

APPENDIX B

556 Wellington Street Renderings

City of London Ontario Zoning By-law No. Z-1
 555 Wellington Street South, London, Ontario
 N6A 4B1
 519-833-2222
 www.turnerfleischer.com

555 Wellington Street South, London, Ontario (17-191CS)

REVISED 2016-04-04

SITE AREA 6,134.1 m² 66,027 F.S.I. PROPOSED 5.86

TOTAL # OF UNITS
 TOTAL # OF PARKING SPACES
 TOTAL GFA / TFA
 TOTAL GROUND FLOOR AREA (GFA / TFA)
 TOTAL CONSTRUCTIBLE AREA (TCA)

GROSS FLOOR AREA (GFA) / TOTAL FLOOR AREA (TFA) / TOTAL CONSTRUCTIBLE AREA (TCA) BREAKDOWN

FLOOR	RESIDENTIAL (SALLEABLE)		RESIDENTIAL (NON-SALLEABLE)		COMMERCIAL/RETAIL		AMENITY		TOTAL GFA / TFA	UNITS	EFFICIENCY
	m ²	%	m ²	%	m ²	%	m ²	%			
UC2											
UC1											
MEZZ											
1	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
2	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
3	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
4	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
5	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
6	1,052	17.0%	392	6.3%	1,300	21.1%	3,072	50.0%	2,425.4	20,100	82.91%
7	2,652	43.2%	370	6.0%	3,150	51.0%	3,150	51.0%	3,150	38	87.61%
8	2,652	43.2%	370	6.0%	3,150	51.0%	3,150	51.0%	3,150	38	87.61%
9	2,652	43.2%	370	6.0%	3,150	51.0%	3,150	51.0%	3,150	38	87.61%
10	2,652	43.2%	370	6.0%	3,150	51.0%	3,150	51.0%	3,150	38	87.61%
11	2,652	43.2%	370	6.0%	3,150	51.0%	3,150	51.0%	3,150	38	87.61%
12	1,943	31.7%	277	4.5%	2,220	35.9%	2,220	35.9%	2,220	30	88.32%
13	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
14	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
15	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
16	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
17	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
18	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
19	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
20	592	9.7%	81	1.3%	673	11.0%	673	11.0%	673	8	87.59%
MP1	451	7.4%	63	1.0%	514	8.4%	514	8.4%	514	7	91.89%
SUB-TOTAL	28,843	468.2%	4,207	68.2%	14,014	228.1%	333	5.4%	36,003	303,571	805
TOTAL	28,843	468.2%	4,207	68.2%	14,014	228.1%	333	5.4%	36,003	303,571	805

VEHICULAR PARKING - REQUIRED

TYPE	EXISTING PARKING		REPLACEMENT		REQUIREMENT		RESIDUAL	
	SPACES	%	SPACES	%	SPACES	%	SPACES	%
PARKING SPACES	154	19.2%	154	19.2%	154	19.2%	154	19.2%
TOTAL EXIST. REPLACEABLE	154	19.2%	154	19.2%	154	19.2%	154	19.2%
TOTAL (EX. REPLACEABLE)	154	19.2%	154	19.2%	154	19.2%	154	19.2%

VEHICULAR PARKING - PROVIDED

FLOOR	EXISTING PARKING		REPLACEMENT		REQUIREMENT		RESIDUAL	
	SPACES	%	SPACES	%	SPACES	%	SPACES	%
PARKING SPACES	154	19.2%	154	19.2%	154	19.2%	154	19.2%
TOTAL EXIST. REPLACEABLE	154	19.2%	154	19.2%	154	19.2%	154	19.2%
TOTAL (EX. REPLACEABLE)	154	19.2%	154	19.2%	154	19.2%	154	19.2%

*Accessible Parking Spaces (By-law Z-1):
 1) Two parking spaces for the use of persons with disabilities and an additional two per cent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with disabilities in accordance with the table in subparagraphs (1) and (2) rounding up to the nearest whole number

UNIT BREAKDOWN

FLOOR	BACH		1B		2B		3B		4B		5B		TOTAL UNITS
	0	1	0	1	0	1	0	1	0	1	0	1	
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0
UNIT TALK	0%	41%	41%	14%	20%	32%	32%	8%	100%				

AMENITY AREAS - PROVIDED

AMENITY	PROVIDED	RATIO	PROVIDED
INDOOR AMENITY SPACE	302	0.8	302
OUTDOOR AMENITY SPACE	0	0.0	0
TOTAL AMENITY (INDOOR AND OUTDOOR)	302	1.0	302

DRAFT

665 Wellington Street South, London, ON
 188 Wellington Street South, London, ON

STATISTICS

SPA001

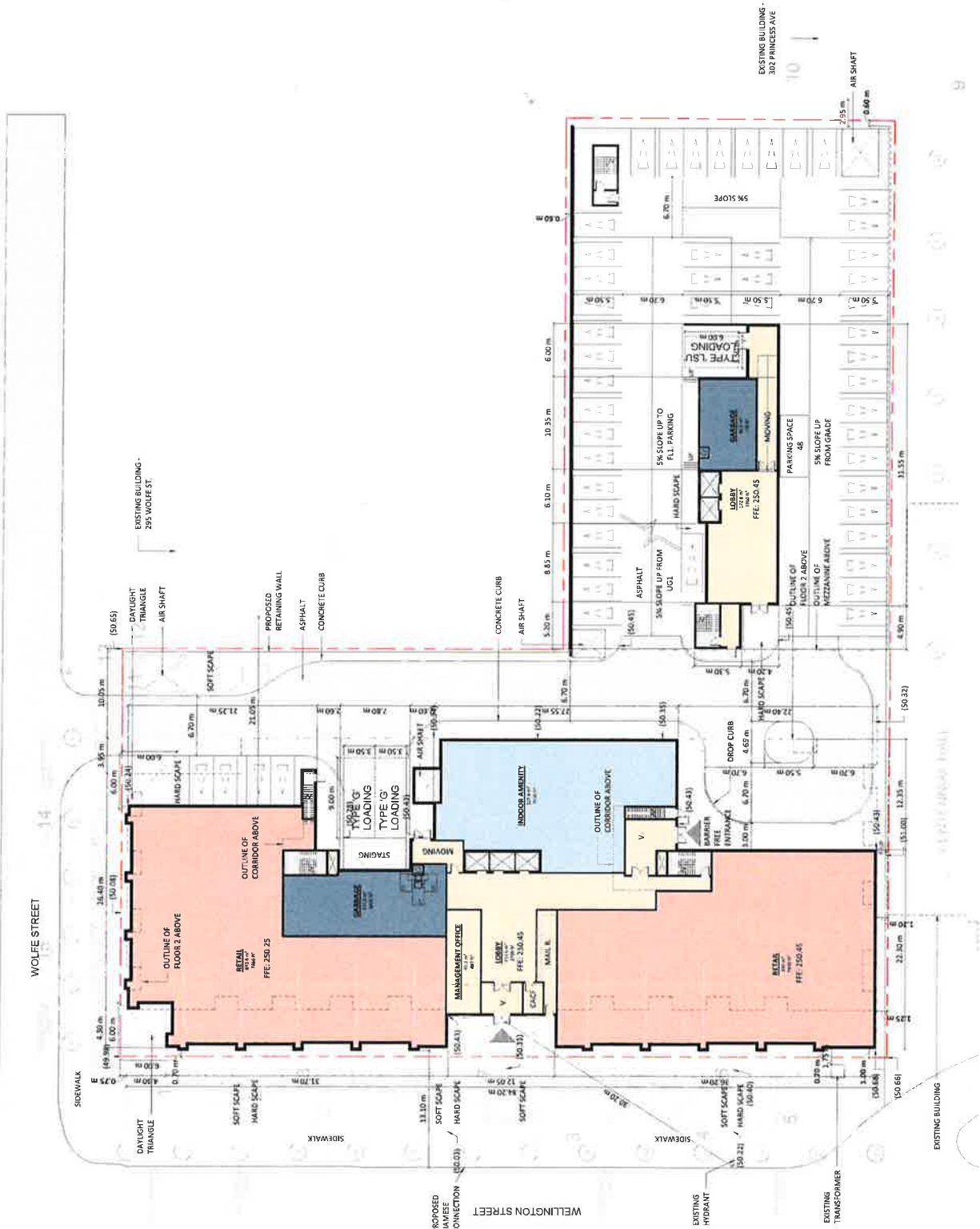
PROPOSED RETAINING WALL
 ASPHALT
 CONCRETE CURB

DRAFT

656 Wellington Street South, London, ON
 55 Wellington Street South, London, ON

FLOOR W / RAITE PLAN

SPA151



DRAFT

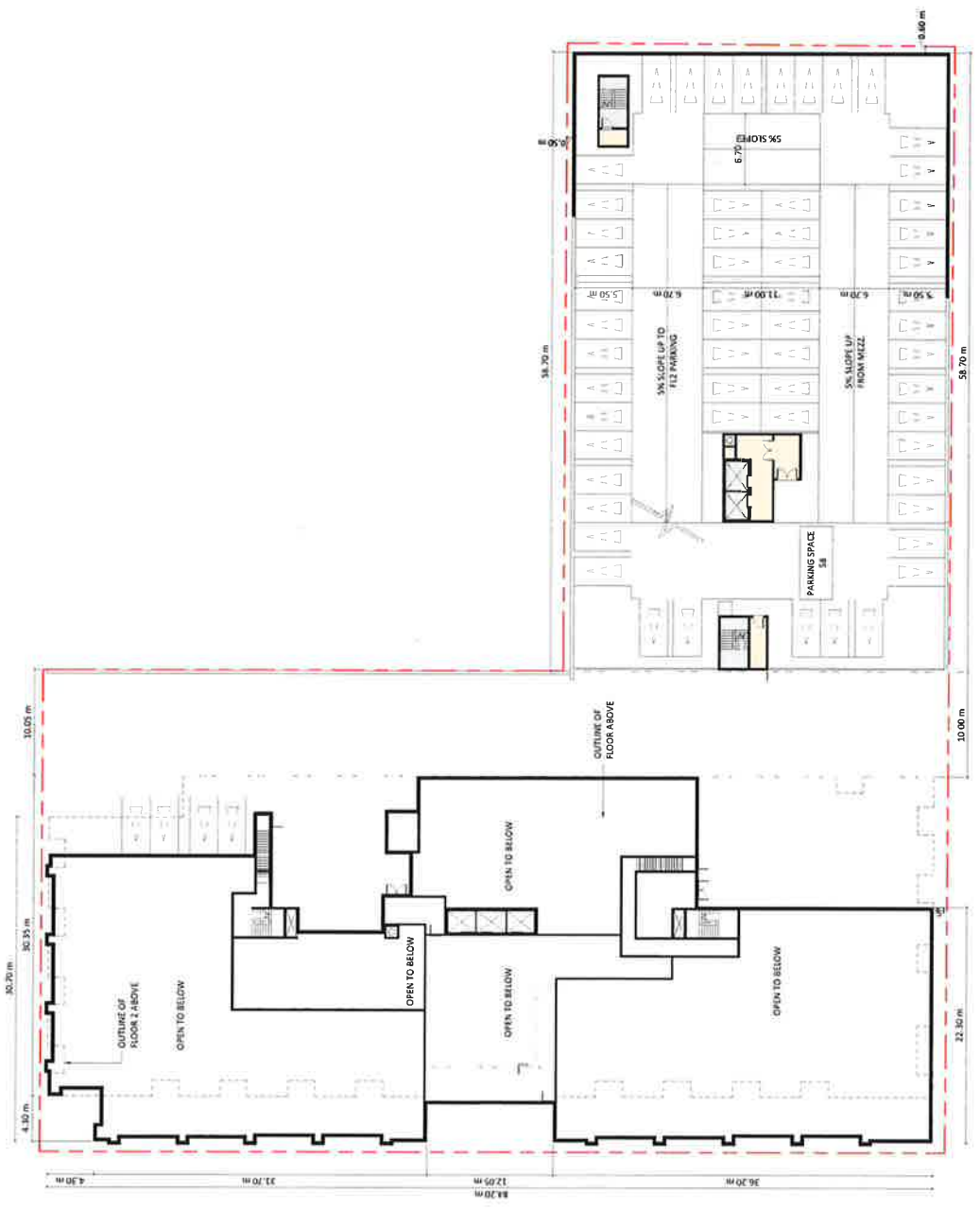
658 Wellington Street South, London, DN
134 Wellington Street South, London, DN

MEZZANINE

11/15/15	11/15/15
20/10/15	20/10/15
1/1/16	1/1/16
1/1/16	1/1/16
1/1/16	1/1/16



SPA152



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658 Wellington Street South, London,
ON
155 Wellington Street South, London, ON

FLOOR 02-03

DATE	DESCRIPTION
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT
2014.08.14	ISSUE FOR PERMIT



SPA153



ANGULAR PLAN AT FLOOR 4

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66 Wellington Street South, London, ON
 255 Wellington Street South, London, ON

FLOOR 04

SPA154



DRAFT

466 Wellington Street South, London, ON
 224 Wellington Street South, London, ON

FLOOR #6

SPA155



ANGULAR PLANE AT FLOORS

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656 Wellington Street South, London, ON
 133 Wellington Street South, London, ON

FLOOR #6

SPA156



ANGULAR PLANE AT FLOOR 6

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688 Wellington Street South, London,
ON
188 Wellington Street South, London, ON

FLOOR 07

SPA157



ANGULAR PANE AT FLOOR 7

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666 Wellington Street South, London,
 ON
 128 Wellington Street South, London, ON

FLOOR #8

SPA158



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 Toronto, Ontario M5G 1S5
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 Fax: 416 462-1223
 www.turnerfleischer.com

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666 Wellington Street South, London, ON
 133 Wellington Street South, London, ON

FLOOR 09

PROJECT NO.	13-01-001
DATE	2013-01-08
SCALE	1:100
DESIGNER	TURNER FLEISCHER
CLIENT	SPA159
LOCATION	133 Wellington Street South, London, ON



OUTLINE OF FLOOR 10 ABOVE

ANGULAR PLANE AT FLOOR 9



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656 Wellington Street South, London,
 ON
 355 Wellington Street South, London, ON

FLOOR 10-11

DATE	11/20/11
BY	JF
CHECKED	JF
SCALE	AS SHOWN
PROJECT	1111-1111
NO.	1-100


ANG-SHA-PLAN 31 (1) CD04-11

SPA160

DRAFT

688 Wellington Street South, London, ON
155 Wellington Street South, London, ON

FLOOR 12

DATE: 2018-03-15	PROJECT: 18-000-000
DESIGNER: T.F.	CLIENT: [REDACTED]
SCALE: 1/8" = 1'-0"	NO. OF SHEETS: 1
	

SPA161

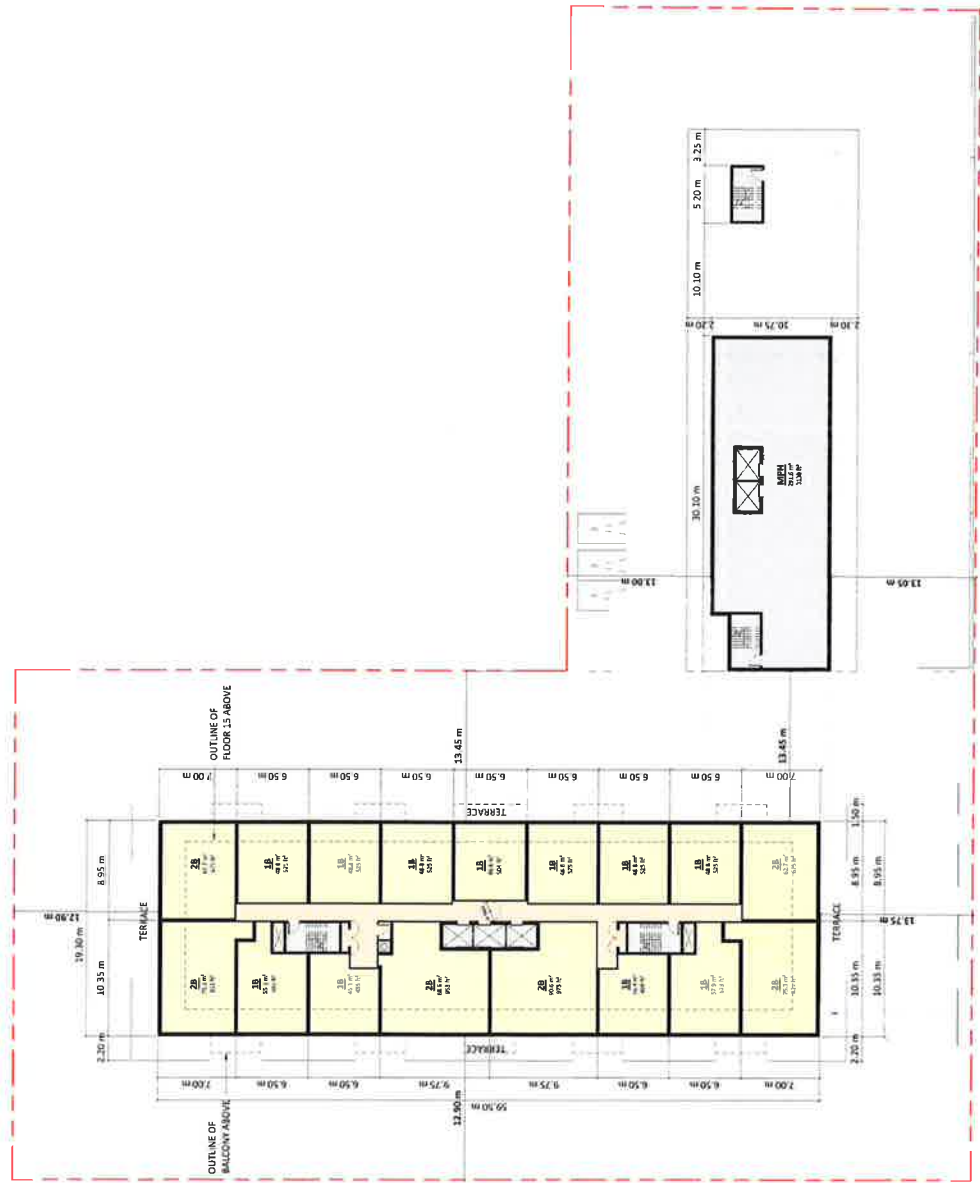


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688 Wellington Street South, London, ON
238 Wellington Street East, London, ON

FLOOR 13-14

SPA162



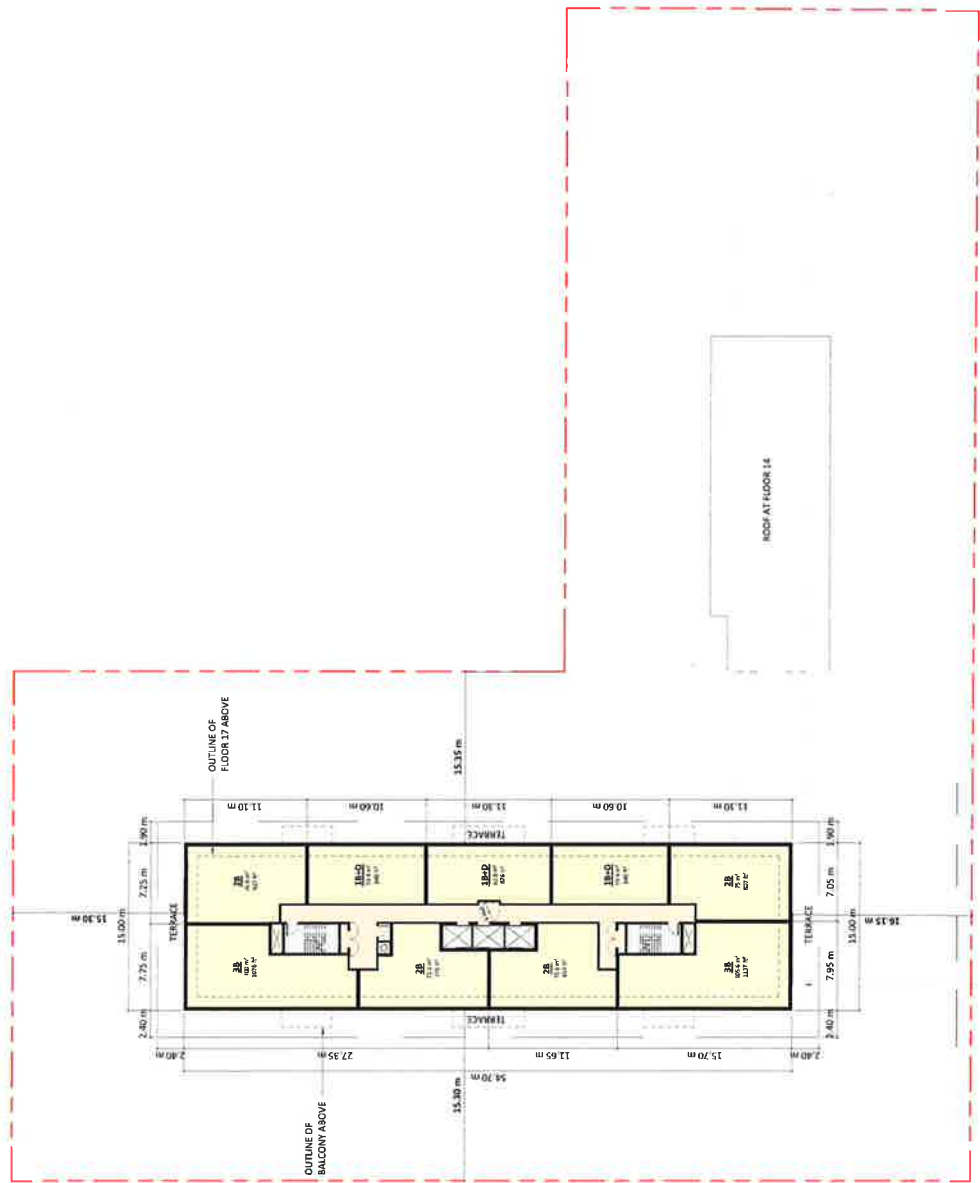
ANGULAR PLAN AT FLOOR 14

DRAFT

PROJECT
555 Wellington Street South, London,
ON
335 Wellington Street South, London, ON

FLOOR 15-16

SPA163



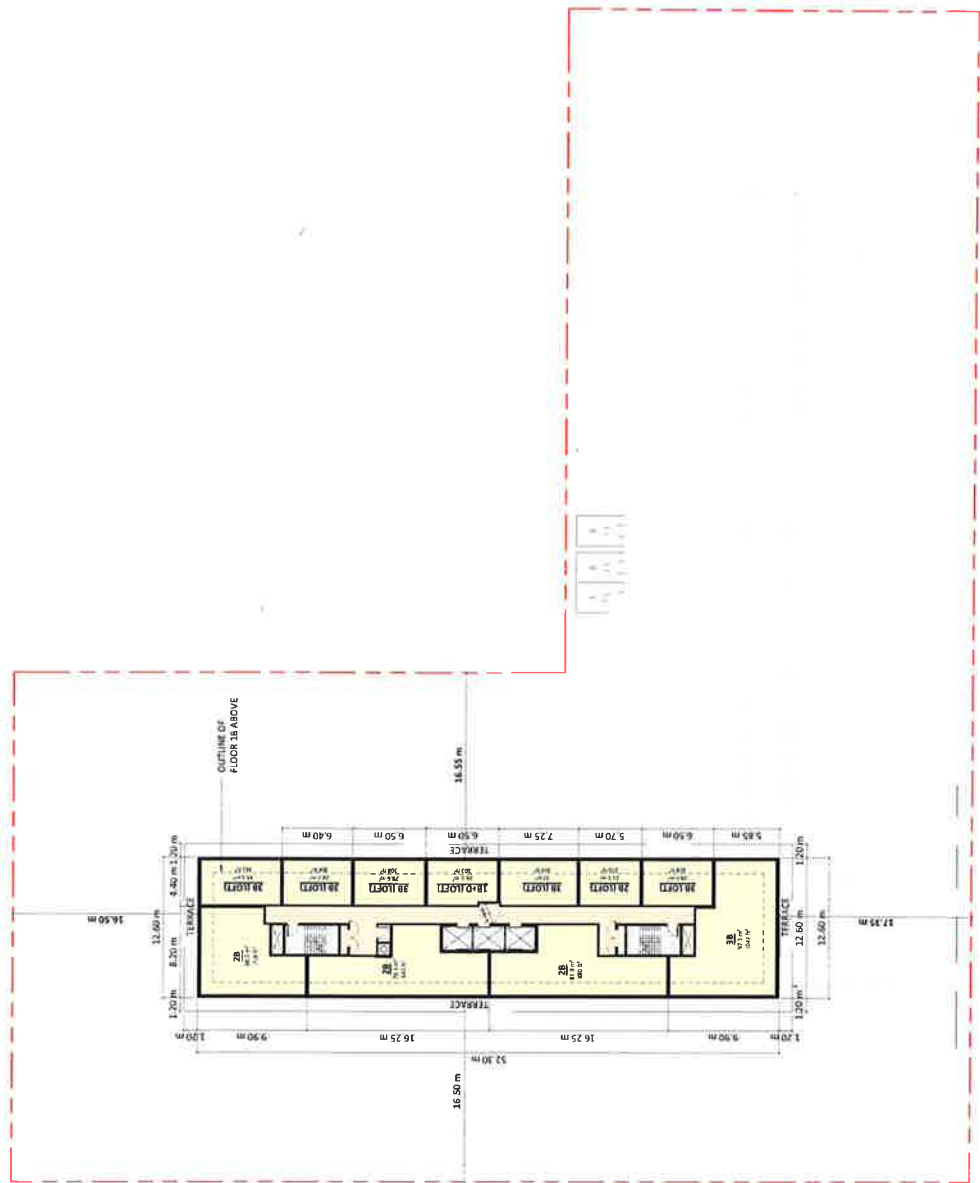
ANGULAR PLANE AT FLOOR 15

DRAFT

656 Wellington Street South, London, DN

FLOOR 17

SPA164



ANGULAR PLANE AT FLOOR 17

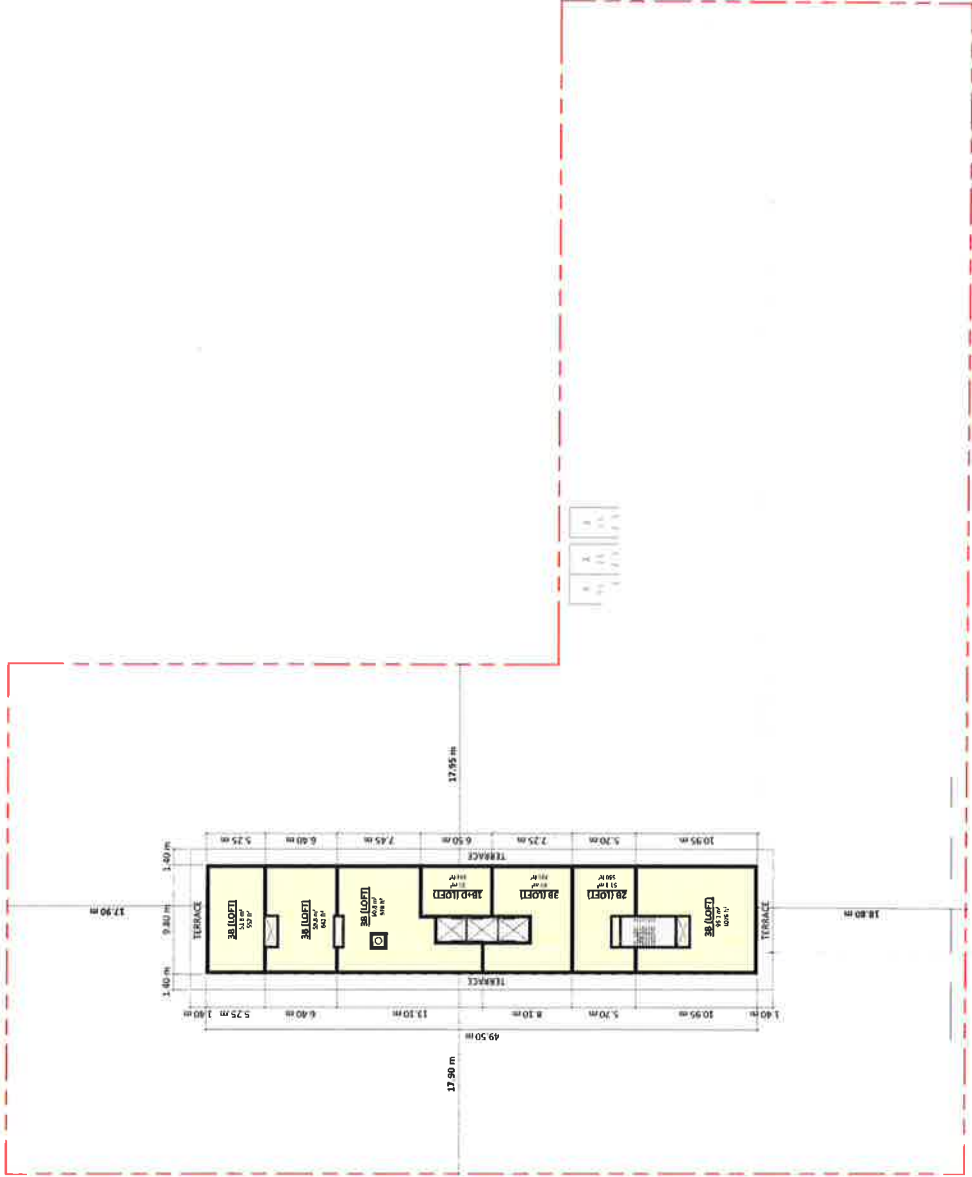
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664 Wellington Street South, London, ON
55 Wellington Street South, London, ON

FLOOR 18

SPA165



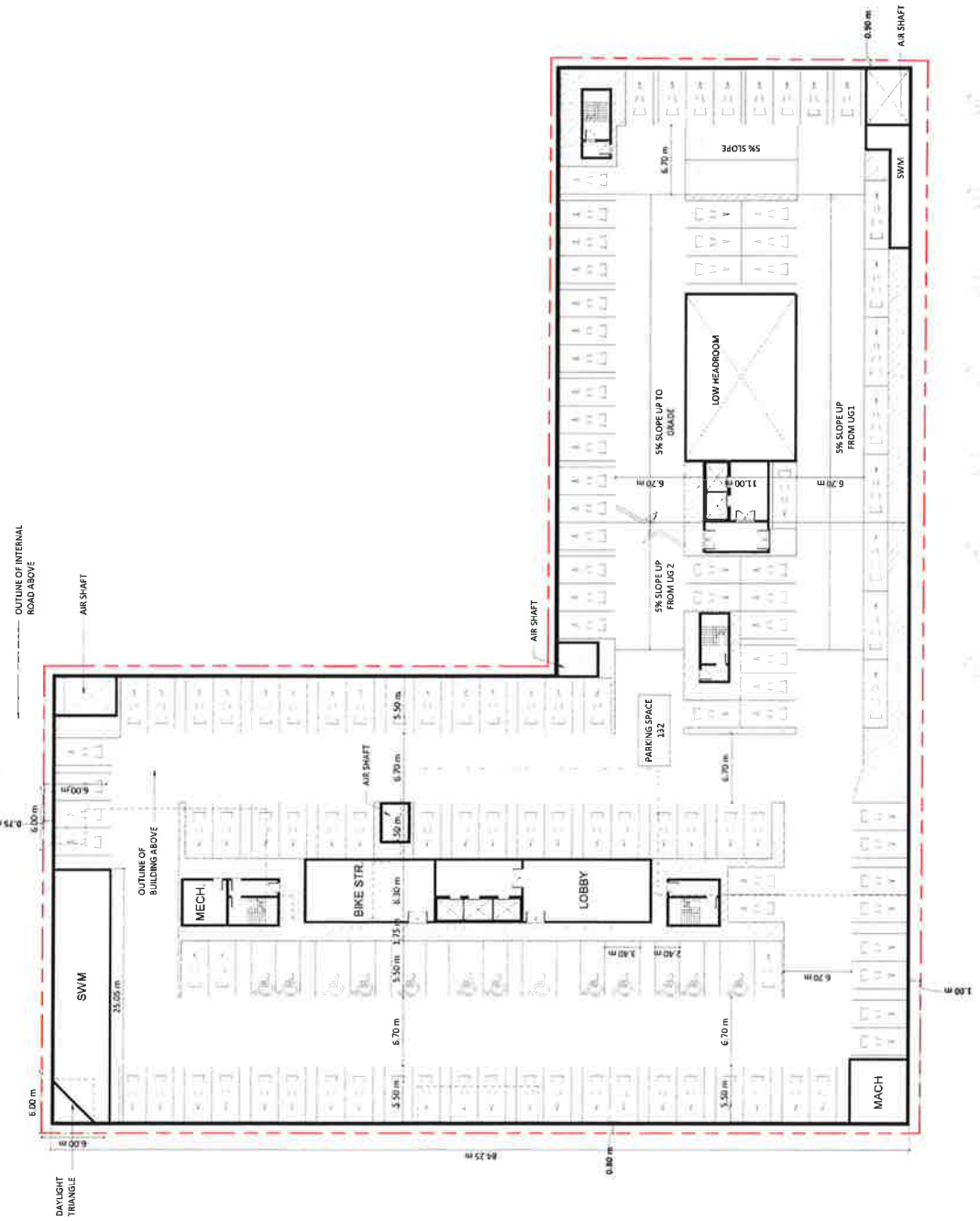
ANGULAR PLANE AT FLOOR 18

DRAFT

658 Wellington Street South, London, ON
225 Wellington Street South, London, ON

UNDERGROUND LEVEL 01

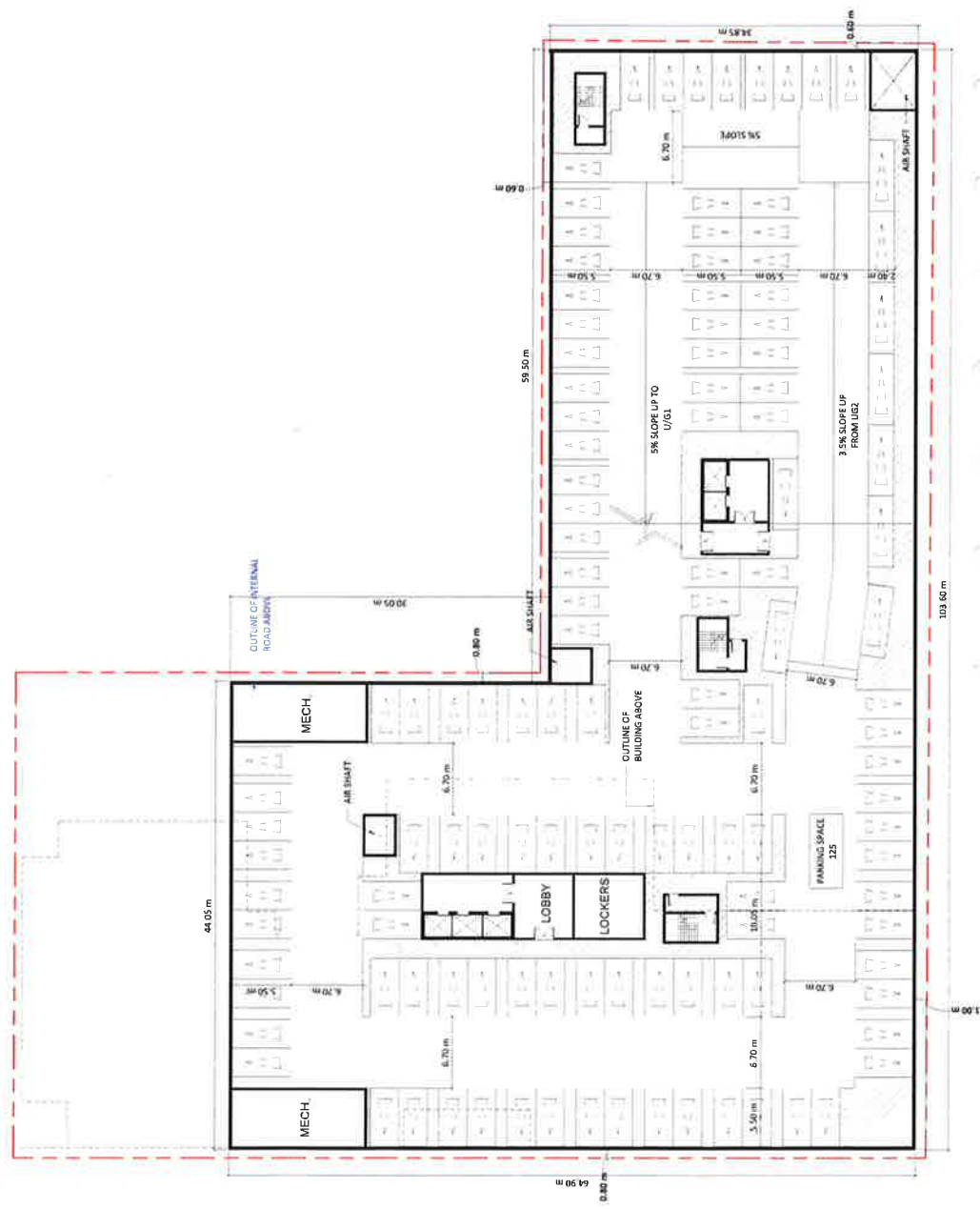
DATE	1/2018
BY	AF
REV	1
APP	AVD
SCALE	1:50
PROJECT	SPA201



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556 Wellington Street South, London,
ON
365 Wellington Street South, London, ON

UNDERGROUND LEVEL #2



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EXTENDED FINISHES LEGEND

1	BRICK - RED
2A	PRECAST CONCRETE - WHITE PSTONE
19	PRECAST CONCRETE - WHITE
2C	PRECAST CONCRETE - DARK GRAY
2D	PRECAST CONCRETE - RED BRICK
3	CLEAR GLAZING
6A	SPANDREL GLASS - WHITE
18	SPANDREL GLASS - GREY
7	MIRRORED GLASS - CLEAR
8	ALUMINUM MALLION - SILVER
9	METAL PANEL - DARK GREY
11	EYE PANELS - LIGHT GRAY
13	EYE PANELS - DARK GRAY
14	SOAR DOOR ROLLED FINISH - WHITE

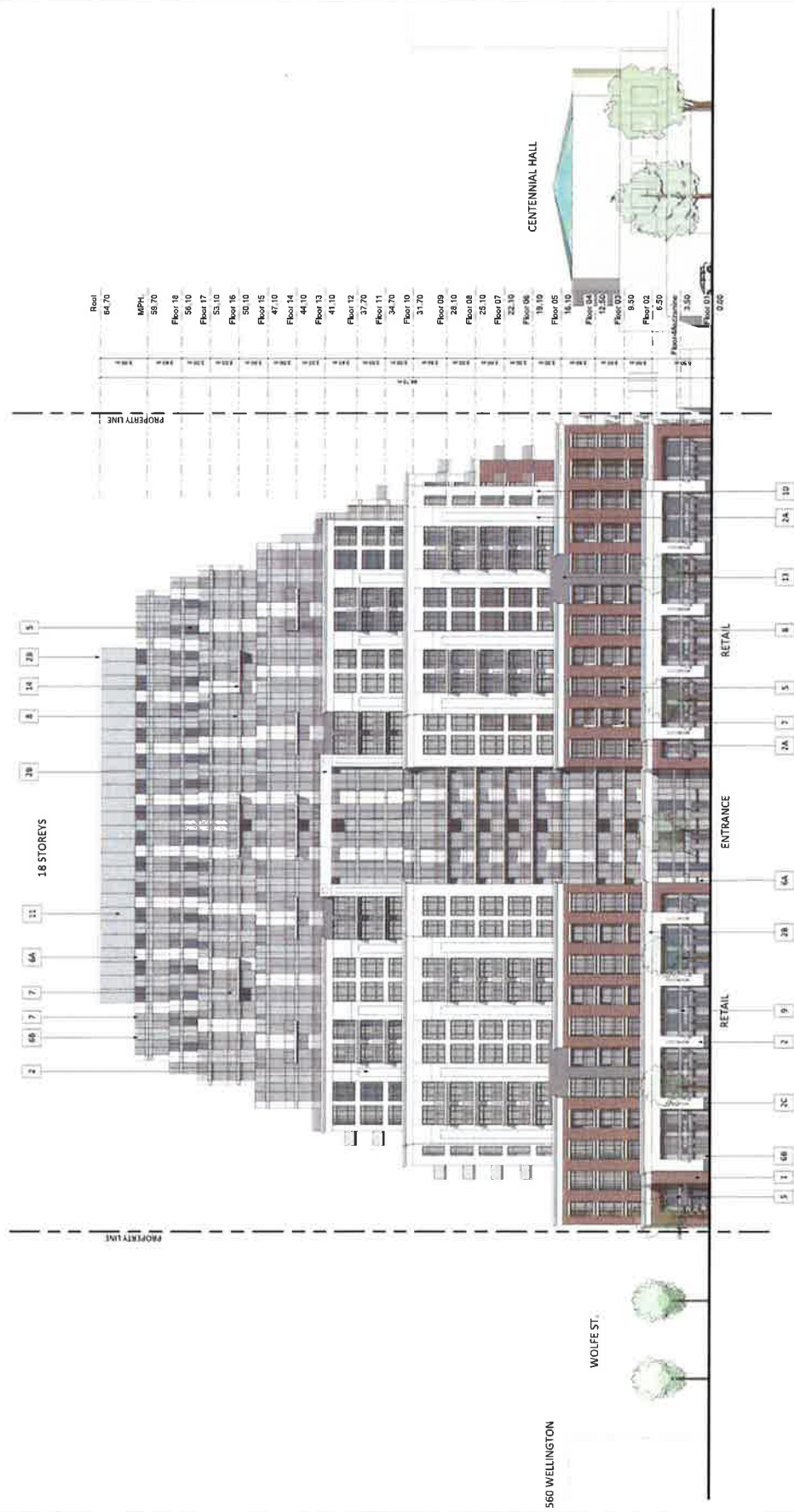
DRAFT

658 Wellington Street South, London, ON
658 Wellington Street South, London, ON

WEST ELEVATION

DATE	2023.03.23
SCALE	1/8" = 1'-0"
PROJECT	658 Wellington Street South, London, ON
CLIENT	SPAS301
ARCHITECT	TURNER FLEISCHER
DESIGNER	TURNER FLEISCHER
DATE	2023.03.23

SPAS301



- Roof 64.70
- MPH 58.70
- Floor 19 56.10
- Floor 17 53.10
- Floor 16 50.10
- Floor 15 47.10
- Floor 14 44.10
- Floor 13 41.10
- Floor 12 37.70
- Floor 11 34.70
- Floor 10 31.70
- Floor 09 28.10
- Floor 08 25.10
- Floor 07 22.10
- Floor 06 19.10
- Floor 05 16.10
- Floor 04 13.50
- Floor 03 9.50
- Floor 02 6.50
- Floor 01 3.50
- 0.00

18 STOREYS

WOLFE ST.

560 WELLINGTON

RETAIL

ENTRANCE

RETAIL

RETAIL

RETAIL

PROPERTY LINE

PROPERTY LINE

EXTERIOR FINISHES SCHEDULE

1	BRICK - RED
2A	PRECAST CONCRETE - WHITE STONE
2B	PRECAST CONCRETE - WHITE
3C	PRECAST CONCRETE - DARK GRAY
4D	PRECAST CONCRETE - RED BRICK
5	CLAM GLAZING
6A	SPANDREL GLASS - WHITE
6B	SPANDREL GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GREY
10	EPS PANELS - WHITE
11	EPS PANELS - LIGHT GRAY
12	EPS PANELS - DARK GRAY
13	STAIR EDGE - POLISHED PINK - WHITE
14	STAIR EDGE - POLISHED PINK - WHITE

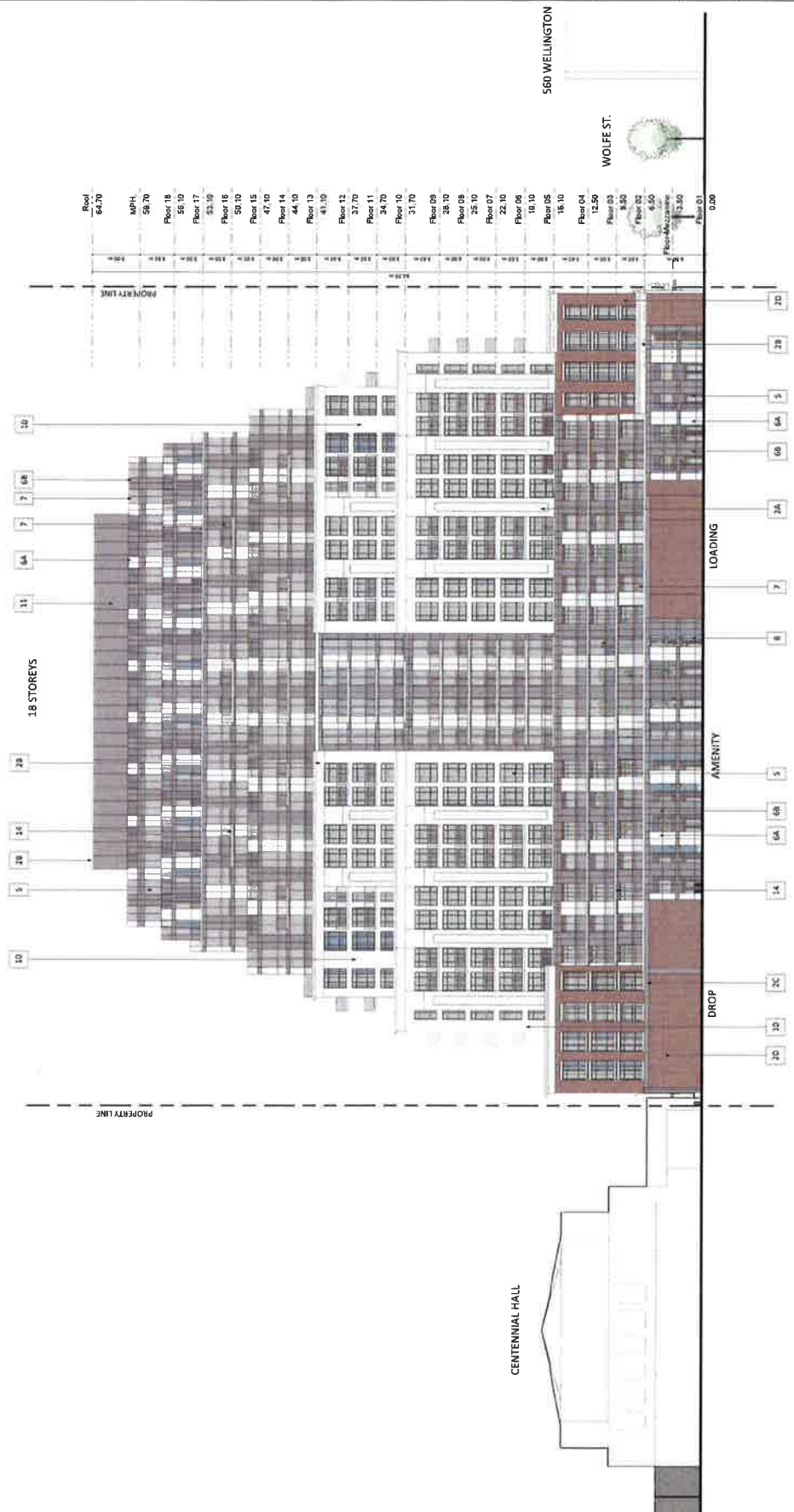
DRAFT

566 Wellington Street East, London, ON
 566 Wellington Street East, London, ON

EAST ELEVATION

11 REVISIONS	2019-04-12
12 REVISIONS	2019-04-12
13 REVISIONS	2019-04-12
14 REVISIONS	2019-04-12
15 REVISIONS	2019-04-12
16 REVISIONS	2019-04-12
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97 REVISIONS	2019-04-12
98 REVISIONS	2019-04-12
99 REVISIONS	2019-04-12
100 REVISIONS	2019-04-12

SPA302



CENTENNIAL HALL

566 WELLINGTON

WOLFE ST.

18 STOREYS

LOADING

AMENITY

DROP

PROPERTY LINE

EXTERIOR FINISH SCHEDULE

1	BRICK - RED
24	PRECAST CONCRETE - WHITE STONE
25	PRECAST CONCRETE - WHITE
26	PRECAST CONCRETE - DARK GREY
27	PRECAST CONCRETE - RED BRICK
3	CLEAR GLAZING
14	FRANKLIN GLASS - WHITE
15	FRANKLIN GLASS - GREY
7	NAJING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GREY
10	METAL PANEL - LIGHT GREY
11	METAL PANEL - CHARCOAL
12	SLAB EDGE ROLLED FINISH - WHITE

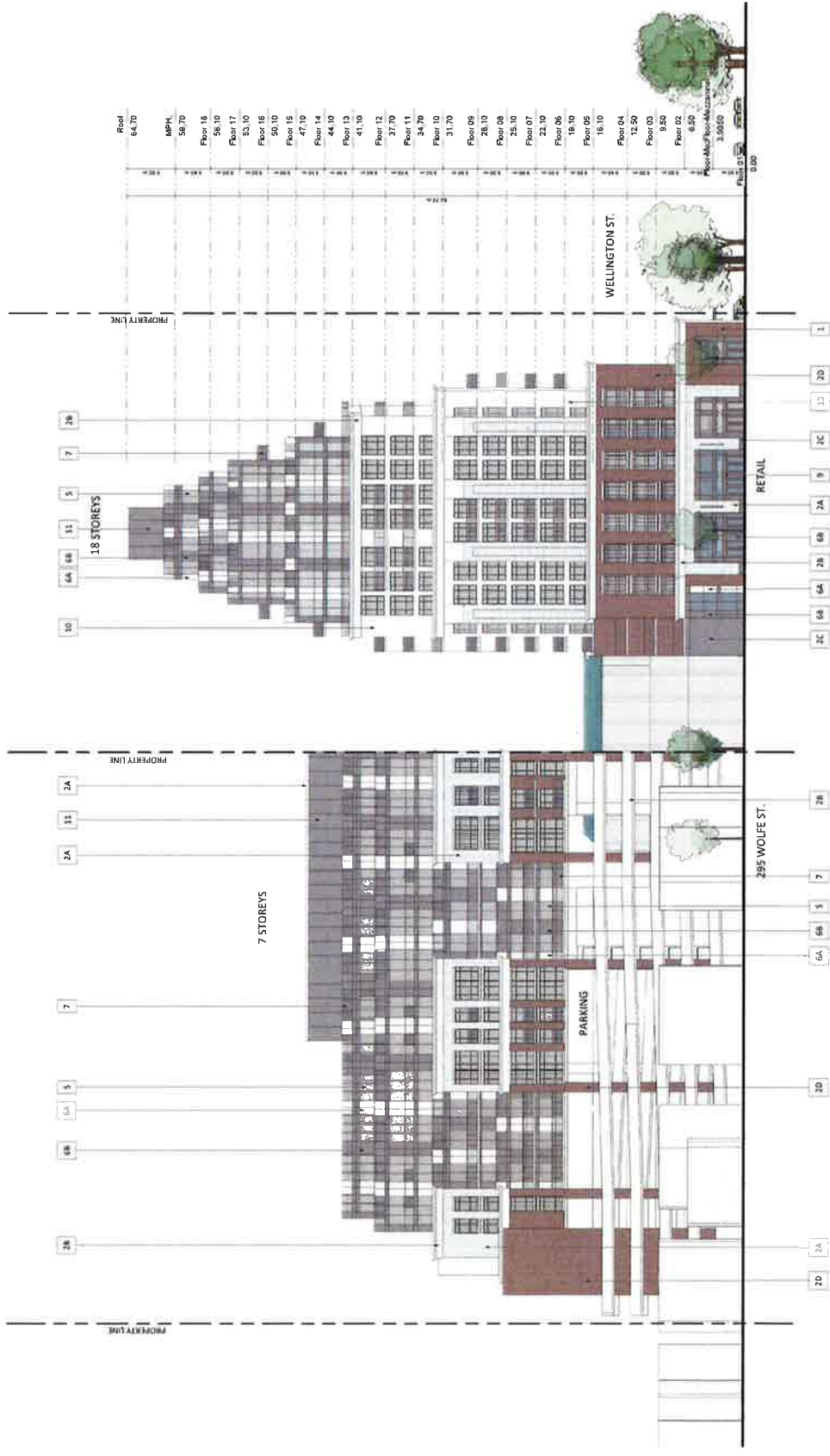
DRAFT

666 Wellington Street South, London, ON
555 Wellington Street South, London, ON

NORTH ELEVATION

11.00.05	11.00.05
11.00.06	11.00.06
11.00.07	11.00.07
11.00.08	11.00.08
11.00.09	11.00.09
11.00.10	11.00.10

SPA303



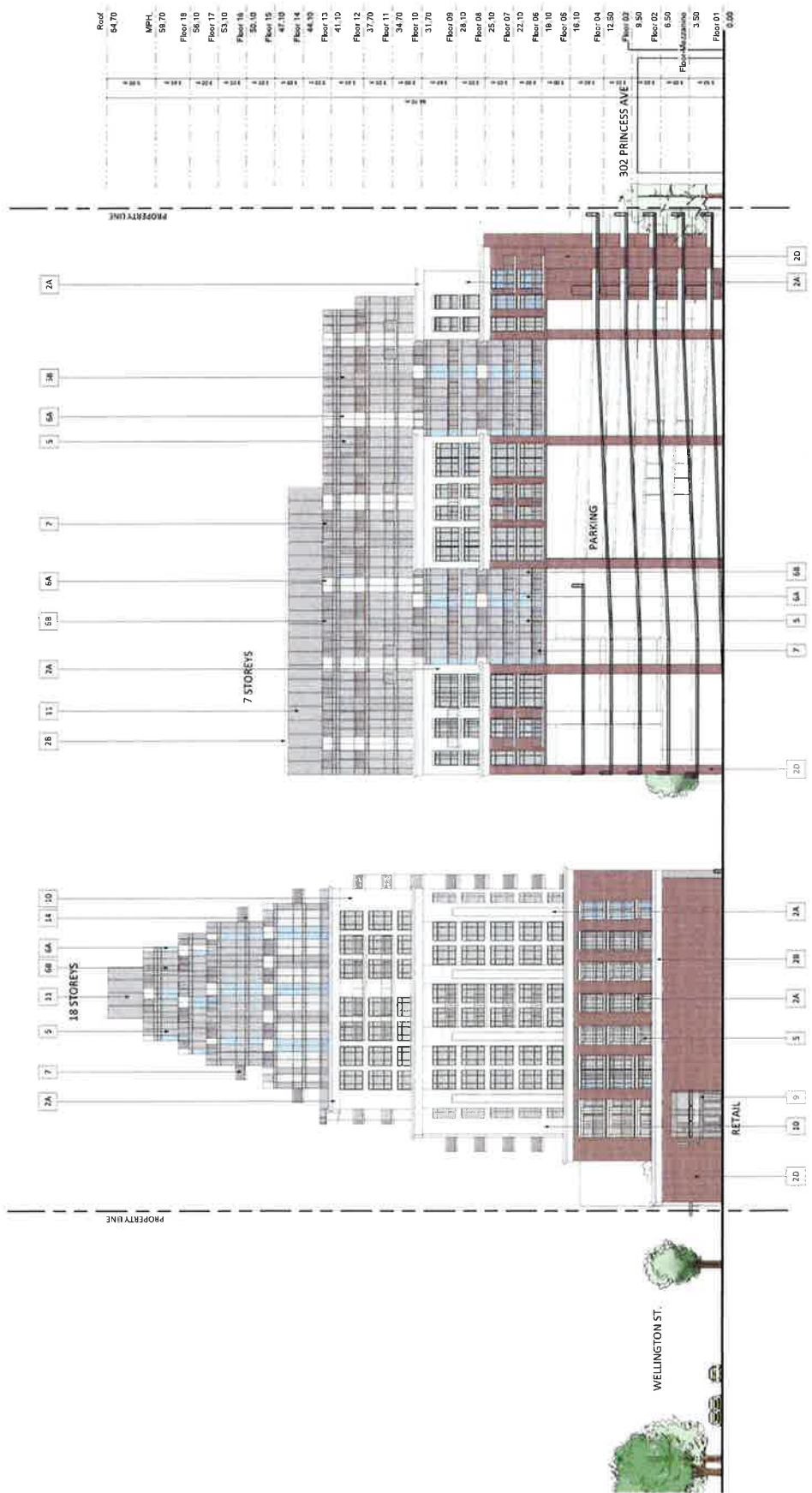
EXTERIOR FINISHES/LEGEND	
1	BRICK - RED
24	PRECAST CONCRETE - WHITE/STONE
25	PRECAST CONCRETE - WHITE
30	PRECAST CONCRETE - DARK GRAY
31	PRECAST CONCRETE - RED BRICK
3	CLEAR GLAZING
14	SPANFLEX GLASS - WHITE
148	SPANFLEX GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MILLION-SILVER
9	METAL PANEL - DARK GREY
10	SPW PANELS - WHITE
11	SPW PANELS - LIGHT GRAY
12	SPW PANELS - DARK GRAY
13	SLAB EDGE ROLLED FINISH - WHITE

DRAFT

656 Wellington Street South, London,
ON
250 Wellington Street East, Toronto, ON

SOUTH ELEVATION

SPA304



Roof 84.70
MPH. 59.70
Floor 19 56.10
Floor 17 53.10
Floor 16 50.10
Floor 15 47.10
Floor 14 44.10
Floor 13 41.10
Floor 12 37.70
Floor 11 34.70
Floor 10 31.70
Floor 09 28.10
Floor 08 25.10
Floor 07 22.10
Floor 06 19.10
Floor 05 16.10
Floor 04 12.50
Floor 03 9.50
Floor 02 6.50
Floor 01 3.50
Floor 01 0.00

7 STOREYS

18 STOREYS

PARKING

WELLINGTON ST.

RETAIL

302 PRINCESS AVE.

2A 5 6A 7 7A 8A 11 2B 2C 2D 2E 2F 2G 2H 2I 2J 2K 2L 2M 2N 2O 2P 2Q 2R 2S 2T 2U 2V 2W 2X 2Y 2Z

2A 2B 2C 2D 2E 2F 2G 2H 2I 2J 2K 2L 2M 2N 2O 2P 2Q 2R 2S 2T 2U 2V 2W 2X 2Y 2Z

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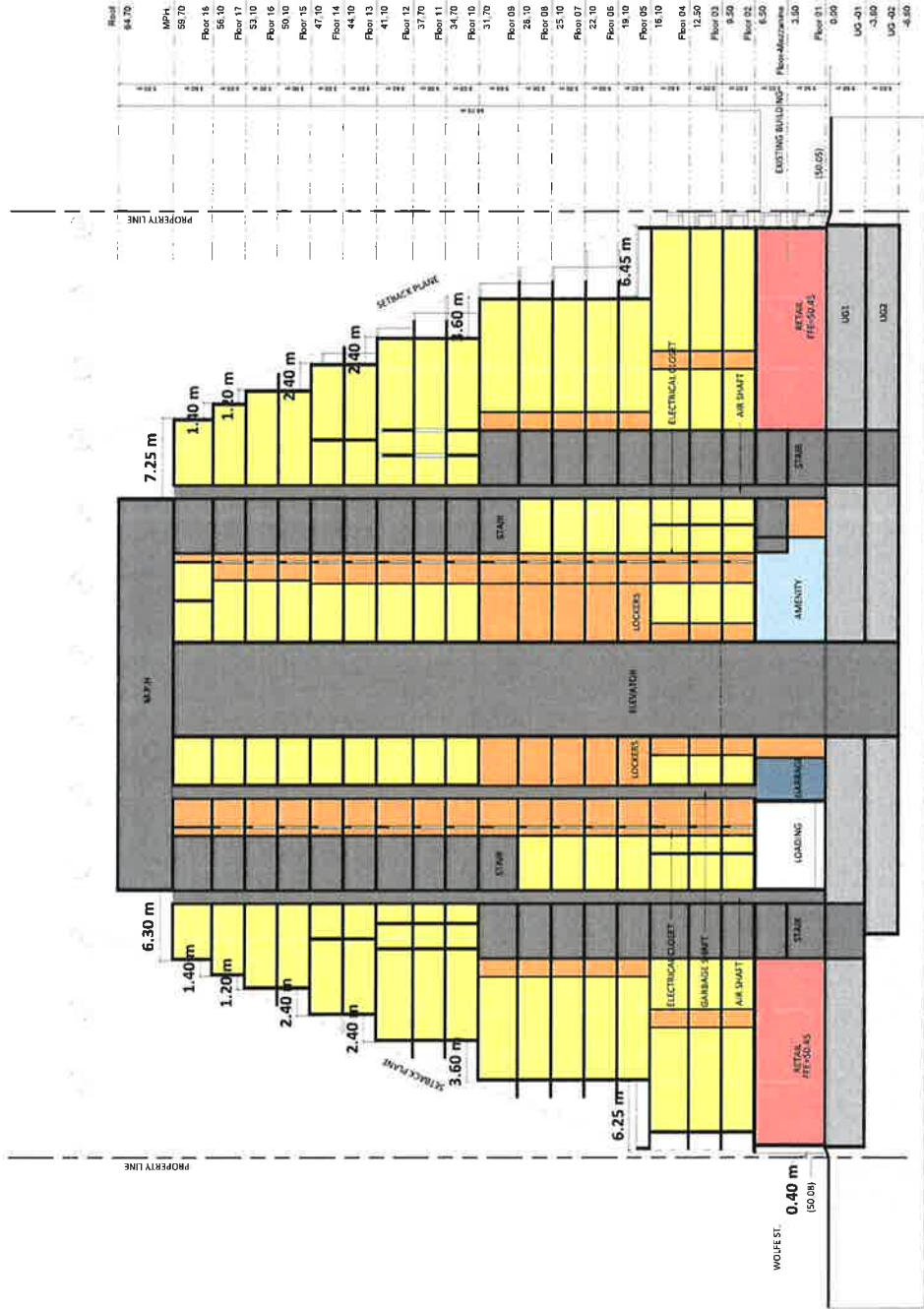
DRAFT

655 Wellington Street South, London,
ON
555 Wellington Street South, London ON

SCHEMATIC SECTION - NORTH-SOUTH

DATE	17-11-2020
PROJECT NO.	SPA401
PROJECT NAME	655 Wellington Street South
SCALE	1:1000
STATUS	AVD

SPA401

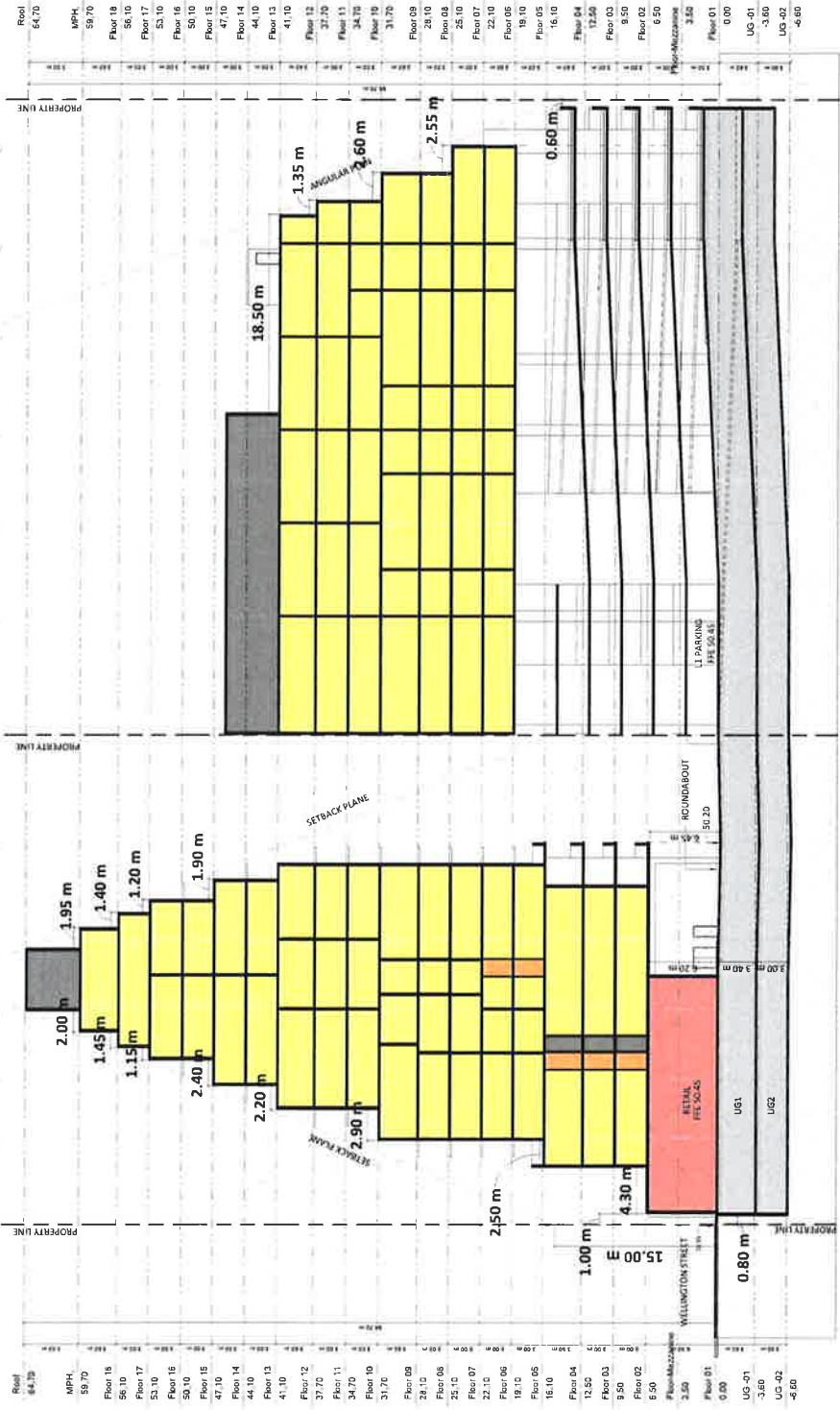


DRAFT

655 Wellington Street South, London,
ON
300 Wellington Street South - 01A

SCHEMATIC SECTION - EAST-WEST

SPA402



Roof	64.70
MPH	59.70
Floor 18	56.10
Floor 17	53.10
Floor 16	50.10
Floor 15	47.10
Floor 14	44.10
Floor 13	41.10
Floor 12	37.70
Floor 11	34.70
Floor 10	31.70
Floor 09	28.10
Floor 08	25.10
Floor 07	22.10
Floor 06	19.10
Floor 05	16.10
Floor 04	12.50
Floor 03	9.50
Floor 02	6.50
Floor-Mezzanine	3.50
Floor 01	0.00
UG-01	-3.60
UG-02	-6.60

Roof	64.70
MPH	59.70
Floor 18	56.10
Floor 17	53.10
Floor 16	50.10
Floor 15	47.10
Floor 14	44.10
Floor 13	41.10
Floor 12	37.70
Floor 11	34.70
Floor 10	31.70
Floor 09	28.10
Floor 08	25.10
Floor 07	22.10
Floor 06	19.10
Floor 05	16.10
Floor 04	12.50
Floor 03	9.50
Floor 02	6.50
Floor-Mezzanine	3.50
Floor 01	0.00
UG-01	-3.60
UG-02	-6.60



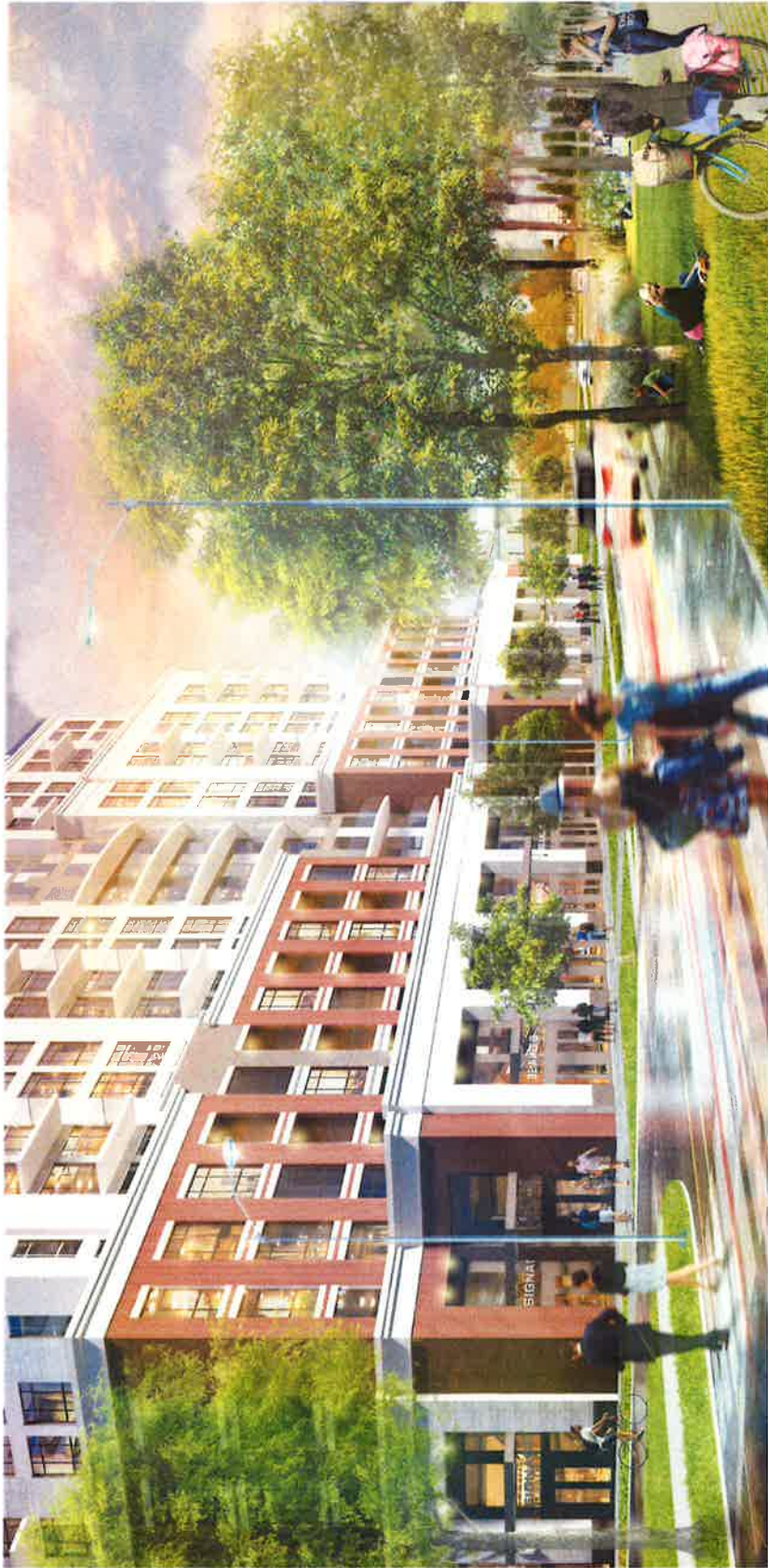
WELLINGTON STREET - LOOKING NORTH

DRAFT

654 Wellington Street South, London, ON
 300 Wellington Street South, London, ON

3D PERSPECTIVE

DATE	DESCRIPTION
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07/14/14	3D PERSPECTIVE
06/14/14	3D PERSPECTIVE
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02/14/14	3D PERSPECTIVE
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04/01/01	3D PERSPECTIVE
03/01/01	3D PERSPECTIVE
02/01/01	3D PERSPECTIVE
01/01/01	3D PERSPECTIVE



WELLINGTON STREET - LOOKING SOUTH

DRAFT

666 Wellington Street South, London, OH
133 Wellington Street South, London, OH

3D PERSPECTIVE

Project No.	SPA802
Client	
Architect	
Interior Designer	
Engineer	
Other	
Date	
Scale	
Notes	



WELLINGTON STREET - LOOKING NORTH

DRAFT

666 Wellington Street South, London, ON
613-941-1111

3D PERSPECTIVE

DATE	11/11/11
PROJECT	666 Wellington Street South, London, ON
CLIENT	666 Wellington Street South, London, ON
ARCHITECT	TURNER FLEISCHER ARCHITECTS, INC.
SCALE	AS SHOWN
STATUS	PDP
FILE NO.	11-11-11



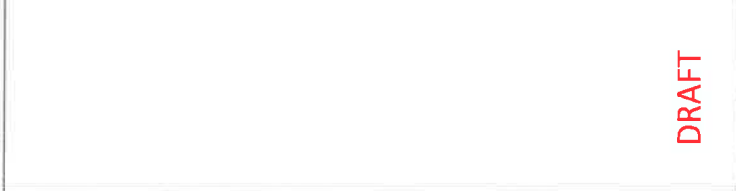
WELLINGTON STREET - LOOKING SOUTH

DRAFT

558 Wellington Street South, London, ON
558 Wellington Street South, London, ON

3D PERSPECTIVE

DATE	17/08/2018
PROJECT	558 Wellington Street South
CLIENT	558 Wellington Street South, London, ON
SCALE	1:100
FILE	558 Wellington Street South
REV	01



DRAFT

DATE	NO.	DESCRIPTION

656 Wellington Street South, London, OH
 556 Wellington Street South, London, OH

3D PERSPECTIVE

DATE	NO.	DESCRIPTION

AERIAL VIEW - WELLINGTON STREET LOOKING SOUTH

DRAFT

666 Wellington Street South, London,
ON
555 Wellington Street South, London, ON

3D PERSPECTIVE

SPA806



AERIAL VIEW - WELLINGTON STREET LOOKING SOUTH









