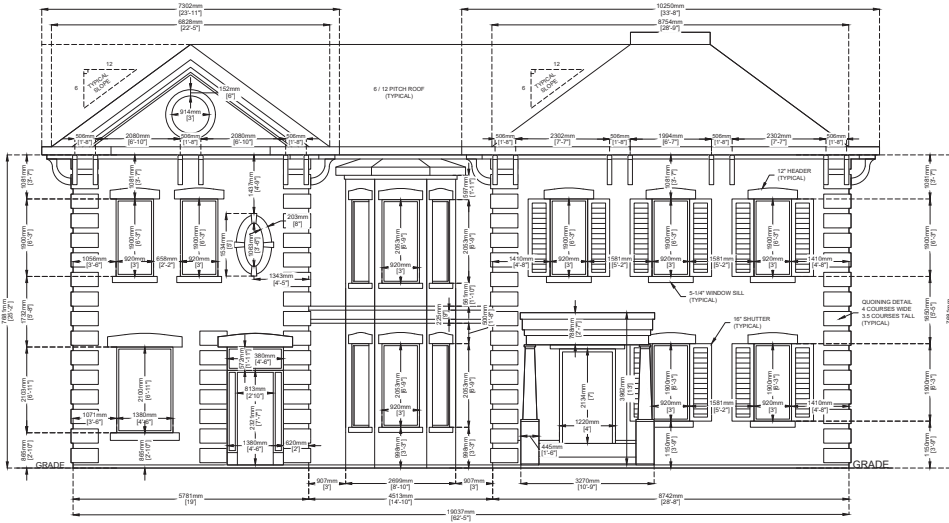
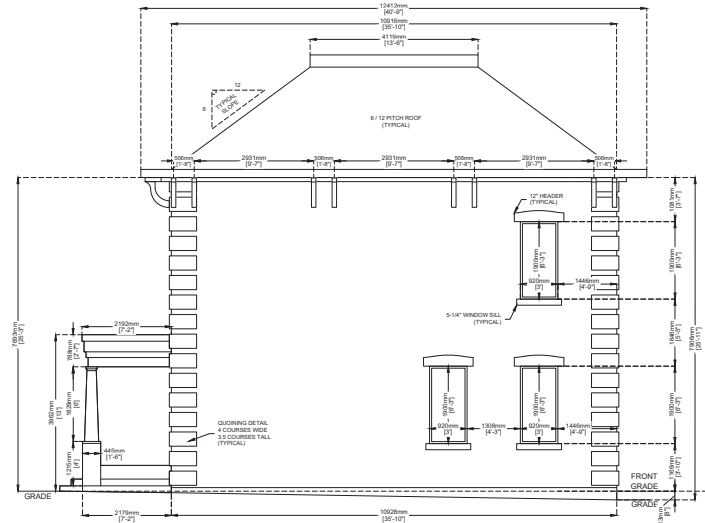


IMAGES



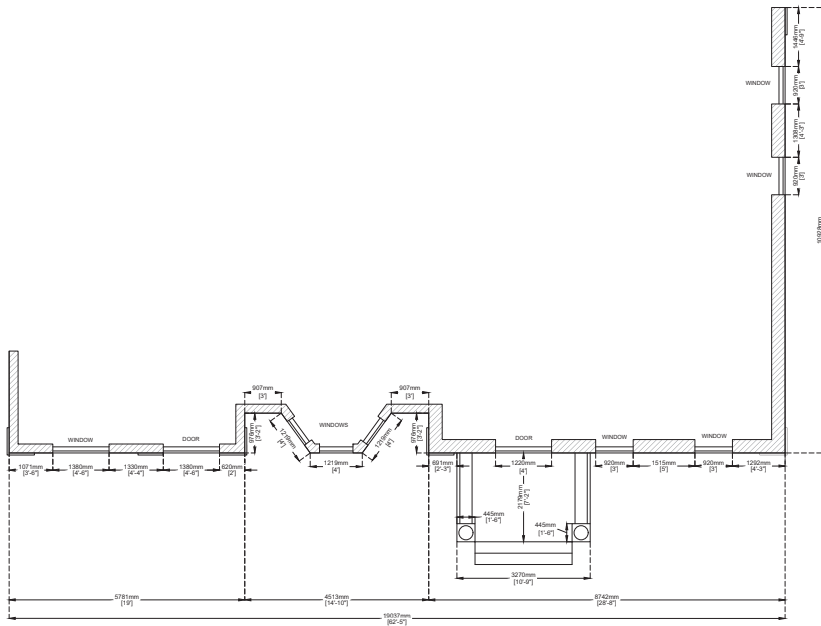
NORTH ELEVATION

1:60



WEST ELEVATION

1:60



PLAN VIEW

1:60

- NOTES:
- BUILDING DESIGN AND DIMENSIONS BASED OFF:
 - CALLON DRETZ DRAWING FILE # 14-19355, DECEMBER 10, 2019.
 - FACADE GROUP FACADE RETENTION PLANS, PROJECT #201922, DECEMBER 20, 2019.
 - OLD OAK FIELD MEASUREMENTS

DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN BEFORE PROCEEDING WITH THE WORK.

1:60 2021.03 - 100% CONSTRUCTION ISSUE
ISSUED

OLD OAK
200 - 150 DUFFERIN AVE
LONDON, ONTARIO
519-661-0215

PROJECT:
AS SHOWN
PROJECT LOCATION:
93-95 DUFFERIN AVENUE,
LONDON, ONTARIO

DRAWING TITLE:
NORTH ELEVATION, WEST
ELEVATION, AND PLAN VIEW
AS-BUILT DRAWINGS

PLOTTED: NOVEMBER 21, 2020
DRAWN BY: DP



Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel: 519-445-0007
www.stantec.com

Liability Note:
The Contractor shall verify and be responsible for all dimensions. DO NOT take the drawings as an order or release until it is reported to Stantec without delay.

Design Data:

| | | |
|---|---|---|
| Zone: | D42 DSSB R-3B | |
| Proposed Use: | High Density Residential (552 Unit Apartment Building) | |
| Site Area (m ²): | 6,013.0 m ² (3,661 ha) | |
| Gross Floor Area (m ²): | 38,677 m ² | |
| Regulation: | Requirement: | As Shown on Plan |
| Lot Fronting Minimum (m): | 33.0 m | 45.7 m (148.9 ft) |
| Lot Depth Minimum (m): | 9.0 m | 9.6 m |
| Landscape Open Space (%): | 0% | 11.4% |
| Lot Coverage Maximum (%): | 93% | 87.5% |
| Height Requirement: | 150.0 m | 150.0 m |
| Density - Units per Hectare: | 1,200 units | 1,264 units |
| Floor Area Ratio for Non-Residential Use: | 6:1 | 5.61 |
| Gross Floor Area Ratio Maximum (m ²): | The lesser of 20% of 5,000 | 1,000 m ² |
| Location of Residential Uses: | Restricted to the 2nd Floor or higher | 2nd Floor and up |
| Location of Retail Uses: | Restricted to the 1st and 2nd Floor | 1 st & 2nd Floor |
| Clockface Parking: | 0 | 230 Parking 352 Underground 875 Total Parking |
| Starter Free Parking Requirements: | 2 + 2% of 804 parking + 15 spaces | Type A = 8 Type B = 8 Total = 17 Spaces |
| Long-term Bicycle Parking: | 0.75 per unit = 489 + 7500 Walkway Commencement = 4 | 610 |

*The Starting Below Amendment
**The above is for the proposed floor only, based on city decision.

| | | | | |
|----|--|----|----|----------|
| 5. | AS PER CITY COMMENTS | AB | BB | 20.07.27 |
| 4. | AS PER CITY COMMENTS | AB | BB | 20.04.27 |
| 3. | AS PER CITY COMMENTS | AB | BB | 19.09.23 |
| 2. | AS PER CITY COMMENTS & BUILDING UPDATE | AB | BB | 19.06.11 |
| 1. | AS PER CITY COMMENTS | AB | BB | 17.08.21 |

| | | | | |
|-----------------|--------------------------------------|----|-------|----------|
| Revision | | | | |
| | | By | Appr. | |
| 6. | FOR SITE PLAN APPROVAL - SUBMITTAL 2 | AB | BB | 20.07.27 |
| 5. | FOR SITE PLAN APPROVAL - SUBMITTAL 2 | AB | BB | 20.04.27 |
| 4. | FOR SITE PLAN APPROVAL - SUBMITTAL 2 | AB | BB | 19.09.23 |
| 3. | FOR SITE PLAN APPROVAL - SUBMITTAL 2 | AB | BB | 19.06.11 |
| 2. | FOR SITE PLAN APPROVAL | AB | BB | 17.03.21 |
| 1. | FOR SITE PLAN APPROVAL | AB | BB | 17.05.11 |

| | | | | | |
|---------------|-----------|------|--------|----------|---------|
| Issued | | | | | |
| | | By | Appr. | | |
| File Name: | 161413841 | AB | BB | 17.05.11 | |
| | | Dwn. | Chk'd. | Dr'n. | YYAMMDD |

Permit-Seal



Client/Project

Old Oak
Centro - SPA17-035

100 Fullarton Street - 110 Fullarton Street,
495 Talbot Street & 99 Dufferin Avenue
London, ON Canada

Title

Site Plan

Project No.

161413841

Drawing No.

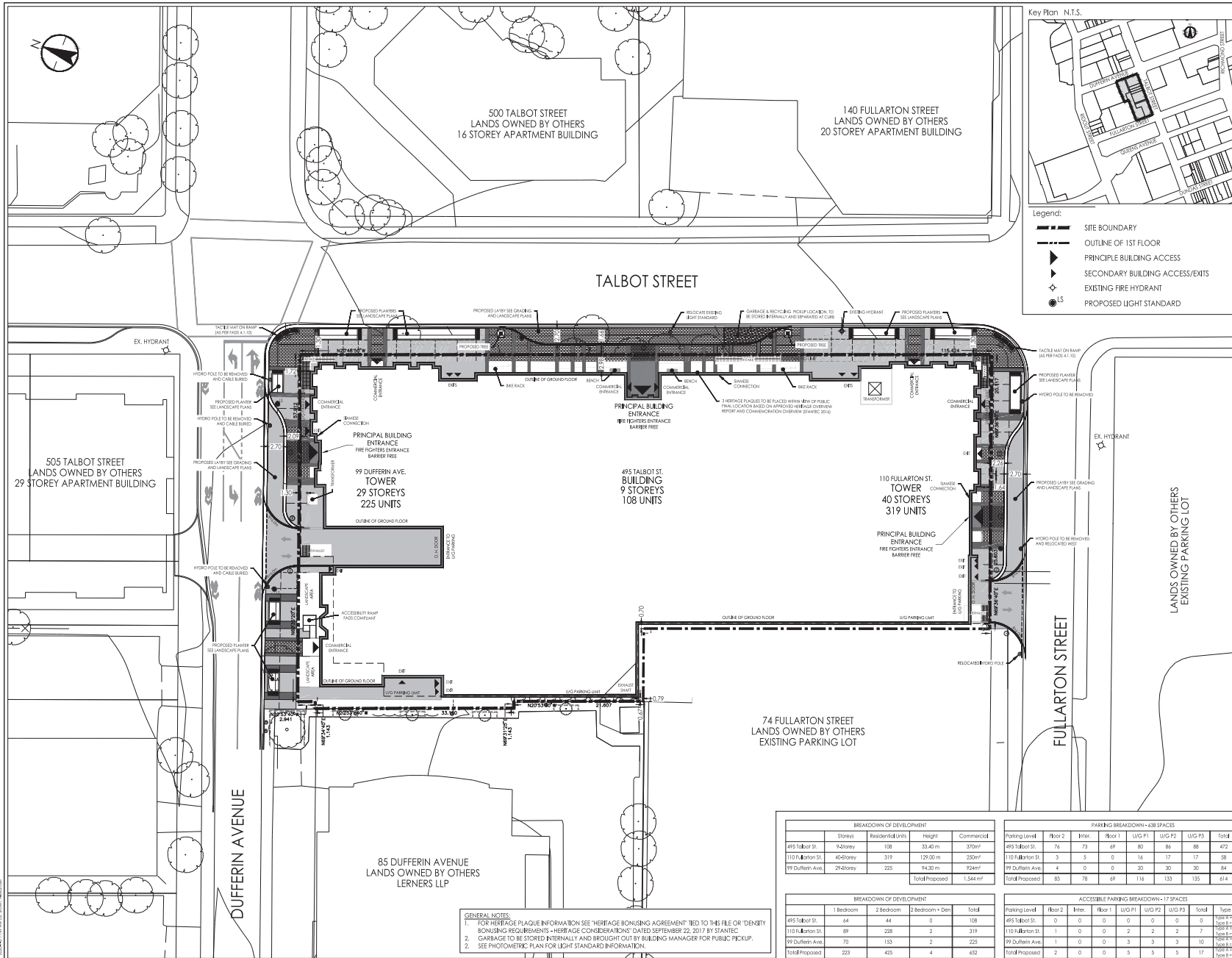
SP-1

Scale
HORZ = 1 : 300

Sheet
Revision

1 of 2

5



Key Plan N.T.S.

Legend:

- SITE BOUNDARY
- OUTLINE OF 1ST FLOOR
- PRINCIPLE BUILDING ACCESS
- SECONDARY BUILDING ACCESS/EXITS
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT STANDARD

GENERAL NOTES:
1. FOR HERITAGE PLAQUE INFORMATION SEE HERITAGE BONUSING AGREEMENT TIED TO THIS FILE OR DENSITY BONUSING REQUIREMENTS - HERITAGE CONSIDERATIONS DATED SEPTEMBER 22, 2017 BY STANTEC.
2. GARBAGE TO BE STORED INTERNALLY AND BROUGHT OUT BY BUILDING MANAGER FOR PUBLIC PICKUP.
3. SEE PHOTOMETRIC PLAN FOR LIGHT STANDARD INFORMATION.

BREAKDOWN OF DEVELOPMENT

| Storeys | Residential Units | Height | Commercial |
|--|-------------------|--------|----------------|
| 495 Talbot St. | 94storey | 108 | 33.43m - 370m |
| 110 Fullarton St. | 40storey | 319 | 129.00m - 250m |
| 99 Dufferin Ave. | 29storey | 225 | 94.30m - 924m |
| Total Proposed 1,544 m ² | | | |

PARKING BREAKDOWN - 638 SPACES

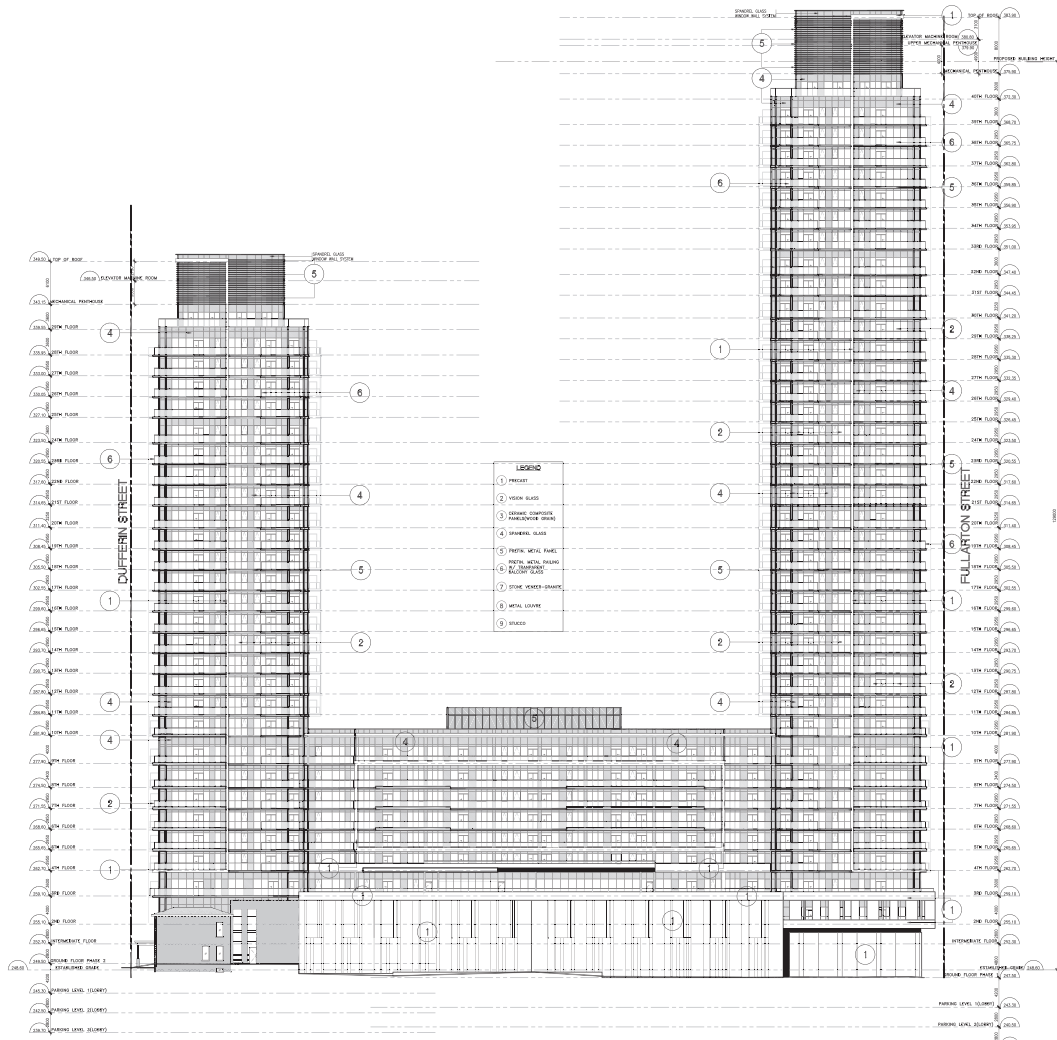
| Parking Level | Floor 2 | Inter. | Floor 1 | UG P1 | UG P2 | UG P3 | Total |
|--|---------|--------|---------|-------|-------|-------|-------|
| 495 Talbot St. | 76 | 73 | 49 | 80 | 86 | 88 | 472 |
| 110 Fullarton St. | 3 | 5 | 0 | 16 | 17 | 17 | 58 |
| 99 Dufferin Ave. | 4 | 0 | 0 | 20 | 30 | 30 | 84 |
| Total Proposed 83 78 49 116 133 135 614 | | | | | | | |

BREAKDOWN OF DEVELOPMENT

| 1 Bedroom | 2 Bedroom | 3 Bedroom + Den | Total | |
|-------------------------------------|-----------|-----------------|-------|-----|
| 495 Talbot St. | 54 | 44 | 0 | 108 |
| 110 Fullarton St. | 89 | 228 | 2 | 319 |
| 99 Dufferin Ave. | 70 | 153 | 2 | 325 |
| Total Proposed 223 425 4 652 | | | | |

ACCESSIBLE PARKING BREAKDOWN - 17 SPACES

| Parking Level | Floor 2 | Inter. | Floor 1 | UG P1 | UG P2 | UG P3 | Total | Type |
|--|---------|--------|---------|-------|-------|-------|-------|---------|
| 495 Talbot St. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100% P1 |
| 110 Fullarton St. | 1 | 0 | 0 | 2 | 2 | 2 | 7 | 100% P1 |
| 99 Dufferin Ave. | 1 | 0 | 0 | 3 | 3 | 3 | 10 | 100% P1 |
| Total Proposed 2 0 0 5 5 5 17 100% P1 | | | | | | | | |



| | | |
|----|------------|----------------------|
| 1 | 10/10/2020 | REVISION FOR PERMITS |
| 2 | 10/10/2020 | REVISION FOR PERMITS |
| 3 | 10/10/2020 | REVISION FOR PERMITS |
| 4 | 10/10/2020 | REVISION FOR PERMITS |
| 5 | 10/10/2020 | REVISION FOR PERMITS |
| 6 | 10/10/2020 | REVISION FOR PERMITS |
| 7 | 10/10/2020 | REVISION FOR PERMITS |
| 8 | 10/10/2020 | REVISION FOR PERMITS |
| 9 | 10/10/2020 | REVISION FOR PERMITS |
| 10 | 10/10/2020 | REVISION FOR PERMITS |

RICHMOND Architects Ltd.
 100 FULTON STREET
 SUITE 1000
 VANCOUVER, BC V6C 2K6
 TEL: 604.681.1111
 WWW.RICHMONDARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT
 100 FULTON STREET - CITY OF VANCOUVER

Ryer Corporation Inc.
 Tel: 604.681.1111

ELEVATION WEST

DATE: 03 JULY 2020

SCALE: 1/8" = 1'-0"

PROJECT NO: 2019-005

DATE: 10 JAN 2019

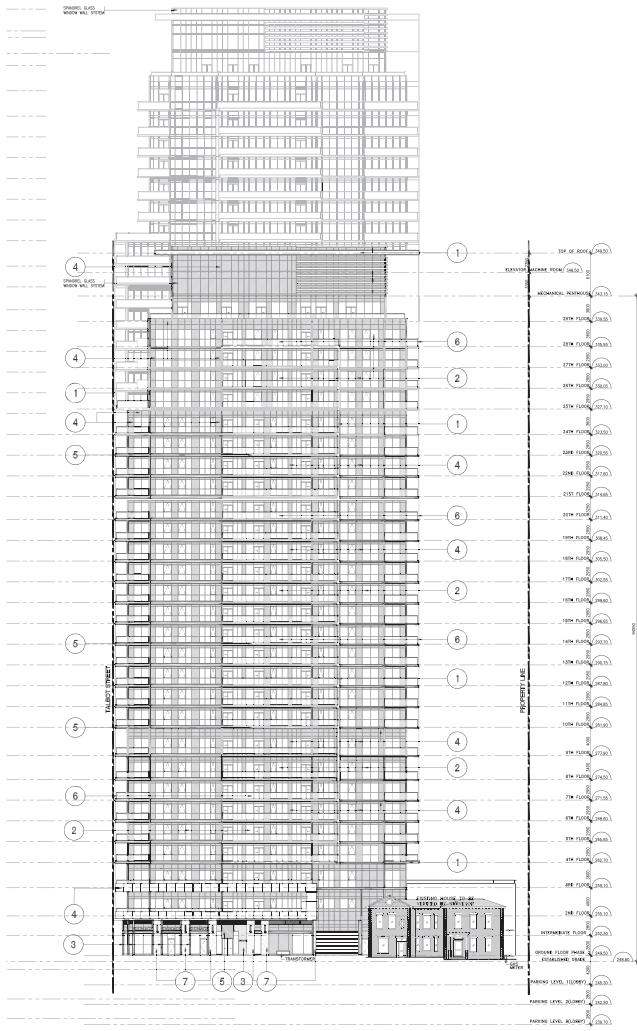
SCALE: 1/8" = 1'-0"

PROJECT NO: 2019-005

DATE: 2019-005

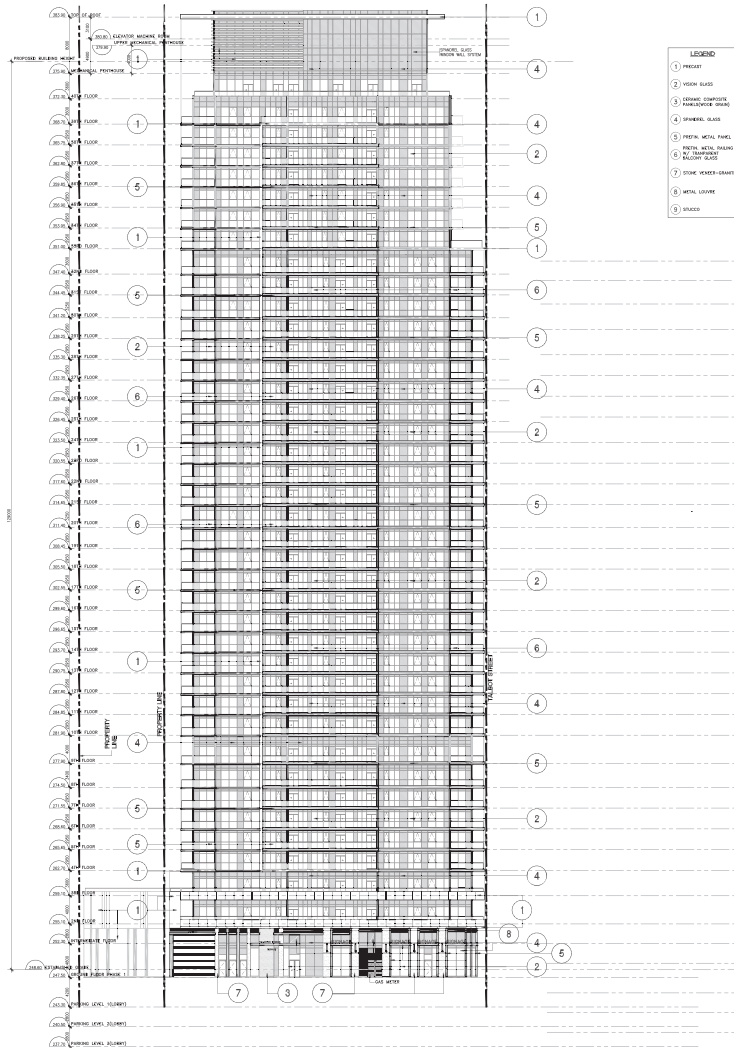
PROJECT NO: SP A402





LEGEND

- 1 PRECAST
- 2 VISION GLASS
- 3 CERAMIC COMPOSITE REINFORCED CONCRETE PANELS
- 4 SPANDREL GLASS
- 5 PREFIN. METAL PANEL
- 6 METAL MESH PANELS
- 7 STONE VENEER PANELS
- 8 METAL LOUVRE
- 9 BRICKWORK



LEGEND

- 1 PRECAST
- 2 VISION GLASS
- 3 CERAMIC COMPOSITE REINFORCED CONCRETE PANELS
- 4 SPANDREL GLASS
- 5 PREFIN. METAL PANEL
- 6 METAL MESH PANELS
- 7 STONE VENEER PANELS
- 8 METAL LOUVRE
- 9 BRICKWORK

| | | |
|---|------------|---------------------|
| 1 | 2019-07-03 | REVISED FOR PERMITS |
| 2 | 2019-07-03 | REVISED FOR PERMITS |
| 3 | 2019-07-03 | REVISED FOR PERMITS |
| 4 | 2019-07-03 | REVISED FOR PERMITS |
| 5 | 2019-07-03 | REVISED FOR PERMITS |
| 6 | 2019-07-03 | REVISED FOR PERMITS |
| 7 | 2019-07-03 | REVISED FOR PERMITS |
| 8 | 2019-07-03 | REVISED FOR PERMITS |
| 9 | 2019-07-03 | REVISED FOR PERMITS |

RICHMOND | Architects Ltd.
 100 FULFORD STREET, SUITE 1000, RICHMOND, BC V6V 1G4
 TEL: 604-273-8888 FAX: 604-273-8889
 WWW.RICHMONDARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT
 100 FULFORD STREET - CITY OF LONDON
 RYER CORPORATION INC.
 TEL: 604-681-1000

ELEVATION NORTH & SOUTH

| | | | |
|------------|--------------|---------------|-------------|
| DATE | 03 JULY 2020 | DATE | 10 JAN 2019 |
| DRAWN BY | SA | DATE | 10 JAN 2019 |
| CHECKED BY | SA | SCALE | 1:200 |
| DATE | 03 JULY 2020 | NO. OF SHEETS | 7 |
| DATE | 2019-07-03 | PROJECT NO. | SP A403 |



CURRICULUM VITAE

HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT*

PROFESSIONAL ASSOCIATIONS

Member, Canadian Association of Certified Planning Technicians (CACPT)

EDUCATION

Bachelor of Arts, Urban Planning, University of Windsor, 2000;
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

PROFESSIONAL EXPERIENCE

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

SELECT PROJECT EXPERIENCE

Municipal Planning

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

Community Master Plans & Urban Design Guidelines

Town of Amherstburg Urban Design Guidelines

Land Use Planner for Commercial Development

Loblaw Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

Development Planning

Provide consulting services and prepare planning applications for private sector clients for:

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

Appeals to the Ontario Municipal Board (OMB)

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

Appeals to the Ontario Municipal Board – Heritage (OMB)

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

Appeal(s) to Ontario Superior Court of Justice

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

Heritage Impact Statements (HIS)

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.

Cultural Heritage Evaluation Report (CHERs)

- 875 St. David Street, Fergus.

Due Diligence Reports - Heritage

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

Other Heritage Consulting Services

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

PROFESSIONAL DEVELOPMENT

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

COMMITTEES AND VOLUNTEER WORK

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.