

June 2, 2026

S260879

City of London

300 Dufferin Ave
London, ON N6A 4L9

Attn: Anmona Nair
Planner

**Re: Servicing Feasibility Study
Proposed 25-Storey Apartment (432 Units) – Dev 2
60-68 High Street & 57-75 Wellington Road, London, ON**

1. INTRODUCTION

This Servicing Feasibility Study (Study) has been prepared by Strik, Baldinelli, Moniz Ltd. (SBM) for Foundation Capital Development Fund I LP to address the servicing feasibility of the proposed 25-storey (432-unit) apartment building and 27-storey (572-unit) apartment building located at 60-68 High Street and 57-75 Wellington Road in London, Ontario.

The subject site is approximately 0.3395 hectares (ha) in size and abuts the Wellington Road Right-of-Way (ROW) to the east, the High Street ROW to the west, existing residential dwellings to the south, and existing commercial development to the north. The first phase of the development (Dev-1) will consist of a proposed 27-storey tower (572 residential units) with a building footprint of 932.13 m² and the second phase of the development (Dev-2) will consist of a 25-storey tower (432 units) with a building footprint of 841.50 m². Please refer to the Site Plan & Statistics Drawing prepared by Goodplace Design dated May 28, 2026, provided separately (hereafter referred to as the Site Plan).

This Study is to determine the adequacy of the existing municipal services in support of a Zoning By-Law Amendment (ZBA) for the proposed development as specified in the Record of Pre-Application Consultation dated May 28, 2026 (hereafter referred to as pre-consultation comments).

Design requirements have been based on the City of London Design Specifications & Requirements Manual (DS&RM), updated 2026.

2. SANITARY SERVICING

Based on the pre-consultation comments, the municipal sanitary outlet for the subject lands is the future 525mmØ sanitary sewer in the Wellington Road ROW (part of Wellington Gateway project).

As-Built Drawing 15604 prepared by Cumming Cockburn Limited (CCL) dated November 1998, appended to this Study, there is an existing 675mmØ sanitary sewer in the High Street ROW fronting the subject site, and existing sanitary service stubs capped at the property line of 60, 62, and 64 High Street (size/slope/elevation is not identified). It is proposed for the subject site to outlet sanitary flows to this existing 675mmØ sanitary sewer. The existing sanitary services will be investigated prior to construction and if required, will be replaced (or abandoned) with a new service with adequate capacity to serve the development. Depending on the final property boundary configuration and whether the 27 and 25 storey buildings are on the same parcel, they would be serviced by a single sanitary service with shared servicing ECA in place, if required.

The proposed flows from the subject site are shown on the Sanitary Sewer Design sheet prepared by SBM, appended to this Study.

Dev-1 (27-Storey Tower):

The first phase of the development (Dev-1) has a design population of 915 people (579 units at high-density residential density of 1.6 people per unit per DS&RM Section 3.8.1). The population of 915 people was then multiplied by the design usage of 230 L/cap/day (per DS&RM Section 3.8.1), the Harmon peaking factor 'M', and the development uncertainty factor of 1.1 which results in a peak sewage flow of 10.25 L/s. Accounting for the site infiltration allowance of 8640 L/ha/day (per DS&RM Section 3.8) for site area of 0.157 ha results in a peak sanitary flow of 10.27 L/s for Dev-1.

Dev-2 (25-Storey Tower):

The second phase of the development (Dev-2) has a design population of 691 people (432 units at high-density residential density of 1.6 people per unit), which results in a peak sewage flow of 7.89 L/s. Accounting for the site infiltration allowance of 8640 L/ha/day (per DS&RM Section 3.8) for site area of 0.182 ha results in a peak sanitary flow of 7.91 L/s for Dev-2.

Sanitary sewer capacity analysis has not been reviewed by SBM and is considered outside the scope of this Study. If required by the City, a capacity analysis can be undertaken at a later stage.

3. STORM SERVICING

Based on As-Built Drawing 15604 prepared by CCL dated November 1998, appended to this Study, there is an existing capped storm PDC available to 64 High Street (size not identified) and an existing storm PDC available to 68 High Street (size not identified). The existing storm service will be investigated prior to construction and if required, it will be replaced (or abandoned) with a new service with adequate capacity to serve the development. Based on As-Built Drawing 15607 prepared by CCL dated November 1998, appended to this Study, the subject site is partially tributary to the existing 450mmØ storm sewer in the High Street ROW at an allowable runoff coefficient (C-value) of 0.55. Based on IFT Drawing T22-248B-ST1, a portion of the subject site is tributary to the proposed 525mmØ storm sewer in the Wellington Street ROW at an allowable C-value of 0.90. It was noted in the pre-consultation comments that the existing 375mmØ storm sewer in the Wellington Road ROW will be removed as part of the future Wellington Gateway Ph2b work. Depending on the final property boundary configuration and whether the 27 and 25 storey buildings are on the same parcel, they would be serviced by a single storm service with shared servicing ECA in place, if required.

Pre-development conditions were obtained from the Surveyor's Real Property Report prepared by Kad Lanka Surveying Inc. dated April 29, 2026, appended to this Study. Under pre-development conditions the 0.3395 ha subject site is comprised of existing buildings (845.11 m²), concrete/asphalt area (592.09 m²), gravel surface (455.59 m²), and landscaped/open space (1,502.86 m²) with a calculated C-value of 0.56.

Post-development calculations have been prepared based on the Site Plan. Under post-development conditions the 0.3395 ha subject site consists of building area (1,773.63 m²), concrete/asphalt area (853.17 m²), and landscaped/open space (768.85 m²) with a calculated C-value of 0.74.

Since the post-development C-value exceeds the allowable pre-development C-value, stormwater management quantity controls will be required to restrict post-development flows to the allowable pre-development rate for the 2-year through 100-year storm events. An erosion/sediment control plan, site servicing plan, and detailed site grading plan will be provided as part of the detailed design for Site Plan Approval (SPA).

In accordance with DS&RM Section 6.2.1, all discharge to the Thames River and major tributaries will be required to achieve a water quality target of 70% TSS removal. SWM quality treatment will be specified at the time of detailed design for SPA.

It was noted in the pre-consultation comments that the existing topography directs overland flows from the subject property through 85 Wellington Road and that the consultant is to reduce overland flows through the private property and ensure that stormwater runoff from the subject lands does not cause adverse effects to adjacent or downstream lands (to be addressed at time of detailed design for Site Plan Approval).

4. WATER SERVICING**4.1. GENERAL CONSIDERATIONS**

Based on the pre-consultation comments there is an existing 300mmØ CI watermain in the High Street ROW available to service the subject site. It was noted in the pre-consultation comments that connection to the existing 300mmØ PVC watermain in the Wellington Road ROW will only be permitted if the water servicing report includes a capacity analysis that

demonstrates that the Wellington Road watermain has adequate capacity for the proposed development (to be addressed at time of detailed design for Site Plan Approval).

Any existing water service connections to buildings which are to be demolished shall be abandoned in accordance with City Standards (cut and capped at main).

A pressure reducing valve may be required in accordance with DS&RM Section 7.9.2 due to site topography. To be confirmed at time of detailed design for SPA.

The water servicing configuration will be determined based on the number of units per service and would be designed to avoid private regulated drinking water system. If the land is to remain as separate properties, an individual water service for each property will be required.

Since more than 300 units are proposed, a looped water service will be required in accordance with DS&RM Section 7.9.5. with perimeter isolation. Alternatively, multiple water services may be provided to the building with each water service serving fewer than 300 units. It is proposed for the development to be serviced with connections to the existing 300mmØ watermain in the High Street ROW.

4.2. DOMESTIC DEMAND CALCULATIONS

Dev-1 (27-Storey Tower):

The first phase of the development (Dev-1) has a design population of 915 people (579 units at high-density residential density of 1.6 people per unit) which results in an average day demand of 2.70 L/s (based on 255 L/cap/day per DS&RM). Multiplying the average day demand by the peaking factors of 3.5 and 7.8 results in a maximum day demand of 9.46 L/s and a maximum hour demand of 21.09 L/s, respectively.

Dev-2 (25-Storey Tower):

The second phase of the development (Dev-2) has a design population of 691 people (432 units at high-density residential density of 1.6 people per unit) which results in an average day demand of 2.04 L/s (based on 255 L/cap/day per DS&RM). Multiplying the average day demand by the peaking factors of 3.5 and 7.8 results in a maximum day demand of 7.15 L/s and a maximum hour demand of 15.93 L/s, respectively.

4.3. FIRE-FIGHTING CALCULATIONS

It is anticipated that the proposed buildings will have a sprinkler system installed, and therefore fire-fighting demand was determined as per NFPA-13. The proposed buildings will have 'Light Hazard' (for residential occupancy). As shown on the Fire Fighting Demand (NFPA-13) calculations prepared by SBM, appended to this Study, the required fire flow + max day demand was calculated to be 34 L/s (2,037.60 L/min) for Dev-1 + Dev-2 demands. Sizing and layout of proposed water system will be specified at time of detailed design for SPA.

As per the NFPA-13 and the OBC Part 3 requirements, the fire hydrant(s) shall be located 45m from the building's Siamese connection. A Siamese connection location has not been identified at this time, therefore the requirement for a new private fire hydrant will be confirmed during detailed design for Site Plan Approval.

5. LIMITATIONS

This Study was prepared by SBM for Foundation Capital Development Fund II LP and the City of London. Use of this Study by any third party, or any reliance upon its findings, is solely the responsibility of that party. SBM accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions undertaken as a result of this Study. Third party use of this Study, without the express written consent of the Consultant, denies any claims, whether in contract, tort, and/or any other cause of action in law, against the Consultant.

All findings and conclusions presented in this Study are based on site conditions as they appeared in the information presented to SBM and related to in this document. This Study is not intended to be exhaustive in scope, or to imply a risk-free development. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein, as well as any changes in the layout of the development.

The design was limited to the documents referenced herein and SBM accepts no responsibility for the accuracy of the information provided by others. All designs and recommendations presented in this Study are based on the information available at the time of the review.

This document is deemed to be the intellectual property of SBM in accordance with Canadian copyright law.

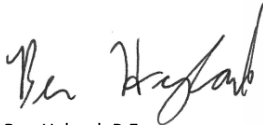
6. CLOSURE

We trust this Study meets your satisfaction. Should you have any questions or require further information, please do not hesitate to contact us.

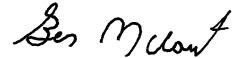
Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



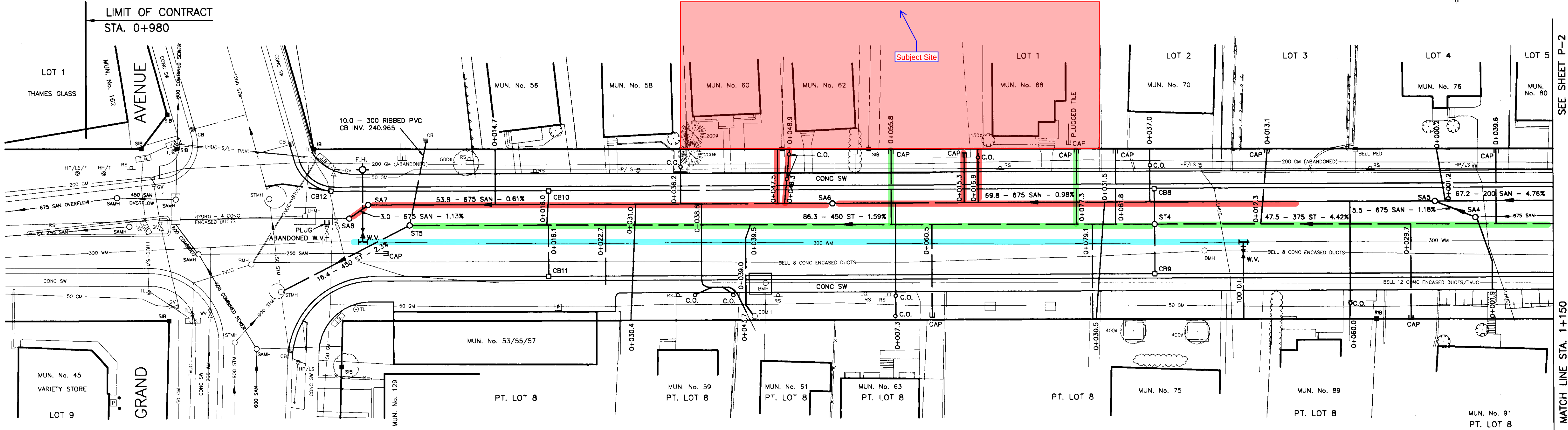
Ben Hyland, P.Eng.
Civil Team Lead, Eng IV
Associate I



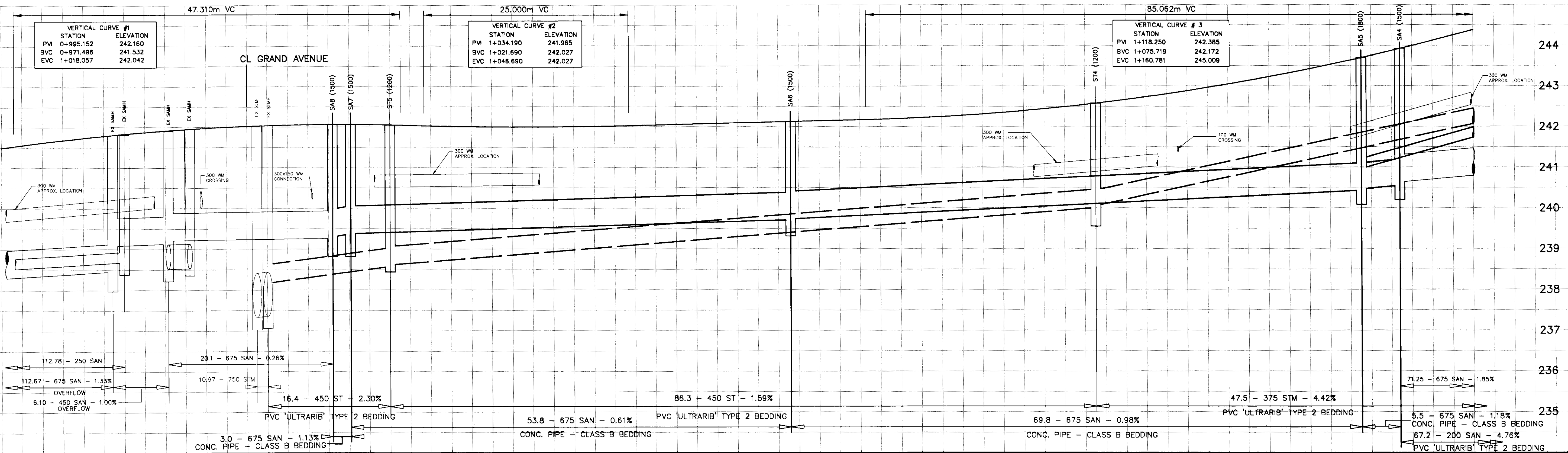
Ben McCart, EIT
Civil Project Coordinator, Eng. Trn. III

List of Attachments

As-Built Drawing 15604 prepared by Cumming Cockburn Limited dated November 1998
Sanitary Sewer Design Sheet prepared by SBM
As-Built Drawing 15607 prepared by CCL dated November 1998
Surveyor's Real Property Report prepared by Kad Lanka Surveying Inc. dated April 29, 2026
Runoff Coefficient (C-value) Calculations prepared by SBM
Domestic Water Demand Calculations prepared by SBM
NFPA-13 Hazard Classes
Fire Fighting Demand (NFPA-13) Calculations prepared by SBM



HIGH STREET



STATION	CL. ROAD ELEVATION	STORM SEWER INVERT	SANITARY SEWER INVERT
0+980	241.734	237.245	236.825
0+983.6	238.945	238.625	238.190
0+985	241.99N		
0+990.4	239.21N	239.262	238.262
0+993.0	238.52W	239.320	238.320
0+993.0	238.51E	239.354	238.354
0+993.0	239.097	239.362	238.362
0+993.0	239.152		
0+993.0	238.532		
0+993.0	238.69W		
1+000	242.018	237.245	236.825
1+001.6	238.190		
1+003.6	242.036		
1+010.5	238.560	239.262	238.262
1+012.7	242.003	239.320	238.320
1+017.5	238.625	239.354	238.354
1+020	242.036	239.362	238.362
1+034.2	242.094		
1+040	242.200		
1+060	242.490		
1+066.5	239.997	239.717	238.742
1+080	242.490		
1+100	243.047	239.997	240.080
1+103.8	240.080		
1+120	243.047	239.997	240.080
1+136.3	240.425	240.425	241.000
1+141.0	240.540	240.540	240.640

AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	DLE	No.	REVISIONS	DATE	BY
1. SEE DRAWING No. C-1, D-1 and C-1 FOR FURTHER DETAIL.	SANITARY AND STORM SEWERS	JULY 97	DESIGN	DLE	1	ISSUED FOR REVIEW	25/04/97	DLE
2. SEWER DESIGN: TRANSITION WIDTH AS NOTED	SANITARY AND STORM MH'S AND PDC'S	SEPT 97	DRAWN	DLE	2	ISSUED FOR TENDER	15/05/97	DLE
3. REFERENCE B.M. No. V92-35	GRANULAR 'A'	SEPT 97	CHECKED	GDC	3	AS CONSTRUCTED	OCT 97	SJC
4. REFERENCE B.M. No. V92-35	GRANULAR 'B'	SEPT 97	APPROVED	JAH	4	REVISED AS PER TECHNICAL SERVICES	NOV. 98	DLE
5. REFERENCE B.M. No. V92-35	CURB & GUTTER	SEPT 97	DATE	25/04/97				
6. REFERENCE B.M. No. V92-35	SIDEWALKS	SEPT 97						
7. REFERENCE B.M. No. V92-35	PAVING - HL8 BASE	OCT 97						
8. REFERENCE B.M. No. V92-35	PAVING - HL3 SURFACE	SEPT 98						

CONSULTANT OR DIVISION	ENGINEER'S STAMP	CORPORATION OF THE CITY OF LONDON	SCALE	TITLE	PROJECT No.
Cumming Cockburn Limited	D. L. ERB	CORPORATION OF THE CITY OF LONDON	HORIZ 1:250 VERT 1:50	HIGH STREET SANITARY SEWER REPLACEMENT	ES-2330
300 OXFORD ST. WEST, SUITE 203, LONDON	REGISTERED PROFESSIONAL ENGINEER		2.5 0 5m 0.5 0 1m	HIGH STREET FROM 20m NORTH OF GRAND AVENUE TO 150m SOUTH OF GRAND AVENUE	610/H/67
PROJECT No. 2287	BRANCH MANAGER				P-1
					15,604

Sanitary Service Design Sheet

City of London

Residential Population Densities

(A) Area Basis:

Low Density Residential (Single Family/Semi-Detached) = 30 Units/hectare @ 3 people/unit
Medium Density Residential (Multi-Family/Townhouse) = 75 Units/hectare @ 2.4 people/unit
High Density Residential (Apartment Buildings) = 150-300 Units/hectare @ 1.6 people/unit

Design Parameters:

Daily Flow = 230 L/cap/day
Sewage Infiltration = 8640 L/ha/day
= 0.10 L/ha/sec
Harmon Formula = $M = (1 + 14/(4 + P^{0.5}))$
Uncertainty Factor = 1.1

(Design Parameters from Section 3.8 CofL DS&RM)

(Design Parameters from Section 3.8 CofL DS&RM)

Date: June 1, 2026

Job Number: S260879

Client: Foundation Capital

Project: 25-Storey Apartment Building (Dev-2)

Location: 60-68 High St. & 57-75 Wellington Rd, London

Designed By: BM

Reviewed By: BH

Location			Area		Population					Sewage Flows				Sewer design				
Area No.	From MH	To MH	Delta Hectare	Total Hectare	No. of Units	People Per Unit	People Per Hectare	Delta Pop.	Total Pop.	Harmon Peaking Factor	Infilt (L/S)	Sewage (L/S)	Total (L/S)	n	Pipe Slope (%)	Dia. mm	Capacity (L/S)	Velocity (m/s)
Proposed Development	Dev-1 (27-Storey Tower)	PDC	* 0.157	0.157	* 572	1.6		915	915	3.82	0.02	10.25	10.27	0.013	*** 1.00%	*** 200	32.82	1.04
	Dev-2 (25-Storey Tower)	PDC	** 0.182	0.339	** 432	1.6		691	691	3.90	0.02	7.89	7.91	0.013	*** 1.00%	*** 200	32.82	1.04
	Combined Dev1+Dev2												18.18	0.013	*** 1.00%	*** 200	32.82	1.04
High Street ROW	SA5	SA6												0.013	**** 0.98%	**** 675	832.63	2.33

* Proposed development (Dev-1) area and number of units obtained from Site Plan & Statistics Drawing prepared by Goodplace Design dated April 27, 2026

** Proposed development (Dev-2) area and number of units obtained from Site Plan & Statistics Drawings prepared by Goodplace Design dated May 28, 2026

*** Note: proposed sanitary connection size + slope will be determined at the time of detailed design for SPA

**** Outlet Size and Slope obtained from As-Built Drawing 15604 prepared by CCL dated November 1998



DRAINAGE PLAN
SANITARY
HIGH STREET 200mm LOCAL SEWER

RESIDENTIAL POPULATION DENSITIES														
(A) - HECTARE BASIS														
(B) - LOT BASIS														
60 PERSONS PER GROSS HECTARE														
60 PERSONS PER GROSS HECTARE														
SINGLE FAMILY														
MULTI-FAMILY														
BACHELOR														
1 BEDROOM														
2 BEDROOM														
4 PEOPLE														
8 PEOPLE														
1.5 PEOPLE														
2.5 PEOPLE														
4 PEOPLE														
PROJECT NAME: HIGH STREET														
SANITARY SEWER DESIGN CHART CITY OF LONDON														
DESIGN CRITERIA														
SEWAGE = 0.0044 L/s/CAP (346 L/s/CAP x 1.1)														
INFILTRATION = 0.117 L/s/ha														
PEAKING FACTOR = 1 + (1/4)(4 + p ^{0.78})														
DATE: NOV. 1998 - "AS-BUILT"														
DESIGN: DLE														
CHECKED: GDC														
PROJECT: 2287.00														
LOCATION														
AREA NO.	STREET	FROM	TO	NET OR GROSS	DIMENSIONS	DELTA HEC.	TOTAL HEC.	PER HEC.	PER LOT	No. OF LOTS	DELTA POP.	TOTAL POP.	POP. FACT.	INFIL. I/sec
EXTERNAL	TECUMSEH AVENUE	EXMH	SA1	GROSS		1.58	1.58		4	30	120	120	4.22	0.18
														2.23
														2.41
NA	HIGH STREET	SA1A	SA1	GROSS		0.00	1.58		4	0	0	120	4.22	0.18
														2.23
														2.41
1	HIGH STREET	SA1	SA2	GROSS		1.10	2.68		4	61	244	364	4.04	0.31
														6.47
														6.78
2	HIGH STREET	SA2	SA3	GROSS		0.21	2.89		4	2	8	372	4.04	0.34
														6.61
														6.95
3	HIGH STREET	SA3	SA5	GROSS		0.81	3.70		4	53	212	584	3.94	0.43
														10.12
														10.55
NA	HIGH STREET	SA4	SA5											6.75
														0.013
														1.18
														912.51
														2.55
														5.50
														0.065
NA	HIGH STREET	SA5	SA6											6.75
														0.013
														0.97
														830.21
														2.32
														70.30
														0.683
														0.050
NA	HIGH STREET	SA6	SA7											6.75
														0.013
														0.61
														658.44
														1.84
														53.80
														0.031
NA	HIGH STREET	SA7	SA8											6.75
														0.013
														1.13
														894.62
														2.50
														3.00
														0.034
														0.028
														239.354
														239.320

AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	No.	REVISIONS	DATE	BY	CONSULTANT OR DIVISION
1. SEE DRAWING No. G-1, D-1 AND C-1 FOR FURTHER DETAIL.	SANITARY AND STORM SEWERS	JULY 97	DESIGN	DLE	1	ISSUED FOR REVIEW	25/04/97	DLE
2. SEWER DESIGN: TRANSITION WIDTH AS NOTED.	SANITARY AND STORM MH'S AND PDC'S	SEPT 97	DRAWN	DLE	2	ISSUED FOR TENDER	15/05/97	DLE
3. REFERENCE B.M. No. V92-35 EL. 240.790	GRANULAR 'A'	SEPT 97	CHECKED	GDC	3	AS CONSTRUCTED	OCT 97	SJG
	GRANULAR 'B'	SEPT 97	APPROVED	JAH	4	REVISED AS PER TECHNICAL SERVICES	NOV. 98	DLE
	CURB & GUTTER	SEPT 97	DATE	25/04/97				
	SIDEWALKS	SEPT 97						
	PAVING - HLB BASE	OCT 97						
	PAVING - HLB SURFACE	NOV. 98						

Cumming Cockburn Limited
Consulting Engineers, Planners and Environmental Scientists
350 OXFORD ST. WEST, SUITE 203, LONDON 472-7328
PROJECT No. 2287

BRANCH MANAGER



DRAINAGE PLAN
STORM

RUNOFF COEFFICIENT 'C'										STORM SEWER DESIGN CHART CITY OF LONDON										FLOW Q = 2.780 C/A				DATE NOV. 1998 - "AS-BUILT"					
PARKS AND PLAYGROUNDS - 0.20																				where Q = PEAK FLOW IN LITRES PER SECOND (l/s)				DESIGN DLE					
RESIDENTIAL - SINGLE AND DUPLEX - 0.50 AND 0.55																								CHECKED GDC					
- ROW HOUSING - 0.65																								PROJECT 2287.00					
- APARTMENTS - 0.65 AND 0.70																													
COMMERCIAL AND INDUSTRIAL - 0.80 AND 0.70																													
DENSLEY BUILT, PAVED - 0.90																													
PROJECT NAME: HIGH STREET																				RETURN PERIOD 2 YEARS									
LOCATION										AREA (A X C)				RAINFALL INTENSITY				Q				SEWER DESIGN				PROFILE			
AREA NO.	STREET	FROM	TO	DELTA HEC.	TOTAL HEC.	C	INCR. AxC	SECTION AxC	SEWER AxC	DELTA 2.78AxC	TIME ENTRY mm	INTENSITY mm/hr	Q l/sec	SIZE mm	n	SLOPE %	CAP. l/sec	VEL. m/sec	LENGTH m	TIME OF FLOW	DROP MH	FALL IN SEWER	INVERT U.S.	ELEV. D.S.					
1	HIGH STREET	FUT1	ST1	1.10	1.10	0.50	0.55	0.55	0.55	1.53	NIL	19.00	74.00	113.22	300	0.013	1.95	135.01	1.91	68.07	0.59	NIL	1.325	246.800	245.475				
2	HIGH STREET	ST1	ST2	0.45	1.55	0.50	0.23	0.23	0.78	2.15	0.59	19.59	73.00	156.95	300	0.013	3.27	174.59	2.47	4.90	0.03	0.050	0.160	245.425	245.265				
3	HIGH STREET	ST2	ST3	0.20	1.75	0.50	0.10	0.33	0.88	2.43	0.03	19.62	73.00	177.39	300	0.013	5.45	225.49	3.19	53.20	0.28	0.105	2.900	245.160	242.260				
4	HIGH STREET	ST3	ST4	0.44	2.19	0.50	0.22	0.55	1.10	3.05	0.28	19.90	72.00	219.60	375	0.013	4.42	368.89	3.34	47.50	0.24	0.080	2.100	242.180	240.080				
5	HIGH STREET	ST4	ST5	0.76	2.95	0.55	0.42	0.97	1.62	4.52	0.24	20.14	71.00	325.44	450	0.013	1.59	359.44	2.26	86.30	0.64	0.083	1.372	239.997	238.620				
6	HIGH STREET	ST5	EX MH	0.90	3.85	0.58	0.52	1.49	2.24	6.21	0.64	20.78	70.00	434.70	450	0.013	2.26	427.83	2.69	16.40	0.10	0.065	0.370	238.560	238.190				



MUNICIPAL No.s 57, 63 AND 75, WELLINGTON ROAD AND MUNICIPAL No.s 32-34, 74-84, WELLINGTON ROAD, AND MUNICIPAL No.s 60-68, HIGH STREET, LONDON

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

PART OF LOT 9, REGISTERED PLAN 33(4th) - SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. E1594194.

PART OF LOT 25, BROKEN FRONT CONCESSION - SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. 4 E1603966, E161297 AND E1603976.

PART OF LOT 25, BROKEN FRONT CONCESSION - SUBJECT TO A RIGHT-OF-WAY AS IN INSTRUMENT No. 728535 AND 941908.

2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AS SHOWN ON THE FACE OF THIS PLAN.

3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR 57 WELLINGTON HOLDINGS INC., 63 WELLINGTON HOLDINGS INC. AND VANDERHOEVEN, KELLY ANNI AND 2344495 ONTARIO INC. AND VENN, JENNIFER OLIVE AND GAYED, MATTHEW SOHBY AND GRIGOR, LYNNE AND INGLIS, DOUGLAS AND THE CORPORATION OF THE CITY OF LONDON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
ALL OF LOT 1 AND PART OF LOT 9
REGISTERED PLAN 33(4th) AND
PART OF LOTS 1, 2, 3 AND 4 AND
ALL OF LOTS 5 AND 6
REGISTERED PLAN 95(4th) AND
PART OF LOT 25
BROKEN FRONT CONCESSION
(FORMERLY GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
NOW IN THE
CITY OF LONDON

SCALE 1:200

KAD LANKA SURVEYING INC. O.L.S. ©

METRIC

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

- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - (WIT) DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - PL DENOTES REGISTERED PLAN 33(4th)
 - PL1 DENOTES EXPROPRIATION PLAN E1604301
 - PL2 DENOTES PLAN 33R-2852
 - PL3 DENOTES PLAN 33R-12780
 - PL4 DENOTES PLAN 33R-21870
 - PL5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DAVID J. RATHBY O.L.S., DATED MAY 03, 1994.
 - PL6 DENOTES BUILDING LOCATION SURVEY BY HOLSTEAD & REDMOND LIMITED O.L.S., DATED FEBRUARY 23, 1990.
 - PL7 DENOTES PLAN 33R-16001
 - PL8 DENOTES PLAN 33R-20273
 - PL9 DENOTES PLAN OF SURVEY BY FARNCOMB & KIRKPATRICK LIMITED O.L.S., DATED MARCH 11, 1976.
 - PL10 DENOTES PLAN 33R-20273
 - PL11 DENOTES PLAN 33R-5186
 - PL12 DENOTES EXPROPRIATION PLAN L0181848
 - PL13 DENOTES PLAN 33R-13955
 - PL14 DENOTES PLAN 33R-14521
 - PL15 DENOTES PLAN 33R-16388
 - PL16 DENOTES REGISTERED PLAN 472(4th)
 - PL17 DENOTES PLAN OF SURVEY BY FARNCOMB & KIRKPATRICK & STIRLING SURVEYING LTD., DATED NOVEMBER 13, 1985.
 - D1 DENOTES INSTRUMENT NUMBER 847049
 - D2 DENOTES INSTRUMENT NUMBER L031884
 - D3 DENOTES INSTRUMENT NUMBER 560689
 - CALCD DENOTES CALCULATED FROM PL1 AND PL6
 - CALCD1 DENOTES CALCULATED FROM PL2 AND PL11
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (1236) DENOTES CHARLES MURRAY FRASER O.L.S.
 - (1030) DENOTES FRANCIS, KIRKPATRICK AND STIRLING, O.L.S.
 - (1077) DENOTES CALLOM DEITZ O.L.S.
 - (GS) DENOTES GIBSON SURVEYING INC., O.L.S.
 - (AGM) DENOTES ARCHIBALD, GRAY & MCKAY O.L.S.
 - (DR) DENOTES DAVID RATHBY O.L.S.
 - (FKS) DENOTES FARNCOMB, KIRKPATRICK & STIRLING O.L.S.
 - (HR) DENOTES HOLSTEAD & REDMOND LIMITED O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN
 - (S) DENOTES CORNER SET BY INTERSECTION METHOD
 - NAD DENOTES NORTH AMERICAN DATUM
 - CSRS DENOTES CANADIAN SPATIAL REFERENCE SYSTEM
 - UTM DENOTES UNIVERSAL TRANSVERSE MERCATOR
 - FF DENOTES FINISHED SILL ELEVATION AT ENTRY OF
 - OF DENOTES GARAGE SILL ELEVATION
 - CLBF DENOTES CENTRELINE OF BOUND FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - WF DENOTES WOOD FENCE
 - AC DENOTES AIR CONDITIONER
 - WST DENOTES WOOD STEPS
 - CS DENOTES CONCRETE STEPS
 - (F) DENOTES FOUNDATION
 - TL DENOTES TRAFFIC LIGHT
 - BEX DENOTES BELL BOX
 - UB DENOTES UTILITY BOX
 - MH DENOTES MANHOLE
 - CB DENOTES CATCH BASIN
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - HP DENOTES HYDRO POLE
 - TP DENOTES TELEPHONE POLE
 - UP DENOTES UTILITY POLE
 - DT DENOTES DECIDUOUS TREE
 - WV DENOTES WATER VALVE
 - FH DENOTES FIRE HYDRANT
 - DENOTES OVERHEAD WIRE
 - DENOTES TELEPHONE WIRE
 - DENOTES FENCE

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP's) 1 AND 2 BY RTK OBSERVATIONS UTM ZONE 17 NORTH, NAD83 (GRS)

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK No. 01018886678 HAVING AN ELEVATION OF 254.820 METRES. (C00028.78)

LOCATION: 1.52 METRES IRON BAR WITH BRASS CAP, 10CM BELOW GRADE, IN THE CITY OF LONDON, ON ADELAIDE STREET, 40.7 METRES NORTH OF THE CENTRELINE OF OXFORD STREET, 14.4 METRES EAST OF THE CENTRELINE OF ADELAIDE STREET, 0.4 METRES NORTH OF THE NORTH EDGE OF A CONCRETE SIDEWALK TO A BROWN BRICK 7-11 STORE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF APRIL, 2026

DATE: 29, APRIL, 2026

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-122032

KAD LANKA SURVEYING INC.
54, BAYBERRY DRIVE
TOTTENHAM, ON, L6G 1W0
PHONE: 905-493-4523
Email: vineetha@survey.ca

DRAWN BY: V.R. CHECKED BY: V.R. CAD NUMBER: 2026-023-SPRR JOB NUMBER: 2026-033

Runoff Coefficient Calculations

DATE:	June 1, 2026
JOB No.:	S260879

Client:	Foundation Capital
Project:	25-Storey Apartment Building (Dev-2)
Location:	60-68 High Street & 57-75 Wellington Road, London

PRE-DEVELOPMENT CONDITIONS

*PRE-DEVELOPMENT (EXISTING) CONDITIONS

	Area (m ²)	C	A*C
Total Area:	3,395.65		
Building Area:	845.11	0.9	760.599
Concrete/Asphalt:	592.09	0.9	532.881
Gravel:	455.59	0.7	318.913
Landscaped/Open:	1,502.86	0.2	300.572
Totals:	3,395.65		1912.965
$C_{eq} = \sum(A * C) / \sum(A) =$	0.56		

**C _{allowable} =	0.55
----------------------------	------

**Per As-Built 15607 prepared by CCL dated Novemebr 1998, portion of Site is tributary to existing 450mmø storm sewer in the High Street ROW

POST-DEVELOPMENT CONDITIONS

***POST-DEVELOPMENT CONDITIONS

	Area (m ²)	C	A*C
Total Area:	3,395.65		
Building Area:	1,773.63	0.9	1596.267
Concrete/Asphalt:	853.17	0.9	767.853
Landscaped/Open:	768.85	0.2	153.77
Totals:	3,395.65		2517.89
$C_{eq} = \sum(A * C) / \sum(A) =$	0.74		

*Pre-Development Conditions were obtained from the Surveyor's Real Property Report prepared by Kad Lanka Surveying Inc. dated April 29, 2026, provided separately

*** Post-Development Conditions were obtained from the Site Plan prepared by Goodplace Design dated May 28, 2026, provided separately

Since the post-development C-value exceeds the allowable pre-development C-value, SWM quantity controls will be required to attenuate post-development flows to the allowable pre-development levels for the 2-year through 100-year storm events. Detailed SWM quantity controls will be specified at the time of detailed design for Site Plan Approval (SPA).

DOMESTIC WATER DEMAND, VELOCITY AND TURNOVER CALCULATIONS

DATE: June 1, 2026
JOB No.: S260879

Client: Foundation Capital
Project: 25-Storey Apartment Building (Dev-2)
Location: 60-68 High St. & 57-75 Wellington Rd London, ON

DEMAND CALCULATION

Avg. Day Demand = 255 L/day/cap
Avg. Day Demand = 0.002951389 L/s/cap
Max. Day Peaking Factor = 3.5
Max. Hour Peaking Factor = 7.8
High Density Residential = 1.6 p/unit

	Units	Population	Avg. Day (L/s)	Max. Hour (L/s)	Max. Day (L/s)
Dev-1 (27-Storey Tower)	* 572	916	2.70	21.09	9.46
Dev-2 (25-Storey Tower)	** 432	692	2.04	15.93	7.15
Total (Combined Dev-1 + Dev-2)	1004	1608	4.75	37.02	16.61

VELOCITY CALCULATION

***Diameter (mm)	Demand (L/s)	Velocity (m/s)
200	37.02	1.178
150	37.02	2.095

Maximum allowable velocity of 1.5 m/s under maximum hour domestic flow conditions as per Section 7.3.6 of the City of London DS&RM.

* Number of Units obtained from Site Plan & Statistics Drawing prepared by Goodplace Design dated April 27, 2026

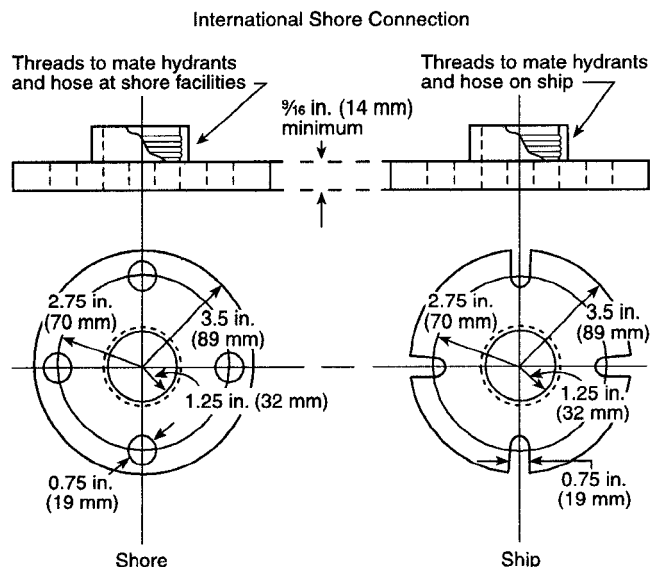
** Number of units obtained from Site Plan & Statistics Drawing prepared by Goodplace Design dated May 28, 2026

*** Proposed Water Service sizing to be confirmed during detailed design for site plan approval

NFPA # 13 FLOW DEMAND REQUIREMENTS

HAZARD	SPRINKLER FLOW	HYDRANT ALLOWANCE	TOTAL FLOW
Light	175 GPM	100 GPM	275 GPM
Ordinary 1	250 GPM	250 GPM	500 GPM
Ordinary 2	350 GPM	250 GPM	600 GPM
Extra 1	750 GPM	500 GPM	1250 GPM
Extra 2	1000 GPM	500 GPM	1500 GPM
Warehousing	Varies too much to come up with a generic water demand		

The pressures range on each of these flows and would be generally be 35 PSI - 80 PSI Requirements,
but this information can't truly be given until final layouts and calculations are complete



Material: Any suitable for 150 psi (10.3 bar) service (shore)
 Flange surface: Flat face
 Gasket material: Any suitable for 150 psi (10.3 bar) service
 Bolts: Four $\frac{3}{16}$ in. (16 mm) minimum diameter, 2 in. (51 mm) long, threaded to within 1 in. (25.4 mm) of bolt head
 Nuts: Four, to fit bolts
 Washers: Four, to fit bolts

Material: Brass or bronze suitable for 150 psi (10.3 bar) service (ship)

FIGURE A.3.10.7 International Shore Fire Connection.

A.5.1 Occupancy examples in the listings as shown in the various hazard classifications are intended to represent the norm for those occupancy types. Unusual or abnormal fuel loadings or combustible characteristics and susceptibility for changes in these characteristics, for a particular occupancy, are considerations that should be weighed in the selection and classification.

The light hazard classification is intended to encompass residential occupancies; however, this is not intended to preclude the use of listed residential sprinklers in residential occupancies or residential portions of other occupancies.

A.5.2 Light hazard occupancies include occupancies having uses and conditions similar to the following:

- Animal shelters
- Churches
- Clubs
- Eaves and overhangs, if of combustible construction with no combustibles beneath
- Educational
- Hospitals, including animal hospitals and veterinary facilities
- Institutional
- Kennels
- Libraries, except large stack rooms
- Museums
- Nursing or convalescent homes
- Offices, including data processing
- Residential**
- Restaurant seating areas

'Light-Hazard Occupancy'

Theaters and auditoriums, excluding stages and prosceniums
 Unused attics

Note that it is not the committee's intent to automatically equate library bookshelves with ordinary hazard occupancies or with library stacks. Typical library bookshelves of approximately 8 ft (2.4 m) in height, containing books stored vertically on end, held in place in close association with each other, with aisles wider than 30 in. (762 mm) can be considered to be light hazard occupancies. Similarly, library stack areas, which are more akin to shelf storage or record storage, as defined in NFPA 232, *Standard for the Protection of Records*, should be considered to be ordinary hazard occupancies.

A.5.3 For purposes of these definitions, Class I, Class II, Class III, and Class IV commodities would be considered to have moderate rates of heat release, while Group A plastics would be considered to have high rates of heat release. Stockpiles are considered to include display merchandise (mercantile) and arrangements of combustibles ancillary to operations within the occupancy as opposed to dedicated storage areas where the fire loading is generally more severe.

A.5.3.1 Ordinary hazard occupancies (Group 1) include occupancies having uses and conditions similar to the following:

- Automobile parking and showrooms
- Bakeries
- Beverage manufacturing
- Canneries
- Dairy products manufacturing and processing
- Electronic plants
- Glass and glass products manufacturing
- Laundries
- Restaurant service areas

A.5.3.2 Ordinary hazard occupancies (Group 2) include occupancies having uses and conditions similar to the following:

- Agricultural facilities
- Barns and stables
- Cereal mills
- Chemical plants — ordinary
- Confectionery products
- Distilleries
- Dry cleaners
- Exterior loading docks

Note that exterior loading docks only used for loading and unloading of ordinary combustibles should be classified as OH2. For the handling of flammable and combustible liquids, hazardous materials, or where utilized for storage, exterior loading docks and all interior loading docks should be protected based upon the actual occupancy and the materials handled on the dock, as if the materials were actually stored in that configuration.

- Feed mills
- Horse stables
- Leather goods manufacturing
- Libraries — large stack room areas
- Machine shops
- Metal working
- Mercantile
- Paper and pulp mills
- Paper process plants
- Piers and wharves

Plastics fabrication, including blow molding, extruding, and machining; excluding operations using combustible hydraulic fluids

Post offices

Printing and publishing

Racetrack stable/kennel areas, including those stable/kennel areas, barns, and associated buildings at state, county, and local fairgrounds

Repair garages

Resin application area

Stages

Textile manufacturing

Tire manufacturing

Tobacco products manufacturing

Wood machining

Wood product assembly

*— A.5.4.1 Extra hazard occupancies (Group 1) include occupancies having uses and conditions similar to the following:

Aircraft hangars (except as governed by NFPA 409, *Standard on Aircraft Hangars*)

Combustible hydraulic fluid use areas

Die casting

Metal extruding

Plywood and particleboard manufacturing

Printing [using inks having flash points below 100°F (38°C)]

Rubber reclaiming, compounding, drying, milling, vulcanizing

Saw mills

Textile picking, opening, blending, garnetting, or carding, combining of cotton, synthetics, wool shoddy, or burlap

Upholstering with plastic foams

*— A.5.4.2 Extra hazard occupancies (Group 2) include occupancies having uses and conditions similar to the following:

Asphalt saturating

Flammable liquids spraying

Flow coating

Manufactured home or modular building assemblies (where finished enclosure is present and has combustible interiors)

Open oil quenching

Plastics manufacturing

Solvent cleaning

Varnish and paint dipping

A.5.5 Other NFPA standards contain design criteria for fire control or fire suppression (see Section 5.5 and Chapter 2). While these can form the basis of design criteria, this standard describes the methods of design, installation, fabrication, calculation, and evaluation of water supplies that should be used for the specific design of the system.

Other NFPA standards contain sprinkler system design criteria for fire control or suppression of specific hazards. This information has been either referenced or copied into Chapter 21 using NFPA's extract policy.

A.5.6 Specification of the type, amount, and arrangement of combustibles for any commodity classification is essentially an attempt to define the potential fire severity, based on its burning characteristics, so the fire can be successfully controlled by the prescribed sprinkler protection for the commodity class. In actual storage situations, however, many storage arrays do not fit

precisely into one of the fundamental classifications; therefore, the user needs to make judgments after comparing each classification to the existing storage conditions. Storage arrays consist of thousands of products, which make it impossible to specify all the acceptable variations for any class. As an alternative, a variety of common products are classified in this annex based on judgment, loss experience, and fire test results.

Table A.5.6 provides examples of commodities not addressed by the classifications in Section 5.6.

Table A.5.6.3 is an alphabetized list of commodities with corresponding classifications.

Table A.5.6.3.1 through Table A.5.6.3.4 and Table A.5.6.4.1 provide examples of commodities within a specific class.

Table A.5.6 Examples of Commodities Not Addressed by the Classifications in Section 5.6

Boat Storage
- Stored on racks
Boxes, Crates
- Empty, wood slatted*
Lighters (butane)
- Loose in large containers (Level 3 aerosol)
Storage Container
- Large container storage of household goods

*Should be treated as idle pallets.

A.5.6.1.1 Commodity classification is governed by the types and amounts of materials (e.g., metal, paper, wood, plastics) that are a part of a product and its primary packaging. However, in a storage or warehousing situation, classification is also affected by such factors as the primary storage or shipping container material, the amount of air space, and the location of the more hazardous materials within the container. For example, a Group A plastic product enclosed in a five- or six-sided metal container can be considered Class II, while a ceramic product heavily wrapped in tissue paper and placed in a corrugated carton could be Class III.

A.5.6.2.2 For example, Class III will become Class IV, and Class IV will become a cartoned unexpanded Group A plastic commodity.

A.5.6.2.3 For example, Class II will become Class IV, and Class III and Class IV will become a cartoned unexpanded Group A plastic commodity.

A.5.6.3 See Table A.5.6.3.

Table A.5.6.3 Alphabetized Listing of Commodity Classes

Commodity	Commodity Class
Aerosols	
Cartoned or uncartoned — Level 1	Class III
Alcoholic Beverages	
Cartoned or uncartoned	
- Up to 20 percent alcohol in metal, glass, or ceramic containers	Class I
- Up to 20 percent alcohol in wood containers	Class II



Fire-Fighting Flow NFPA#13

Date:	June 1, 2026
Job No:	S260879
Client:	Foundation Capital
Project:	25-Storey Apartment Building (Dev-2)
Location:	60-68 High St. & 57-75 Wellington Rd London, ON

Table 1. NFPA#13 Flow Demand Requirements

Hazard	Sprinkler Flow (USGPM)	Hydrant Allowance (USGPM)	Total Flow (USGPM)
Light	175	100	275
Ordinary 1	250	250	500
Ordinary 2	350	250	600
Extra 1	750	500	1250
Extra 2	1000	500	1500

Required Supply Flow Rate, USGPM (Table 1) = 275 USGPM

Required Supply Flow Rate = 1041 L/min

Maximum Day Demand = 16.61 L/s (Refer to attached Domestic Water Demand calculation)

996.6 L/min

Required Supply Fire Flow + Maximum Day Demand = 2,037.60 L/min

= 34 L/s

Table 1. Water Velocity Calculation

*Diameter (mm)	Demand (L/min)	Velocity (m/s)
200	2037.60	1.081
150	2037.60	1.922

Maximum allowable velocity of 3.0 m/s for treated water (pumped) as per MECP Design Guidelines for Drinking-Water Systems

* Proposed water service sizing to be confirmed during detailed design for site plan approval