



# Holloway Lodging LP

320 King St. E, London, Ontario

20-058

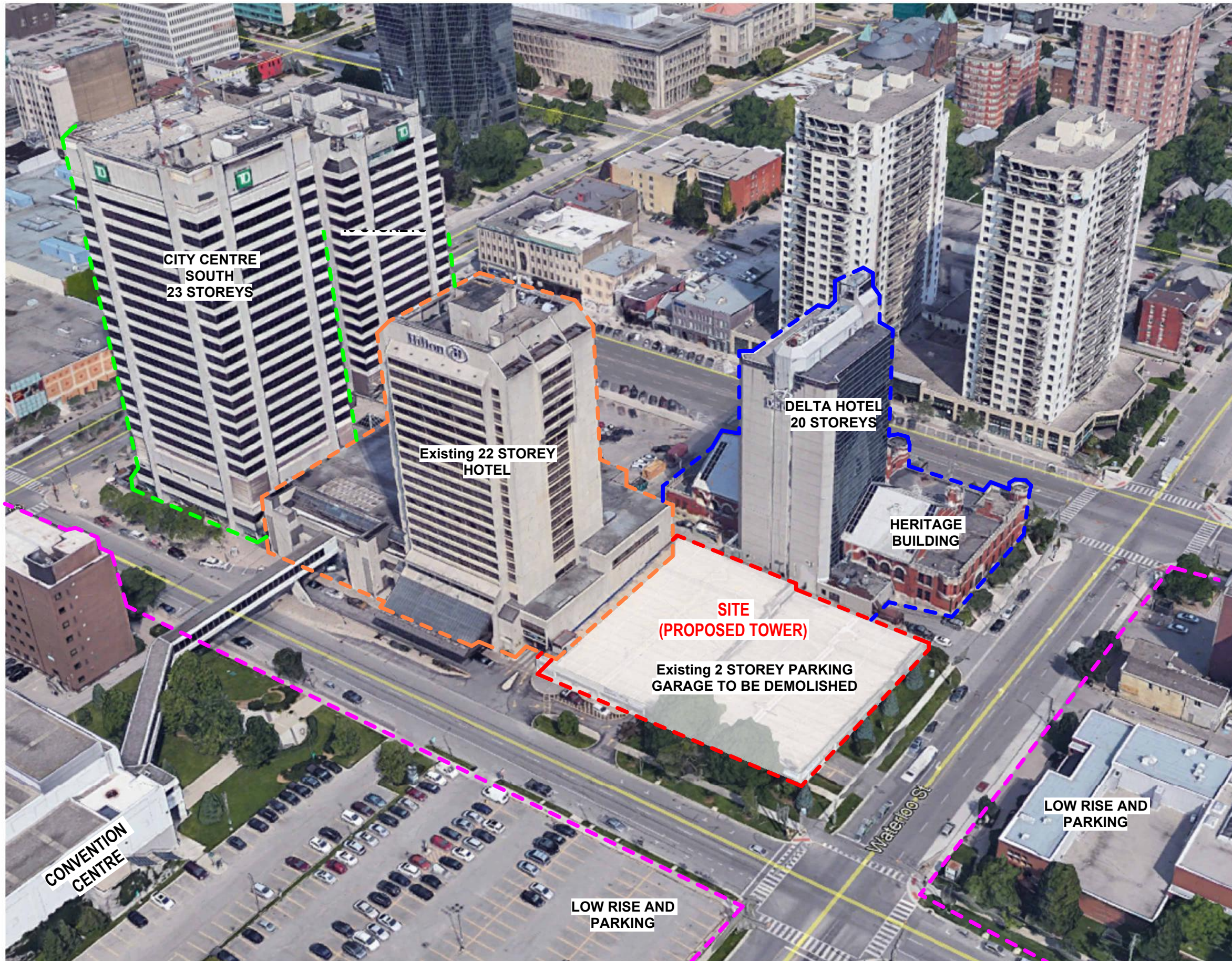
09-08-2022

SCHEMATIC DESIGN PACKAGE

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ARCHITECTURE | DESIGN | PLANNING

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Scale : 1 : 1



20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Site Context

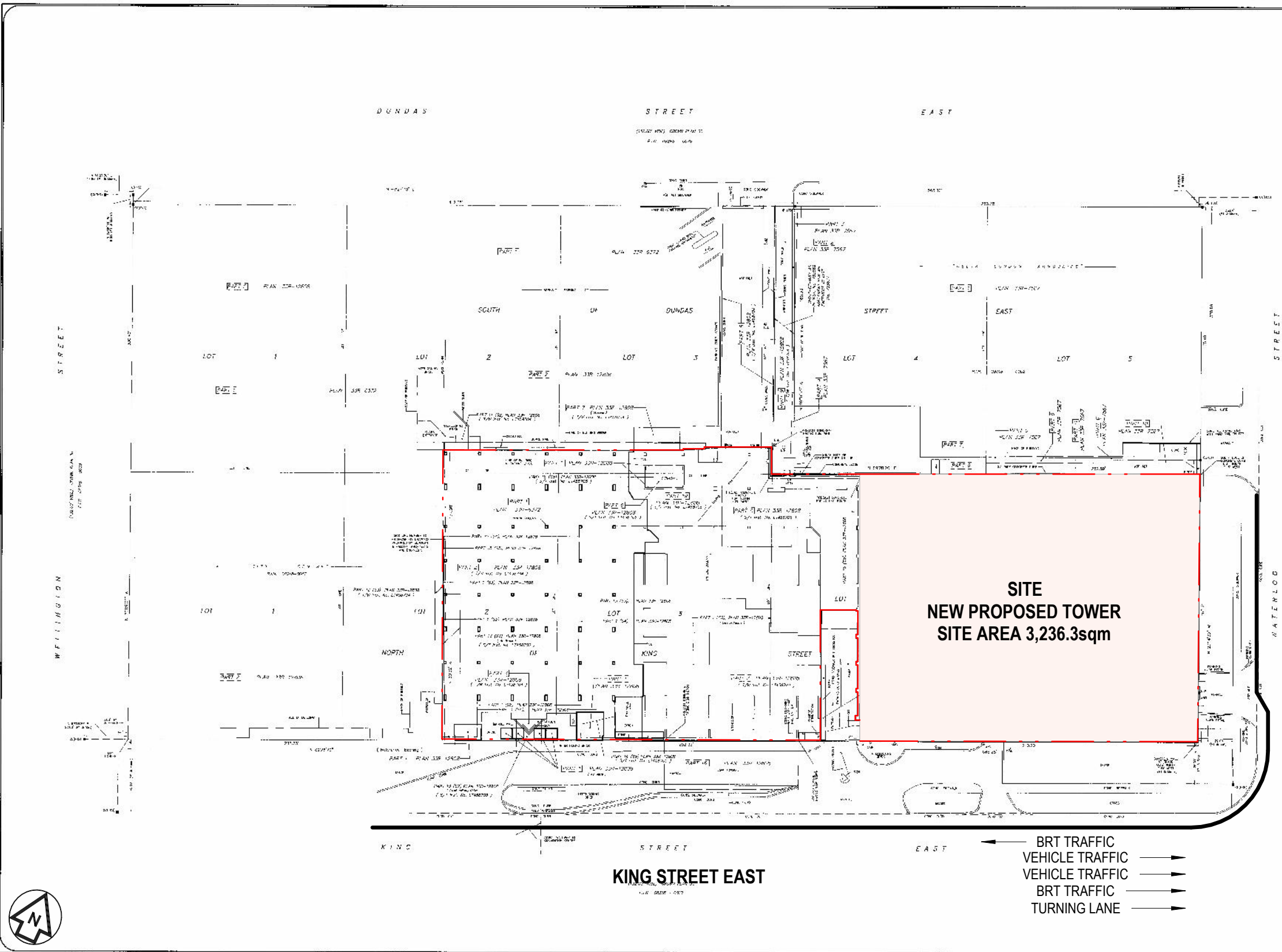
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SD1.1

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**SURVEYOR'S REAL PROPERTY REPORT**  
OF PART OF  
**LOTS 2 AND 3, SOUTH OF DUNDAS STREET EAST**  
AND PART OF  
**LOTS 2, 3 AND 4**  
AND PART OF  
**LOT 5, NORTH OF KING STREET EAST**  
IN THE  
**CITY OF LONDON**  
COUNTY OF MIDDLESEX  
SCALE 1" = 30' (30.48 METERS)

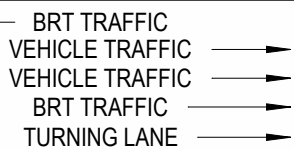
**NOTES AND LEGEND**  
NOTE 1: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 2: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 3: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 4: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 5: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 6: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 7: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 8: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 9: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.  
NOTE 10: THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1997.

**OWNERSHIP SCHEDULE**  
PART 1: LOT 2, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, OWNED BY [Name], [Address], [City], [Province], [Country].  
PART 2: LOT 3, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, OWNED BY [Name], [Address], [City], [Province], [Country].  
PART 3: LOT 4, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, OWNED BY [Name], [Address], [City], [Province], [Country].  
PART 4: LOT 5, NORTH OF KING STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, OWNED BY [Name], [Address], [City], [Province], [Country].

**EASEMENT SCHEDULE**  
PART 1: LOT 2, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, HAS AN EASEMENT IN FAVOR OF LOT 3, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, FOR THE PURPOSES OF [Purpose].  
PART 2: LOT 3, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, HAS AN EASEMENT IN FAVOR OF LOT 4, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, FOR THE PURPOSES OF [Purpose].  
PART 3: LOT 4, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, HAS AN EASEMENT IN FAVOR OF LOT 5, NORTH OF KING STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, FOR THE PURPOSES OF [Purpose].

**ENCUMBRANCE SCHEDULE**  
PART 1: LOT 2, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, IS SUBJECT TO AN ENCUMBRANCE IN FAVOR OF [Name], [Address], [City], [Province], [Country].  
PART 2: LOT 3, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, IS SUBJECT TO AN ENCUMBRANCE IN FAVOR OF [Name], [Address], [City], [Province], [Country].  
PART 3: LOT 4, SOUTH OF DUNDAS STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, IS SUBJECT TO AN ENCUMBRANCE IN FAVOR OF [Name], [Address], [City], [Province], [Country].  
PART 4: LOT 5, NORTH OF KING STREET EAST, CITY OF LONDON, MIDDLESEX, ONTARIO, CANADA, IS SUBJECT TO AN ENCUMBRANCE IN FAVOR OF [Name], [Address], [City], [Province], [Country].

**SURVEYOR'S CERTIFICATE**  
I, [Name], a duly qualified and licensed Surveyor in the Province of Ontario, do hereby certify that the above is a true and correct copy of the Survey Report as shown to me by the Surveyor in Charge of the Survey, and that the same has been examined and found to be correct and true.



Scale: 1:500

20-058 Holloway Lodging LP

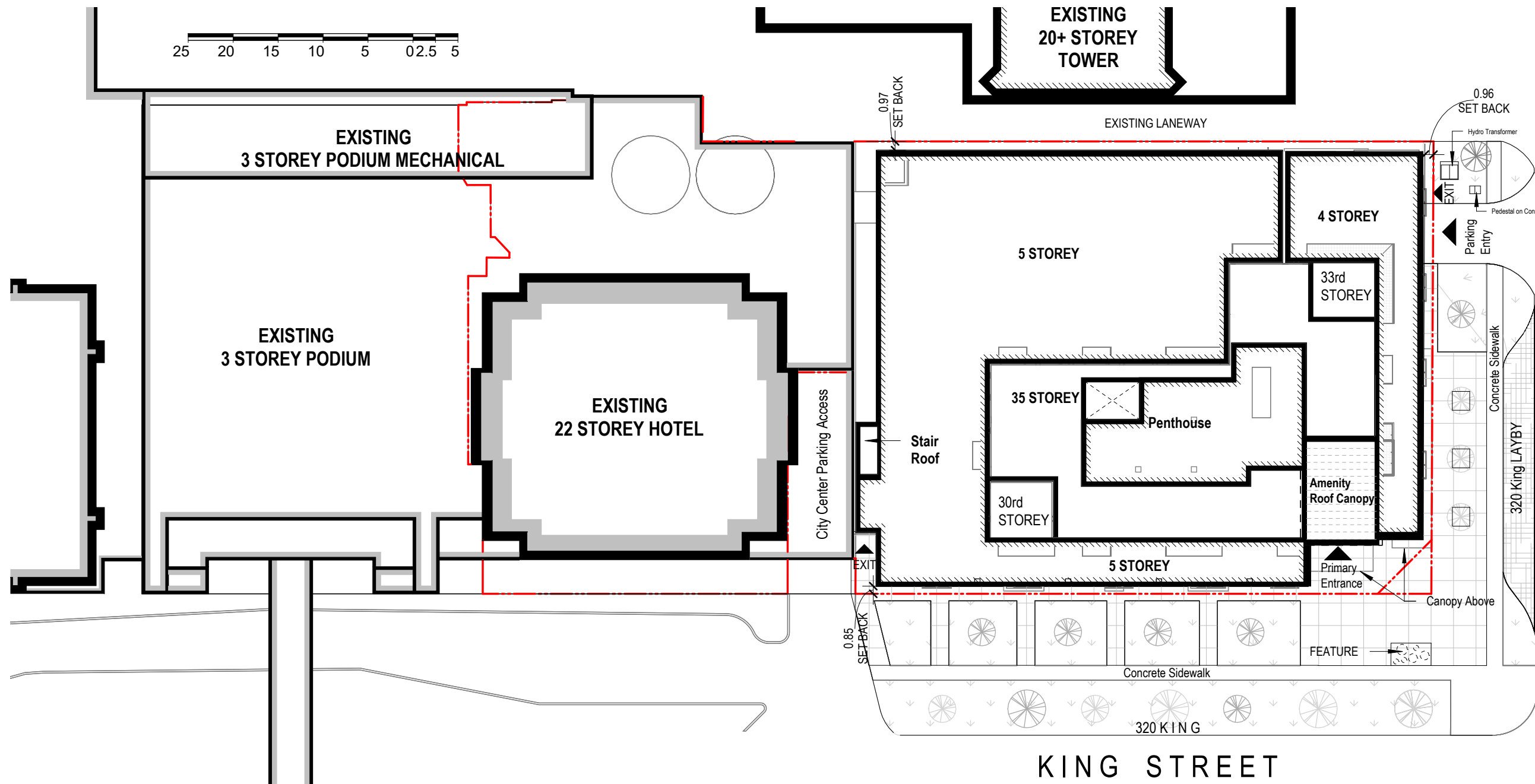
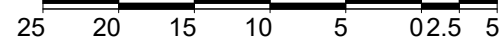
320 King St. E, London, Ontario

Survey

09-08-2022 SD1.2

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WATERLOO STREET

KING STREET

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Scale : 1 : 500

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Site Plan

09-08-2022 SD1.3



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KEY PLAN

Site Development Stats			
320 KING ST. E. LONDON, ONTARIO (NEW TOWER)			
	ITEM	REQUIRED/ ALLOWED	PROPOSED
1	ZONE - PROPOSED BUILDING PERMITTED USES	Apartment Buildings	Apartment Buildings
2	LOT AREA (MINIMUM)		0.73ha
3	LOT FRONTAGE (MINIMUM)	3.0m	64.1m
4	FRONT YARD SETBACK (KING ST.) (MINIMUM)	0.0m	0.85m
5	EXTERIOR SIDEYARD SETBACK (WATERLOO ST.) (MINIMUM)	0.0m	0.96m
6	REAR YARD DEPTH (MINIMUM)	0.0m	0.97m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)	0.0m	0m
8	LANDSCAPE OPEN SPACE (% MINIMUM)	5%	3%
9	COVERAGE (% MAXIMUM)	95%	97%
10	HEIGHT (M MAXIMUM)	90m	80.67m
11	DENSITY (UPH MAXIMUM)	595UPH	435 units
13	GROSS FLOOR AREA RETAIL	THE LESSER OF; 20% OR 5000m2	518 m2
14	COMMERCIAL PARKING	5.18	6 spaces
15	RESIDENTIAL PARKING	1:0.71	312 spaces
16	TOTAL PROPOSED PARKING		318 spaces
17	RESIDENTIAL BIKE PARKING	0.75 per unit	328 spaces

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Zoning Data

09-08-2022

SD1.4

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**NOTE:**  
TOTAL FLOOR AREA = 2906 m<sup>2</sup>

TOTAL PARKING = 67  
(2 B.F. PARKING)  
TANDEM PARKING = 6



Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

P1 & P2 Floor Plan

09-08-2022

SD2.1

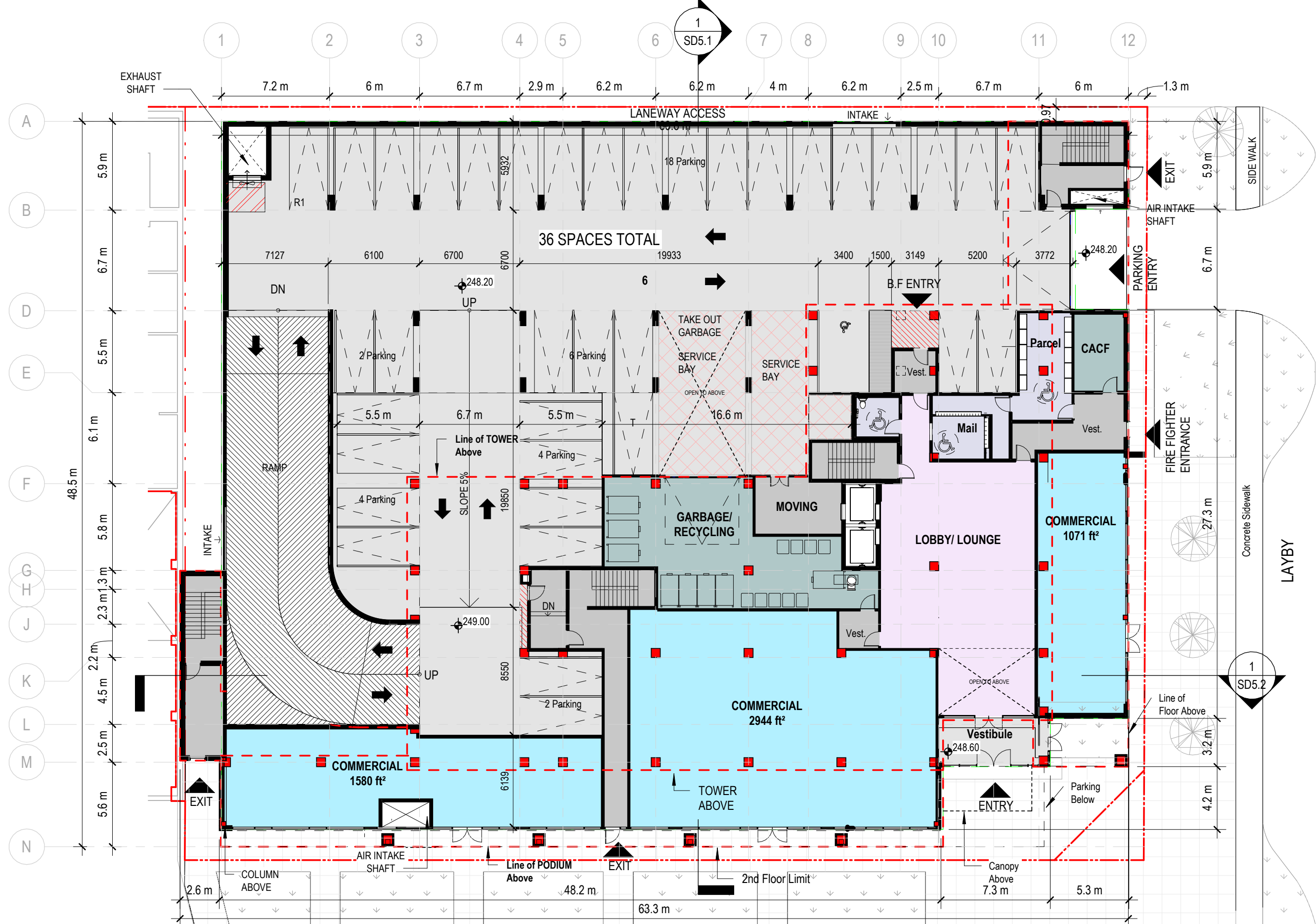
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File: Z:\Projects\2020\20-058 - 320 King St Condos - Holloway Lodging LP\02 Drawings\20-058 - 320 King - Holloway Lodging LP - (additional floors).rvt

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**NOTE:**  
 TOTAL FLOOR AREA = 2817 m<sup>2</sup>  
 COMMERCIAL AREA = 518 m<sup>2</sup>  
 (INCLUDED IN TOTAL)  
 TOTAL PARKING = 36  
 (1 B.F. PARKING)  
 TANDEM PARKING = 1



Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Ground Floor Plan

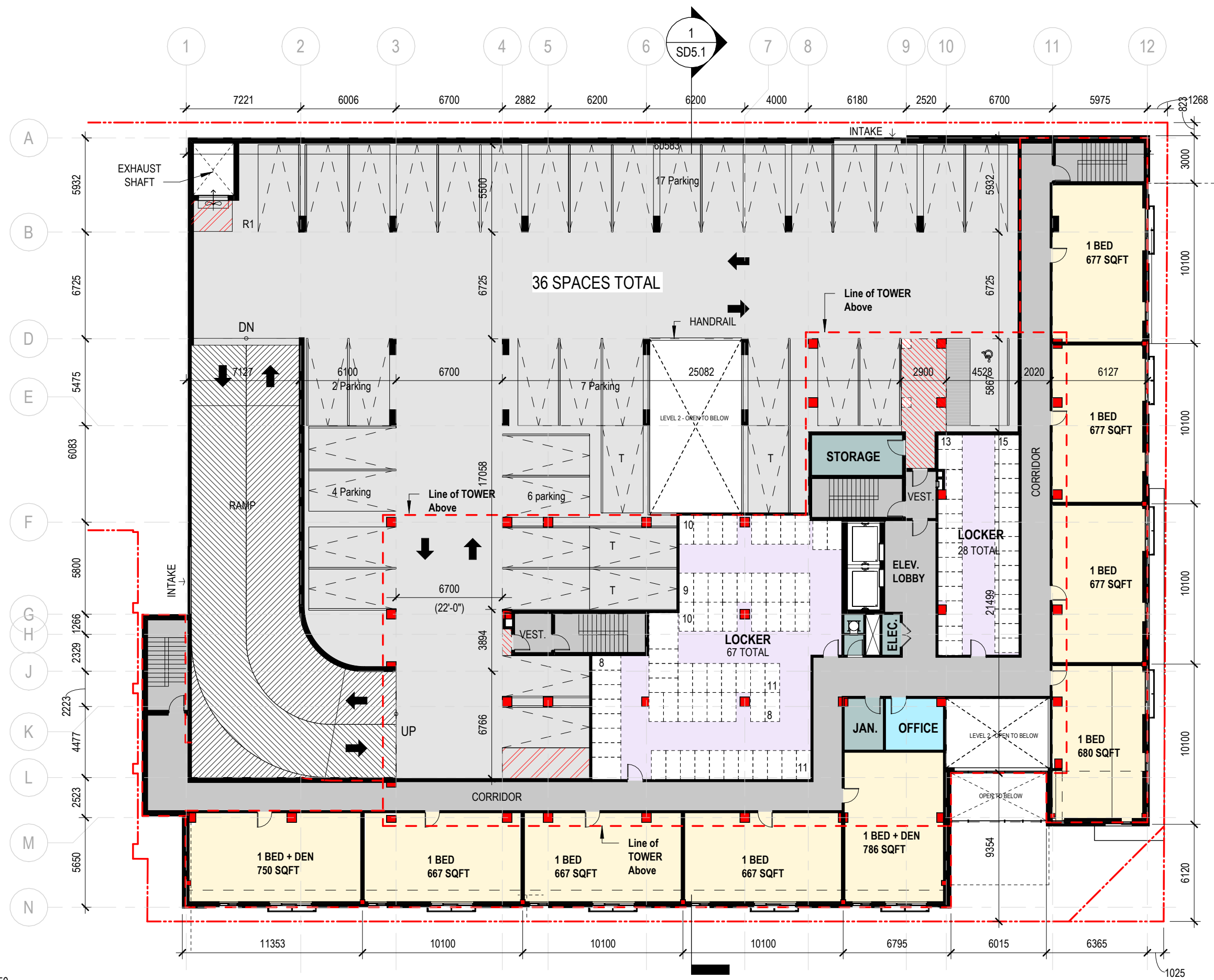
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SD2.2

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**NOTE:**  
 TOTAL FLOOR AREA = 2788 m<sup>2</sup>

**TOTAL RESIDENTIAL UNITS:**  
 9 UNITS

**TOTAL PARKING = 36**  
 (1 B.F. PARKING)  
 TANDEM PARKING = 4

**BIKE STORAGE**  
 169 TOTAL.

**LOCKERS:**  
 95 TOTAL



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Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 2 - Podium

09-08-2022

SD2.3

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**NOTE:**  
TOTAL FLOOR AREA = 2883 m<sup>2</sup>

**TOTAL RESIDENTIAL UNITS**  
10 UNITS

**TOTAL PARKING = 37**  
(1 B.F. PARKING)  
TANDEM PARKING = 7

**BIKE STORAGE**  
328 TOTAL

**LOCKERS**  
30 TOTAL



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Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 3-4 - Podium

09-09-2022

SD2.4

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**NOTE:**  
 TOTAL FLOOR AREA = 2540 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
 8 UNITS  
**TOTAL PARKING = 36**  
 TANDEM PARKING = 6  
**LOCKER**  
 73 TOTAL

Scale : 1 : 250

**20-058** Holloway Lodging LP

320 King St. E, London, Ontario

Level 5

09-08-2022 SD2.5

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**NOTE:**  
 TOTAL FLOOR AREA = 1008 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
 14 UNITS



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Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 6

09-08-2022 SD2.6

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ADJACENT TOWER



**NOTE:**  
TOTAL FLOOR AREA = 1008 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
14 UNITS



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Scale : 1 : 250

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Level 7-29 - Tower

09-08-2022

SD2.7

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Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 30-31 - Tower

09-08-2022

SD2.8

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**NOTE:**  
TOTAL FLOOR AREA =918 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
13 UNITS

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Scale : 1 : 250

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 33 - Tower

09-08-2022

SD2.9

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**NOTE:**  
TOTAL FLOOR AREA =918 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
10 UNITS



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20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Level 34 - Tower

09-08-2022 SD2.10

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**NOTE:**  
TOTAL FLOOR AREA = 918 m<sup>2</sup>  
**TOTAL RESIDENTIAL UNITS**  
12 UNITS

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Holloway Lodging LP

320 King St. E, London, Ontario

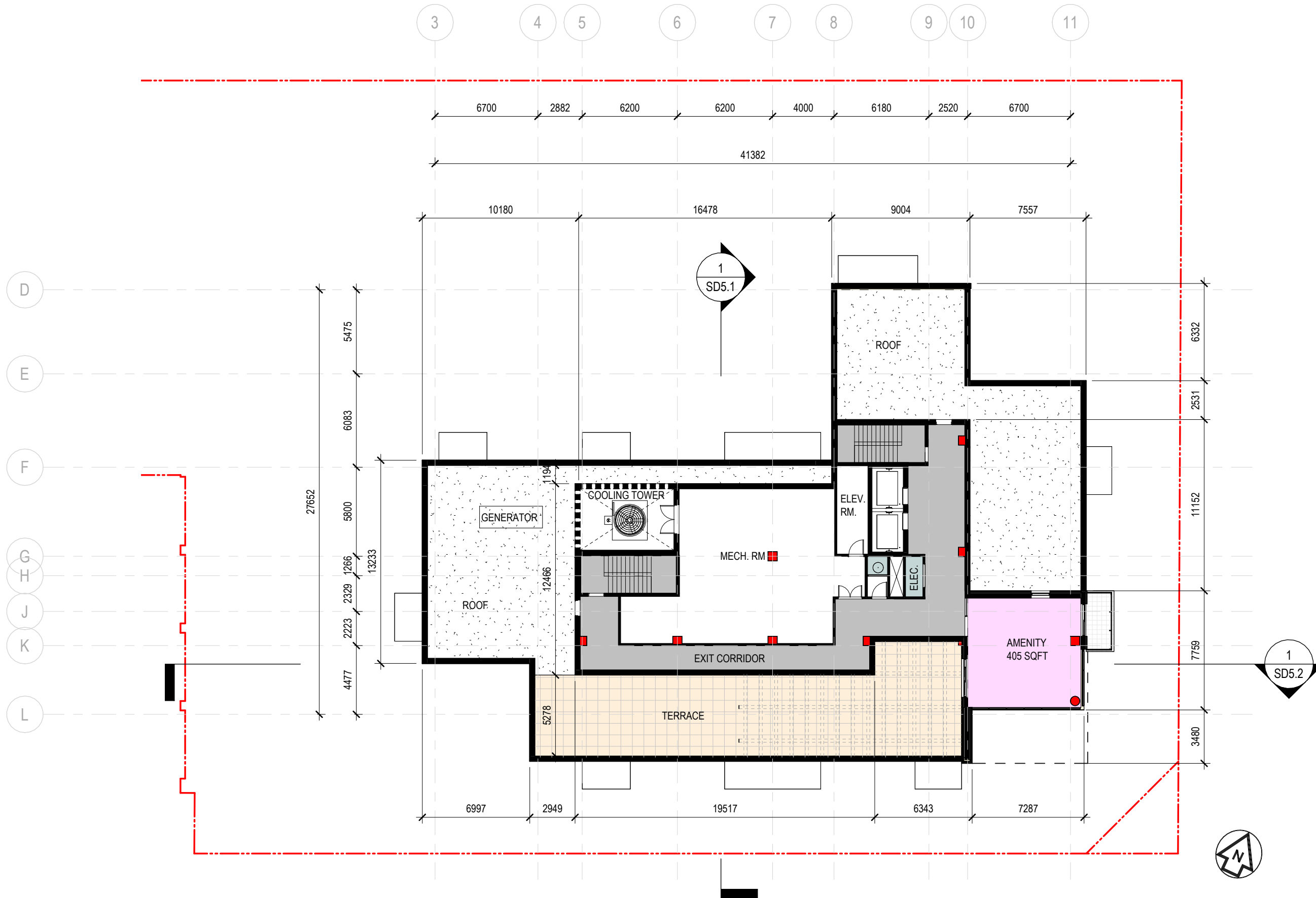
Level 35 Penthouse

09-08-2022

SD2.11

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**NOTE:**  
TOTAL FLOOR AREA =405 m<sup>2</sup>

**AMENITY:**  
63 m<sup>2</sup>

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Holloway Lodging LP

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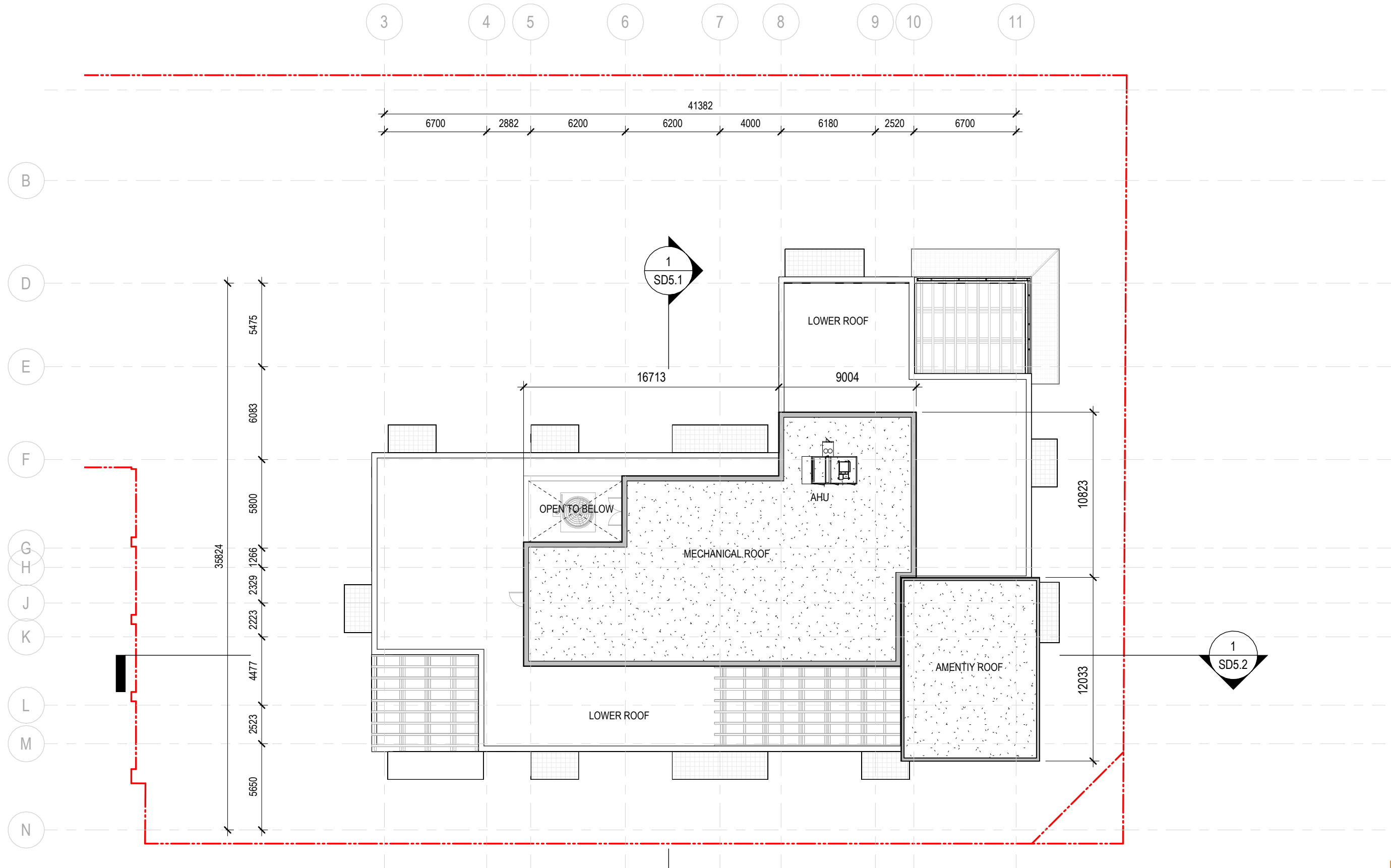
Roof

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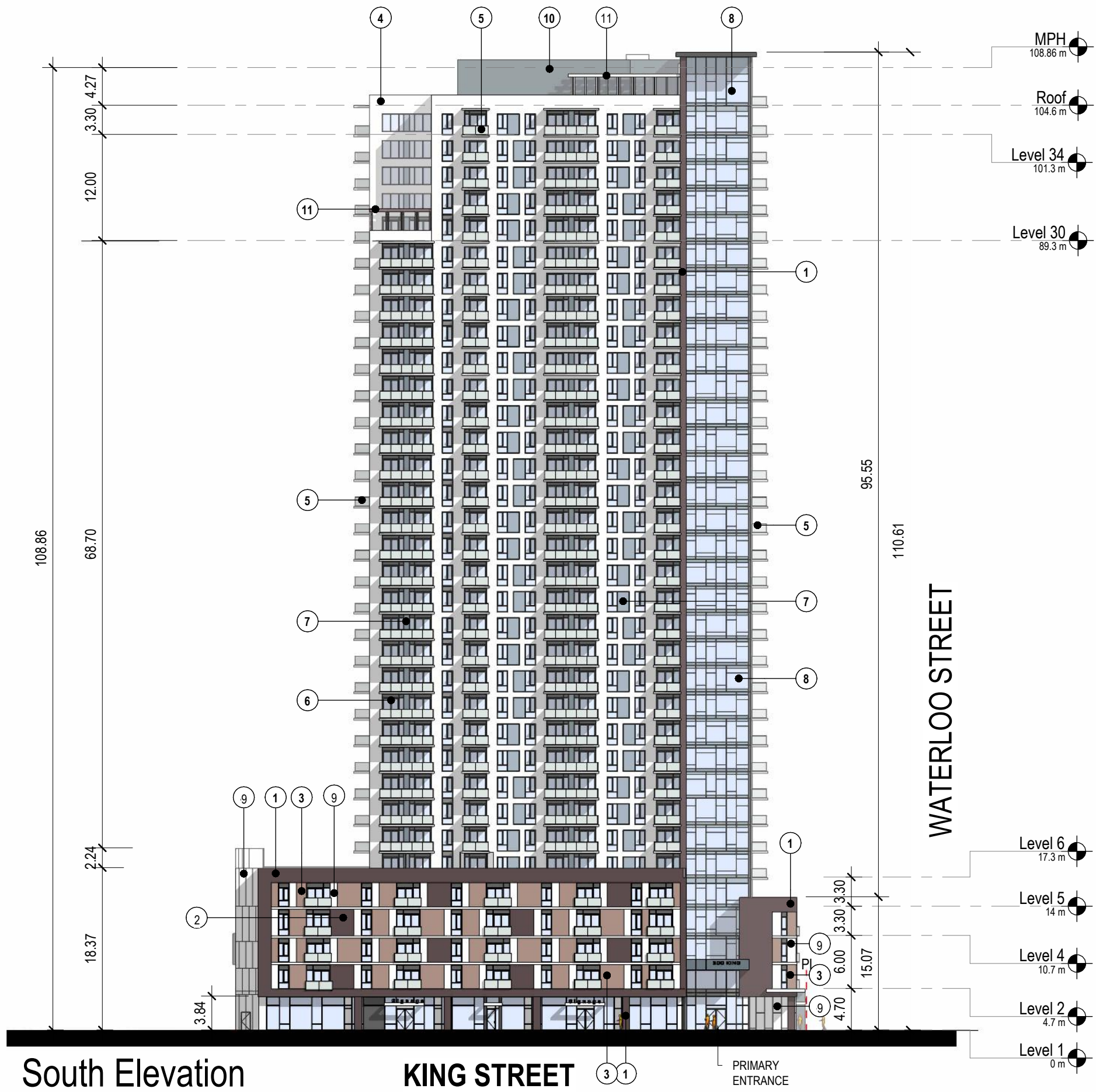


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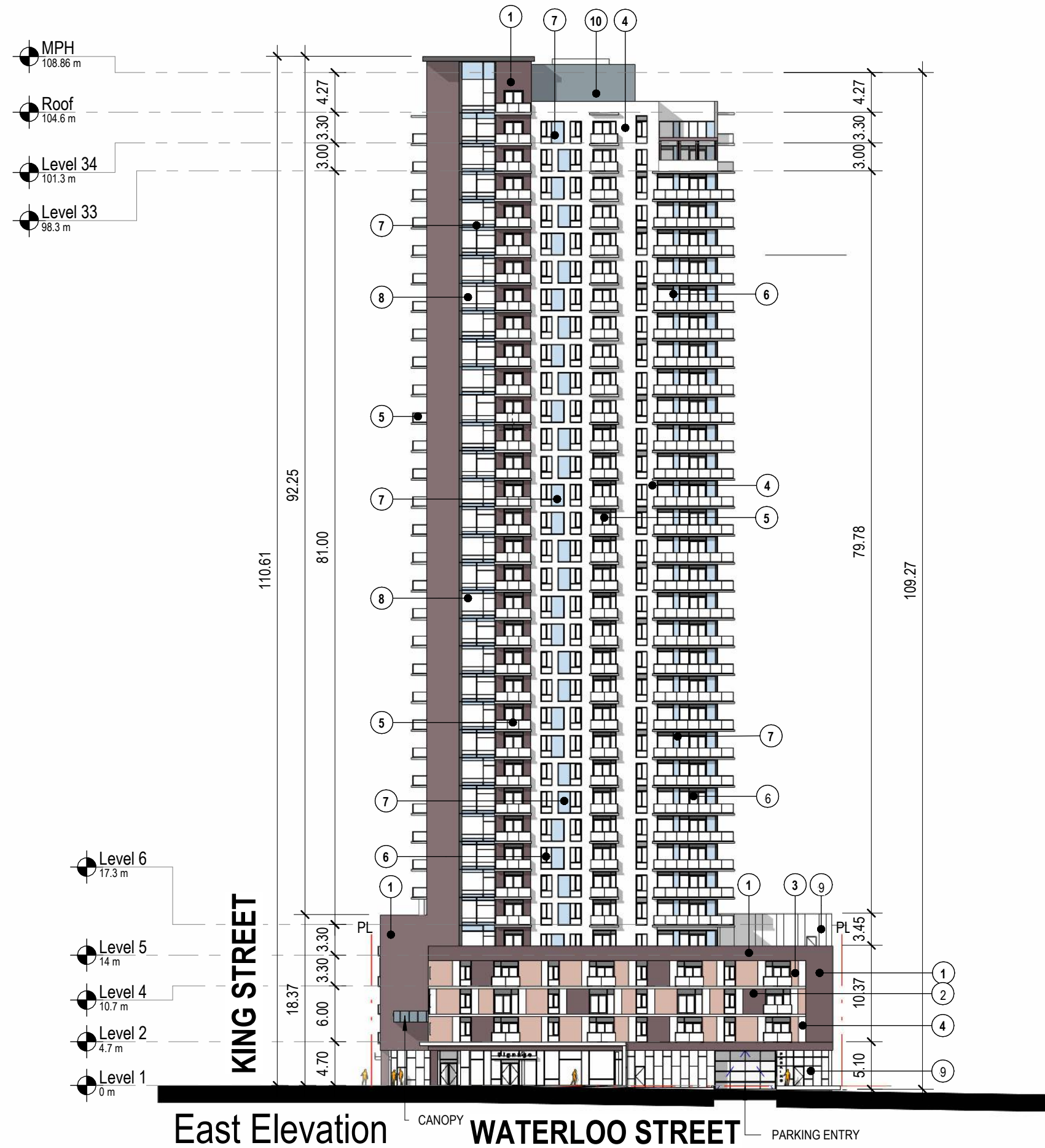
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Exterior Finish Legend	
①	ARCHITECTURAL BRICK
②	ARCHITECTURAL BRICK PANEL 1
③	ARCHITECTURAL BRICK PANEL 2
④	ARCHITECTURAL PANEL 3
⑤	CLEAR GLASS HANDRAIL W/ ALUM.
⑥	DOUBLE GLAZED IN ALUMINUM FRAME
⑦	ARCHITECTURAL PANEL 4
⑧	DOUBLE GLAZED ALUMINUM WINDOW WALL SYSTEM W/ SPANDREL PANEL
⑨	PRECAST STONE PANEL
⑩	METAL CLADDING
⑪	STEEL CANOPY
⑫	CAST-IN-PLACE REVEALS



Scale : As indicated



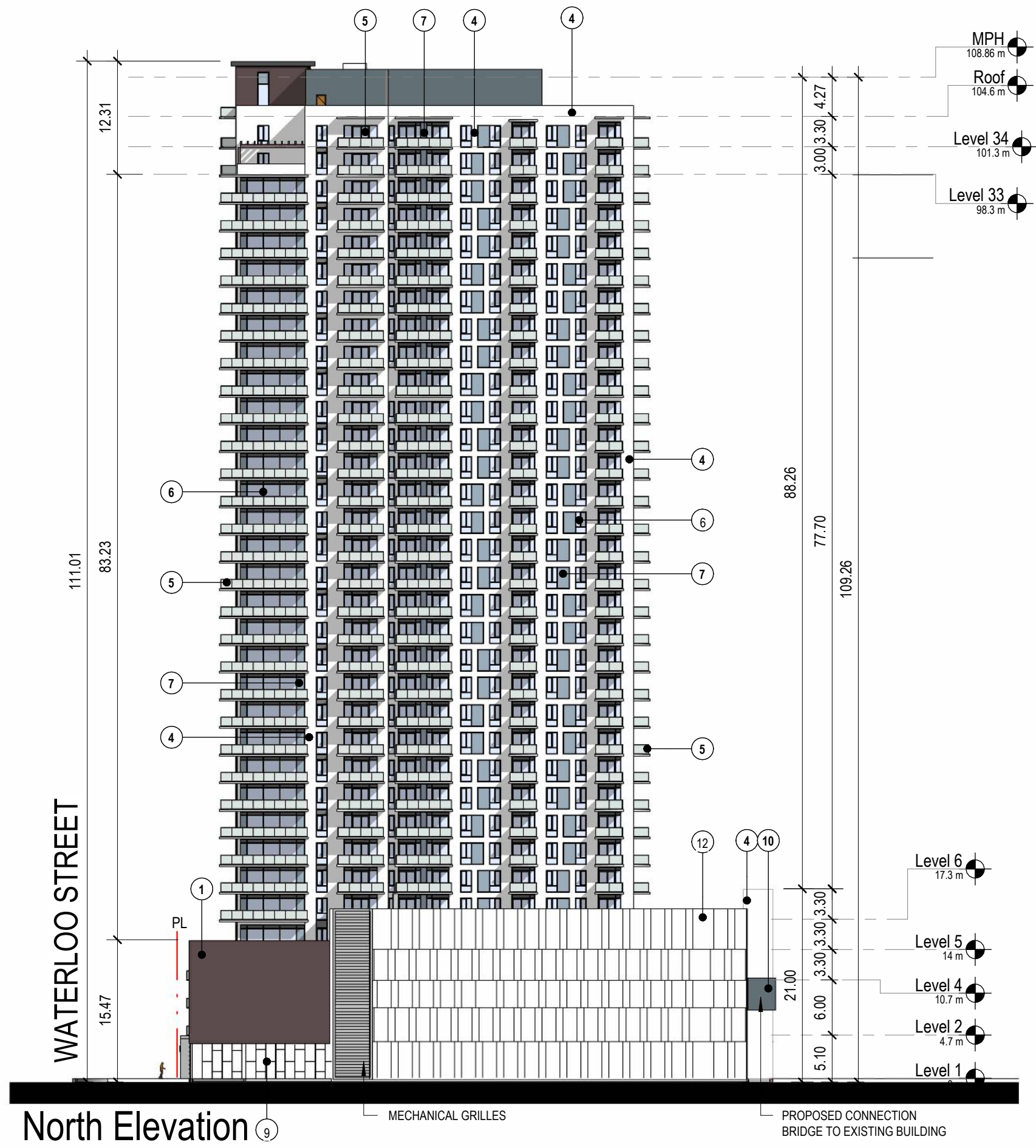


Exterior Finish Legend	
①	ARCHITECTURAL BRICK
②	ARCHITECTURAL BRICK PANEL 1
③	ARCHITECTURAL BRICK PANEL 2
④	ARCHITECTURAL PANEL 3
⑤	CLEAR GLASS HANDRAIL W/ ALUM.
⑥	DOUBLE GLAZED IN ALUMINUM FRAME
⑦	ARCHITECTURAL PANEL 4
⑧	DOUBLE GLAZED ALUMINUM WINDOW WALL SYSTEM W/ SPANDREL PANEL
⑨	PRECAST STONE PANEL
⑩	METAL CLADDING
⑪	STEEL CANOPY
⑫	CAST-IN-PLACE REVEALS

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Scale : As indicated





Exterior Finish Legend	
①	ARCHITECTURAL BRICK
②	ARCHITECTURAL BRICK PANEL 1
③	ARCHITECTURAL BRICK PANEL 2
④	ARCHITECTURAL PANEL 3
⑤	CLEAR GLASS HANDRAIL W/ ALUM.
⑥	DOUBLE GLAZED IN ALUMINUM FRAME
⑦	ARCHITECTURAL PANEL 4
⑧	DOUBLE GLAZED ALUMINUM WINDOW WALL SYSTEM W/ SPANDREL PANEL
⑨	PRECAST STONE PANEL
⑩	METAL CLADDING
⑪	STEEL CANOPY
⑫	CAST-IN-PLACE REVEALS

North Elevation ⑨

Scale : As indicated

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

North Elevation

09-08-2022

SD4.3

**zedd**  
ARCHITECTURE

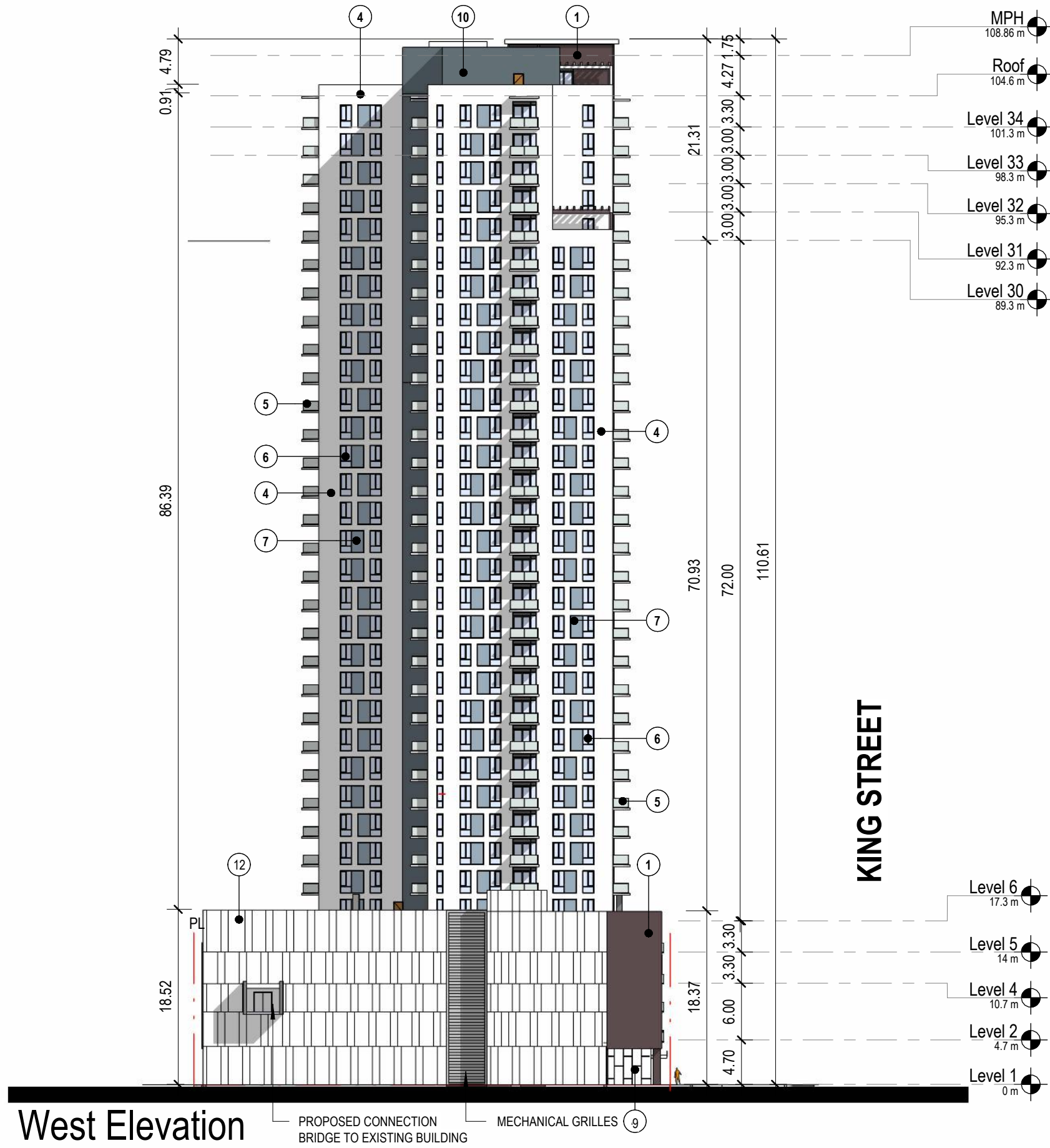
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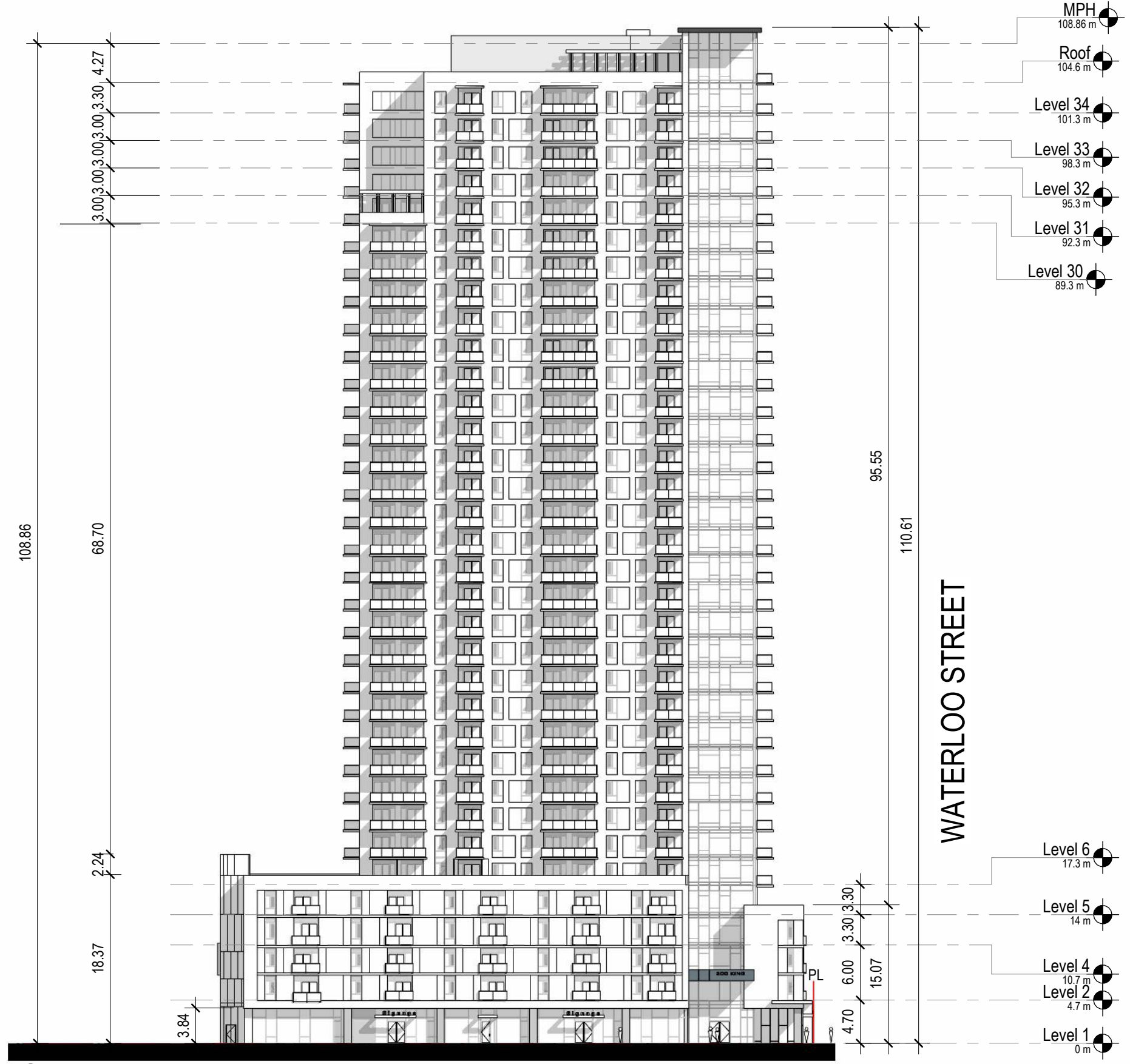
Exterior Finish Legend	
①	ARCHITECTURAL BRICK
②	ARCHITECTURAL BRICK PANEL 1
③	ARCHITECTURAL BRICK PANEL 2
④	ARCHITECTURAL PANEL 3
⑤	CLEAR GLASS HANDRAIL W/ ALUM.
⑥	DOUBLE GLAZED IN ALUMINUM FRAME
⑦	ARCHITECTURAL PANEL 4
⑧	DOUBLE GLAZED ALUMINUM WINDOW WALL SYSTEM W/ SPANDREL PANEL
⑨	PRECAST STONE PANEL
⑩	METAL CLADDING
⑪	STEEL CANOPY
⑫	CAST-IN-PLACE REVEALS

**West Elevation**      PROPOSED CONNECTION BRIDGE TO EXISTING BUILDING      MECHANICAL GRILLES ⑨

Scale : As indicated



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South Elevation

Scale : 1 : 500

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

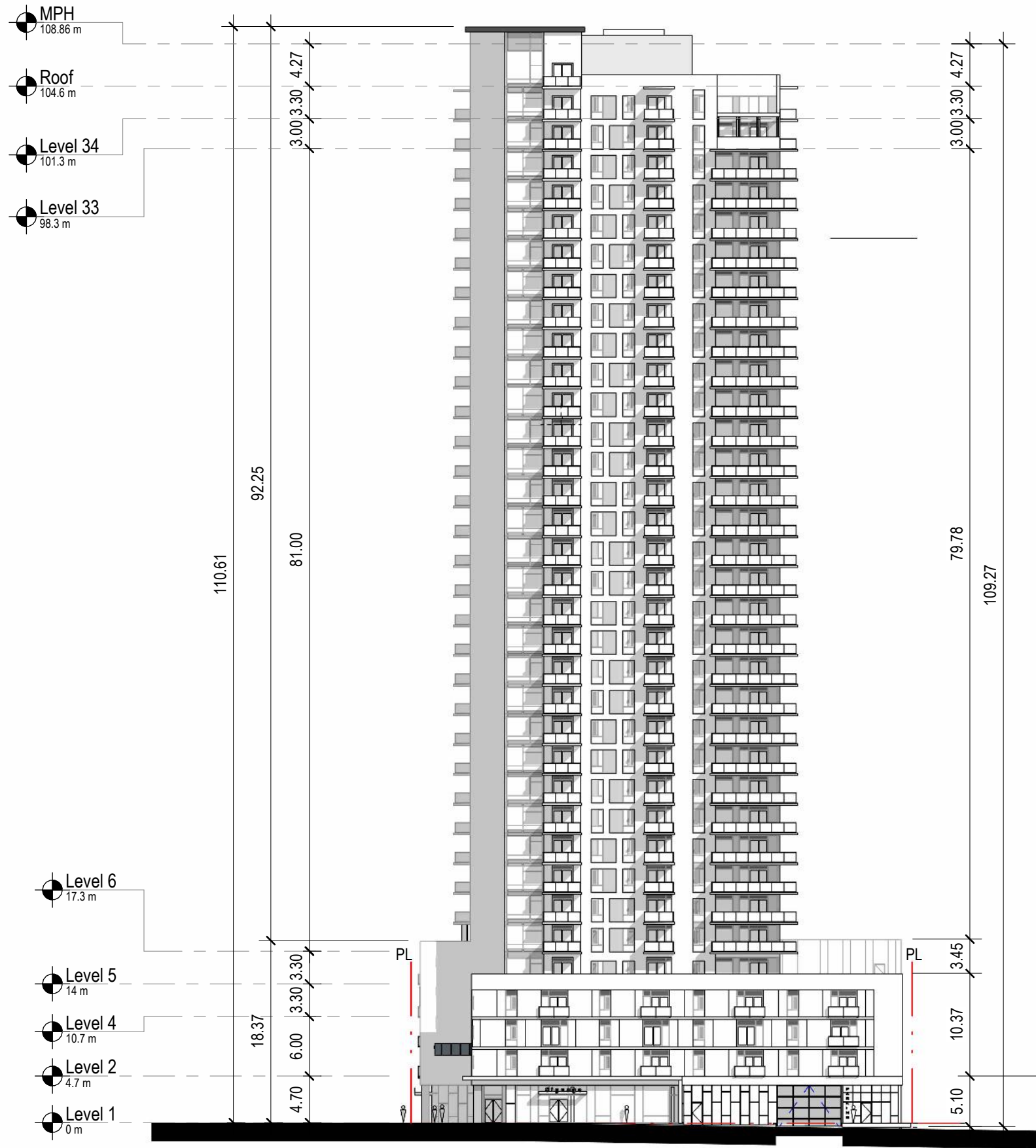
South Elevation - BLK & WHT

09-08-2022

SD4.5

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East Elevation

Scale : 1 : 500

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

East Elevation - BLK & WHT

09-08-2022

SD4.6

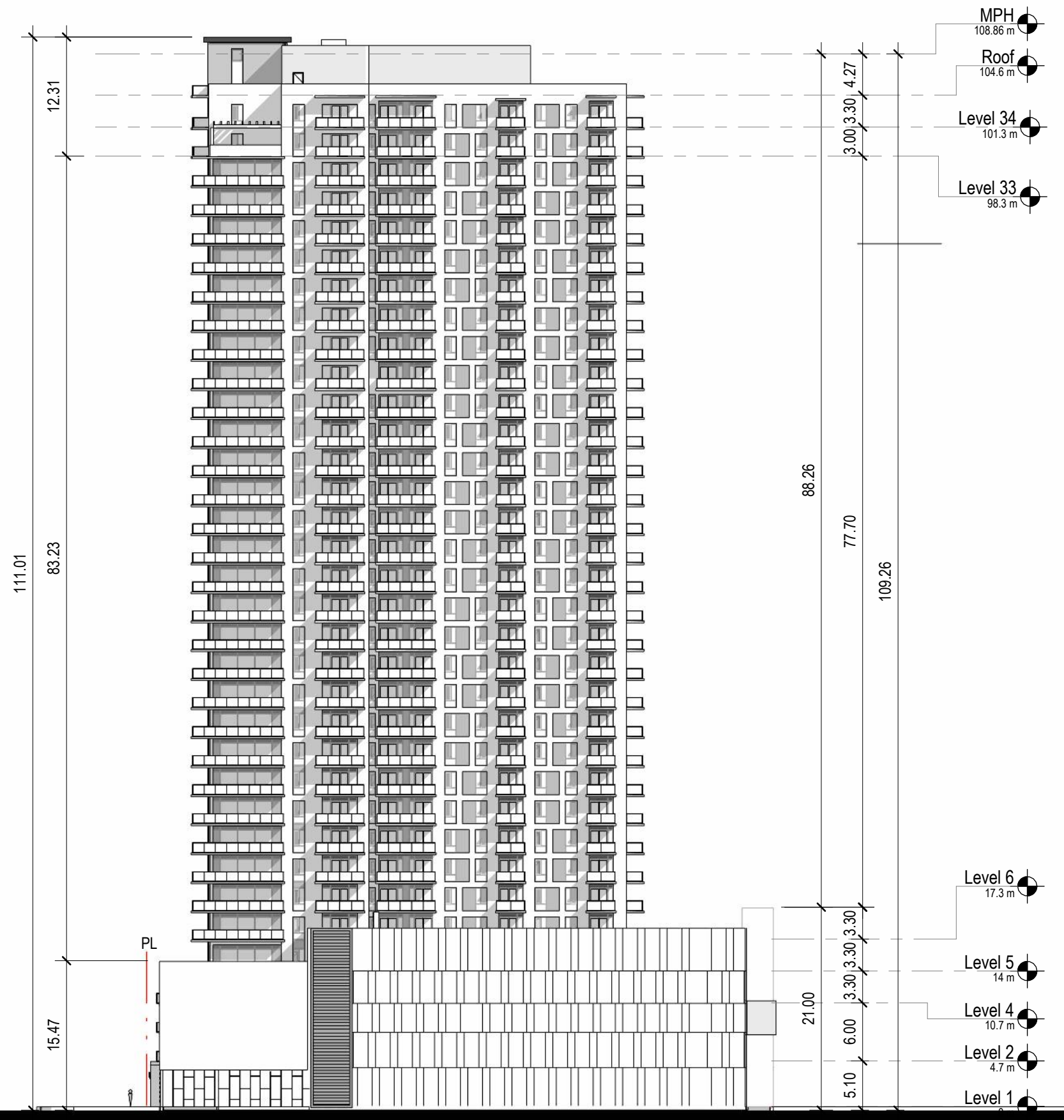
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File: Z:\Projects\2020\20-058 - 320 King St Condos - Holloway Lodging LP\02 Drawings\20-058 - 320 King - Holloway Lodging LP - (additional floors).rvt



# North Elevation

Scale : 1 : 500

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

North Elevation - BLK & WHT

09-08-2022

SD4.7

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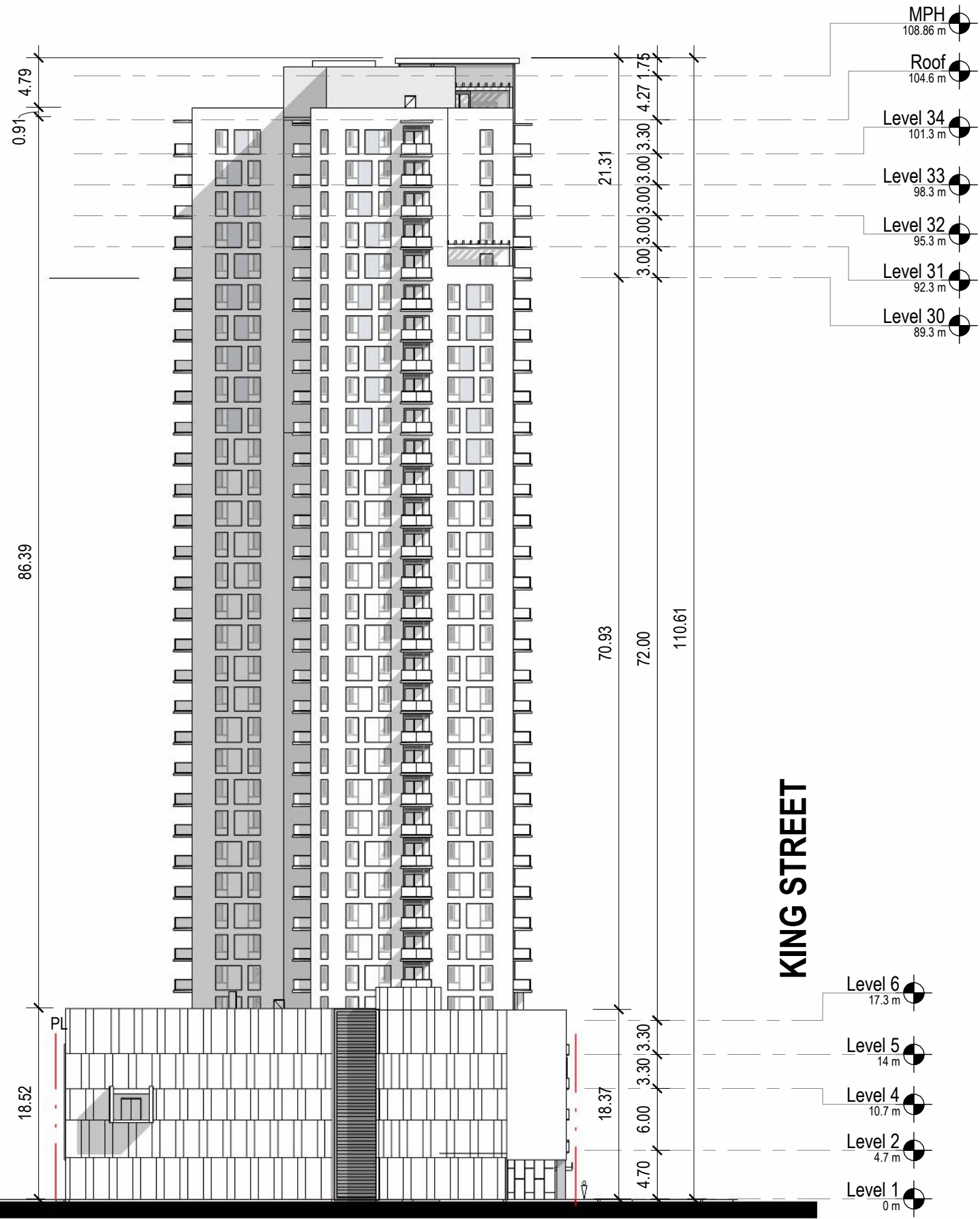
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West Elevation

Scale : 1 : 500

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

West Elevation - BLK & WHT

09-08-2022

SD4.8

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HOTEL BUILDING

PROPOSED RESIDENTIAL TOWER

WATERLOO STR.

Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Context Elevations - Elevation Along  
King Street

09-08-2022

SD4.9

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← KING STREET →      ← PROPOSED RESIDENTIAL TOWER →      ← LANEWAY →      ← ARMOURIES & DELTA HOTEL →

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Context Elevations - Elevation Along Waterloo Street

09-08-2022 SD4.10

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Scale :

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

North-east Isometric Views

09-08-2022 SD4.11

NORTH-EAST VIEW

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NORTH-WEST VIEW



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SOUTHEAST VIEW



SOUTHWEST VIEW

Scale : 1 : 1

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

South-west Isometric Views

09-08-2022

SD4.12

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SOUTHEAST ISOMETRIC

Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Isometric Renders

09-08-2022

SD4.13

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SOUTHWEST ISOMETRIC

Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Isometric Renders

09-08-2022

SD4.14

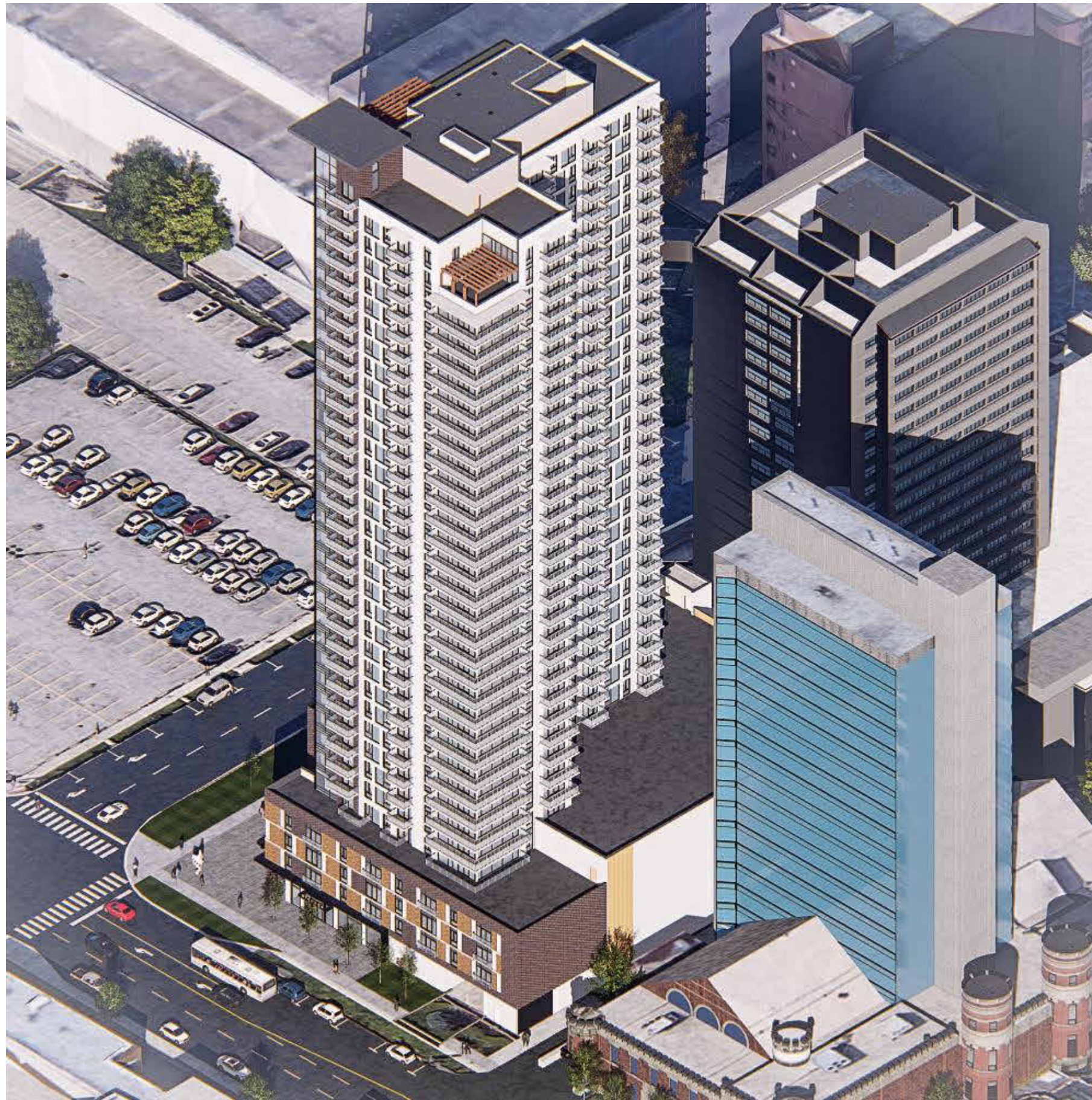
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NORTHEAST ISOMETRIC

Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Isometric Renders

09-08-2022

SD4.15

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ARCHITECTURE

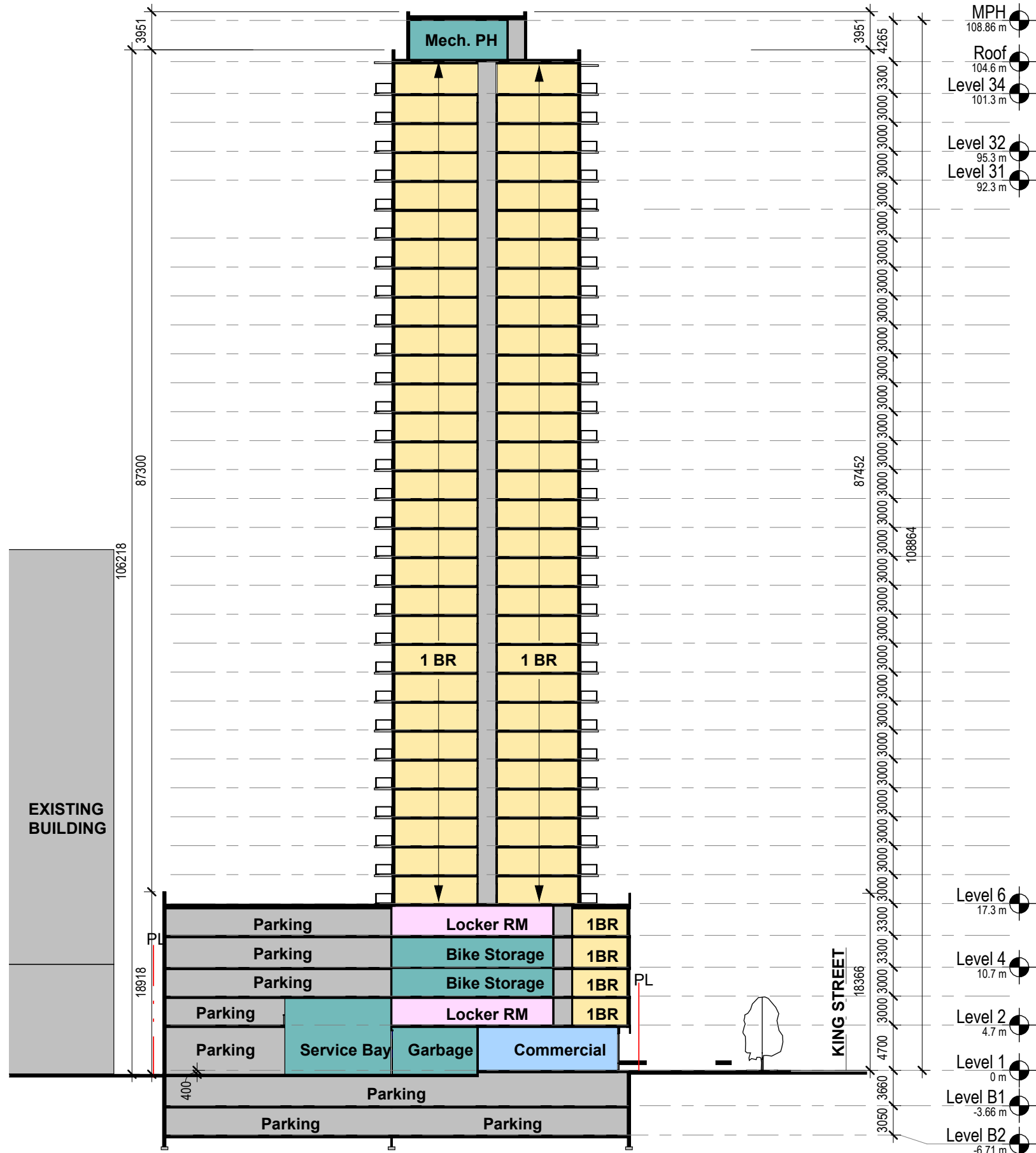
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Scale : 1 : 500

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

Section

09-08-2022

SD5.1

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Overall View

09-08-2022

SD6.1

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Southeast View from  
Waterloo St.

09-08-2022

SD6.2

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Southwest View from King St.

09-08-2022

SD6.3

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Northeast View from  
Waterloo St.

09-08-2022

SD6.4

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Southeast View from Intersection

09-08-2022

SD6.5

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Main Entrance along King St.

09-08-2022

SD6.6

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Perspective along King St.

09-08-2022

SD6.7

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Perspective along Waterloo St.

09-08-2022

SD6.8

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Scale :

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Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Sunset View from Waterloo St.

09-08-2022

SD6.9

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Scale :

20-058

Holloway Lodging LP

320 King St. E, London, Ontario

RENDERS - Sunset View from Waterloo St.

09-08-2022

SD6.10

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MARCH 21 900 AM



MARCH 21 1200 PM



MARCH 21 300 PM

- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING

Scale : 1 : 50

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Shadow Study - March

09-08-2022 SD6.11

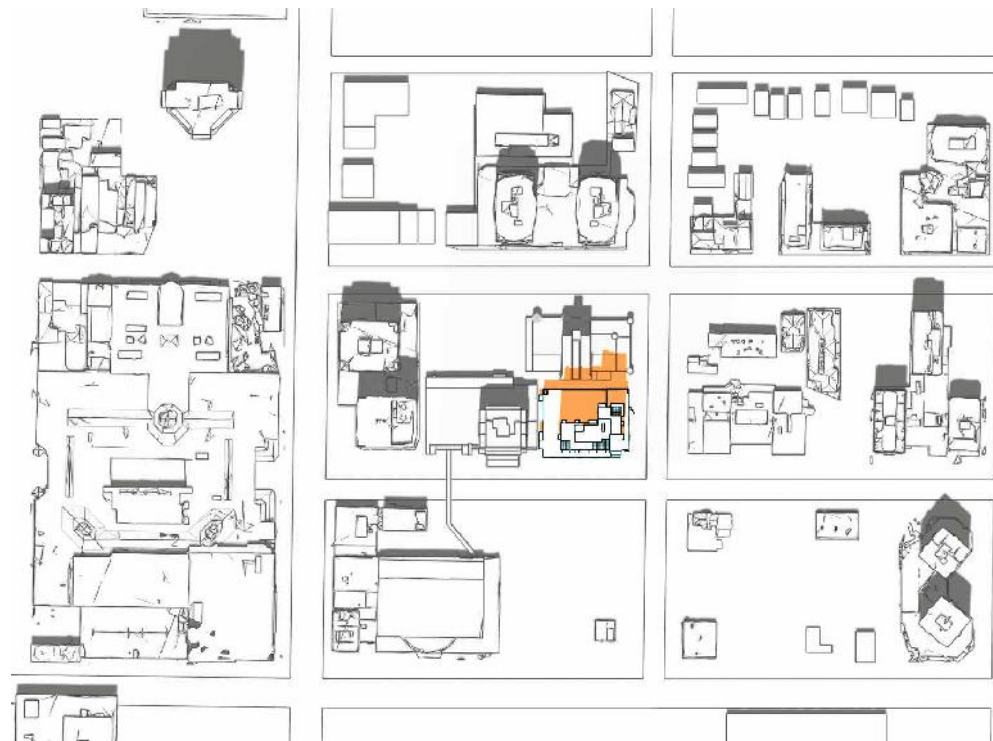
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JUNE 21 900 AM



JUNE 21 1200 PM



JUNE 21 300 PM

- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING

Scale : 1 : 50

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Shadow Study - June

09-08-2022 SD6.12

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2022-09-13 10:30:44 AM



DECEMBER 21 900 AM



DECEMBER 21 1200 PM



DECEMBER 21 300 PM

- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING

Scale : 1 : 50

20-058 Holloway Lodging LP

320 King St. E, London, Ontario

Shadow Study - December

09-08-2022 SD6.13

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