



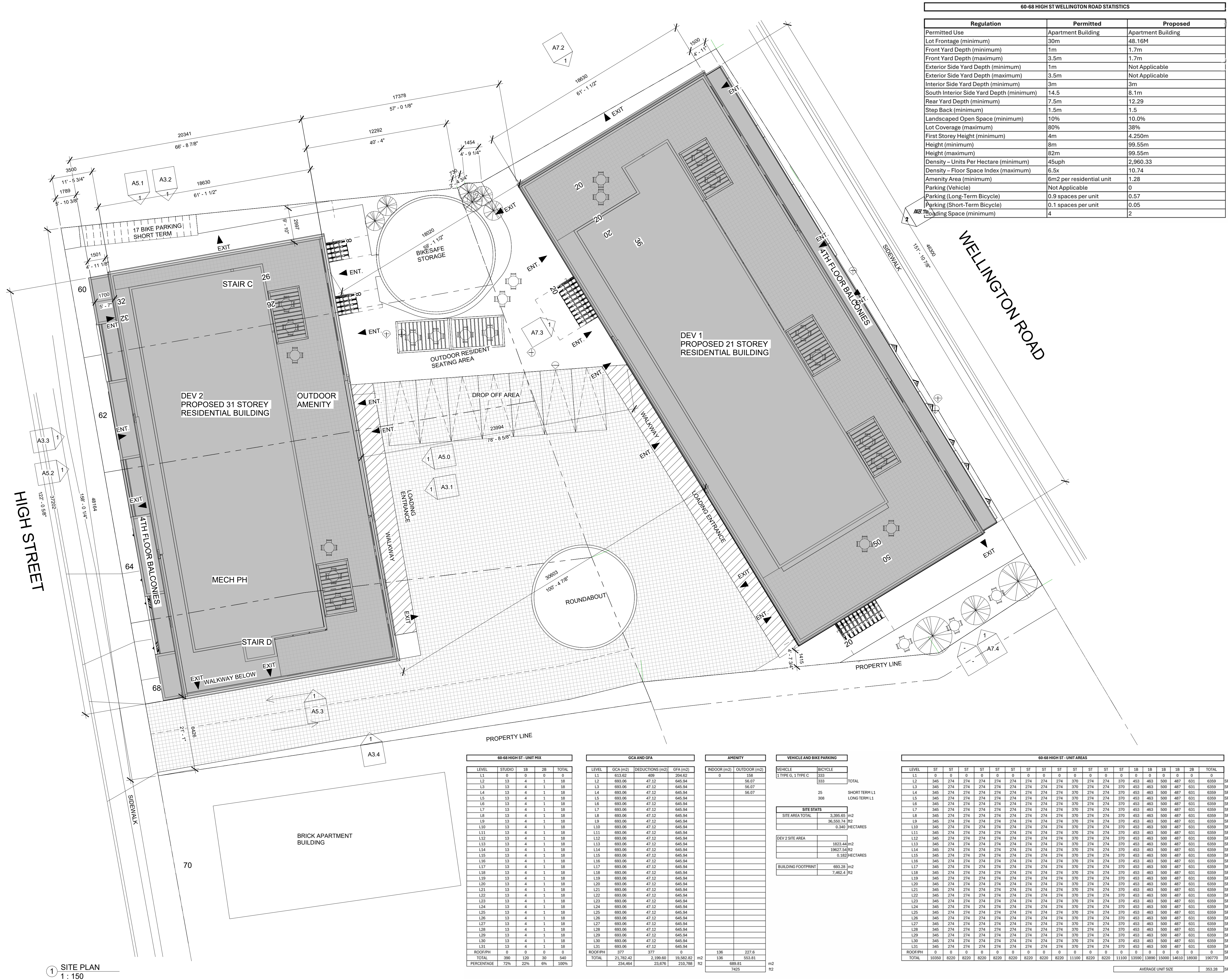
ZBLA APPLICATION

DEV 2
RESIDENTIAL TALL BUILDING PROPOSAL
60-68 HIGH STREET
LONDON, ONTARIO

FOUNDATION CAPITAL

AUG 14, 2026





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MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
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No.	Description	Date
1	INITIAL REZONING SUBMISSION	2026-06-08
2	REVISED REZONING SUBMISSION	2026-08-18

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

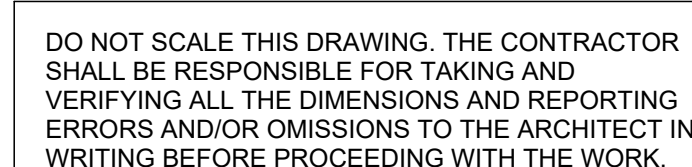
SITE PLAN

GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE 2026-05-14
DRAWN BY HM

A1.0

SCALE 1 : 150



MEASUREMENTS, LOT LINES, ETC. FEATURES. INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ENGINEERING SUBMISSIONS OF GRADE. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

GREATER CONTEXT PLAN

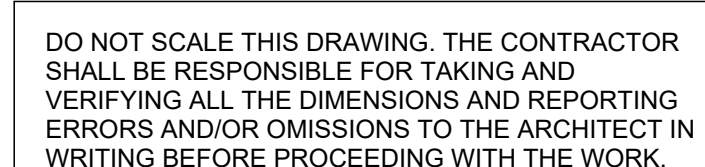
GOODPLACEDSIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE	2026-05-1
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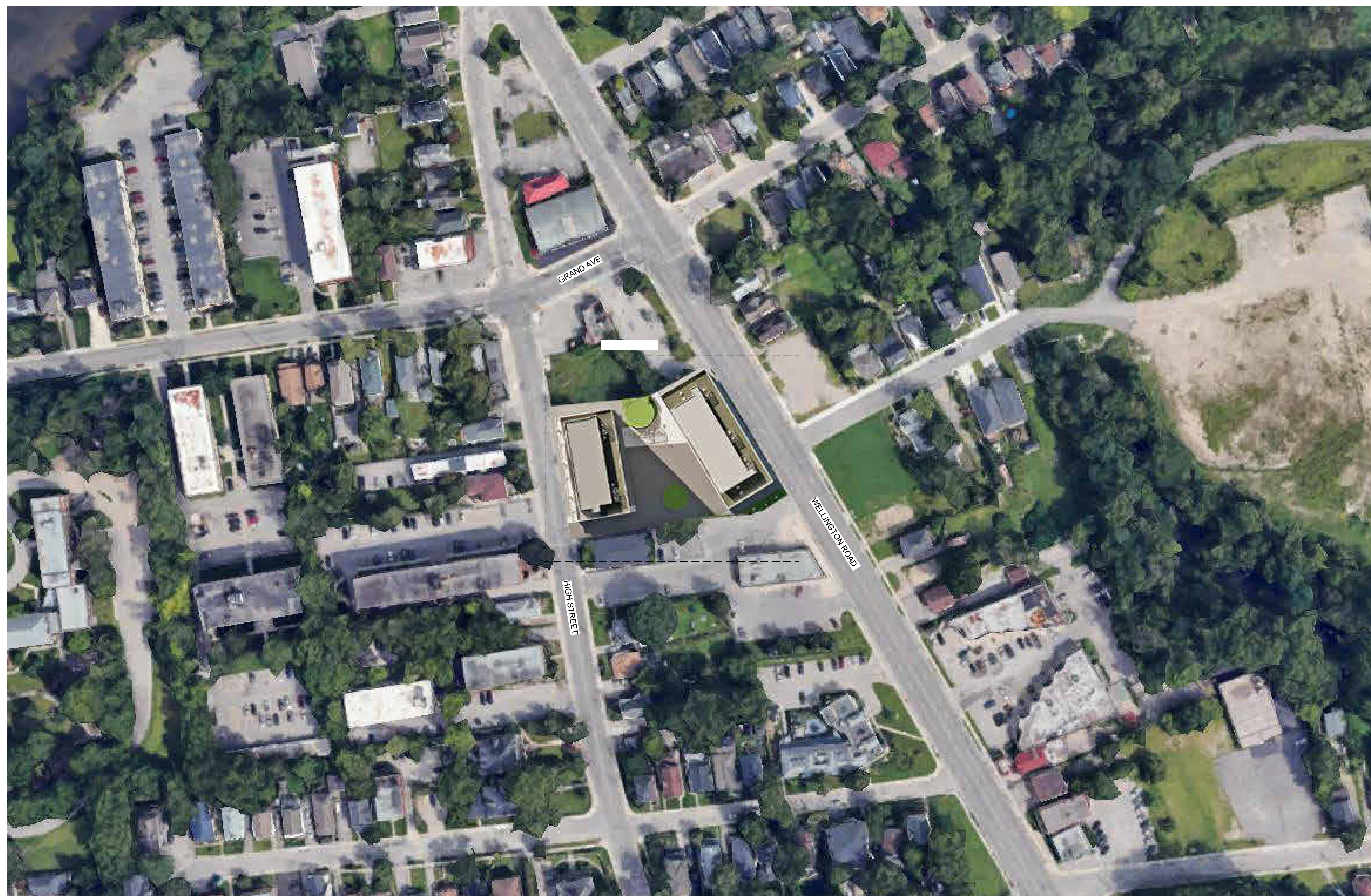
A1.2

SCALE



MEASUREMENTS, LOT LINES, ETC. FEATURES. INDICATIONS OF GRADE ARE APPROXIMATE ONLY BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL PRICING AND ENGINEERING SUBMISSIONS FOR GRADES, CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

CONTEXT PLAN

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M6P 3V6

DATE	2026-05-1
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DATE	2020-05-1
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A1.3

SCALE	1:100
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MEASUREMENTS, GRADES, LINES, ETC. FEATURES, INDICATIONS OF SIZE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAWINGS SHALL BE SUBJECT TO APPLICABLE ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS EXCLUSIVE PROPERTY OF ARCHITECT. NO REUSE, DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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No.	Description	Date
1	INITIAL REZONING SUBMISSION	2026-06-01
2	REVISED REZONING SUBMISSION	2026-08-01

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC
FOUNDATIONCAPITAL.CA

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

L1 FLOOR PLAN

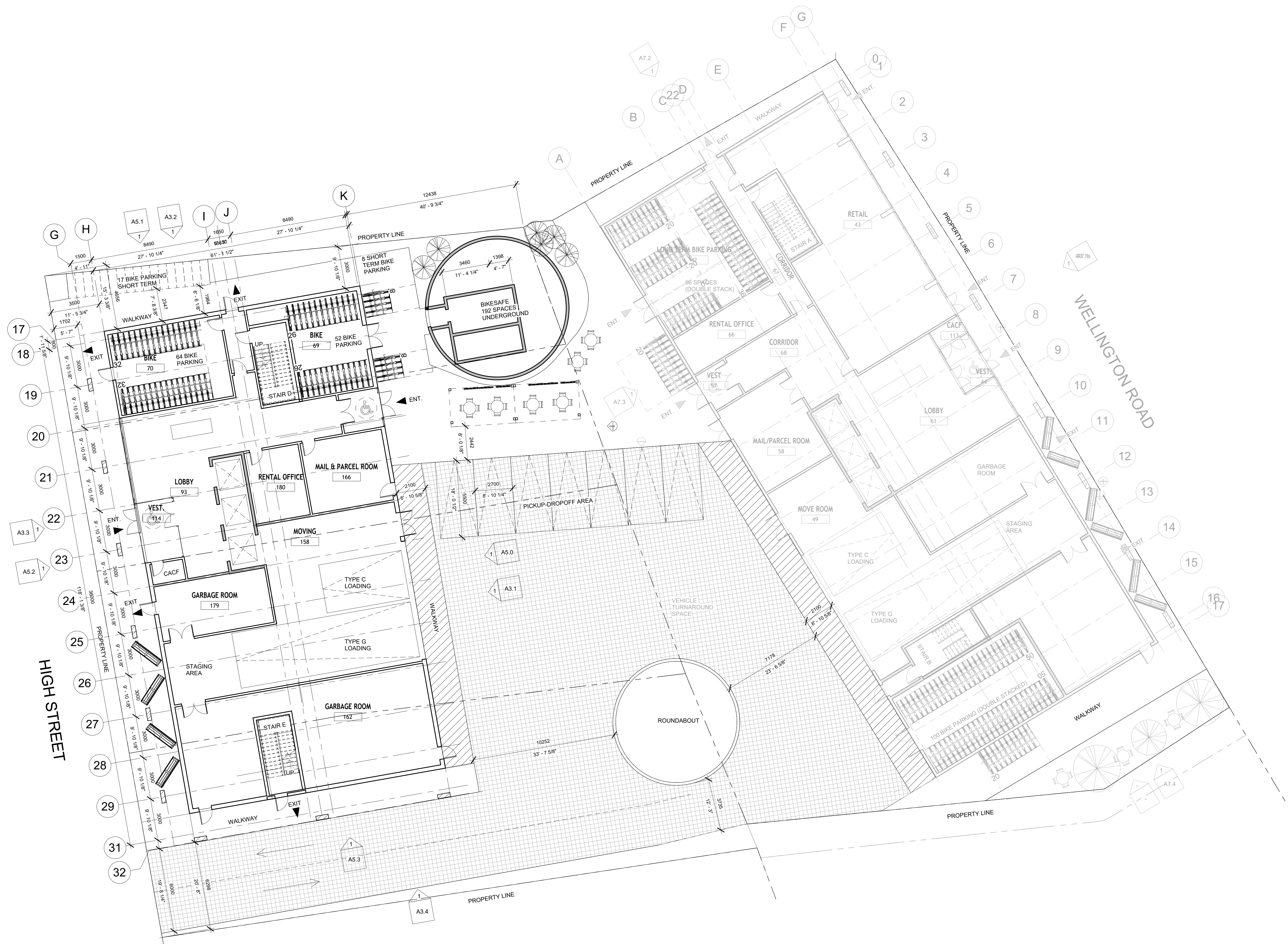
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300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE	2026-05-1
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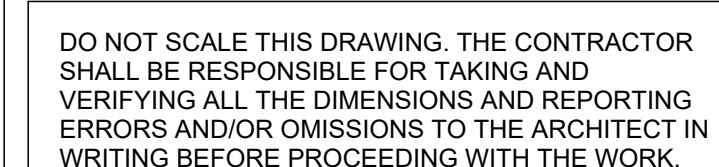
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A2.1

SCALE 1 : 12



1 1ST FLOOR
1 : 125



MEASUREMENTS, S LINES, E- FEATURES.
INDICATIONS OF GRADE ARE APPROXIMATE ONLY
BUT WITH THE REASONABLE ACCURACY FOR THE
CONCEPTUAL PURPOSES INTENDED. CONTRACTOR
SHALL VERIFY ALL PROPERTY LINES, HOUSE,
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STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

L2-L4 FLOOR PLAN

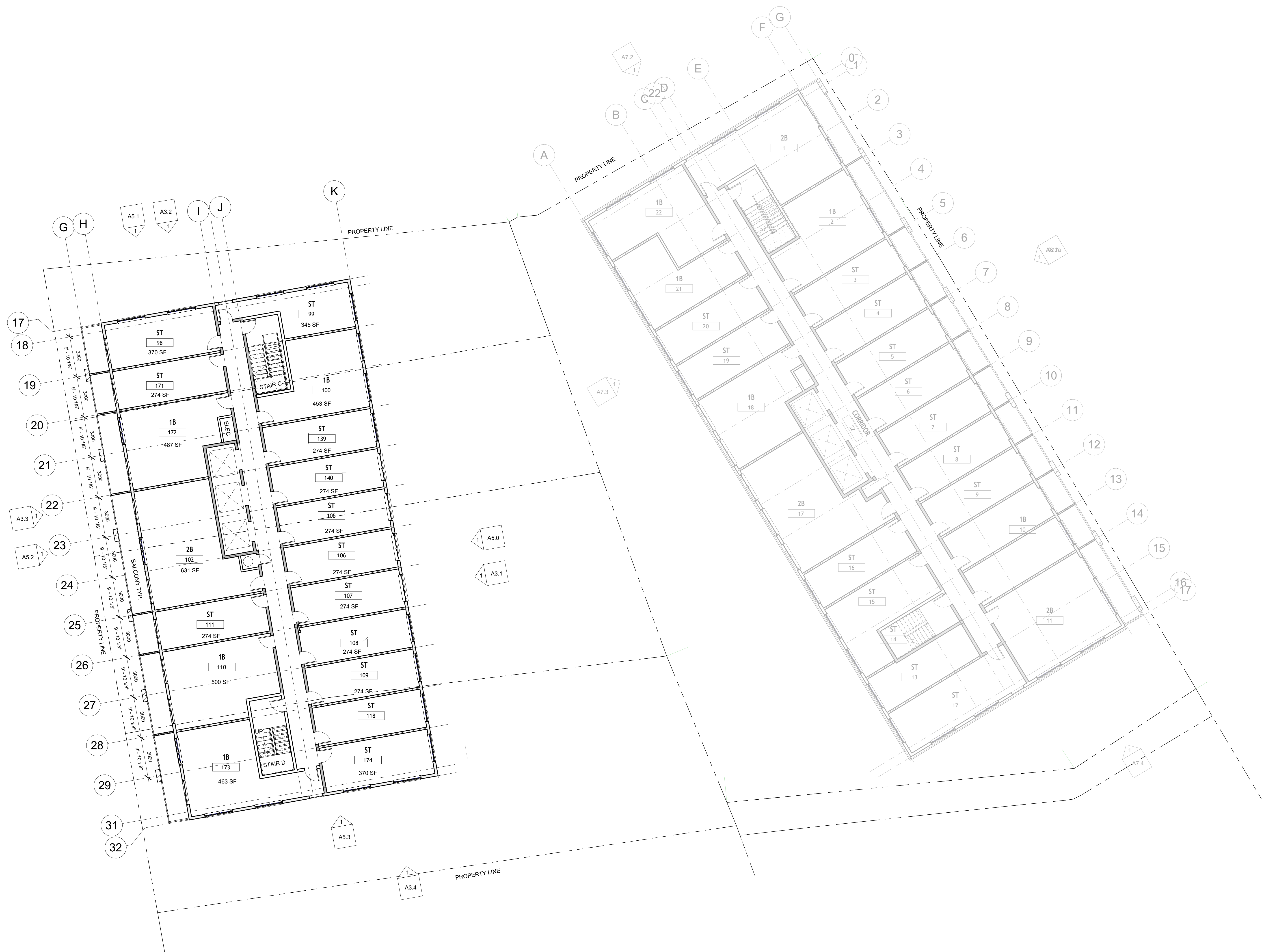
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DATE	2026-05-1
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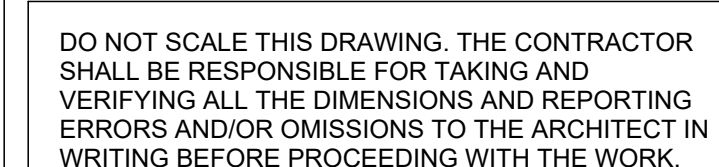
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A2.2

SCALE	1 : 12
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① 2ND - 4TH FLOOR
1 : 125



MEASUREMENTS, S LINES, E- FEATURES.
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STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

L5-31 FLOOR PLAN

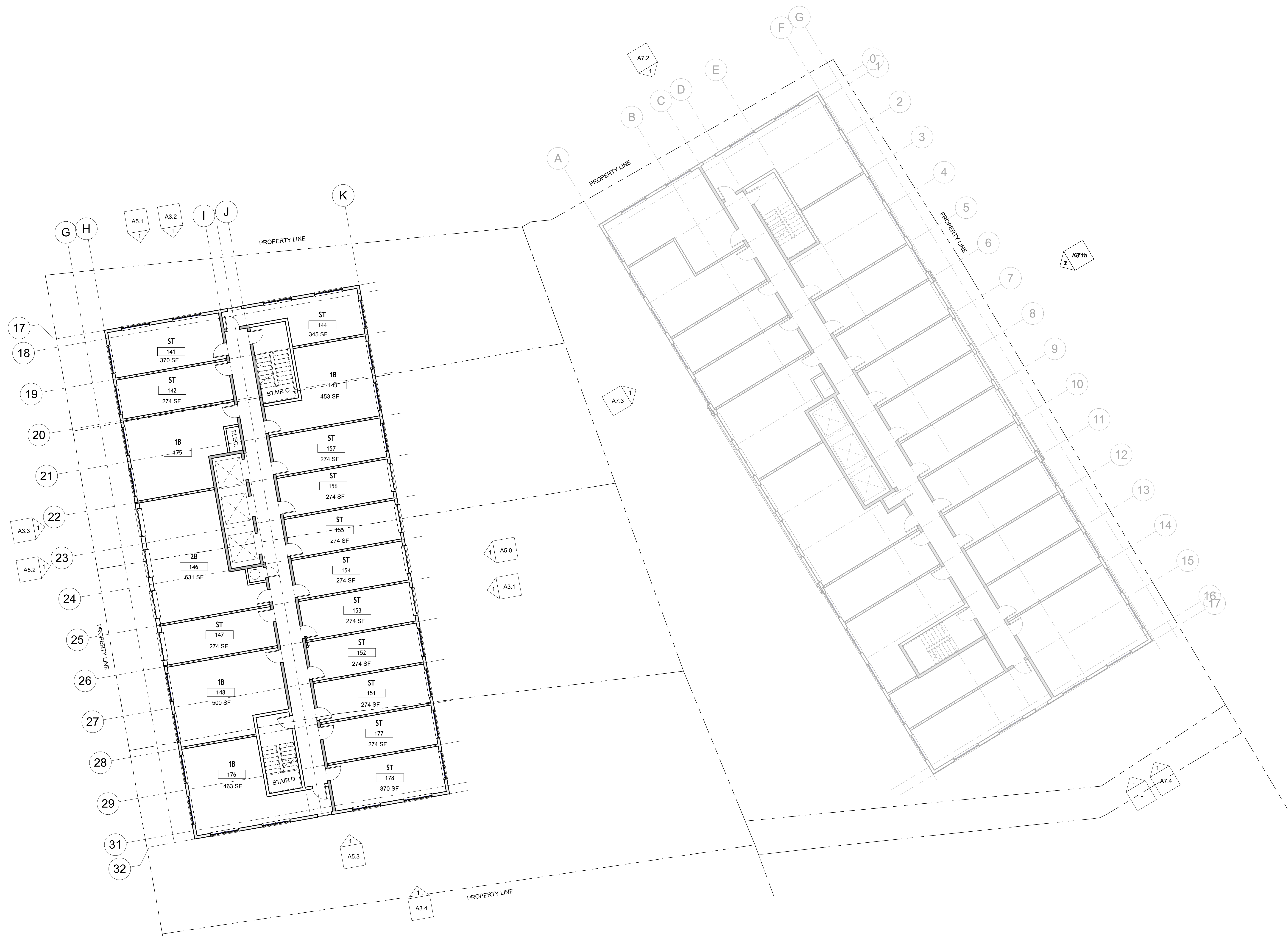
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DATE	2026-05-1
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A2.3

SCALE 1 : 12



① 5TH - 31ST FLOOR
1 : 125

2026-08-18 7:21:30 PM



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STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

MECH ROOF/AMENITY FLOOR PLAN

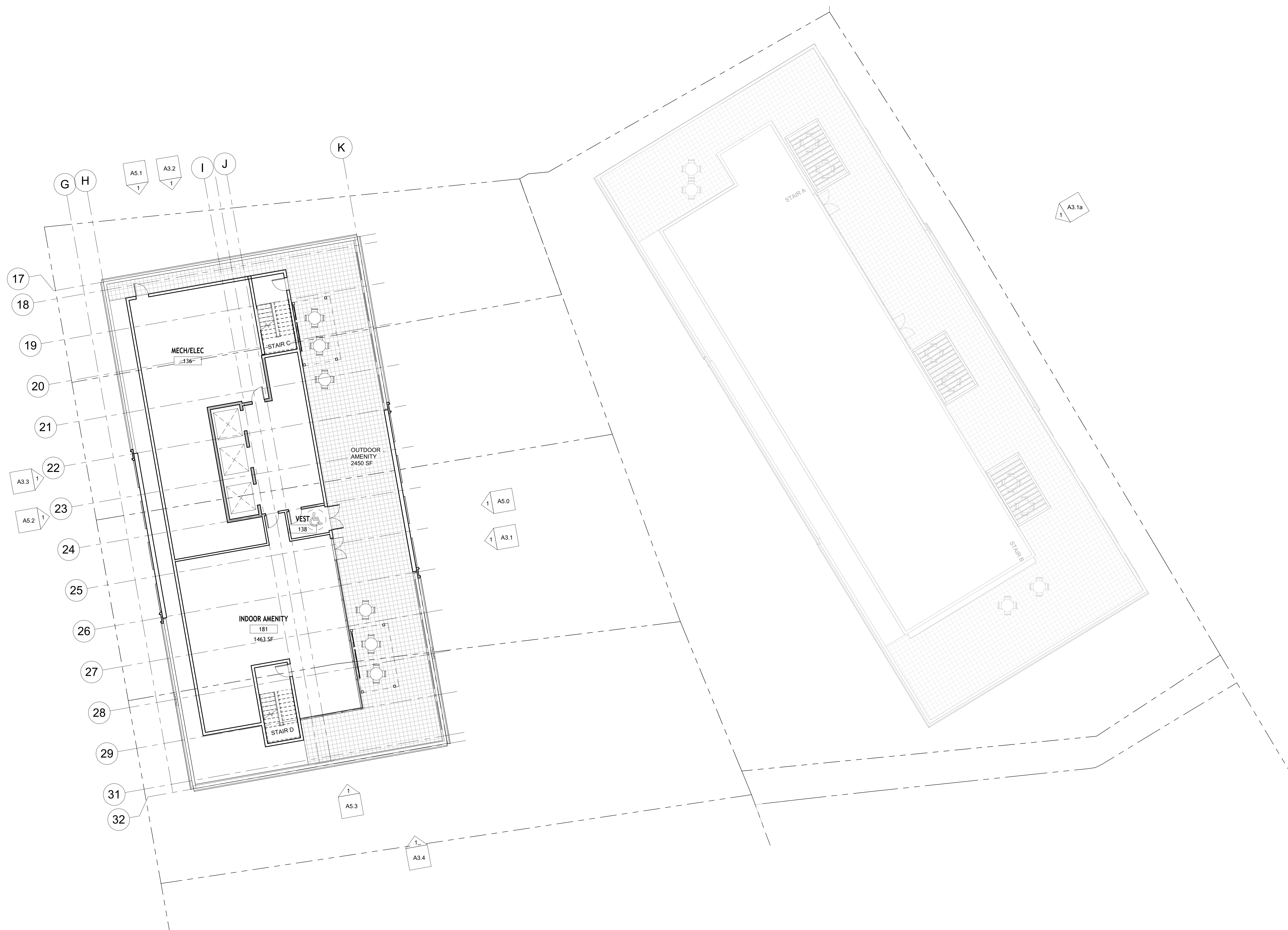
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A2.4

SCALE	1 : 12
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① MECH/PH
1 : 125



MEASUREMENTS, S LINES, E, FEATURES.
INDICATIONS OF GRADE ARE APPROXIMATE ONLY,
BUT WITH THE REASONABLE ACCURACY FOR THE
CONCEPTUAL PURPOSES INTENDED. CONTRACTOR
SHALL VERIFY ALL PROPERTY LINES, HOUSE,
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STATUS: CONCEPTUAL
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 EAST ELEVATION

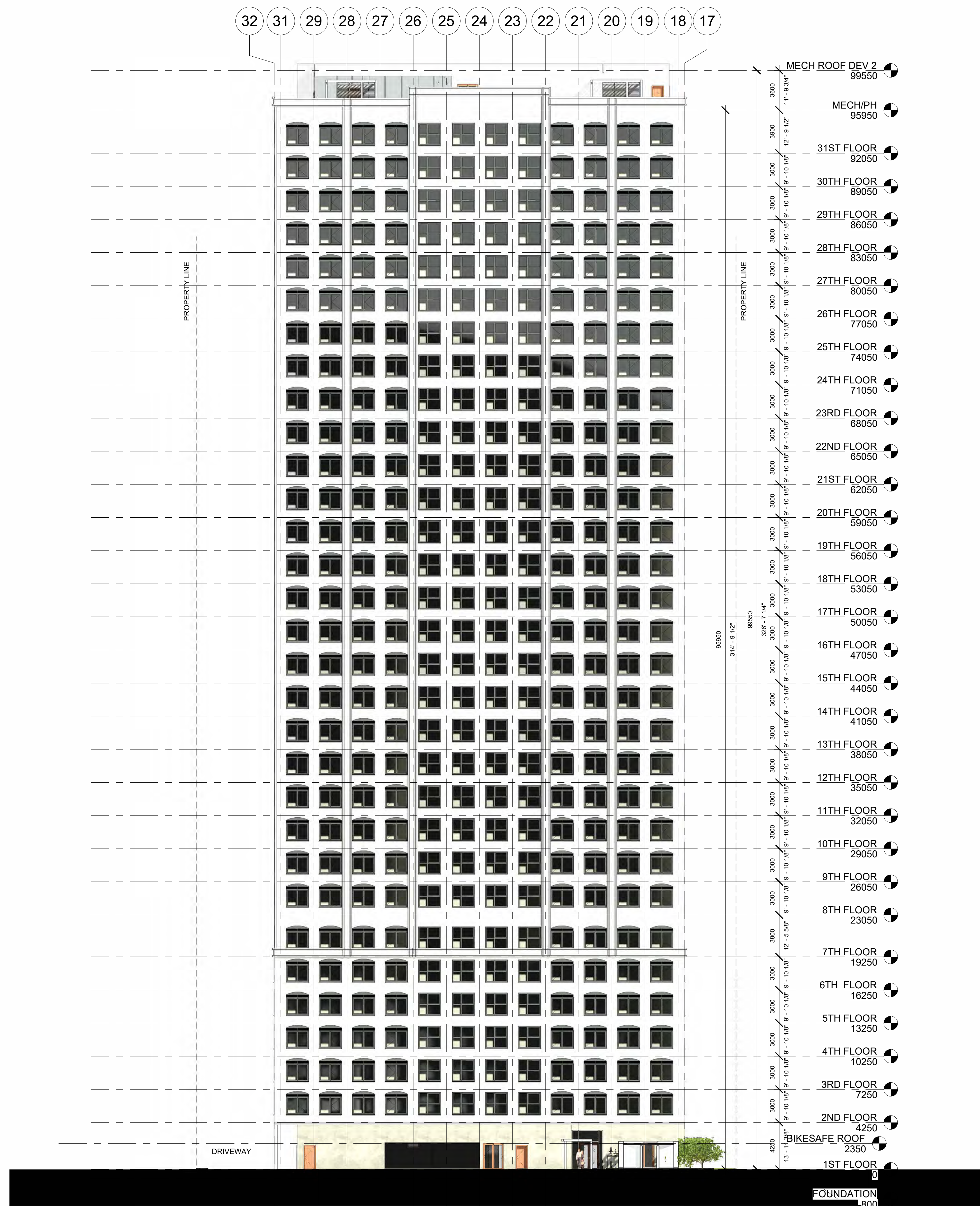
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M6P 3V6

DATE	2026-05-14
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A3.1

SCALE	1 : 200
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① DEV 2 EAST ELEVATION
1 : 200



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STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 NORTH ELEVATION

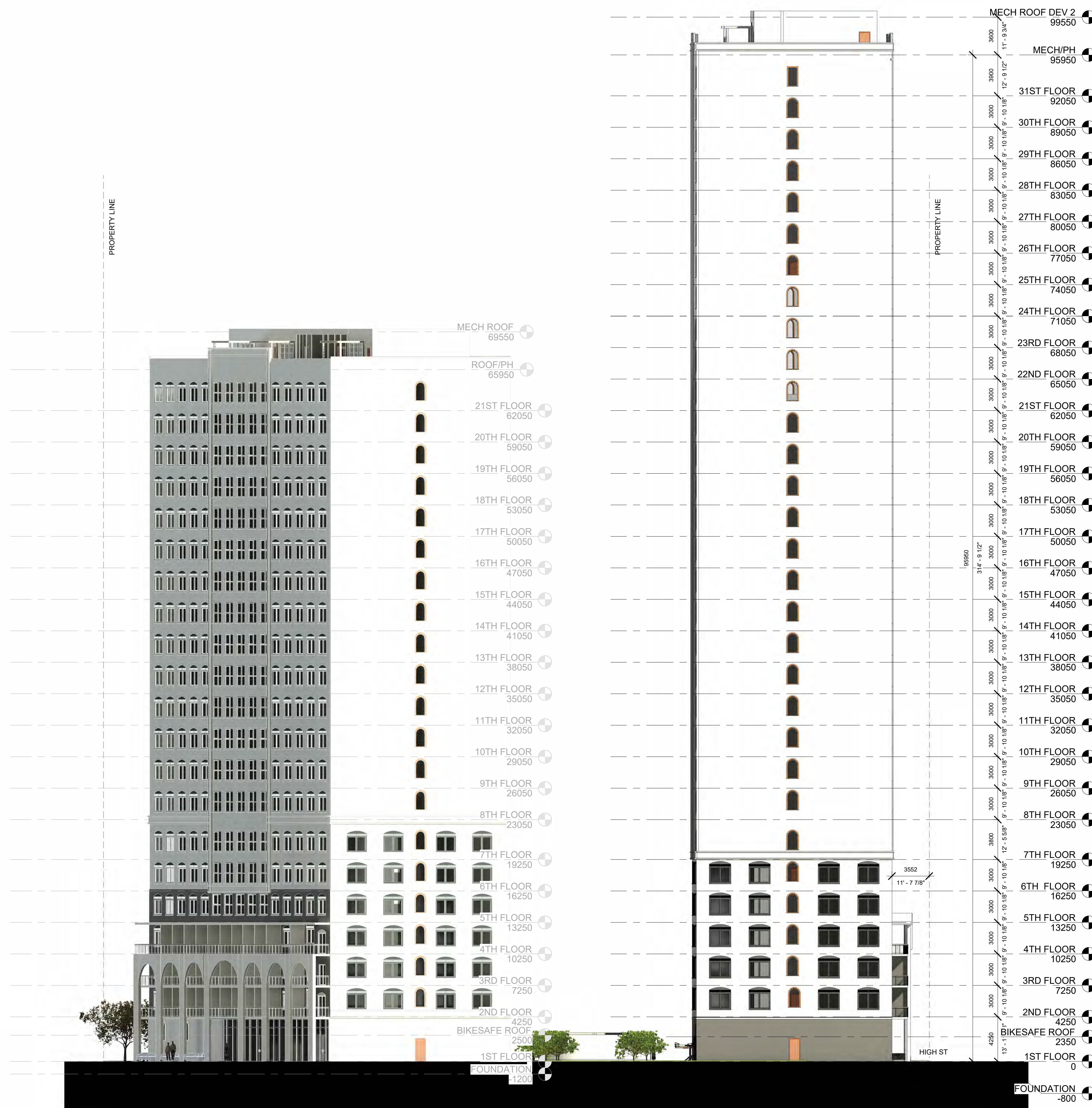
GOODPLACEDSIGN.COM
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DATE	2026-05-14
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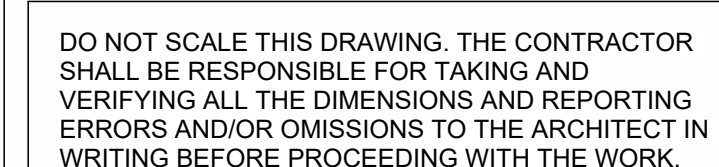
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A3.2

SCALE	1 : 200
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① DEV 2 NORTH ELEVATION
1 : 200



MEASUREMENTS, S LINES, E, FEATURES.
INDICATIONS OF GRADE ARE APPROXIMATE ONLY
BUT WITH THE REASONABLE ACCURACY FOR THE
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STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 WEST ELEVATION

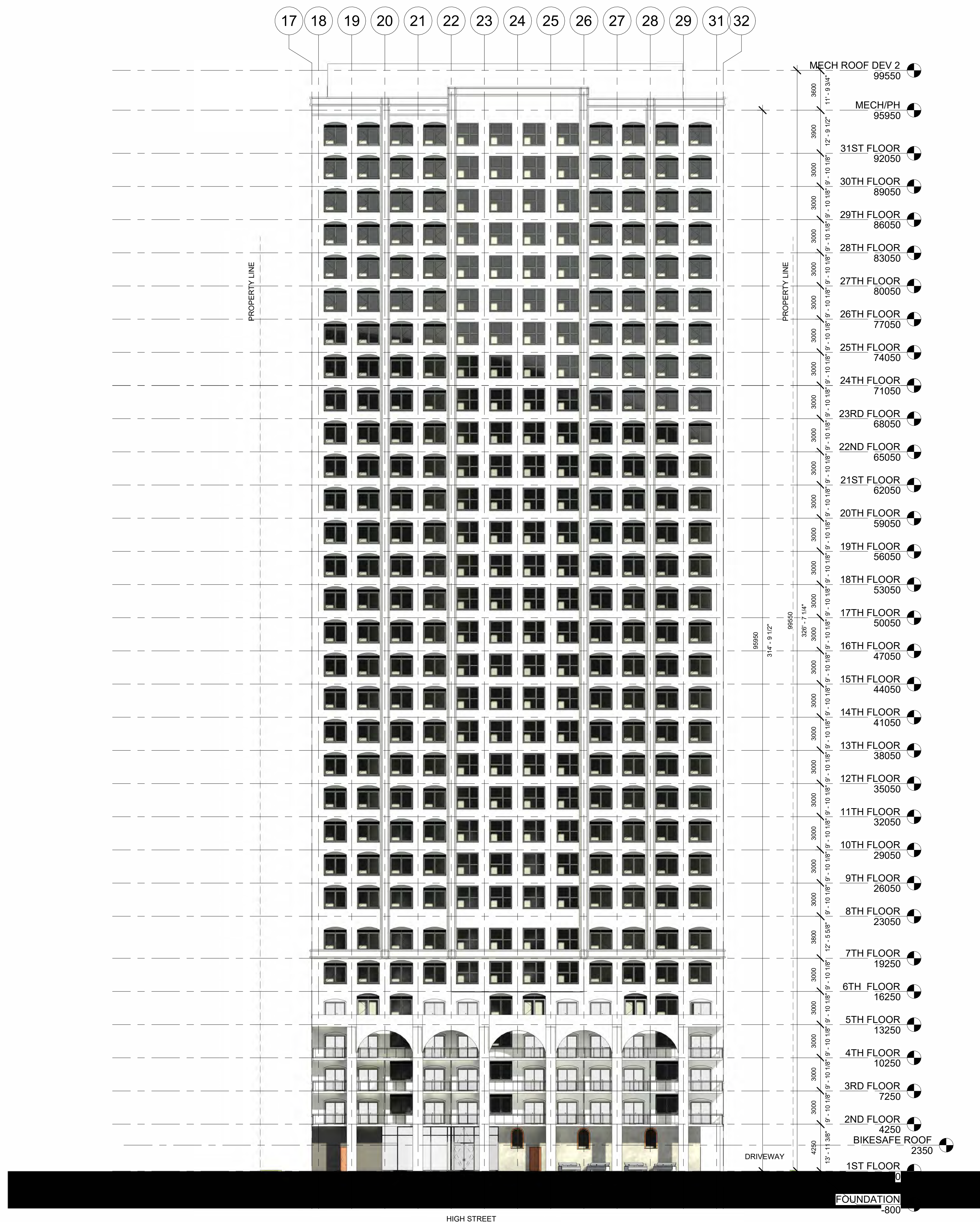
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300 CAMPBELL AVE,
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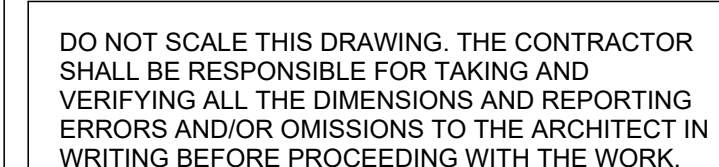
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A3.3

SCALE	1 : 20
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① DEV 2 WEST ELEVATION
1 : 200



STATUS: CONCEPTUAL
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 SOUTH ELEVATION

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A3.4

SCALE	1 : 20
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Design



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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

AXONOMETRIC & PERSPECTIVE VIEWS

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A3.5a

SCALE





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MEASUREMENTS, LOT LINES, E.X. FEATURES INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STREET, LOT, CORNER, SET BACK, ETC. BY BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
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LOCATION: 60-68 HIGH ST
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AXONOMETRIC VIEWS

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DATE	2026-05-14
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A3.5c

SCALE



3 AXO VIEW 2a



2 AXO VIEW 2



MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, ETC., STRAIGHTENED, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 EAST ELEVATION - ANGULAR PLANE

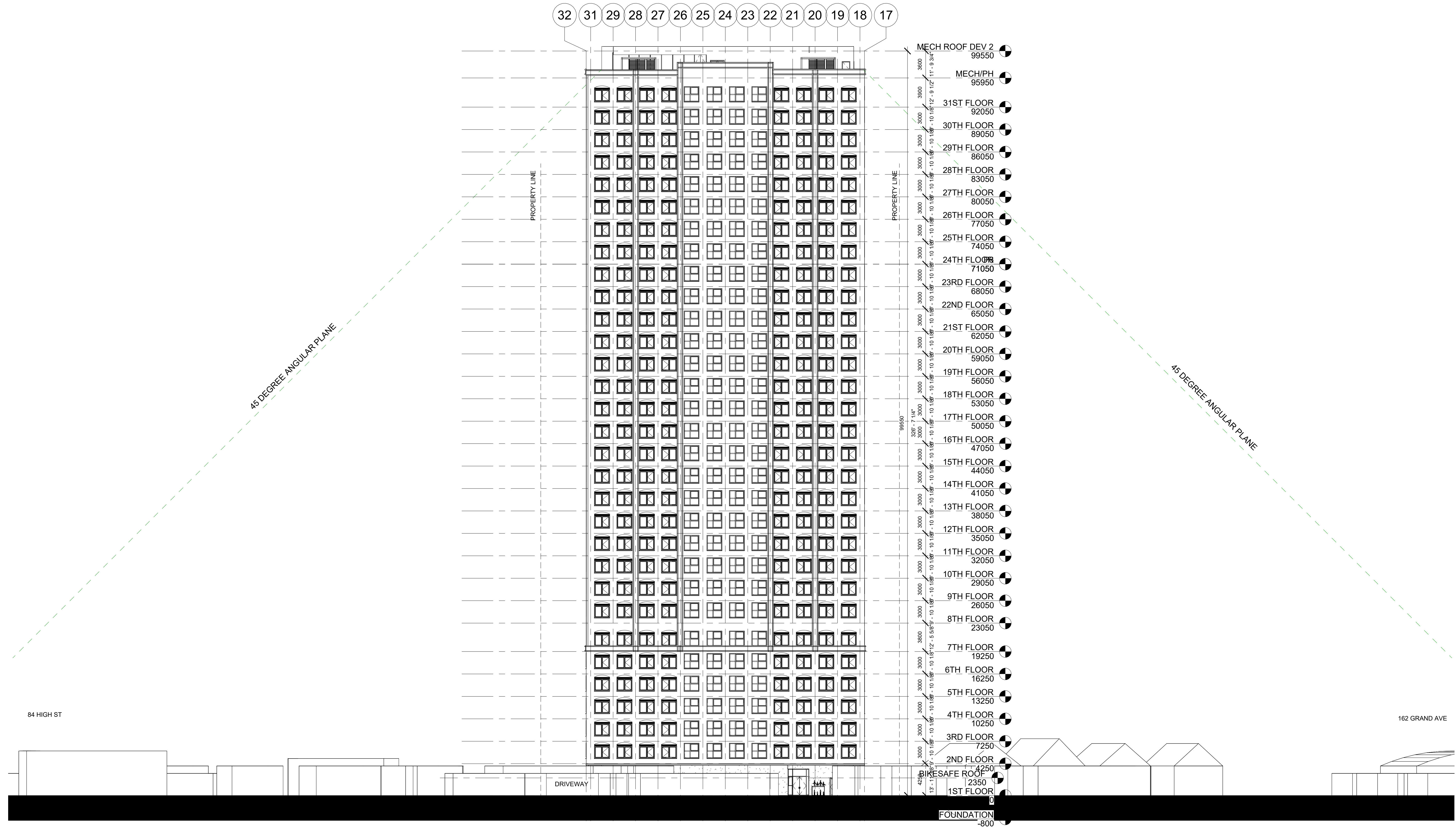
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TORONTO, ON
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DATE	2026-05-14
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A5.0

CALE 1 : 250



1 DEV 2 EAST ELEV-ANGULAR PLANE
1 : 250



MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATION OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAWINGS SHALL CONFORM WITH THE LATEST ENGINEERING SURVEYING GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

[illegible]

A5.1

SCALE 1 : 250



① DEV 2 NORTH ELEV-ANGULAR PLANE
1 : 250



MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATION OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAWINGS SHALL CONFORM WITH THE LATEST ENGINEERING SURVEYING GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

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[illegible]

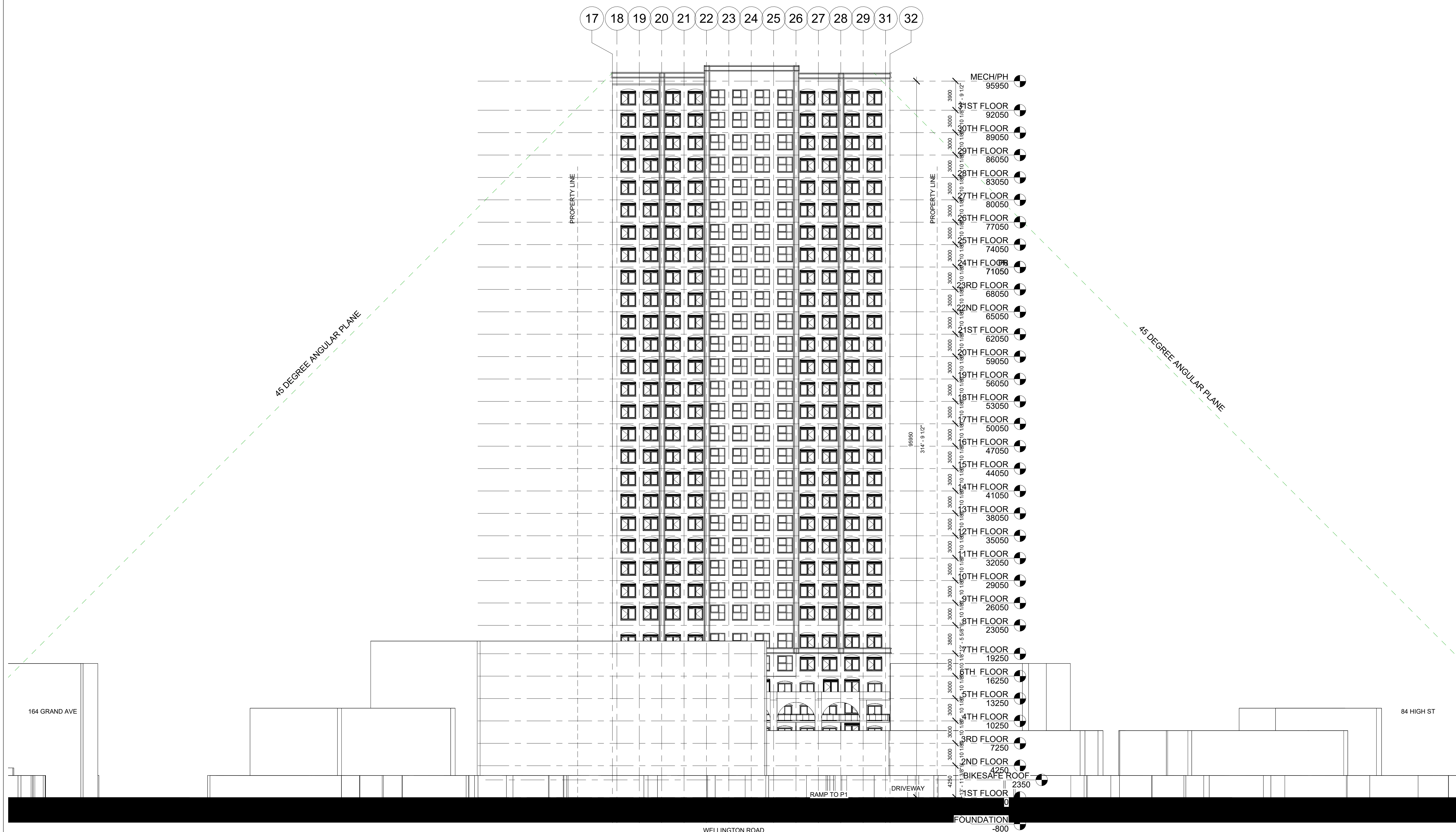
LOCATION: 60-68 HIGH ST
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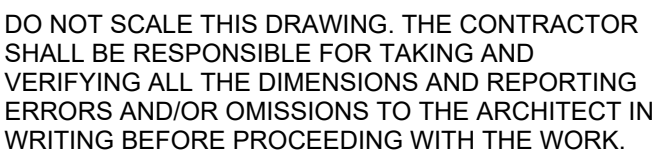
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A5.2

SCALE	1 : 250
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① DEV 2 WEST ELEVATION Copy 1
1 : 250



MEASUREMENTS, LOT LINES, EX. FEATURES,
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

DEV 2 SOUTH ELEVATION-ANGULAR PLANES

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A5.3

SALE 1 : 250

