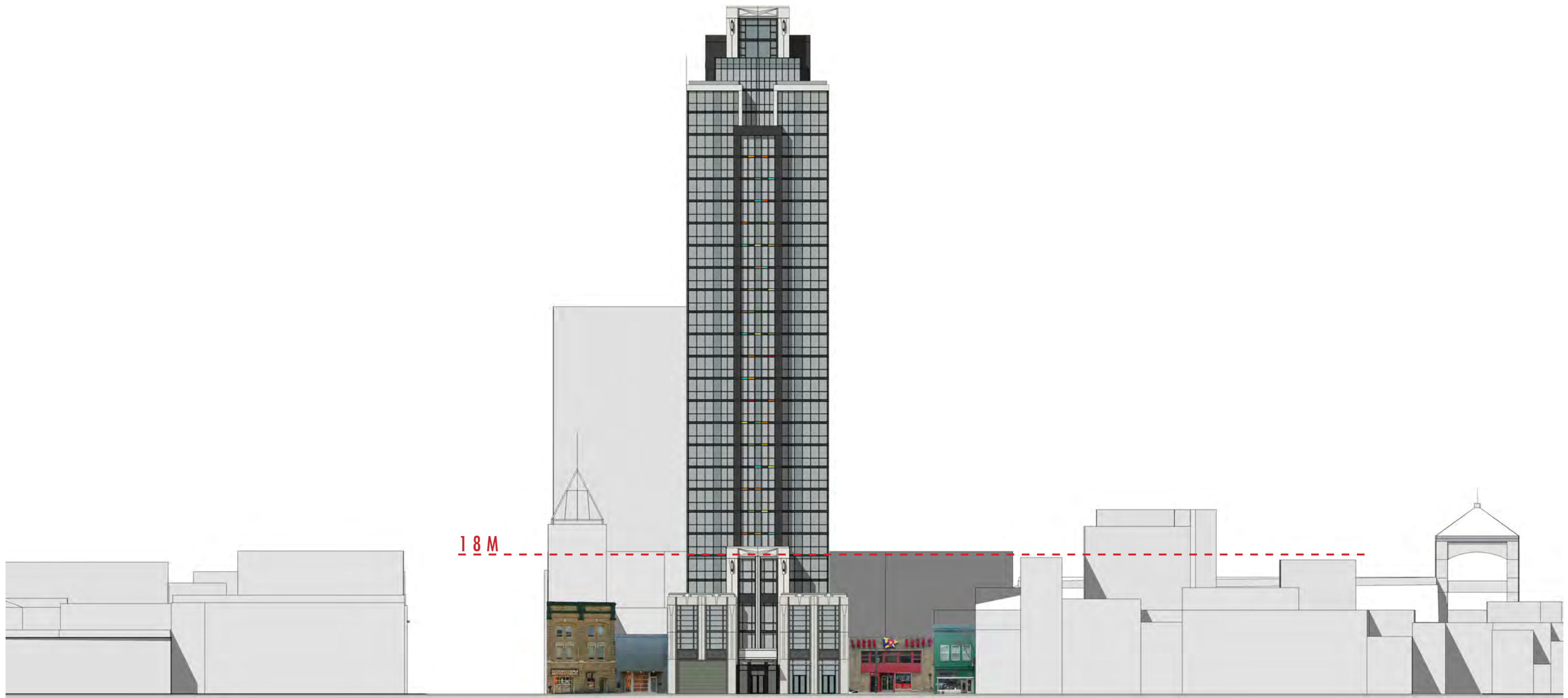












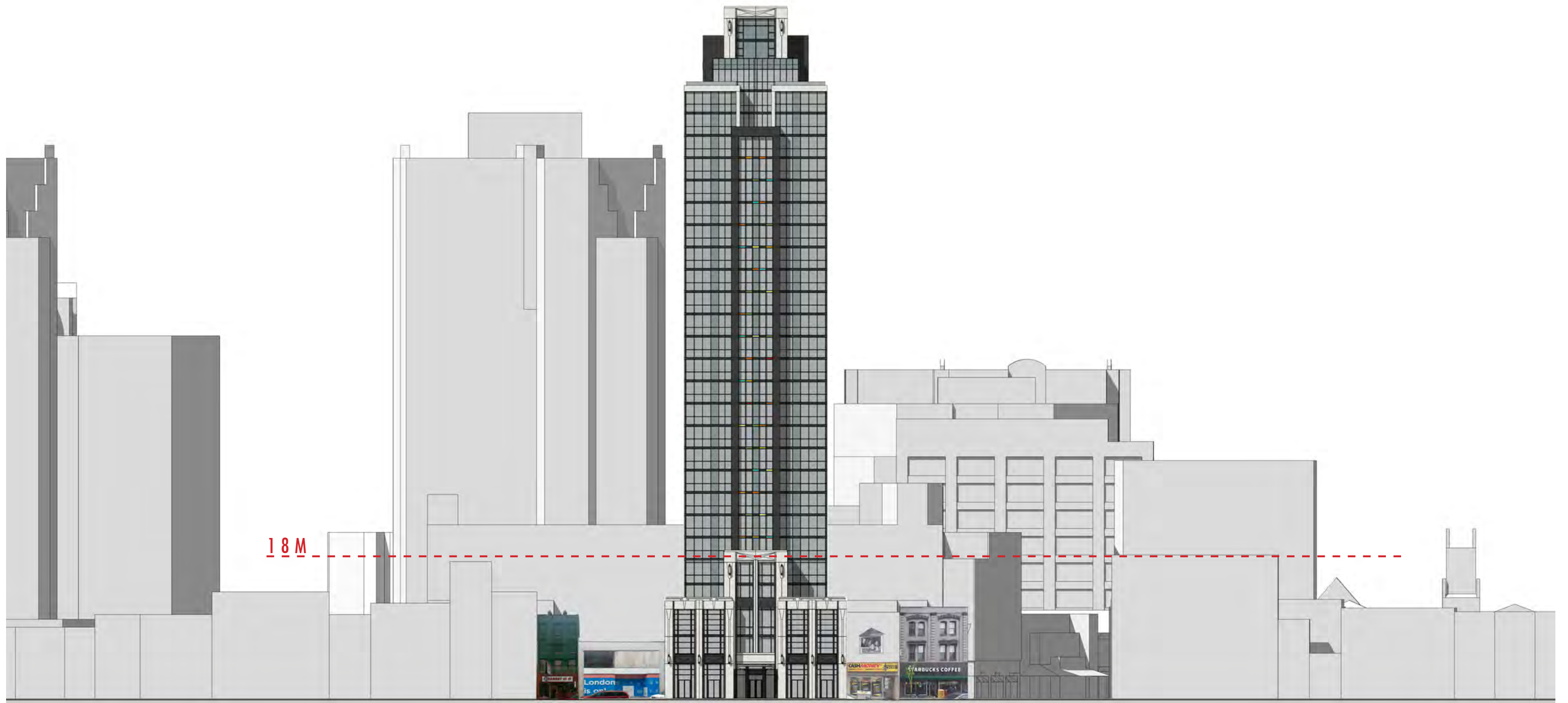
NORTH ELEVATION - CARLING STREET





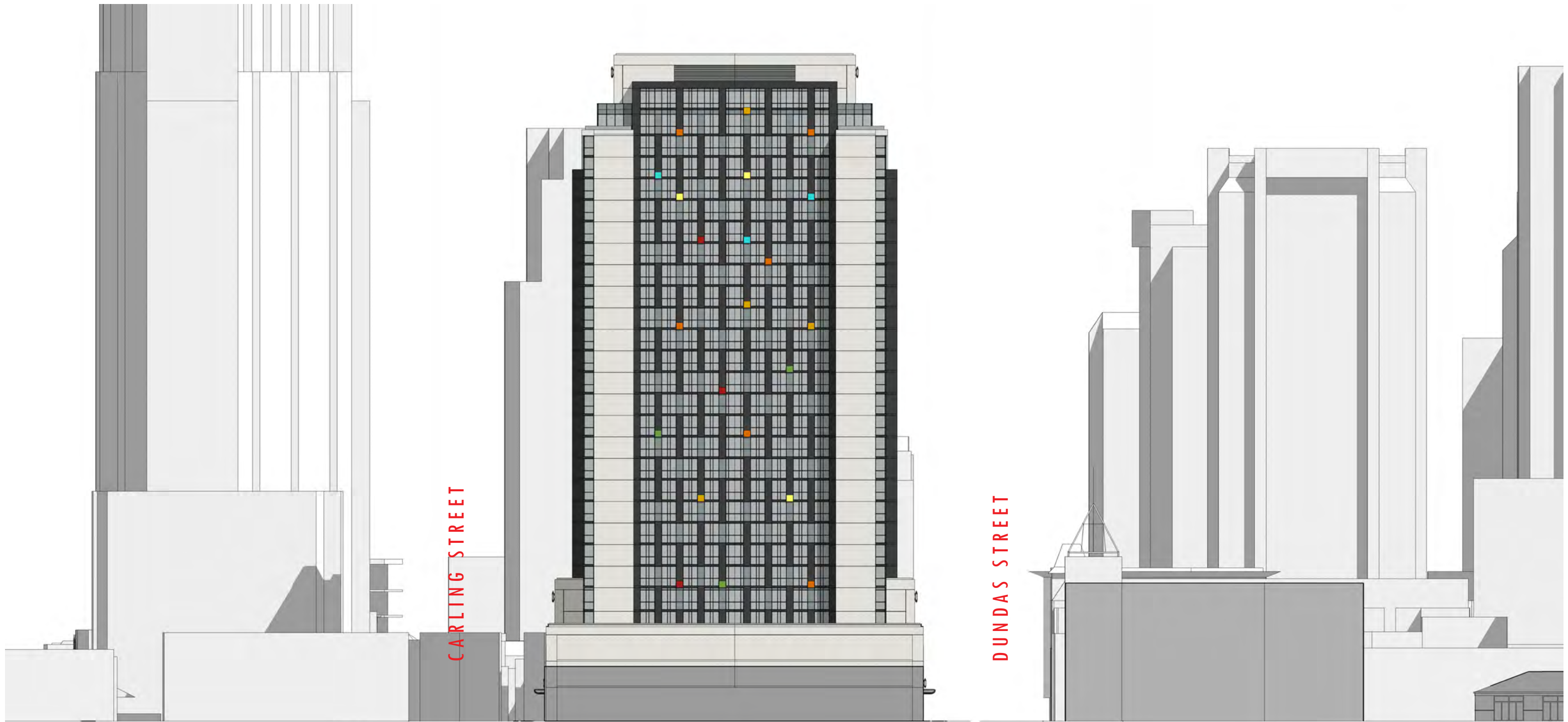
EAST ELEVATION





SOUTH ELEVATION- DUNDAS STREET





WEST ELEVATION

































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## 3D PERSPECTIVE VIEW

PROPOSED MIXED USE DEVELOPMENT

@ 150 DUNDAS STREET - CITY OF LONDON, ONTARIO















