



417 Wellington

417 Wellington St - St. Thomas, Ontario

25-043

2026.06.02

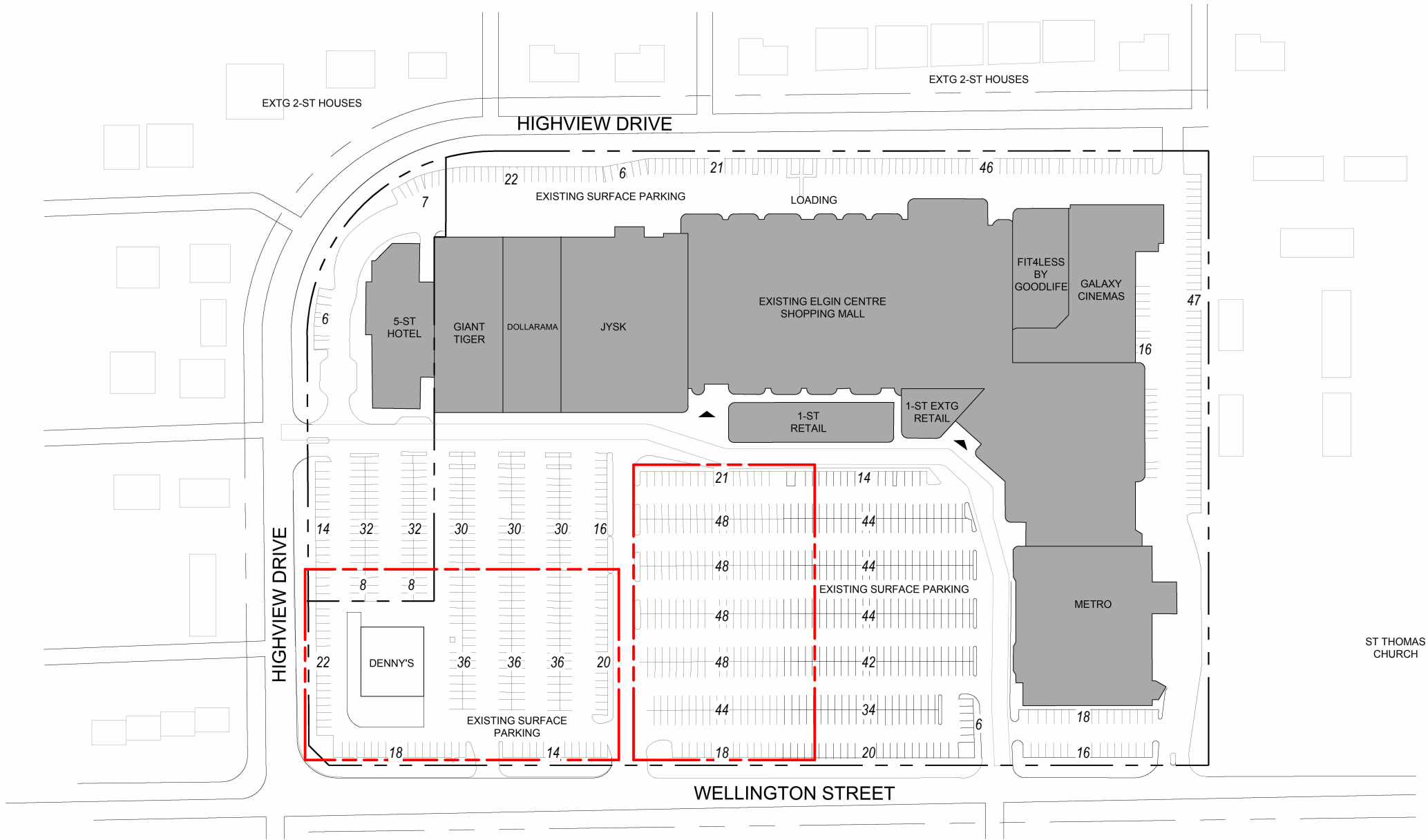
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SD0.0	Cover Sheet	SD2.4a	Overall - Level 2 Plan	SD4.1a	Phase 01 - South Elevation	SD4.7a	Phase 02 - West Elevation	SD6.7	Isometrics	SD7.10	Shadow Study - Spring
SD1.1	Existing Site Plan	SD2.4b	Enlarged - Level 2 Plan	SD4.1b	Phase 01 - South Elevation	SD4.7b	Phase 02 - West Elevation	SD6.8	Isometrics	SD7.11	Shadow Study - Summer
SD1.2	Contextual Plan	SD2.5a	Overall - Level 3-8 Plan	SD4.2a	Phase 01 - East Elevation	SD4.8a	Phase 02 - North Elevation	SD6.9	Renders	SD7.12	Shadow Study - Winter
SD1.3	Site Plan	SD2.5b	Enlarged - Level 3-8 Plan	SD4.2b	Phase 01 - East Elevation	SD4.8b	Phase 02 - North Elevation	SD6.10	Renders		
SD1.4	Site Plan - Phase 01	SD2.6a	Overall - Level 9 Plan	SD4.3a	Phase 01 - West Elevation	SD5.1	Phase 01 - Sections	SD6.11	Renders		
SD1.5	Site Plan - Phase 02	SD2.6b	Enlarged - Level 9 Plan	SD4.3b	Phase 01 - West Elevation	SD5.2	Phase 02 - Sections	SD6.12	Renders		
SD1.6	Project Statistics	SD2.7a	Overall - Level 10 Plan	SD4.4a	Phase 01 - North Elevation	SD6.1	Isometrics	SD6.13	Renders		
SD2.1a	Overall - P1 Plan	SD2.7b	Enlarged - Level 10 Plan	SD4.4b	Phase 01 - North Elevation	SD6.2	Isometrics	SD6.14	Renders		
SD2.1b	Phase 01 - P1 Plan	SD2.8a	Overall - Mechanical Penthouse Plan	SD4.5a	Phase 02 - South Elevation	SD6.3	Isometrics	SD6.15	Renders		
SD2.1c	Phase 02 - P1 Plan	SD2.8b	Enlarged - Mechanical Penthouse Plan	SD4.5b	Phase 02 - South Elevation	SD6.4	Isometrics	SD6.16	Renders		
SD2.2a	Overall - Level 1 Plan	SD2.9	Rooftop Amenity Option 01	SD4.6a	Phase 02 - East Elevation	SD6.5	Isometrics	SD6.17	Renders		
SD2.2b	Enlarged - Level 1 Plan	SD2.9b	Rooftop Amenity Option 02	SD4.6b	Phase 02 - East Elevation	SD6.6	Isometrics	SD6.18	Renders		

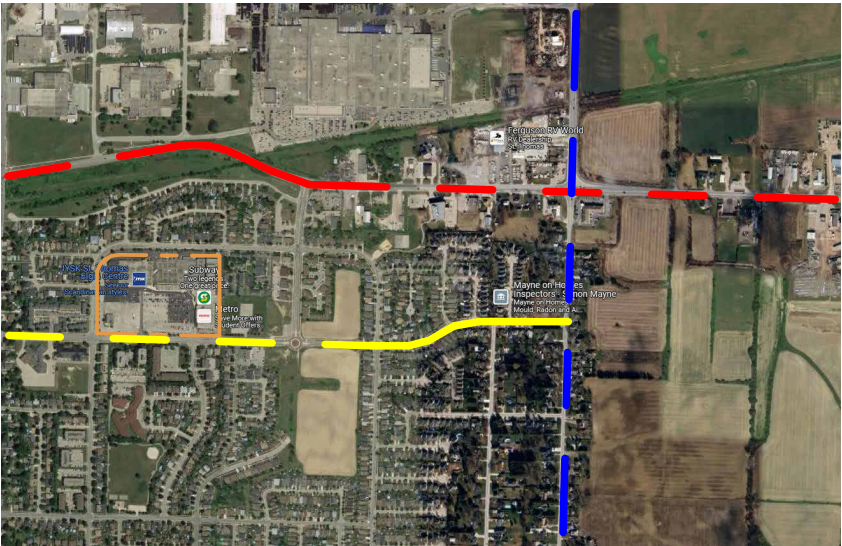
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EXISTING SITE PLAN



TOTAL EXISTING PARKING = 1,111
APPROX. PH 01 = - 275
APPROX. PH 02 = - 182



- WELLINGTON STREET
- CENTENNIAL AVENUE
- TALBOT STREET



WELLINGTON STREET & HIGHVIEW DRIVE INTERSECTION



WELLINGTON STREET & STOKE ROAD INTERSECTION



Scale : As indicated

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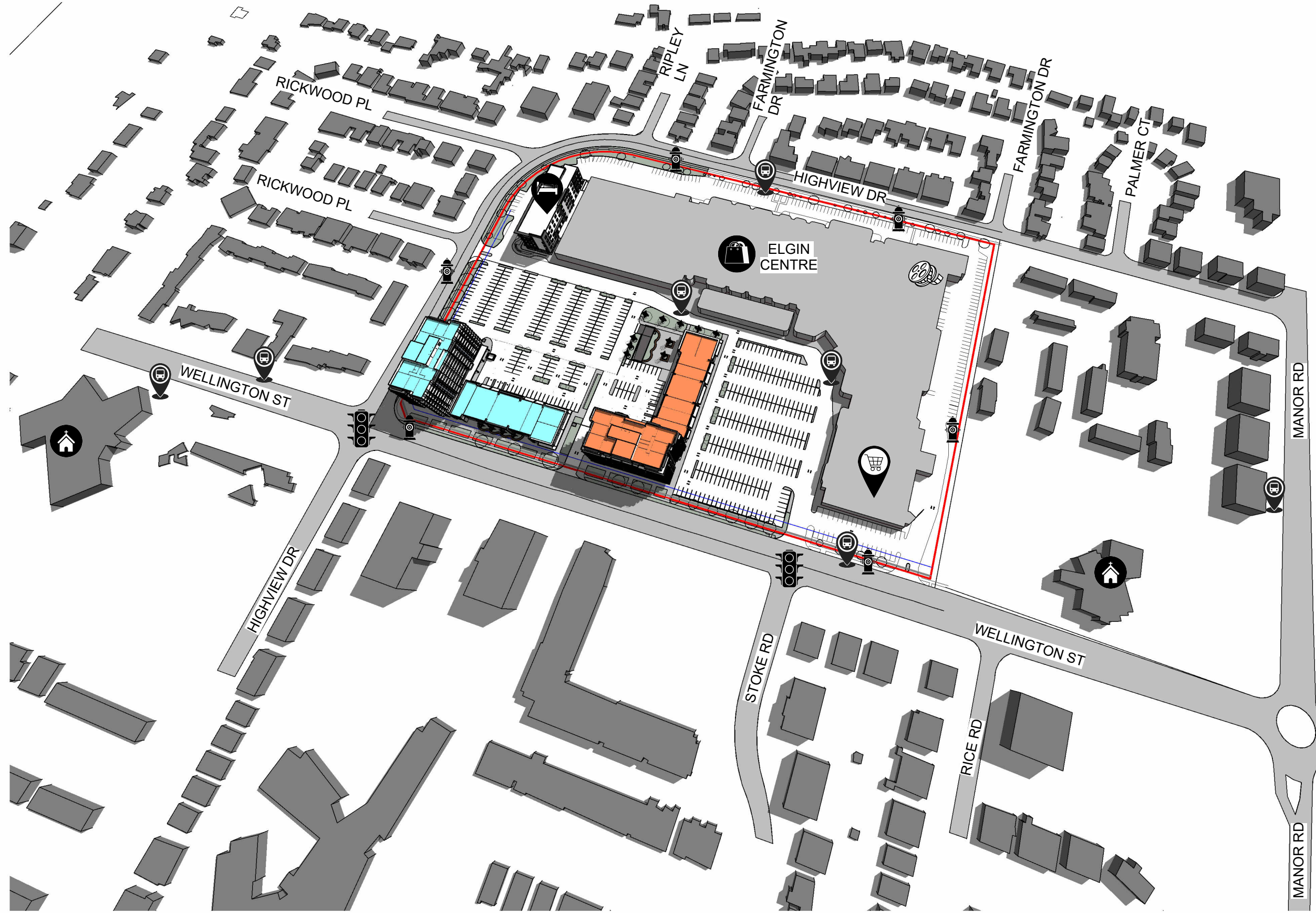
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Existing Site Plan

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- BUS STOP
- TRAFFIC LIGHT
- SHOPPING CENTER
- GROCERY STORE
- CINEMA
- CHURCH
- FIRE HYDRANT
- HOTEL
- PHASE 01
- PHASE 02



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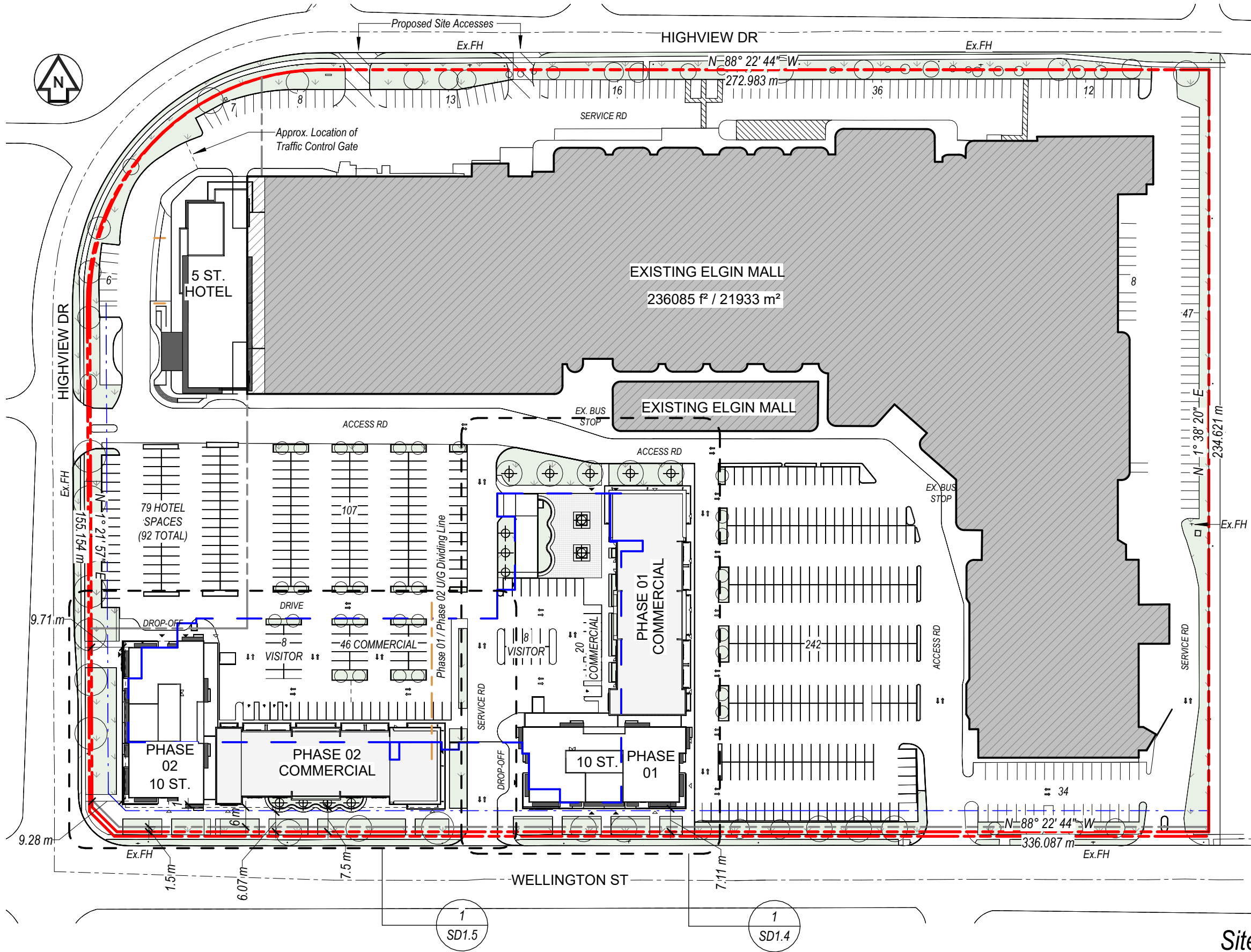
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417 Wellington St - St. Thomas, Ontario

Contextual Plan

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SD1.2



Site Development Stats

417 Wellington St, St. Thomas, ON

	ITEM	Existing	Proposed
1	Zoning Designation	C4-6 / 15.5.6 Special Zone	As Below
2	Lot Area (min.)	79,700 m ²	79,630 m ²
3	Lot Frontage (MINIMUM)	N/A	
4	Front Yard Depth (min.)	N/A	
5	Side Yard Depth - Highview (min.)	N/A	
6	Rear yard Dept1h (min.)	11 m	11m
7	Side Yard Depth - Wellington (min.)	5 m	5m
8	Landscape Open Space (% min.)	N/A	
9	Coverage	N/A	
10	Building Height (max.)	5 Storeys	10 Storeys / max. 122 ft
11	Density	N/A	
12	Gross Leasable Area (max.)	27,375 m ²	21,933 m ² (Mall) + 1930m ² (Phase 01 Commercial) + 1930m ² (Phase 02 Commercial) = 25,793 m ² (Total)
13	Hotel GFA (m ²)	N/A	1483m ² (bldg footprint) x 5 (Storeys) = 7180m ²
14	Residential Units	N/A	232
15	Parking Spaces - Site Total (min.)	930	937
16	Parking Spaces - Hotel Use	N/A	92
17	Parking Spaces - Site Commercial	N/A	589 (2.28/100m ²)
18	Residential Parking Spaces - Ph. 01	N/A	128 (1.10 pdu)
20	Residential Parking Spaces - Ph. 02	N/A	128 (1.10 pdu)
21	Visitor Parking Spaces - Per Phase (Total)		128 x 10% = 13 (26)
22	Bike Parking - Per Phase (Total)	N/A	54 (108)

Site Plan

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Site Plan

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Site Plan - Phase 01

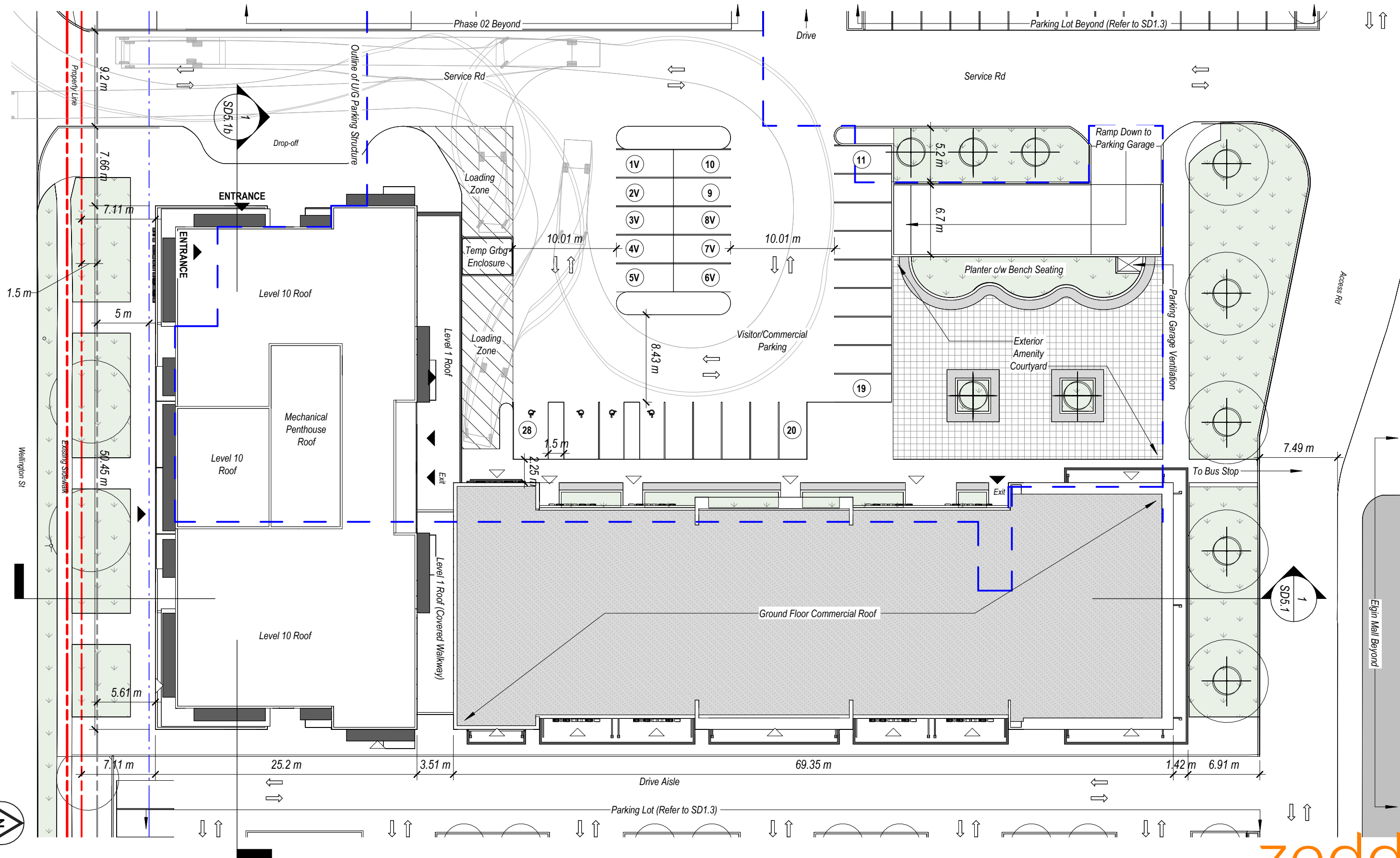
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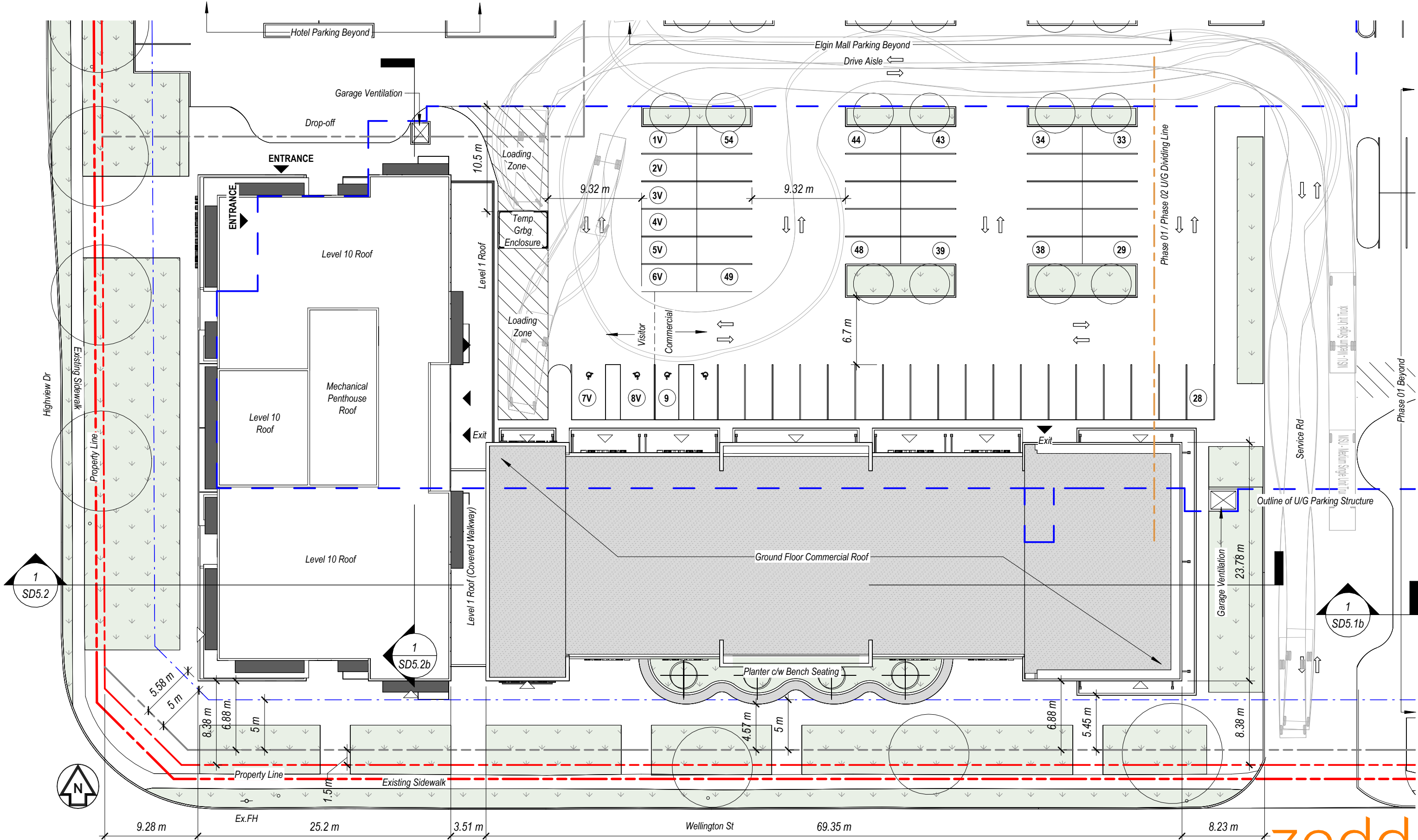
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Site Plan - Phase 02

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Building Stats - Schematic Design - Phases 01 & 02												
Project Phase	Floor Level	Parking			Amenity (Sqft)	Commercial(Sqft)	Residential Units (Sqft)	Total Units	Unit Types			
		Count	Area (Sqm)	Area (Sqft)					1 Bed	1 Bed+	2 Bed	3 Bed
01	11 - M.PH	0	0	0	0	0	0	0	0	0	0	0
01	10	0	0	0	0	0	10048	13	8	1	4	0
01	9	0	0	0	0	0	10048	13	8	1	4	0
01	8	0	0	0	0	0	10396	13	8	1	4	0
01	7	0	0	0	0	0	10396	13	8	1	4	0
01	6	0	0	0	0	0	10396	13	8	1	4	0
01	5	0	0	0	0	0	10396	13	8	1	4	0
01	4	0	0	0	0	0	10396	13	8	1	4	0
01	3	0	0	0	0	0	10396	13	8	1	4	0
01	2	0	0	0	716	0	9680	12	7	1	4	0
01	1 (GRADE)	28	0	0	1105	21037	0	0	0	0	0	0
01	-1	120	3303	35562	0	0	0	0	0	0	0	0
		148	3303	35562	1821	21037	92152	116	71	9	36	0
02	11 - M. PH	0	0	0	0	0	0	0	0	0	0	0
02	10	0	0	0	0	0	10048	13	8	1	4	0
02	9	0	0	0	0	0	10048	13	8	1	4	0
02	8	0	0	0	0	0	10396	13	8	1	4	0
02	7	0	0	0	0	0	10396	13	8	1	4	0
02	6	0	0	0	0	0	10396	13	8	1	4	0
02	5	0	0	0	0	0	10396	13	8	1	4	0
02	4	0	0	0	0	0	10396	13	8	1	4	0
02	3	0	0	0	0	0	10396	13	8	1	4	0
02	2	0	0	0	716	0	9680	12	7	1	4	0
02	1 (GRADE)	54	0	0	1105	21037	0	0	0	0	0	0
02	-1	120	2903	31245	0	0	0	0	0	0	0	0
		174	2903	31245	1821	21037	92152	116	71	9	36	0
		322	6206	66807	3642	42074	184304	232	142	18	72	0

Additional Statistics		
Total Site Area	857130 sf (79630 sm)	
	Phase 01	Phase 02
Net Developable Area (acres)	2.3 ac	2.3 ac
Net Developable Area (sf)	100000 sf	100000 sf

Unit Count & GFA	Phase 01	Phase 02
Total Units	116	116
Residential GFA	95346 sf	95346 sf
Buildable GFA	113369 sf	113369 sf
Above Grade Gross Cons. Area (GCA)	118817 sf	118817 sf
Below Grade Gross Cons. Area (GCA)	44530 sf	36447 sf

Other Specifications	Phase 01	Phase 02
Average Unit Size	794 sf	794 sf
Below Grade Residential Parking Spaces	120	120
Surface Visitor Parking Spaces	8	8
Storeys	10	10
Bicycle Storage	54	54
Storage Lockers	116	58
Commercial GFA	21037 sf	21037 sf

Notes:
1) Buildable GFA is calculated as the GCA excluding shaft openings (stairs, elevators, mechanical)

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Project Statistics

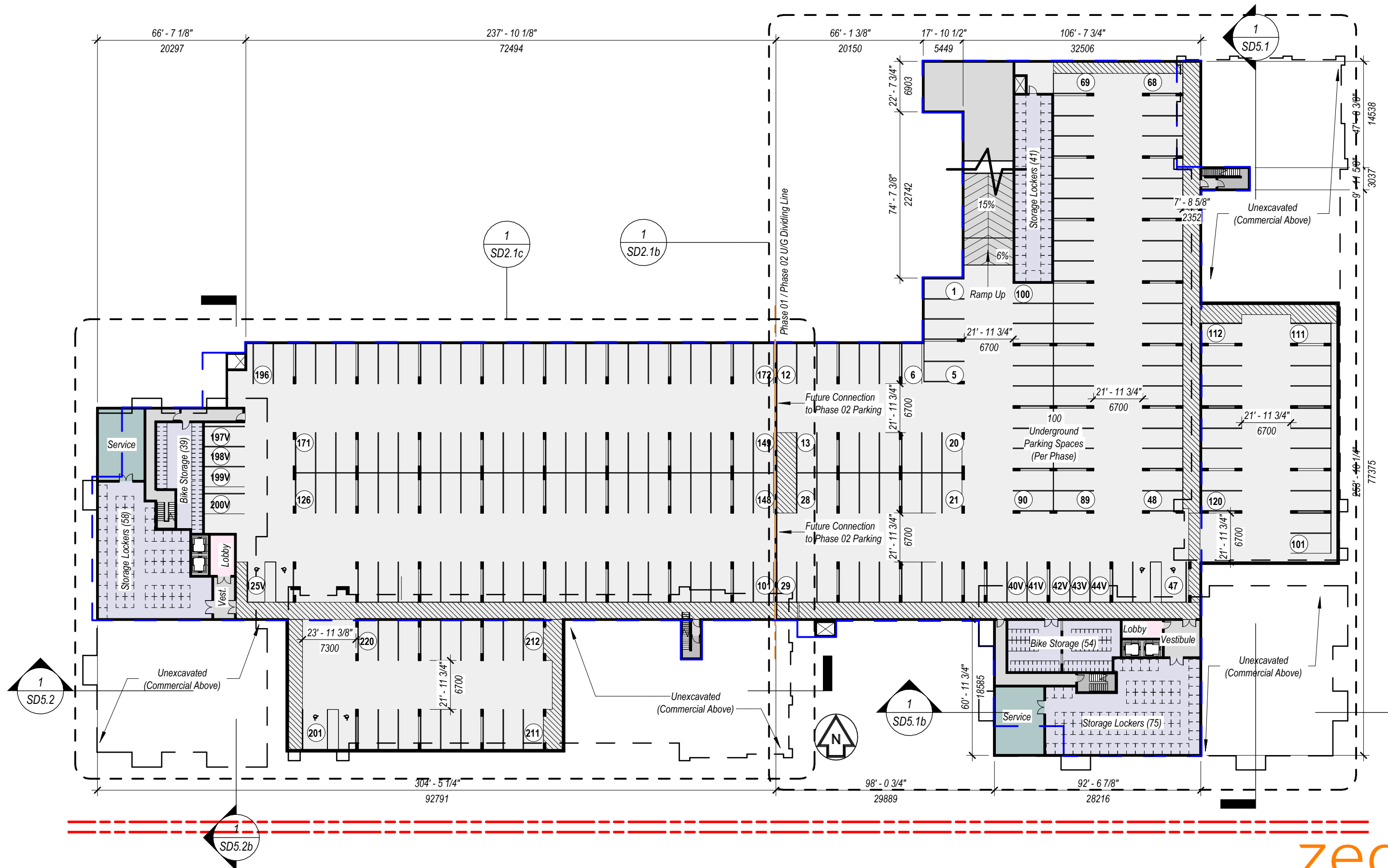
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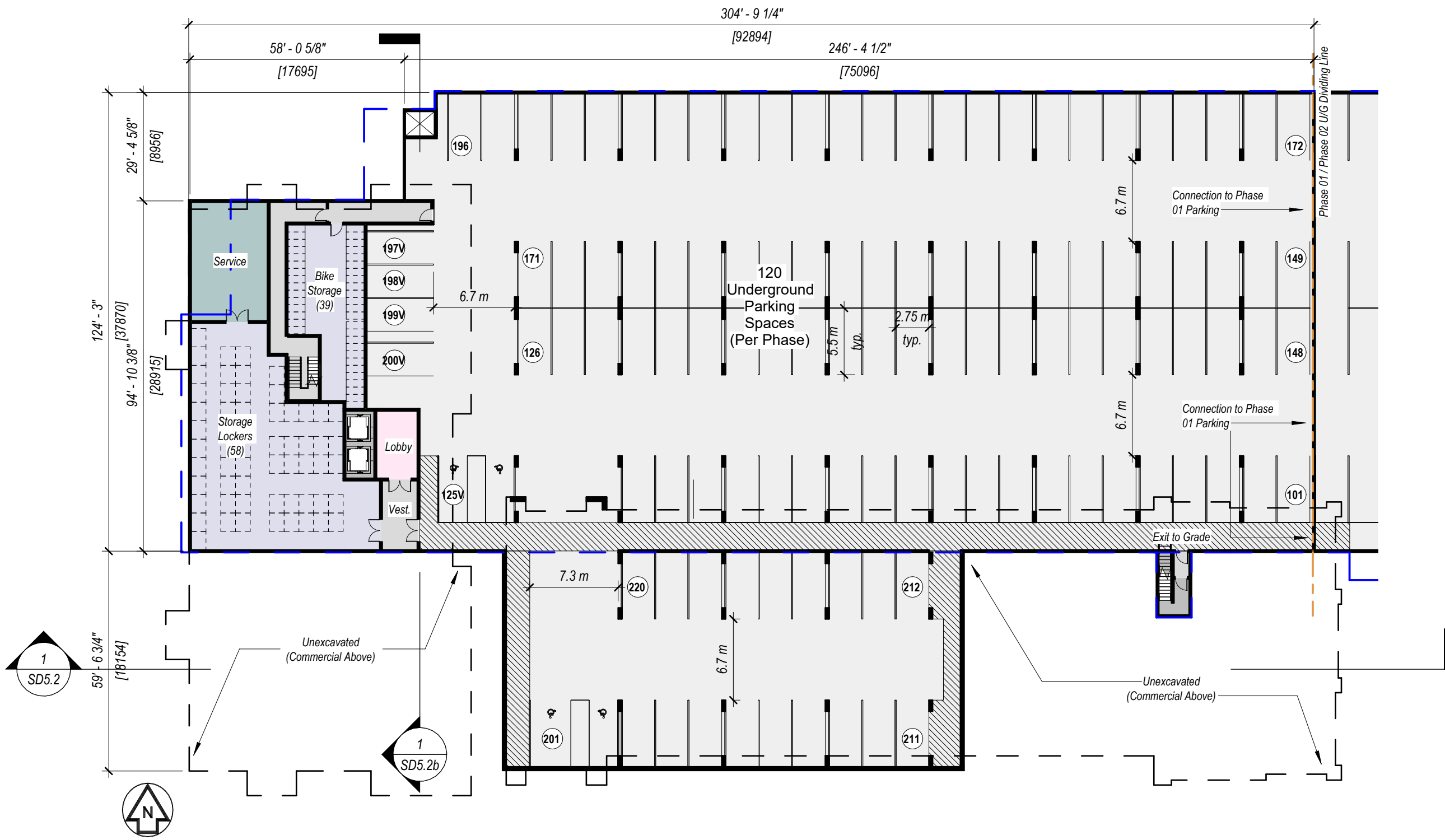
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Phase 02 - P1 Plan

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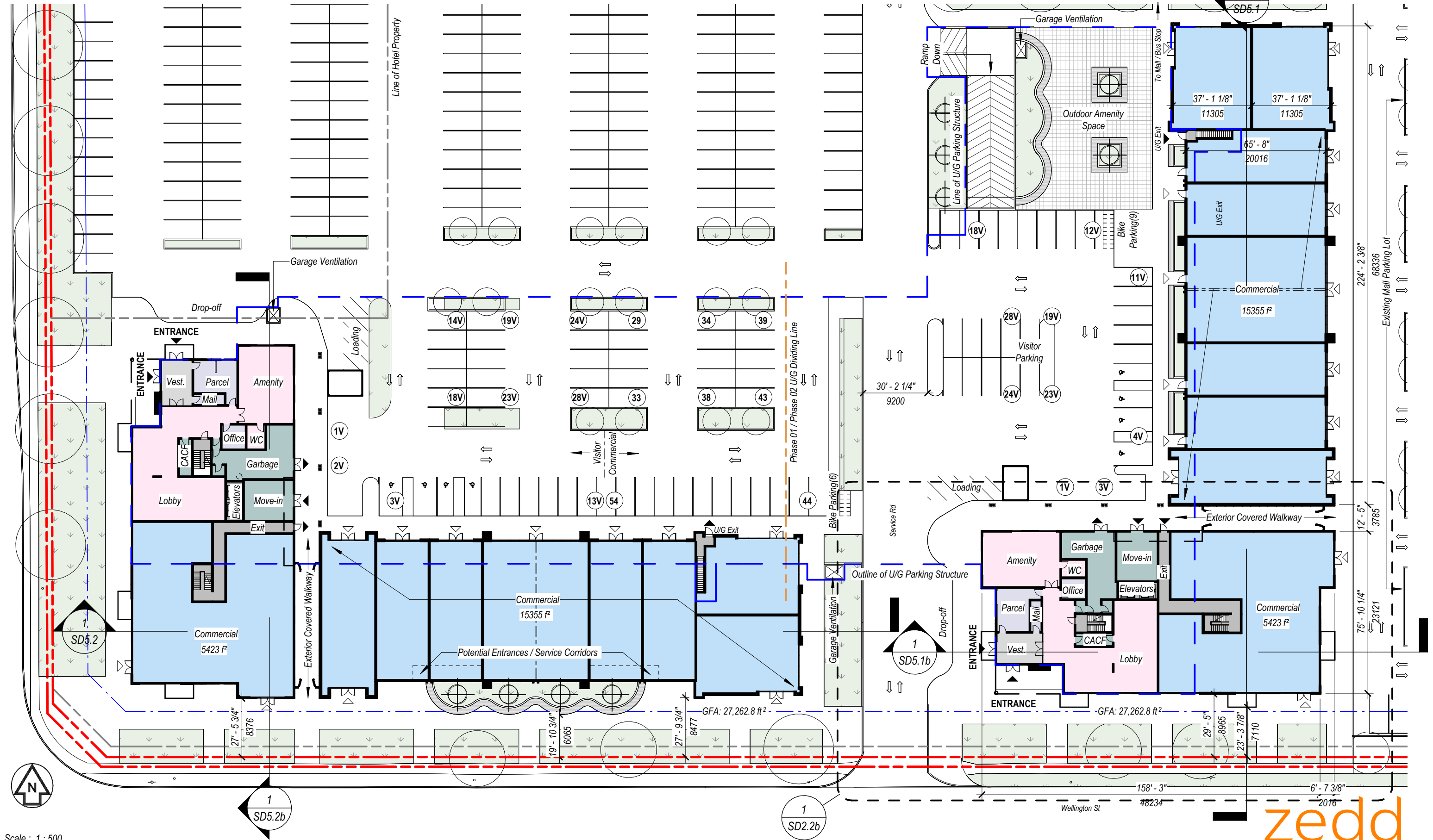
Overall - Level 1 Plan

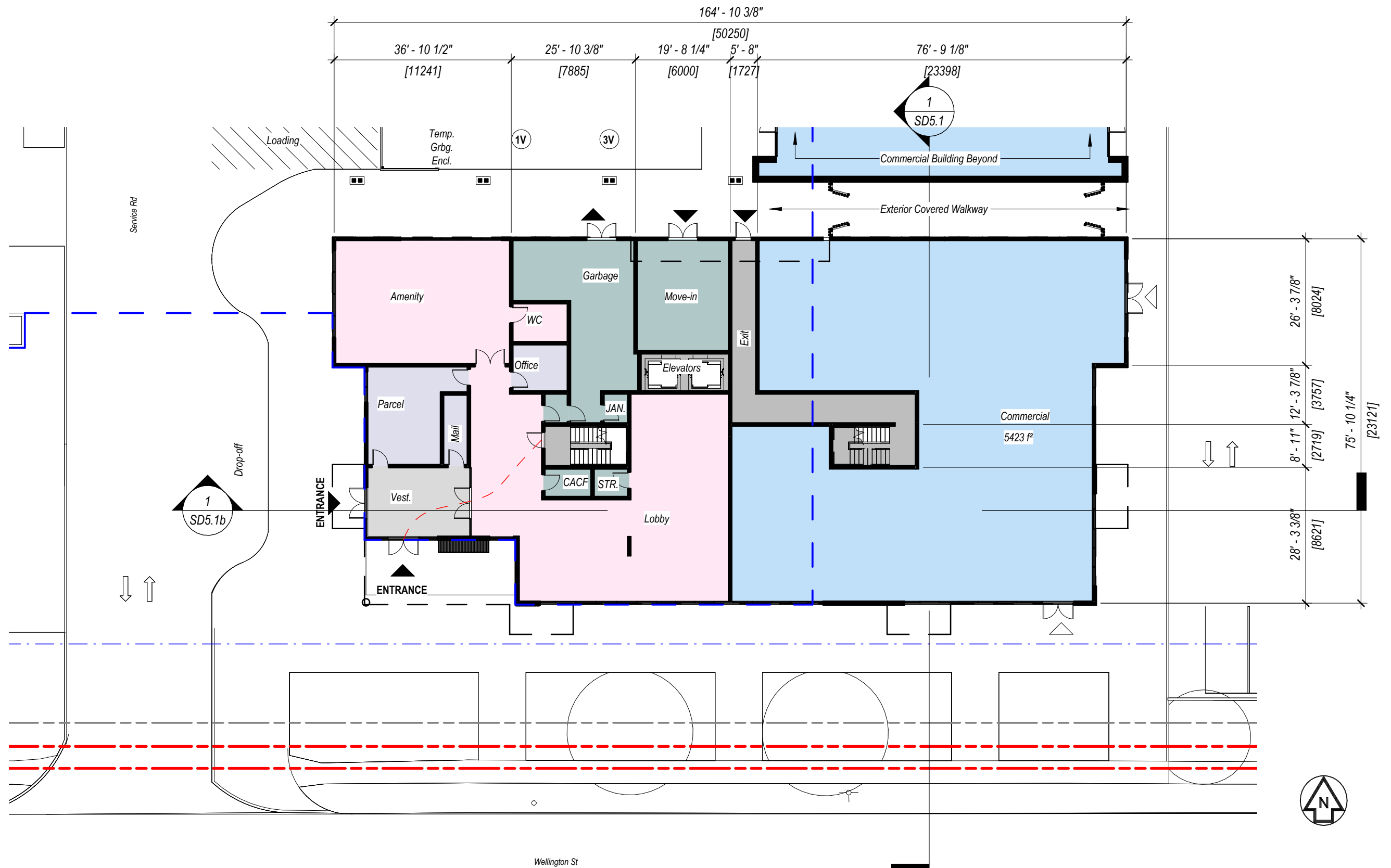
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Enlarged - Level 1 Plan

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Overall - Level 2 Plan

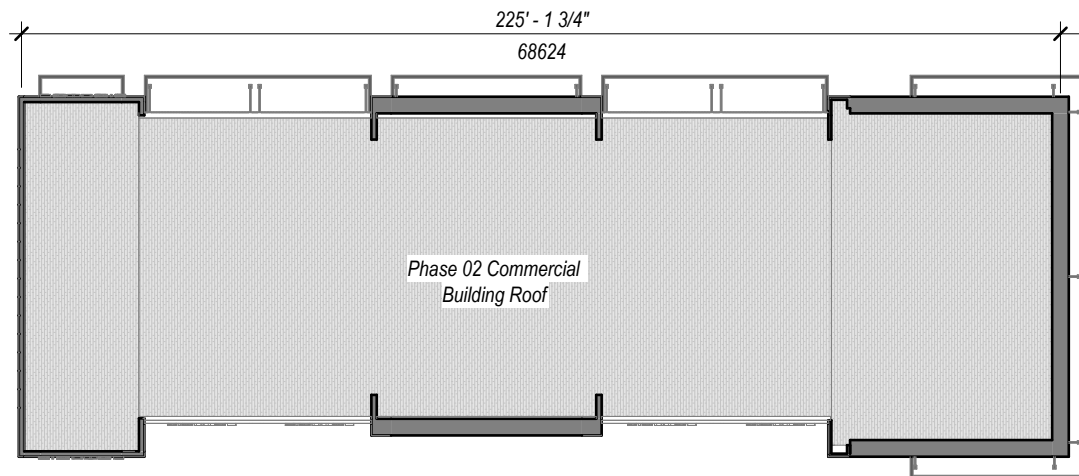
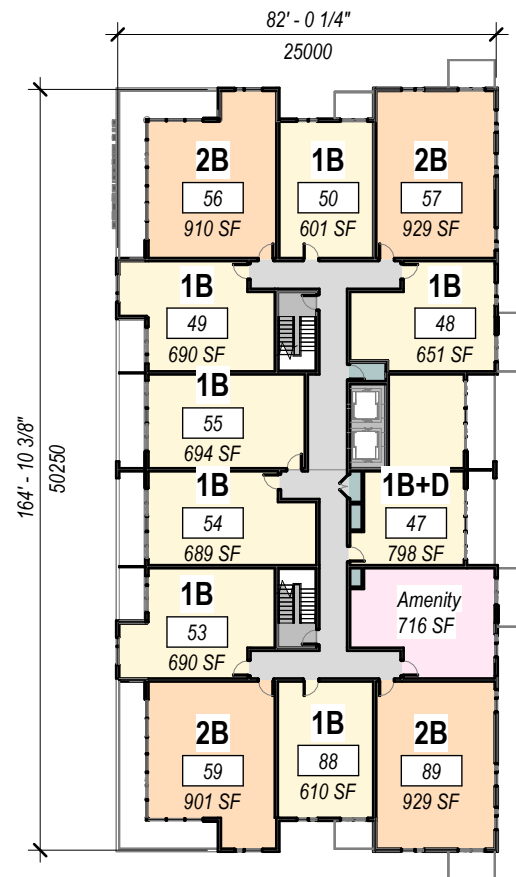
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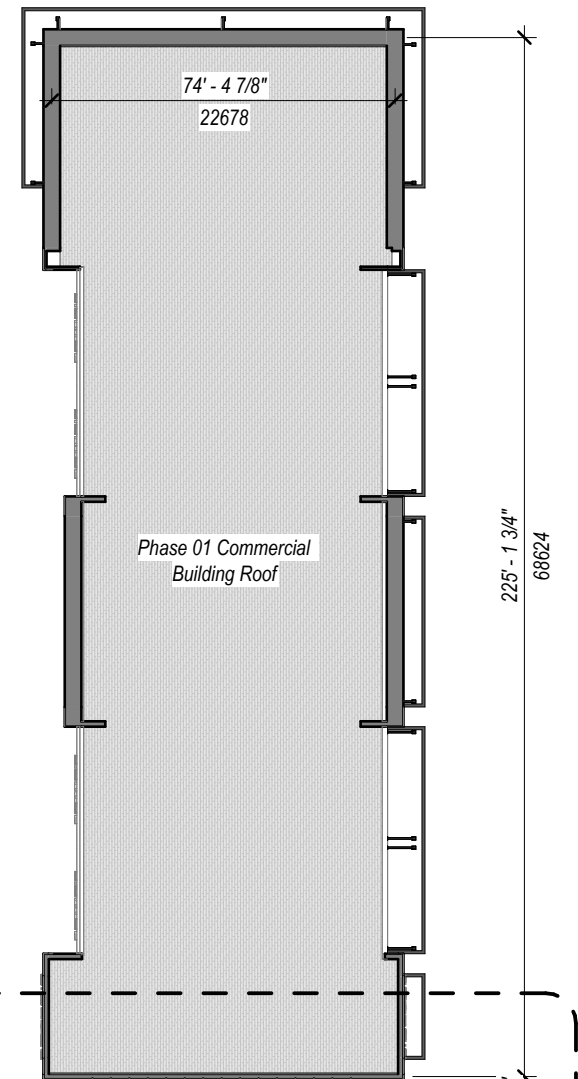
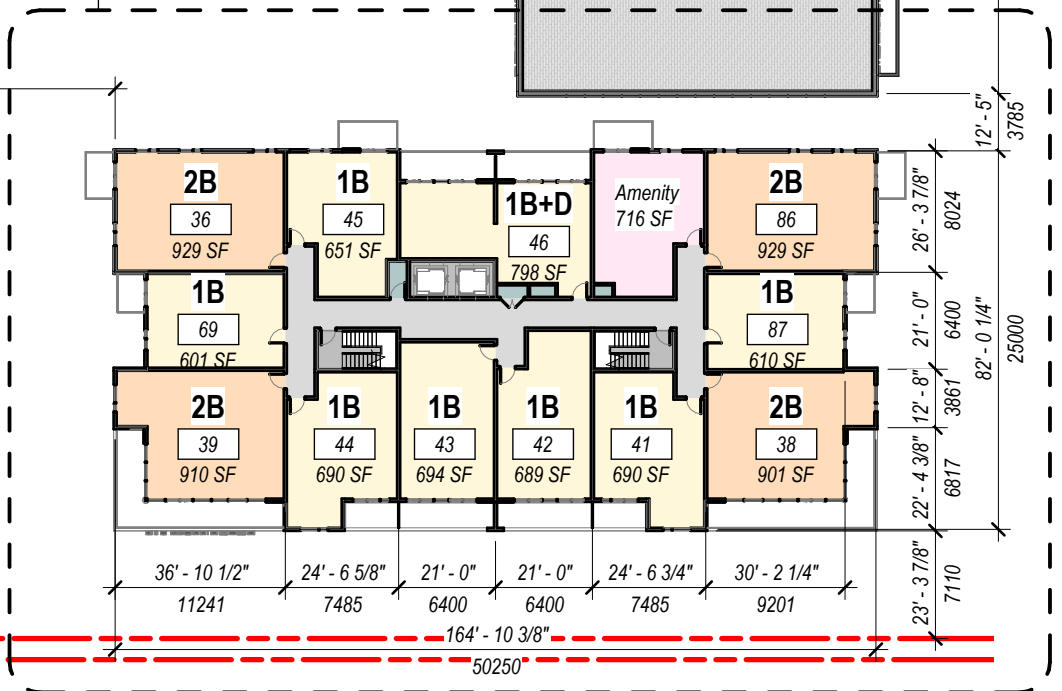


84' - 5 3/8"

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SD2.4b



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Enlarged - Level 2 Plan

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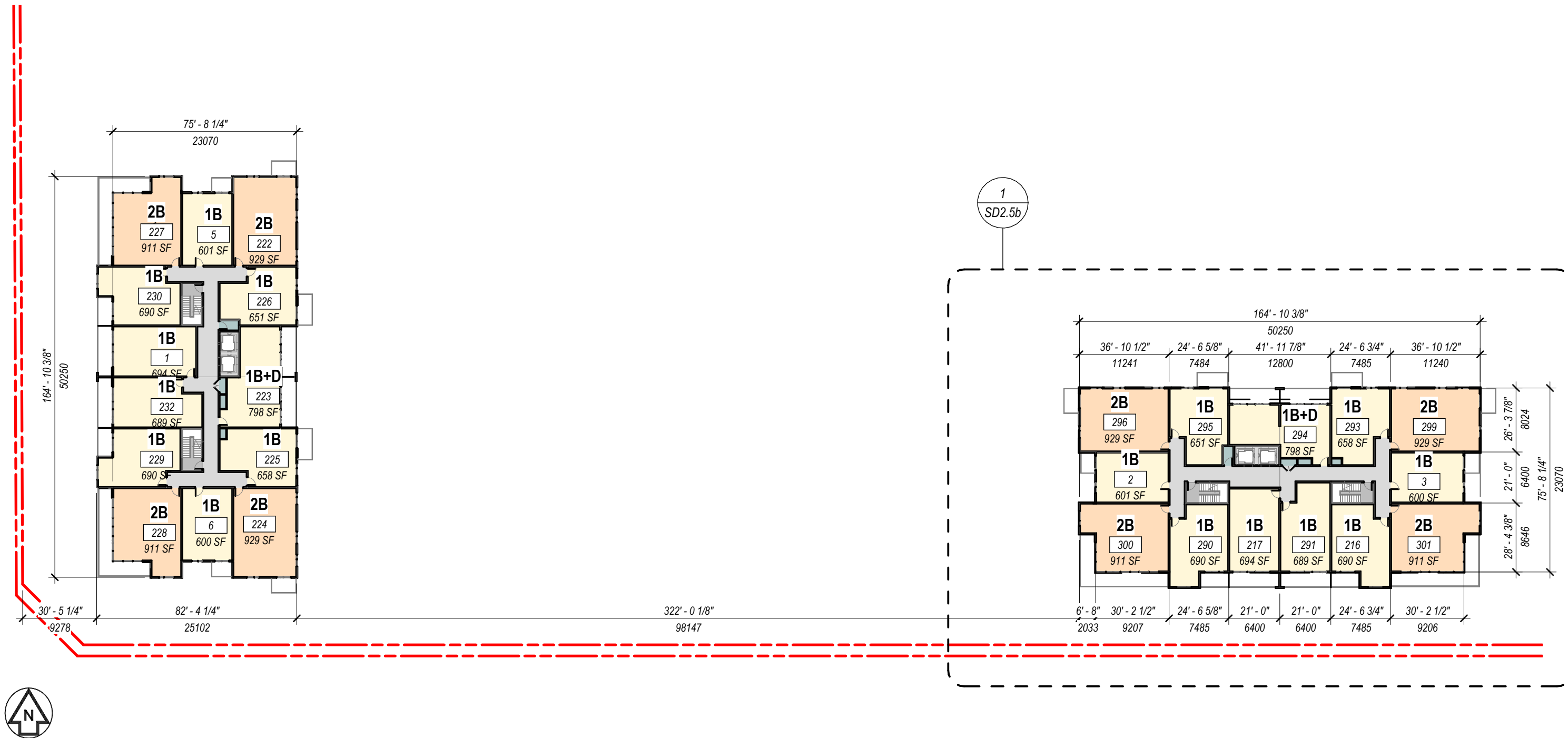
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Overall - Level 3-8 Plan

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SD2.5a

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Enlarged - Level 3-8 Plan

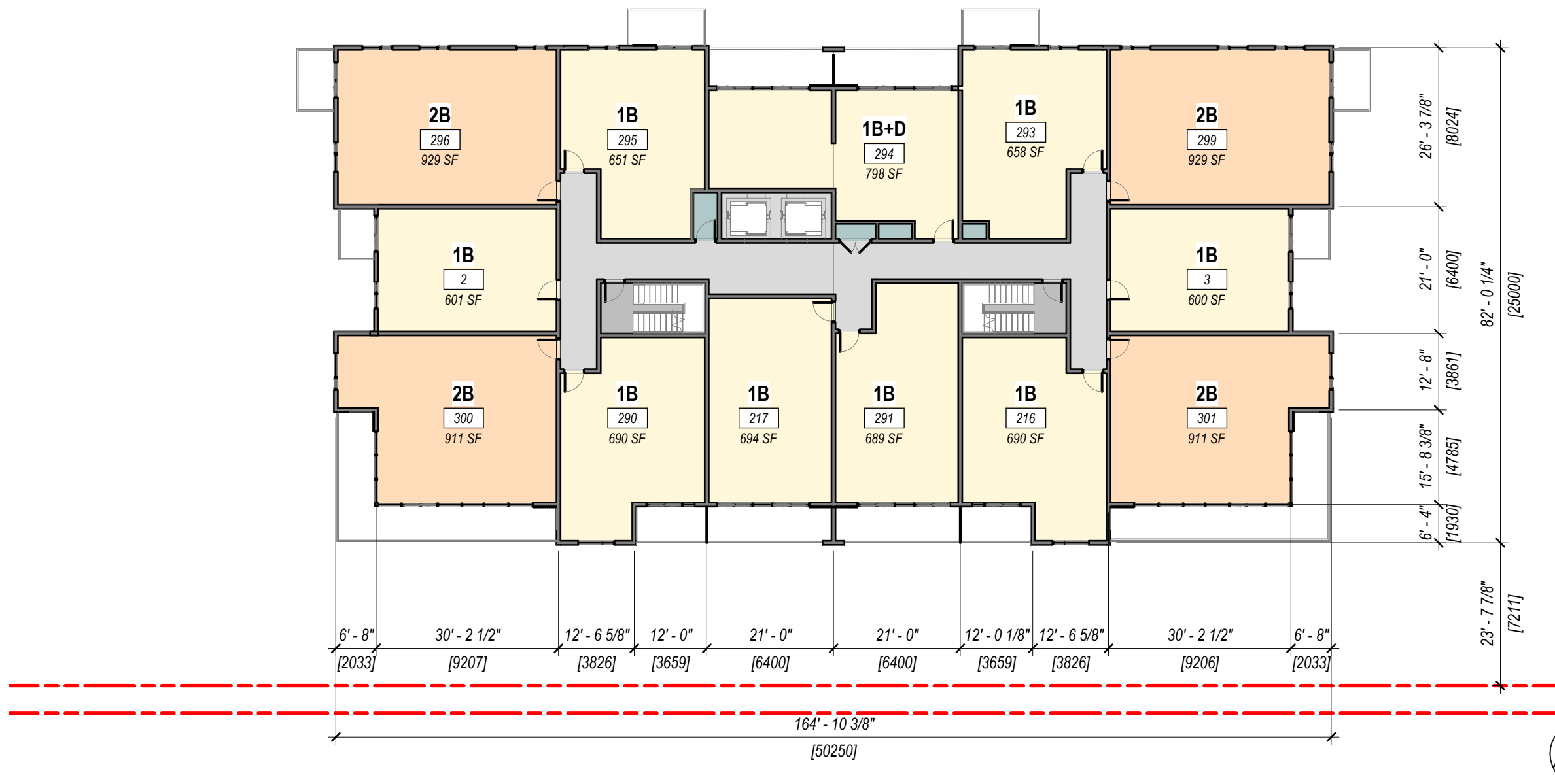
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SD2.5b

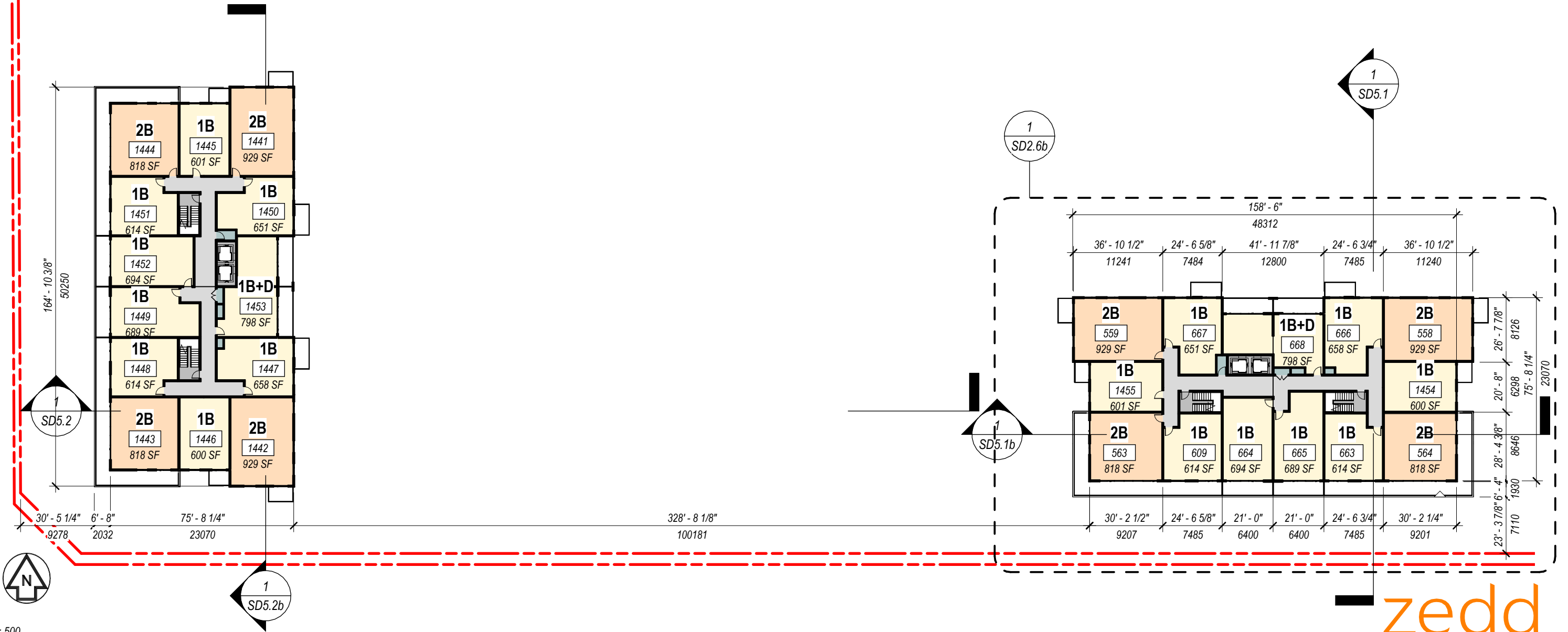
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Overall - Level 9 Plan

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Enlarged - Level 9 Plan

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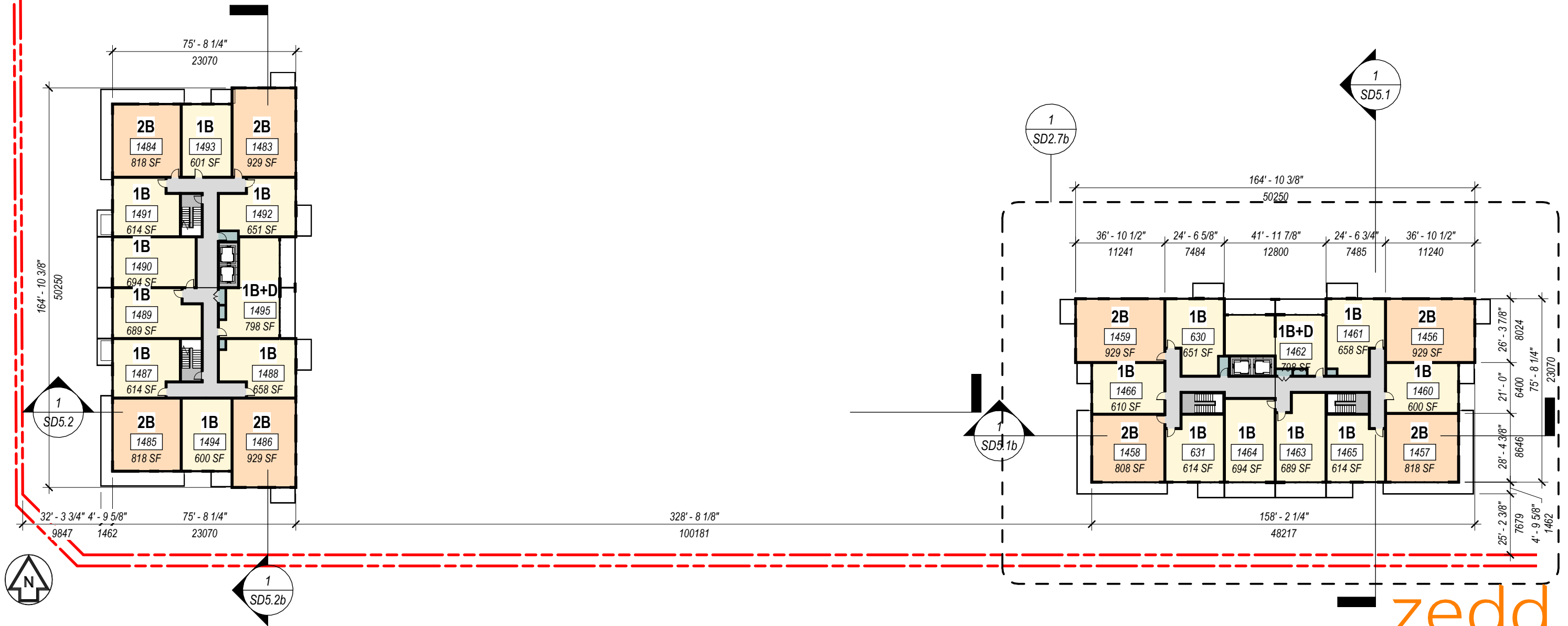
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Overall - Level 10 Plan

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Enlarged - Level 10 Plan

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SD2.7b



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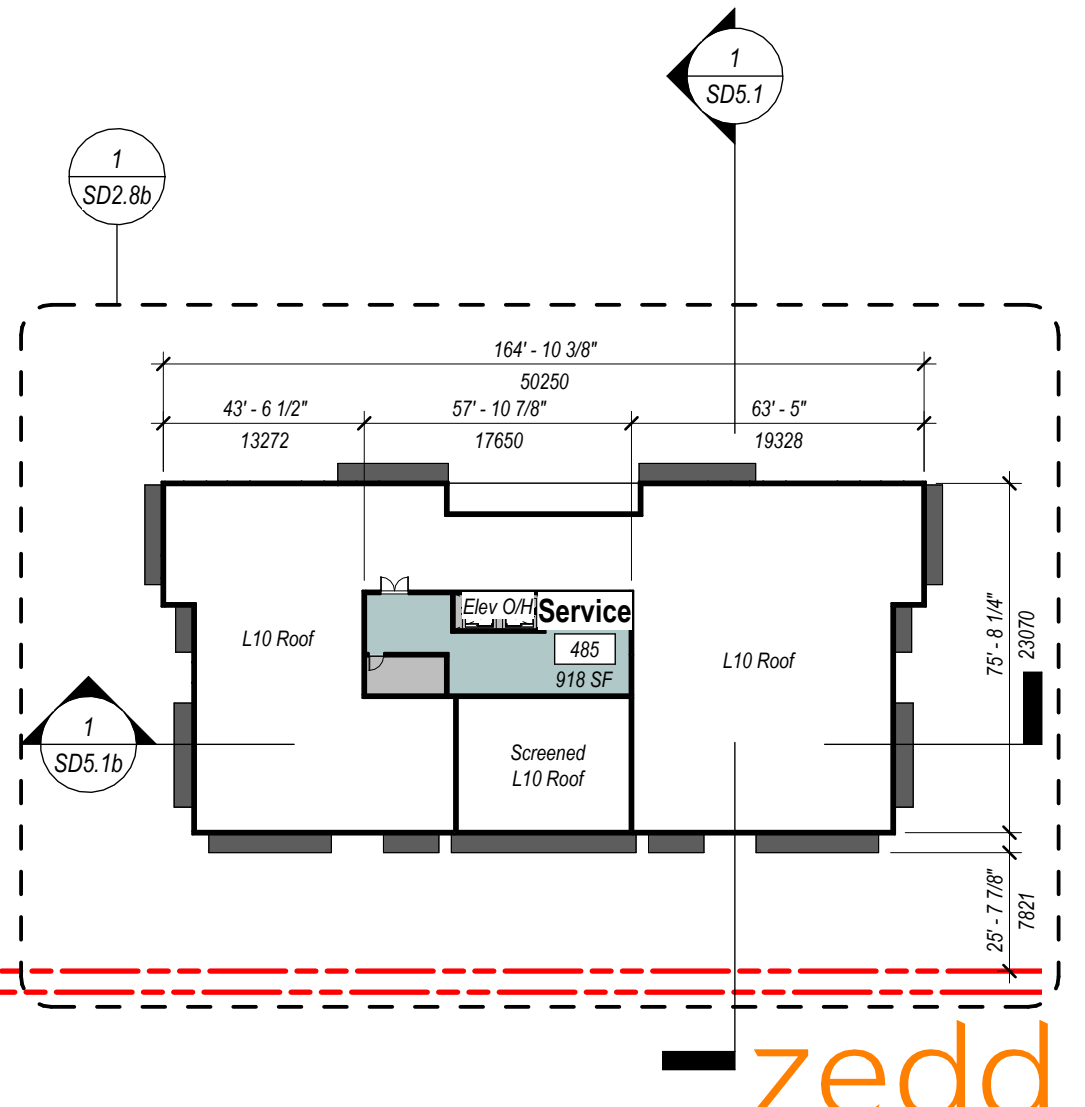
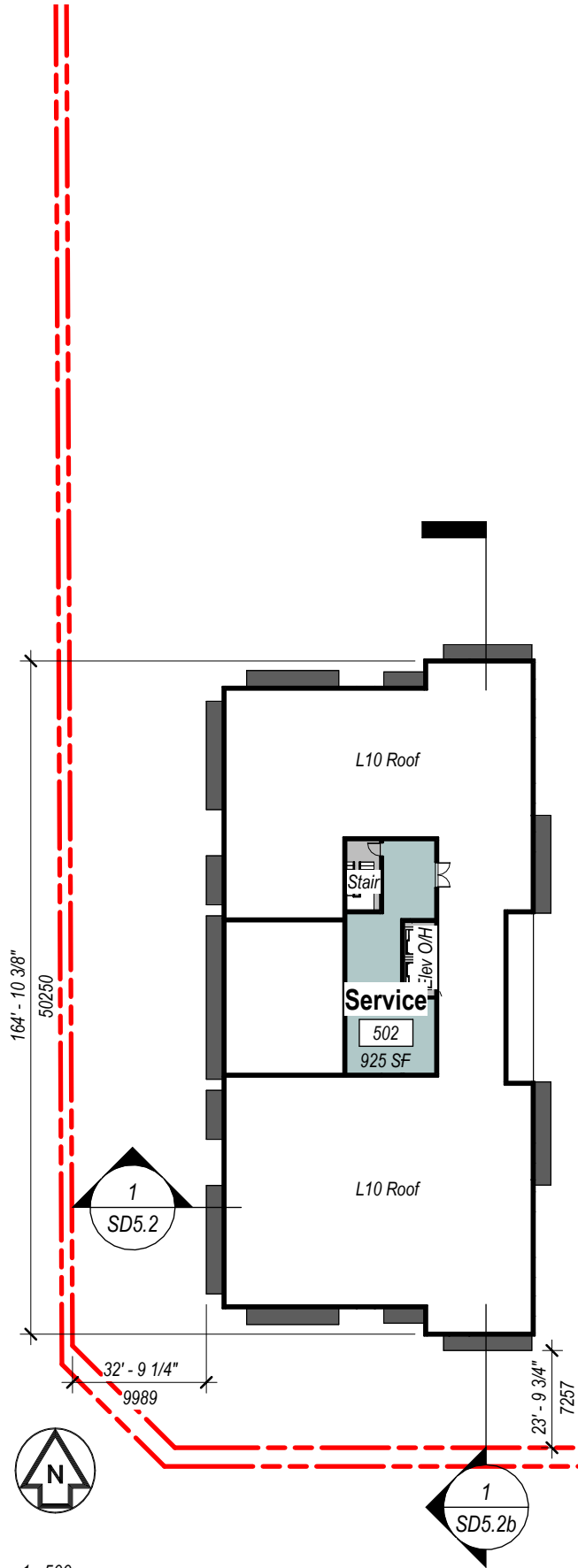
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Scale : 1 : 500

25-043 417 Wellington

417 Wellington St - St. Thomas, Ontario

Overall - Mechanical Penthouse Plan

2026.06.02 SD2.8a

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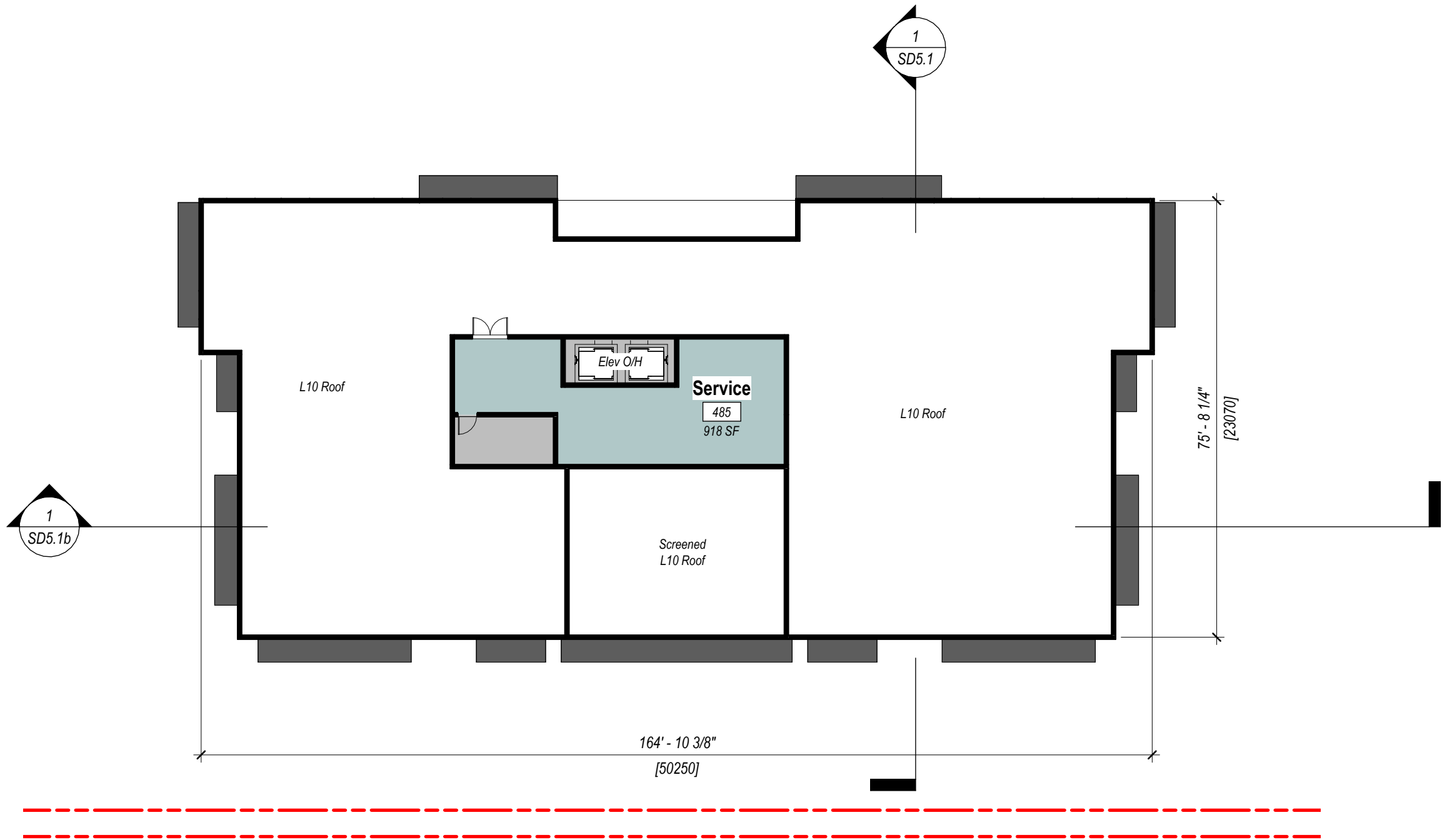
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25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Enlarged - Mechanical Penthouse Plan

2026.06.02

SD2.8b

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Exterior Finish Legend									
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel		Glass Balcony Guard
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window		Window Wall w/ White Spandrel

Scale : As indicated

25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 01 - South Elevation

2026.06.02 SD4.1a



Scale : 1 : 300

25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 01 - South Elevation

2026.06.02

SD4.1b

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Scale : As indicated

25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 01 - East Elevation

2026.06.02

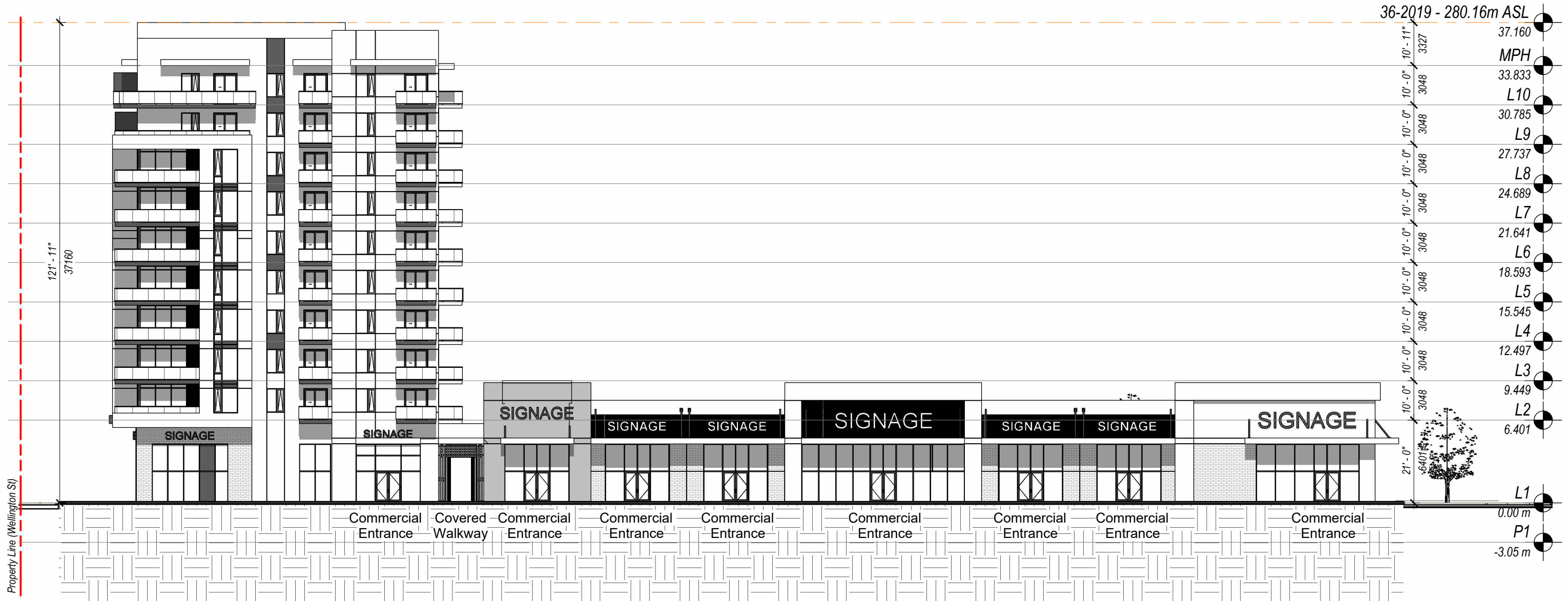
SD4.2a

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Scale : 1 : 300

25-043

417 Wellington

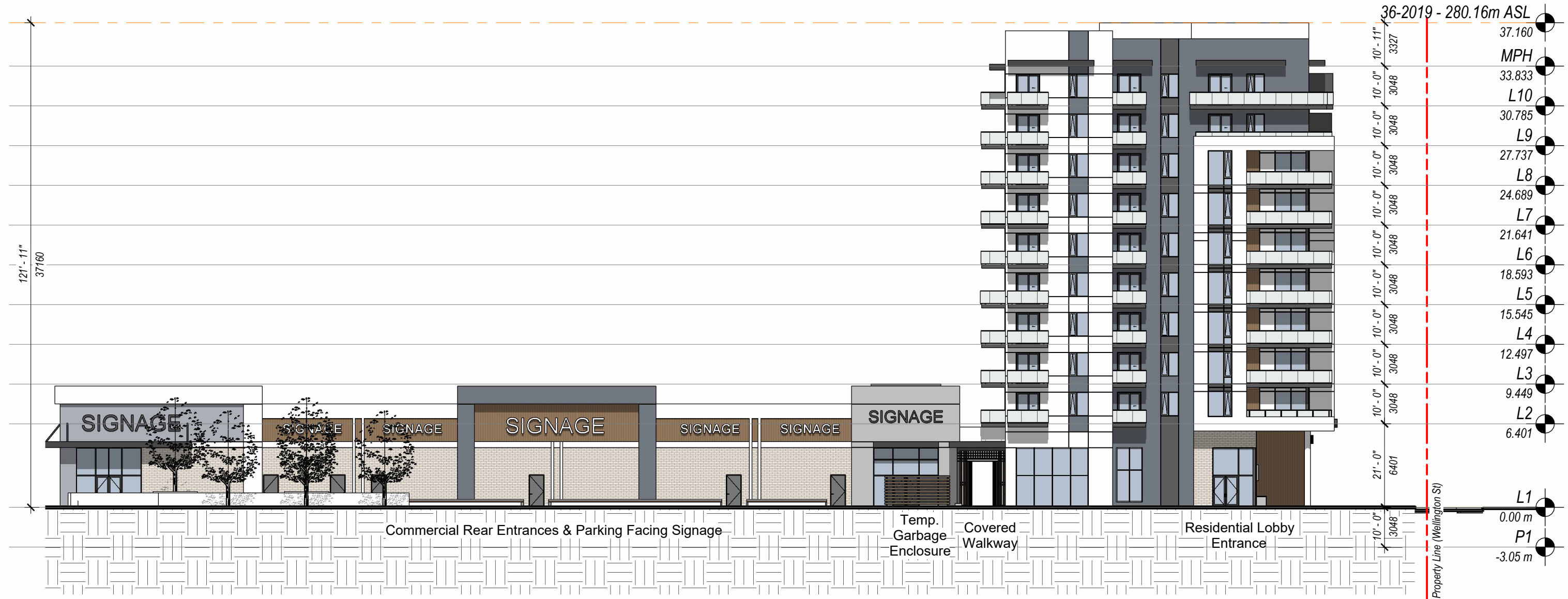
417 Wellington St - St. Thomas, Ontario

Phase 01 - East Elevation

2026.06.02 SD4.2b

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Exterior Finish Legend							
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window
	Glass Balcony Guard		Window Wall w/ White Spandrel				

Scale : As indicated

25-043

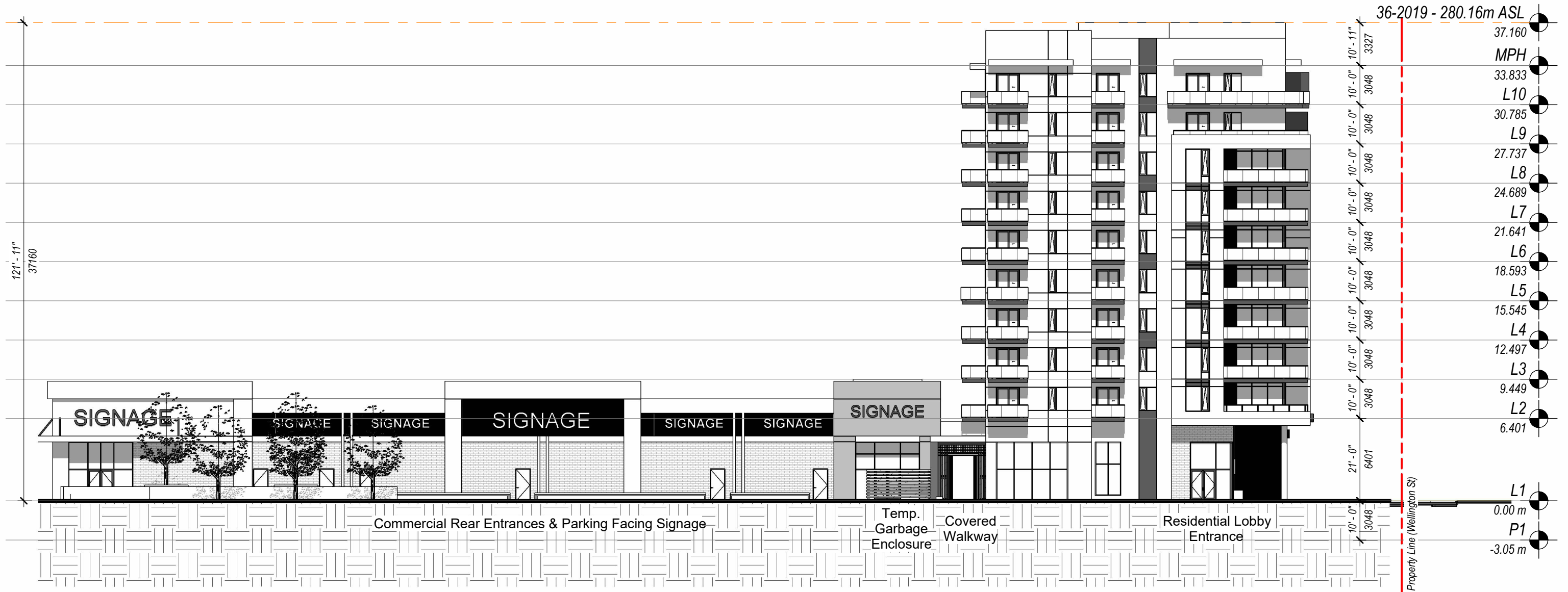
417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 01 - West Elevation

2026.06.02 SD4.3a

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Scale : 1 : 300

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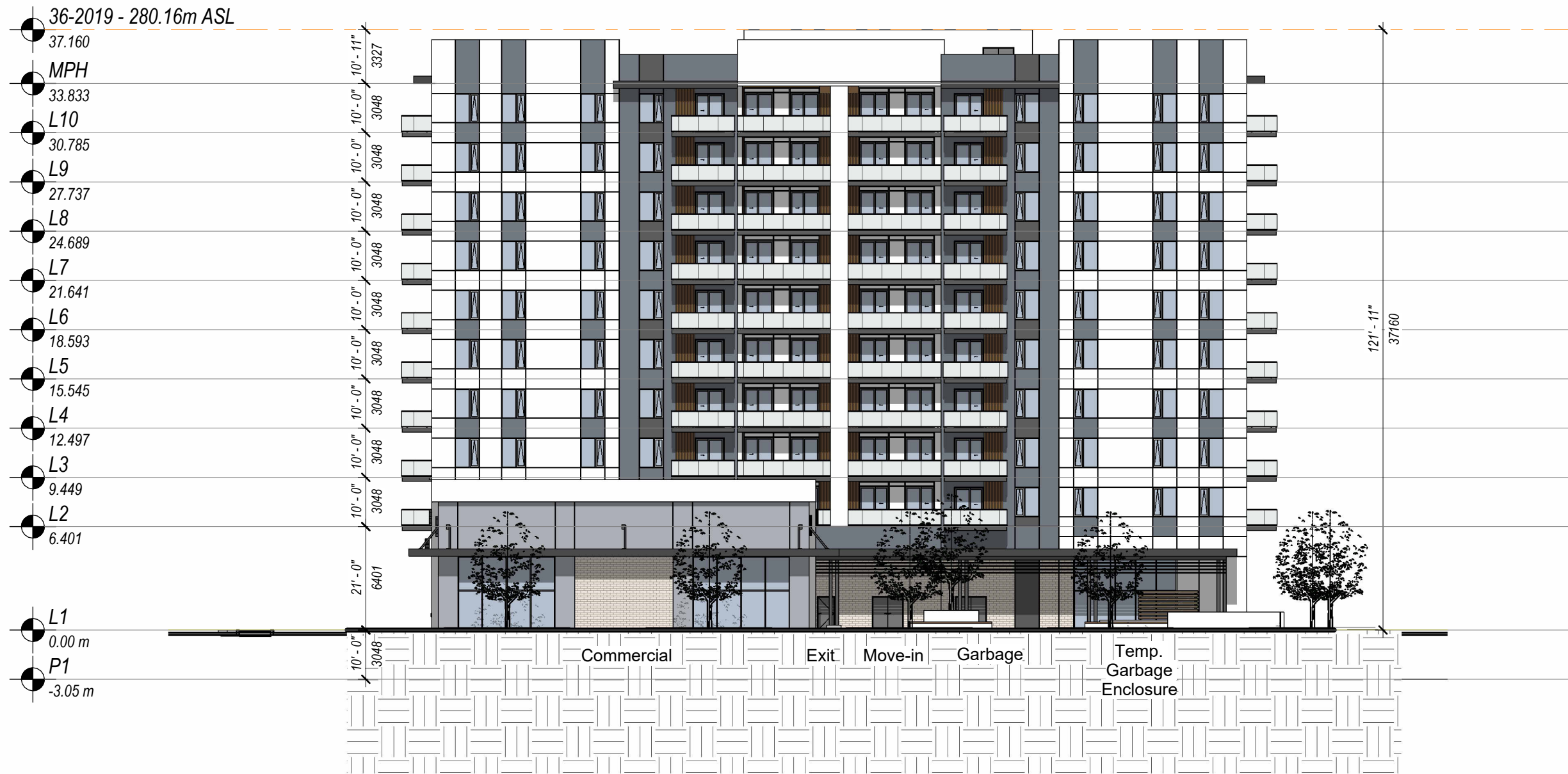
Phase 01 - West Elevation

2026.06.02

SD4.3b

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Exterior Finish Legend							
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window
							Glass Balcony Guard
							Window Wall w/ White Spandrel

Scale : As indicated

25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 01 - North Elevation

2026.06.02

SD4.4a

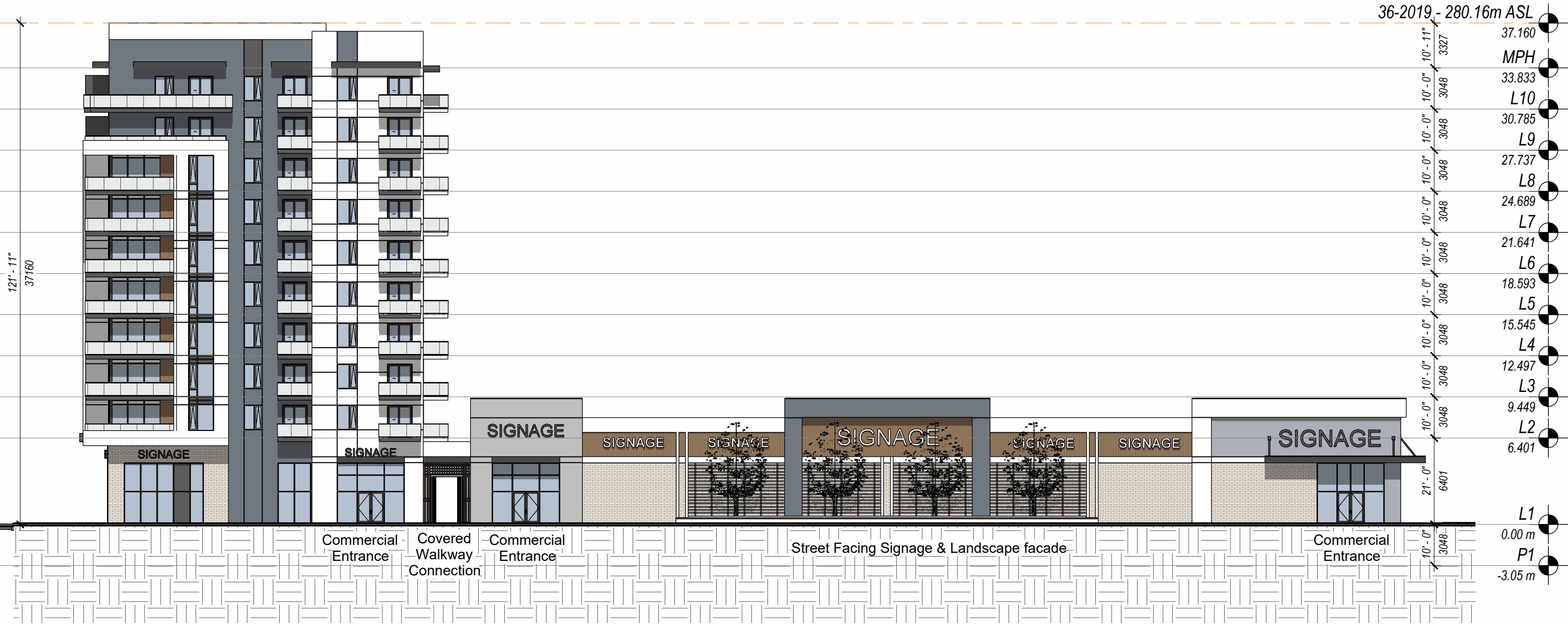
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Property Line (Highway Dr)



Exterior Finish Legend									
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel		Glass Balcony Guard
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window		Window Wall w/ White Spandrel

Scale : As indicated

25-043

417 Wellington

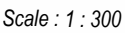
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Phase 02 - South Elevation

2026.06.02 SD4.5a

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Property Line (Highview Dr)



417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 02 - South Elevation

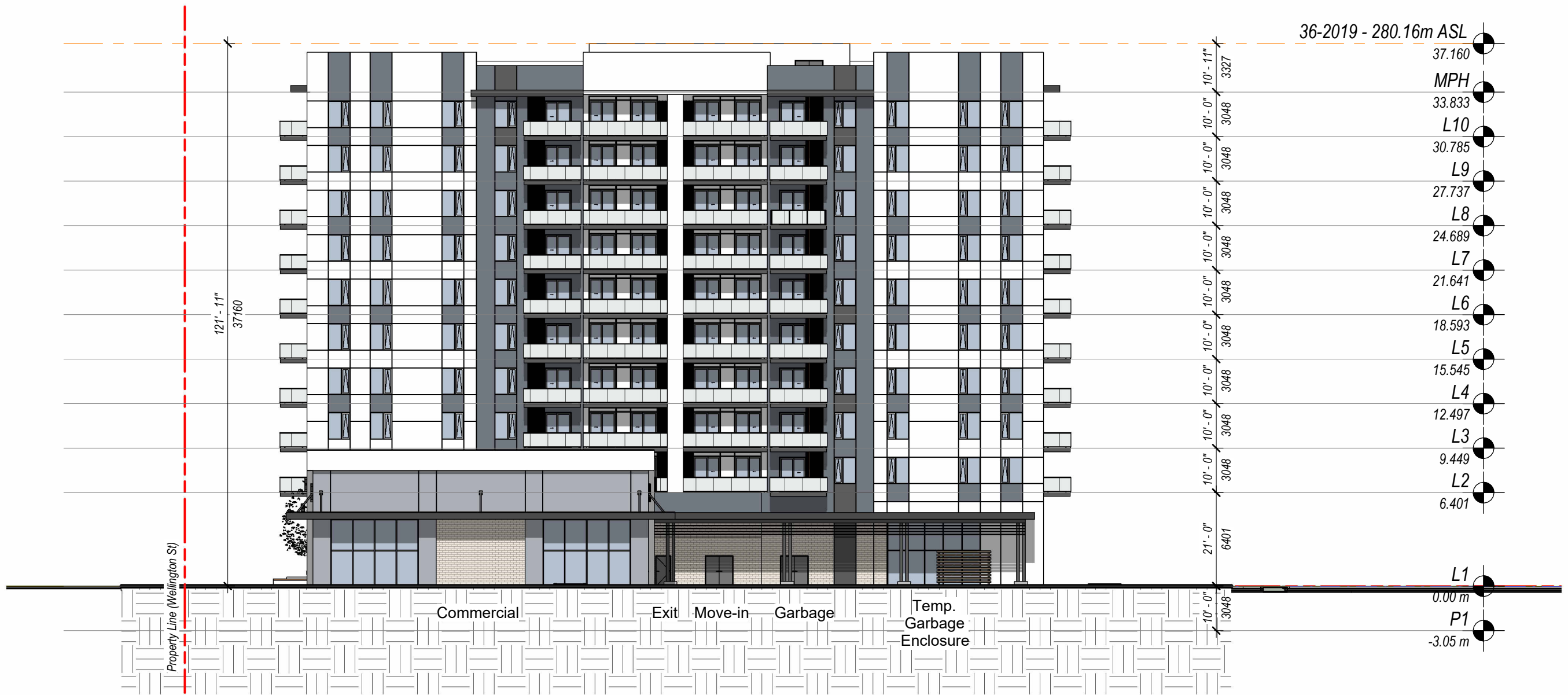
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SD4.5b

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Exterior Finish Legend							
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window
	Glass Balcony Guard		Window Wall w/ White Spandrel				

Scale : As indicated

25-043

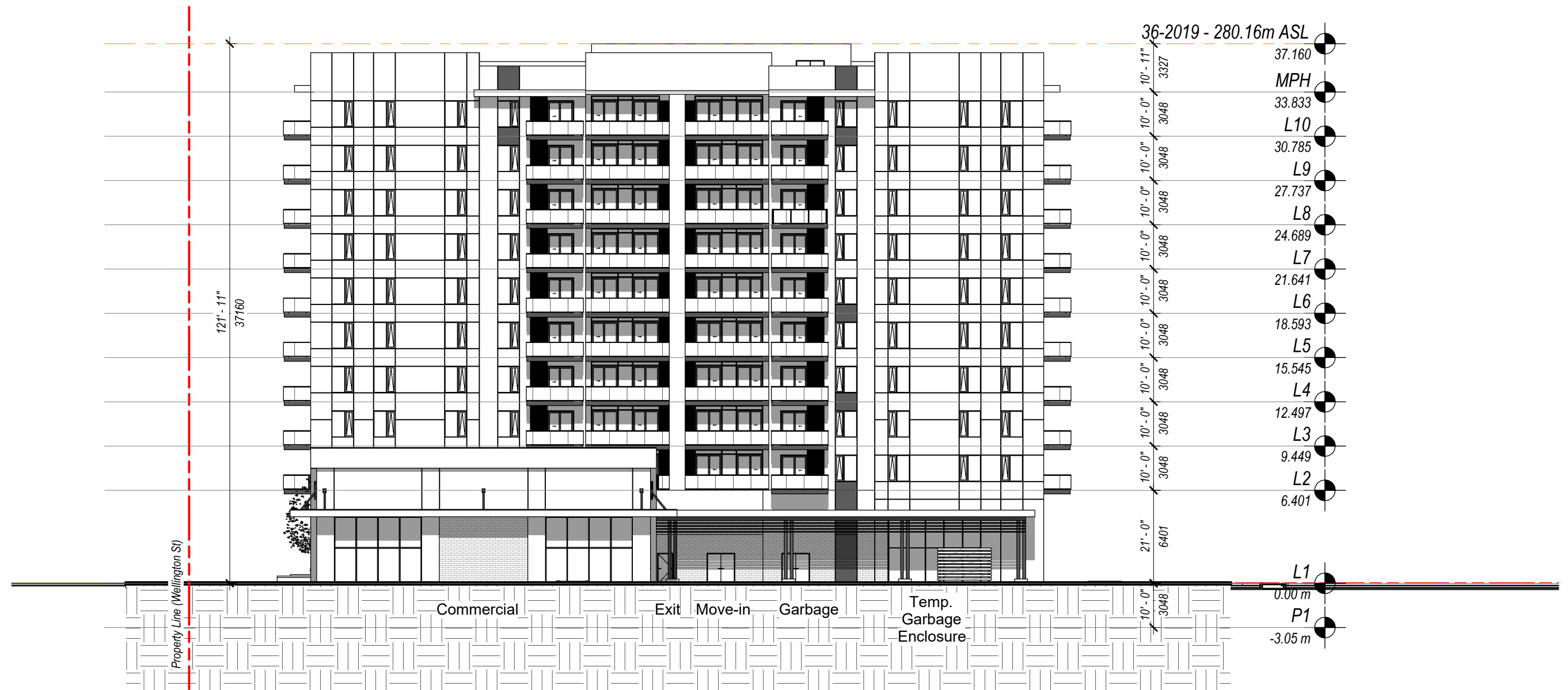
417 Wellington

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Phase 02 - East Elevation

2026.06.02 SD4.6a

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Scale : 1 : 300

25-043

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417 Wellington St - St. Thomas, Ontario

Phase 02 - East Elevation

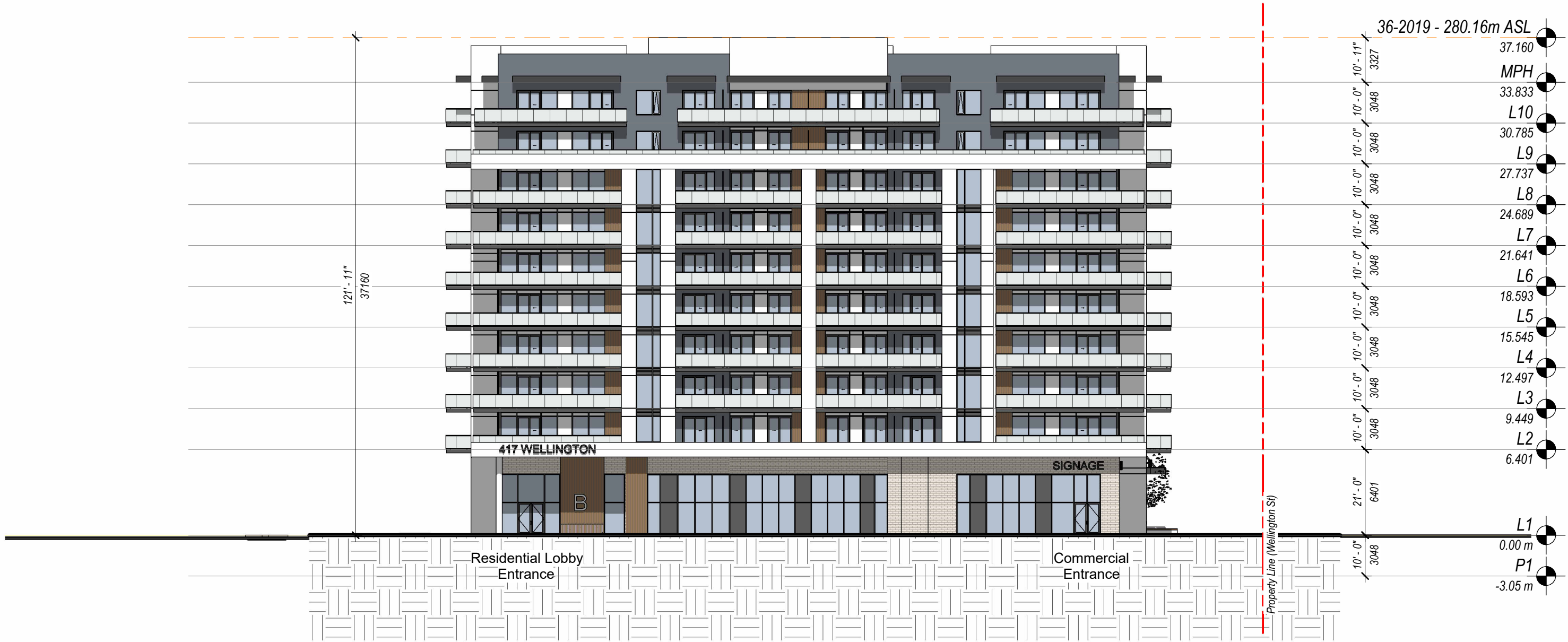
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SD4.6b

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Exterior Finish Legend							
	White Panels		Light Grey Panels		Composite Wood		Storefront Glazing w/ Dark Spandrel
	Blue/Grey Panels		Light Masonry		Wood Lattice		Punched Window
							Glass Balcony Guard
							Window Wall w/ White Spandrel

Scale : As indicated

25-043

417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 02 - West Elevation

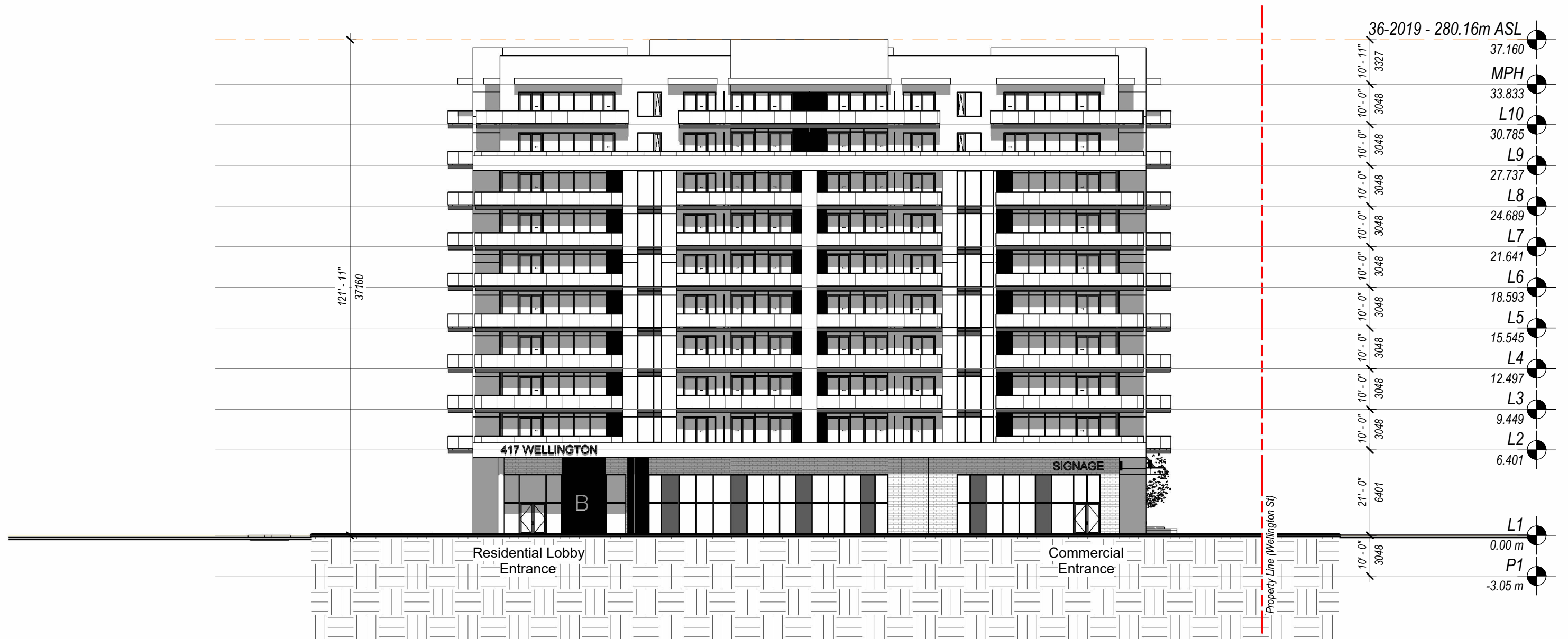
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SD4.7a

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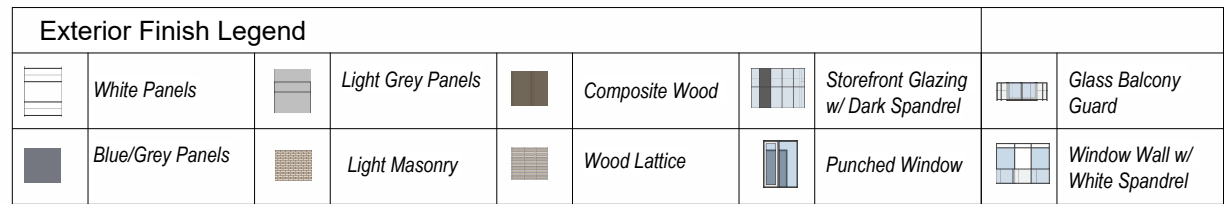
Phase 02 - West Elevation

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SD4.7b

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Phase 02 - North Elevation

2026.06.02

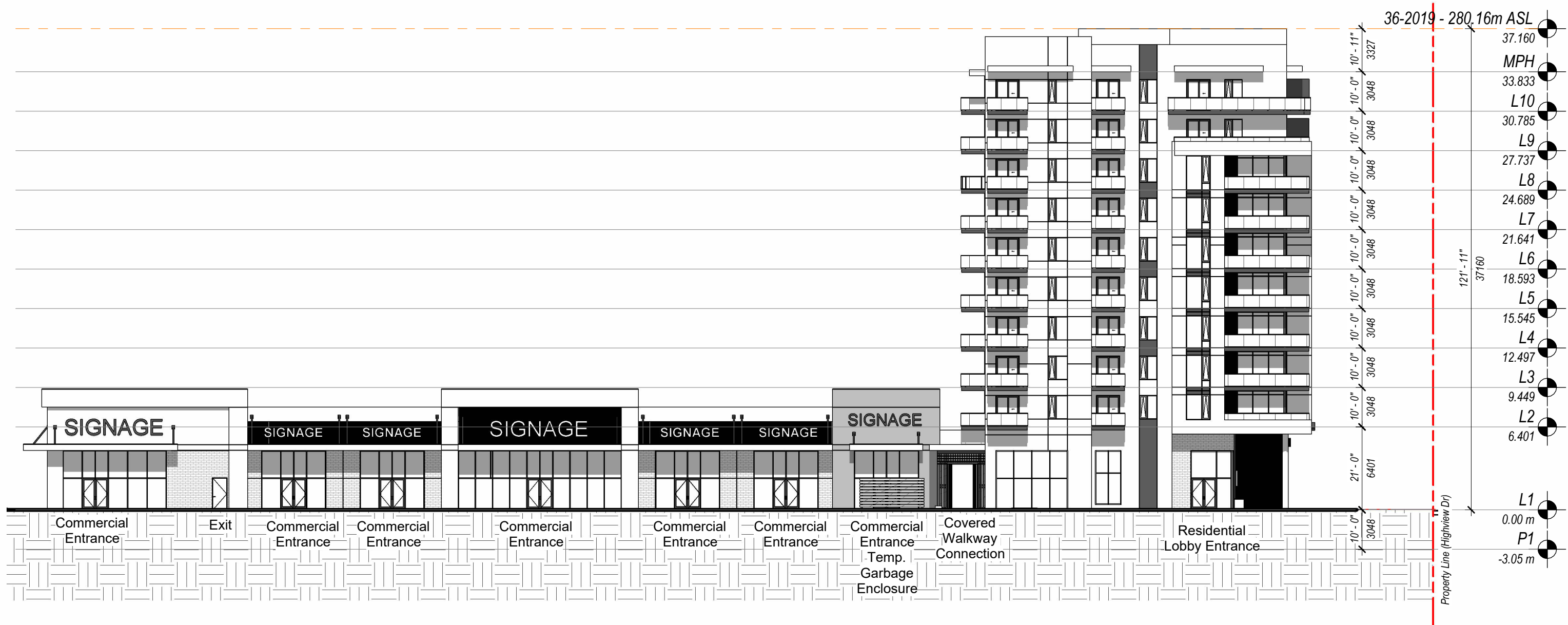
SD4.8a

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Phase 02 - North Elevation

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SD4.8b

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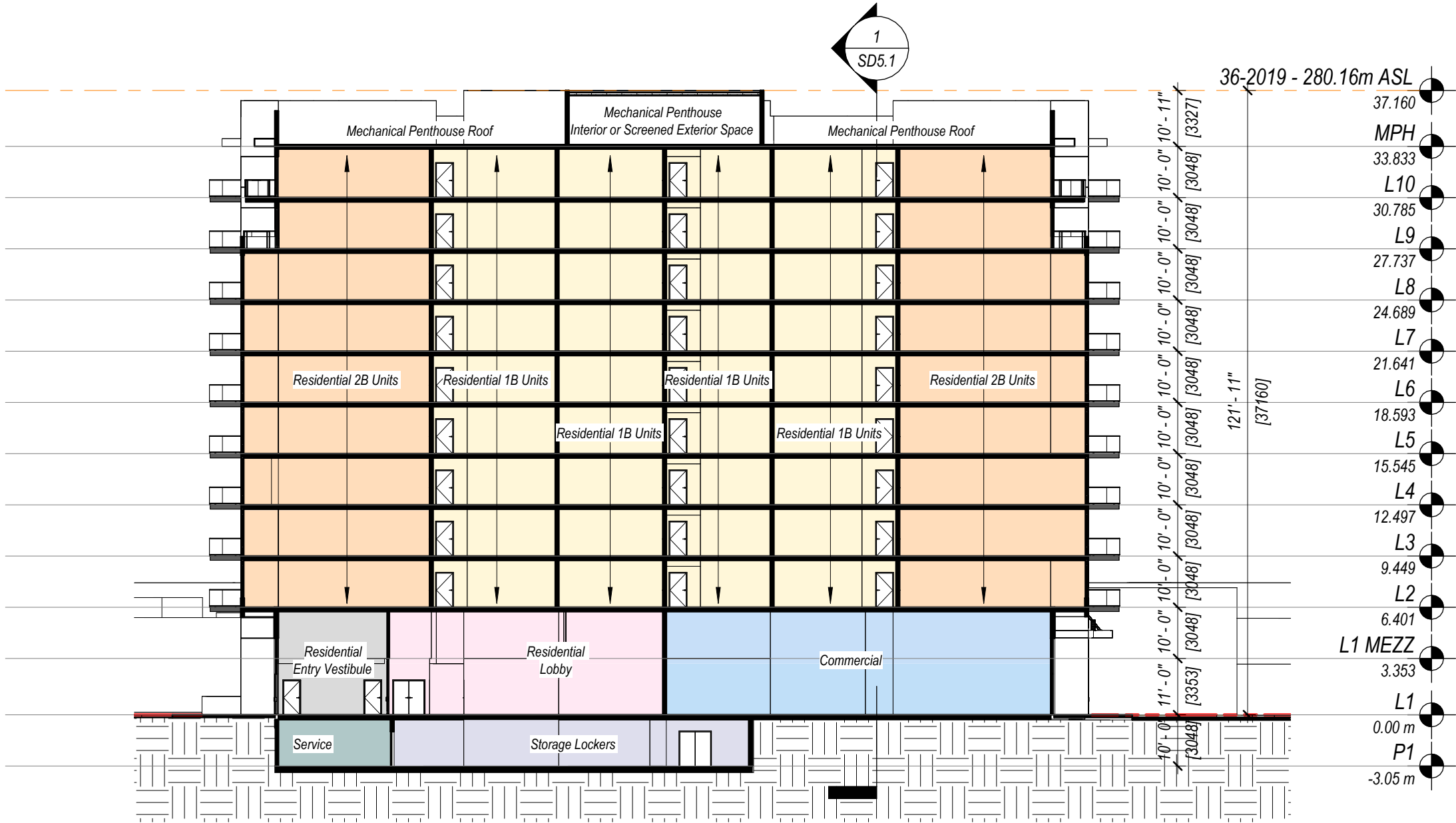
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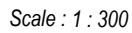
Phase 01 - Sections

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Property Line (Highview Dr)



417 Wellington

Phase 02 - Sections

SD5.2

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Scale : 1 : 300

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417 Wellington

417 Wellington St - St. Thomas, Ontario

Phase 02 - Sections

2026.06.02

SD5.2b

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417 Wellington

417 Wellington St - St. Thomas, Ontario

Isometrics

2026.06.02

SD6.1

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Phase 01
Commercial L1
Residential L2-10

Phase 02
Commercial L1
Residential L2-10



Exterior Amenity Courtyard

Ramp to Underground Parking

Scale :

25-043

417 Wellington

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Isometrics

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SD6.2

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Phase 01
Commercial L1
Residential L2-10

Phase 02 Beyond

Existing 5 Storey Hotel

Existing Elgin Centre

Commercial L1

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Isometrics

2026.06.02

SD6.3

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Phase 02
Commercial L1
Residential L2-10

Existing 5 Storey Hotel

Phase 01
Commercial L1
Residential L2-10

Existing
Elgin Centre

Wellington St

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Scale :

25-043

417 Wellington

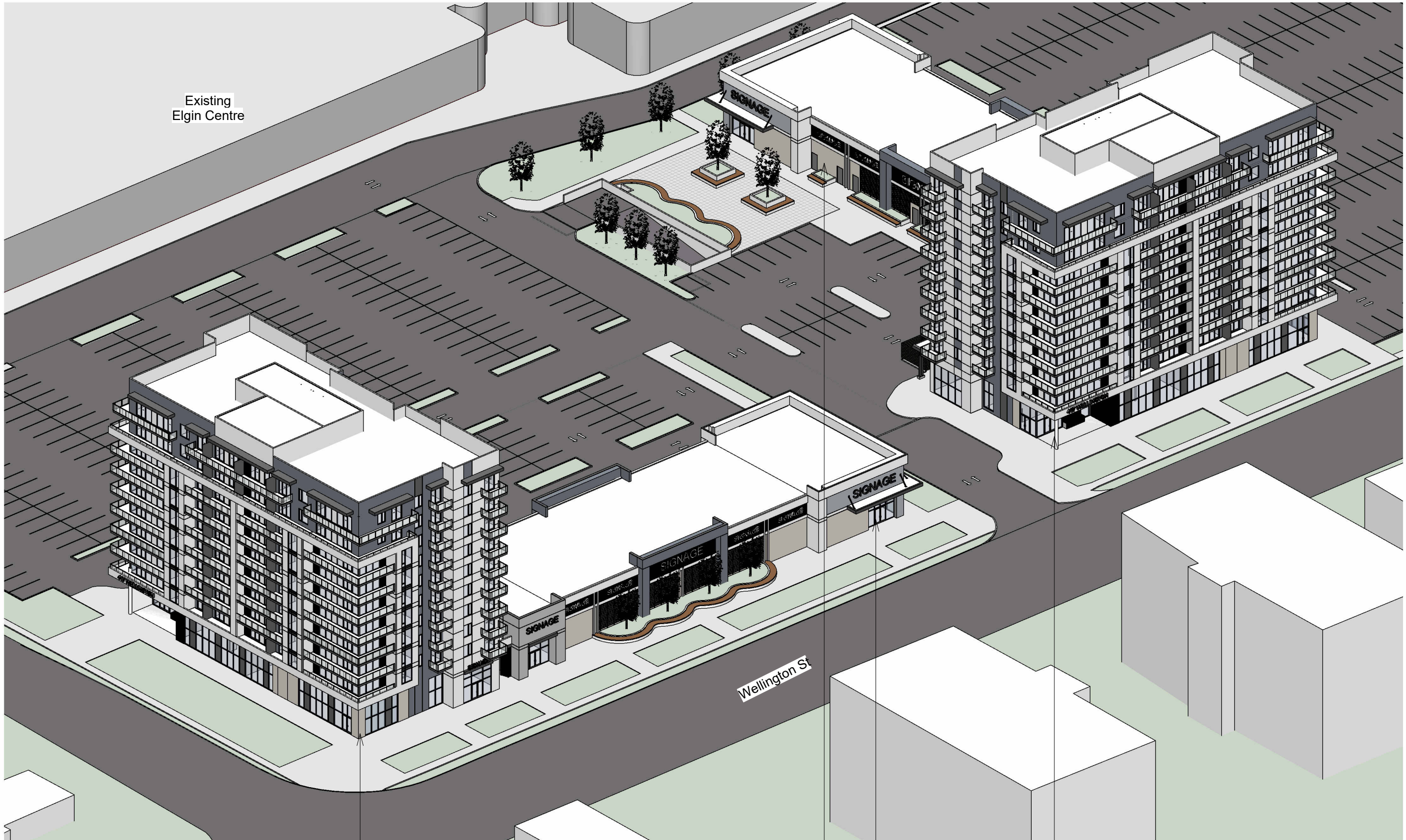
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Isometrics

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SD6.4

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Existing
Elgin Centre

Wellington St

Phase 02
Commercial L1
Residential L2-10

Phase 01
Commercial L1
Residential L2-10

Scale :

25-043 417 Wellington

417 Wellington St - St. Thomas, Ontario

Isometrics

2026.06.02 SD6.5

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Scale :

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417 Wellington

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Isometrics

2026.06.02

SD6.6

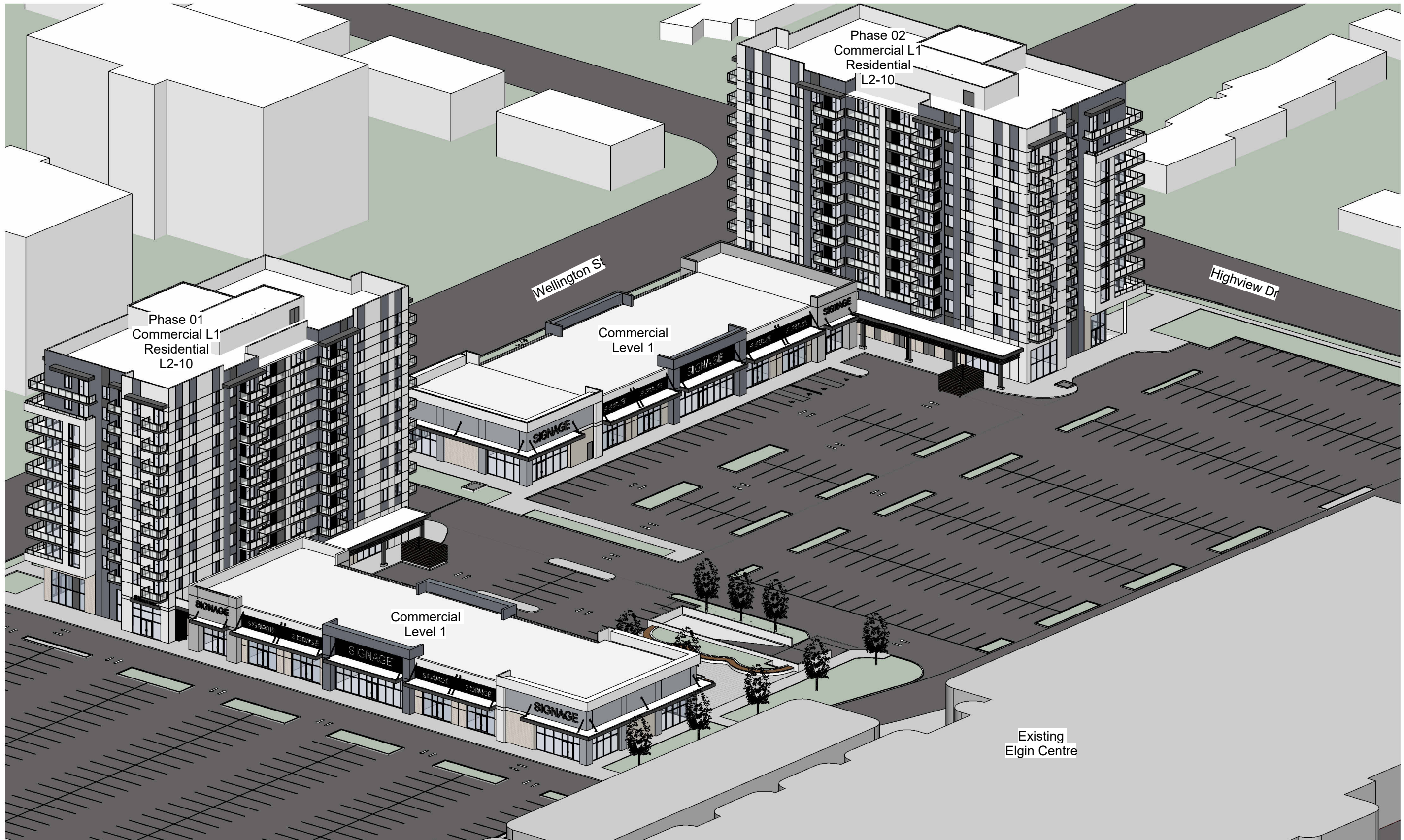
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Scale :

25-043

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Isometrics

2026.06.02

SD6.7

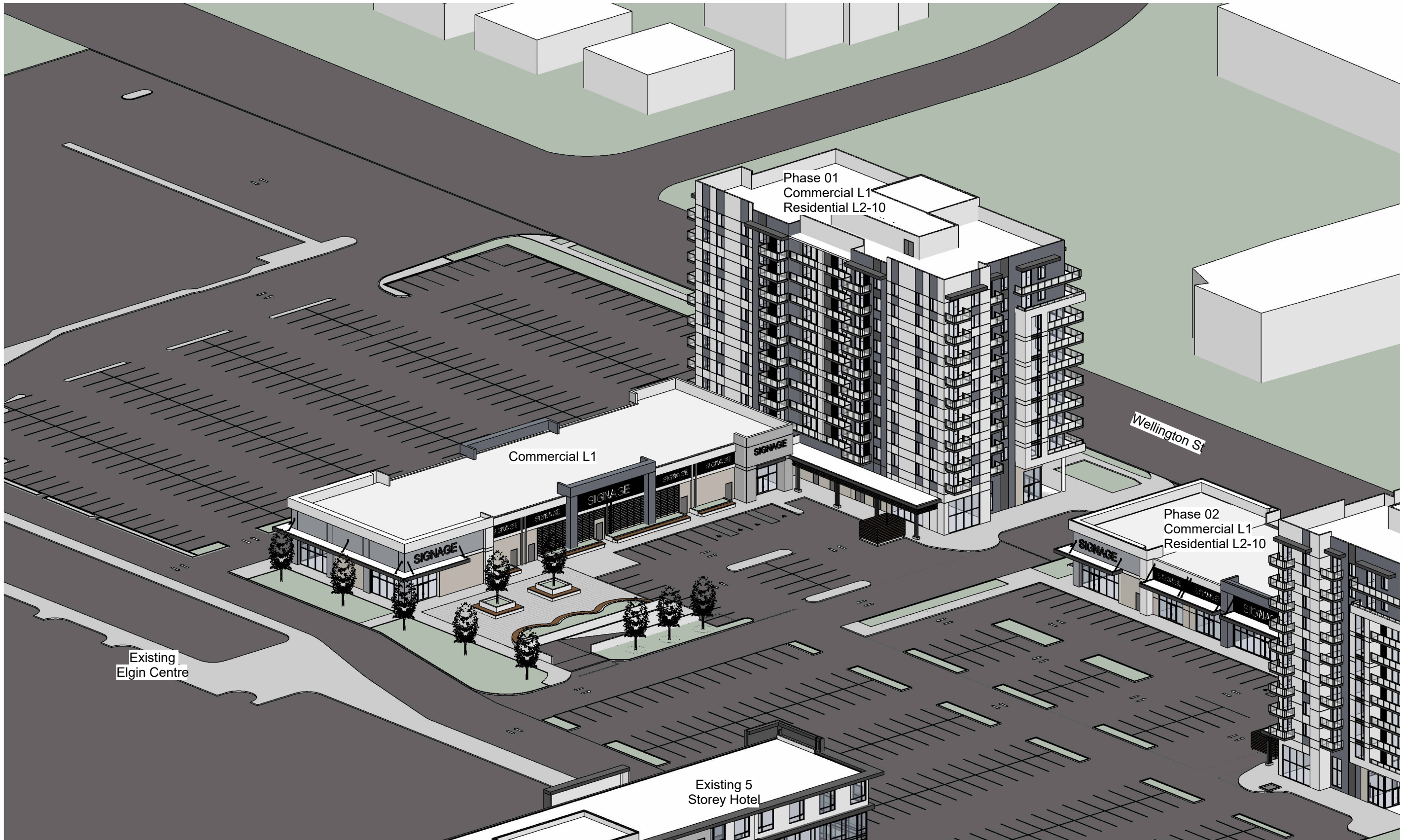
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Scale :

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Isometrics

2026.06.02

SD6.8

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Renders

2026.06.02 SD6.9

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Scale :

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417 Wellington

417 Wellington St - St. Thomas, Ontario

Renders

2026.06.02 SD6.10

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Renders

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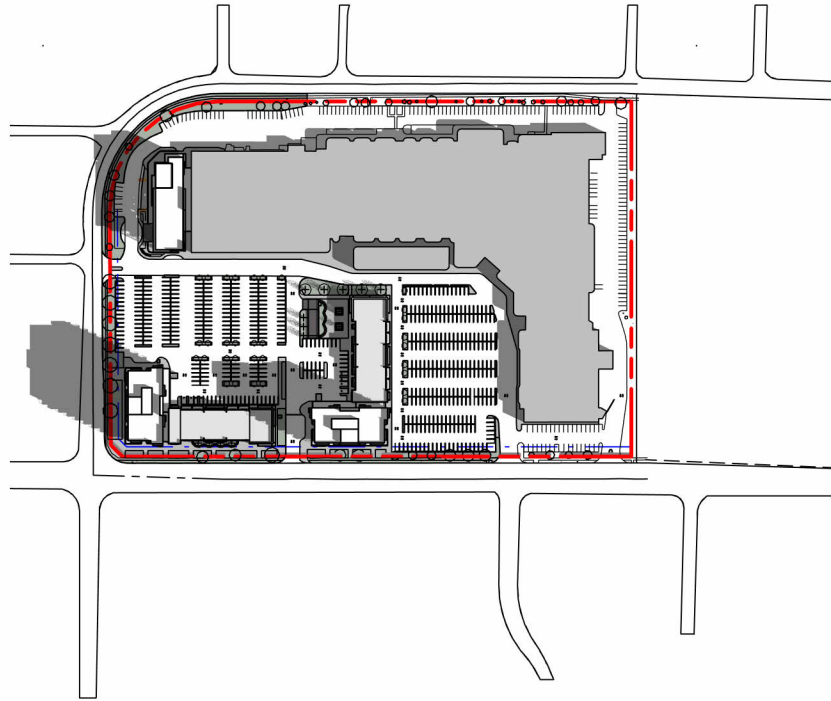
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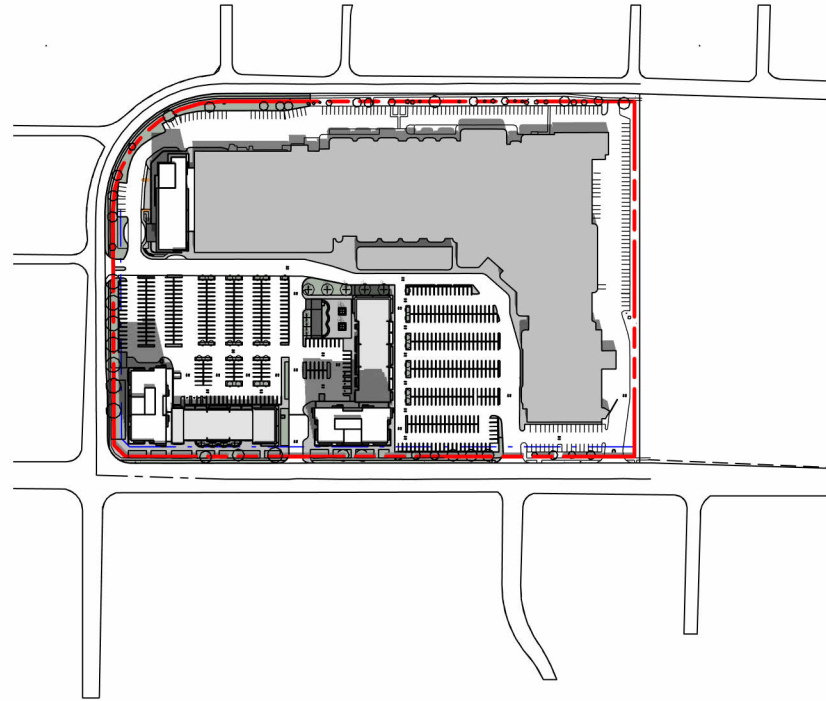
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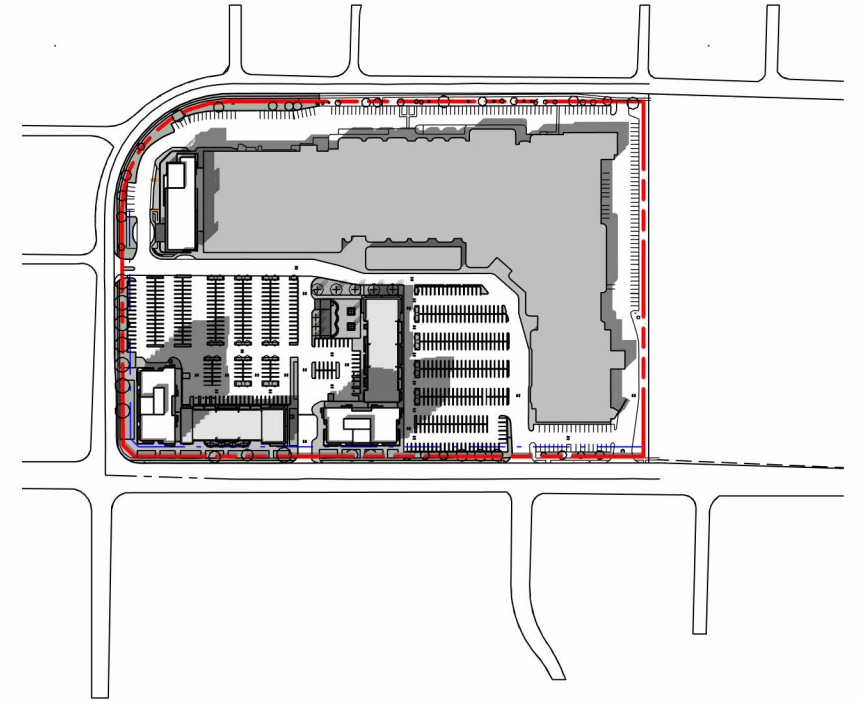
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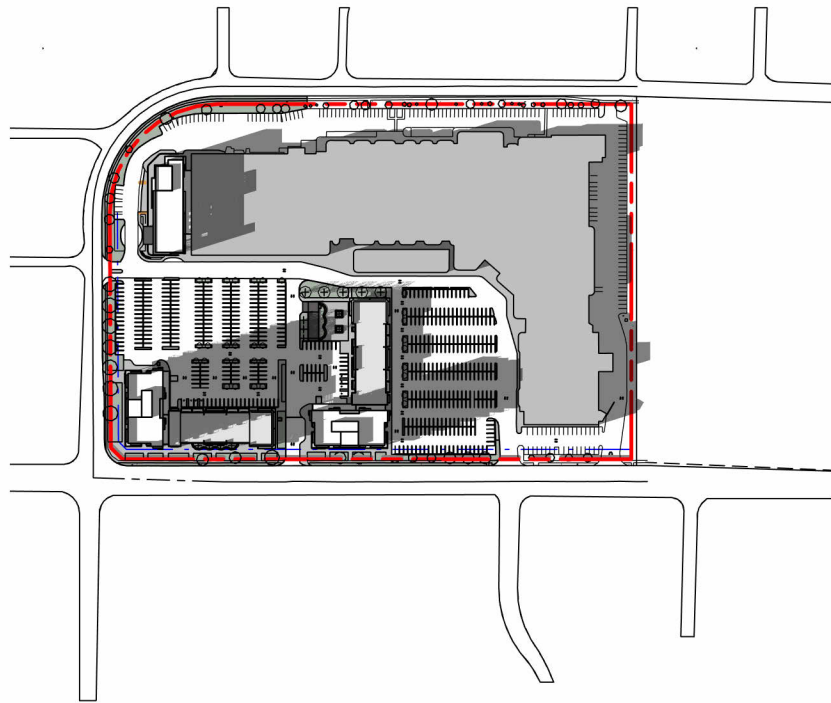
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March 21 12pm



March 21 3pm



March 21 5pm

Scale :

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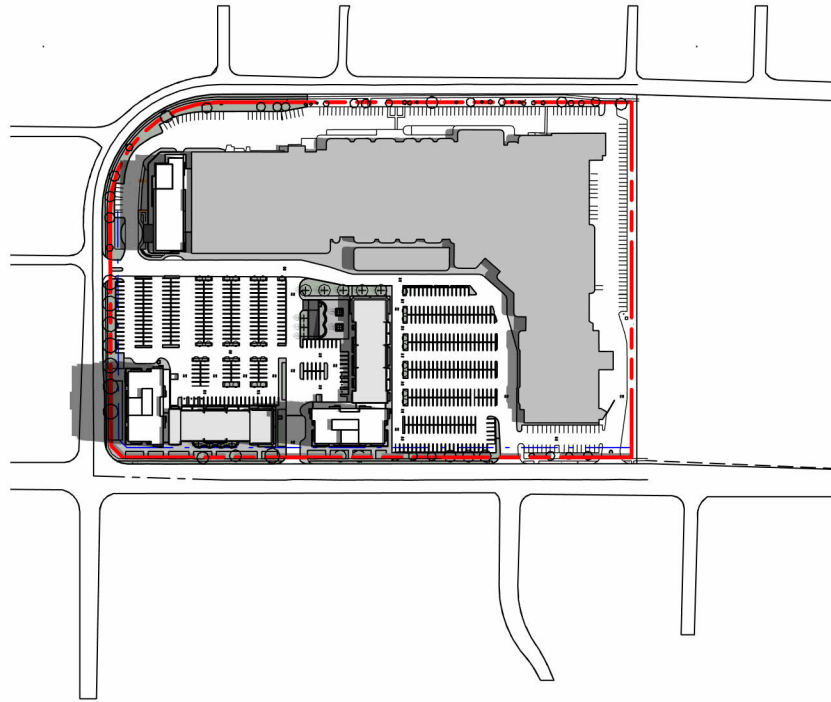
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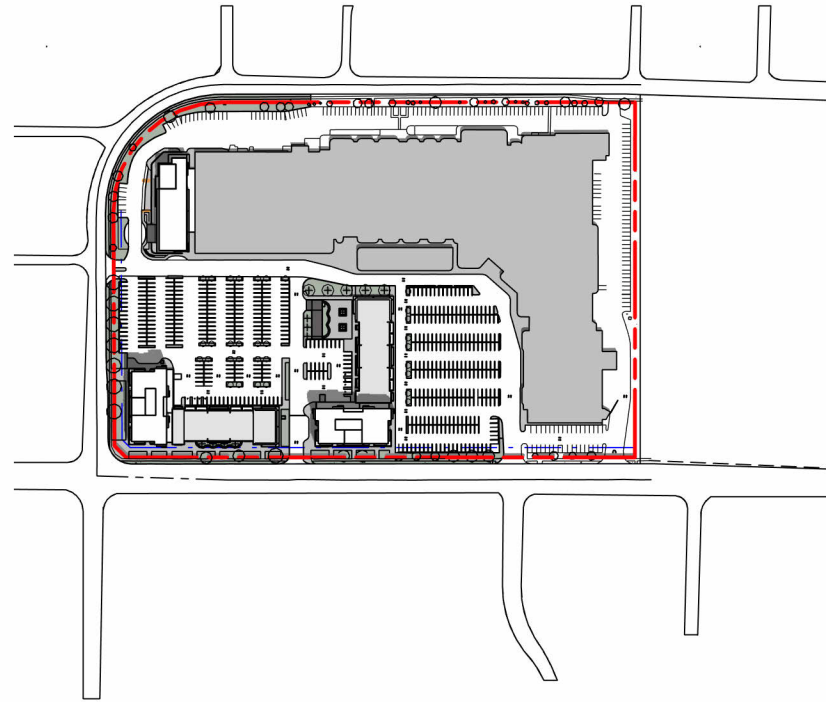
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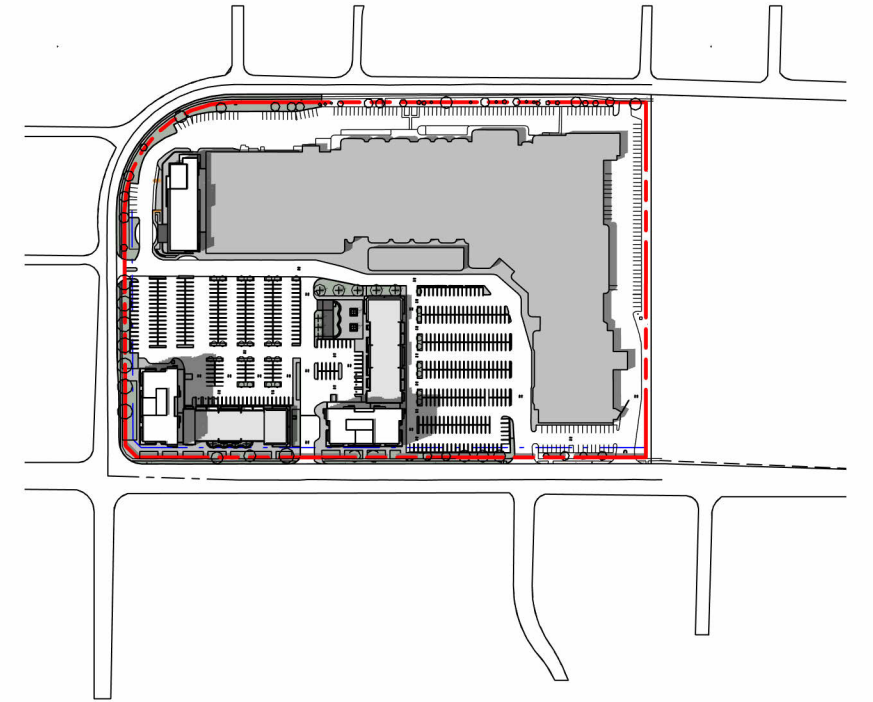
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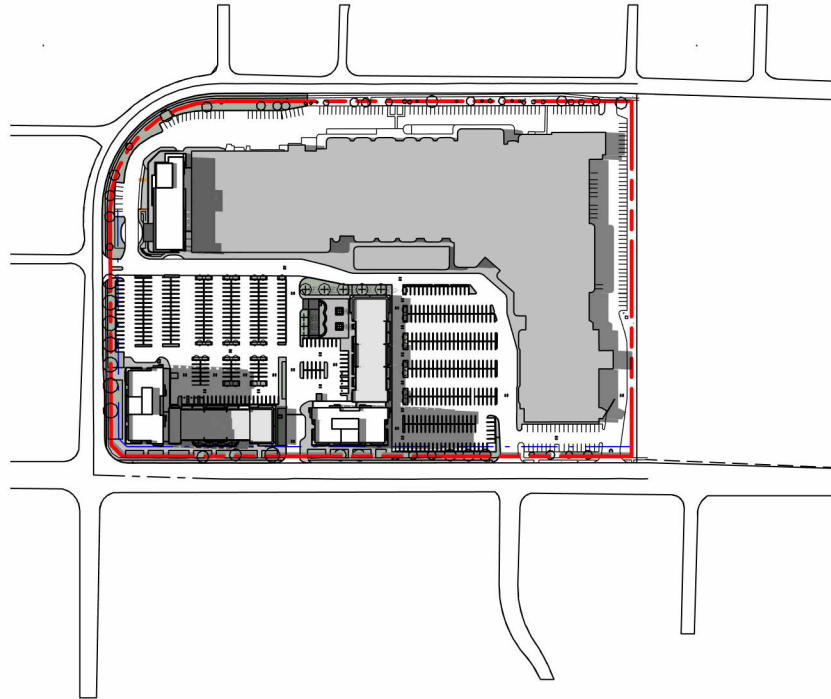
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June 21 12pm



June 21 3pm



June 21 5pm

Scale :

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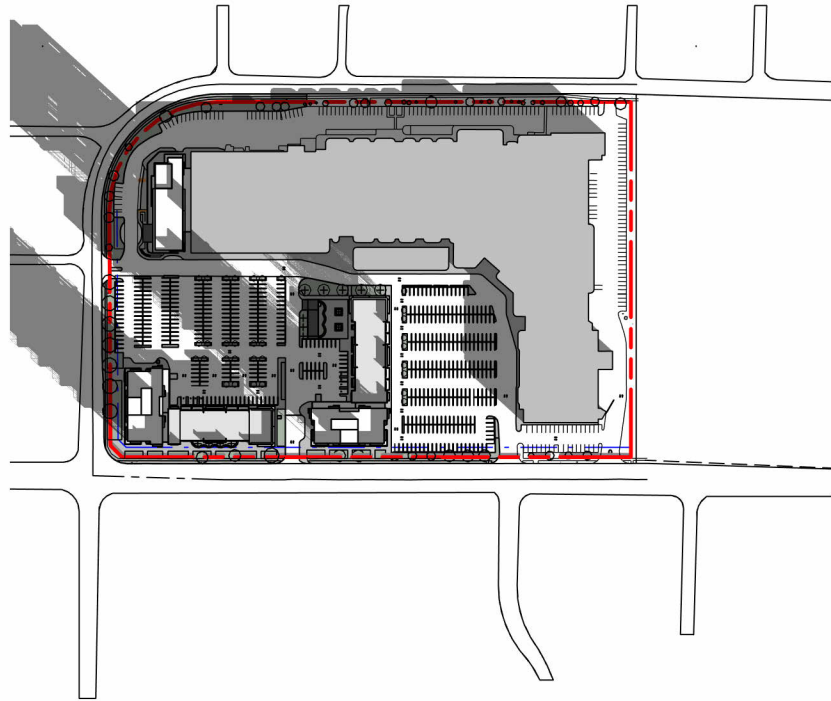
Shadow Study - Summer

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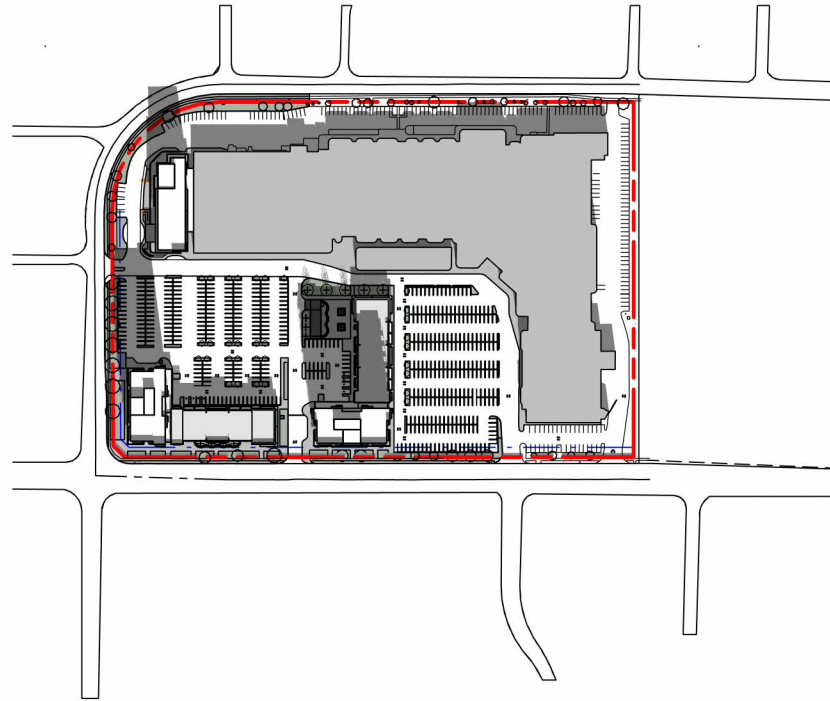
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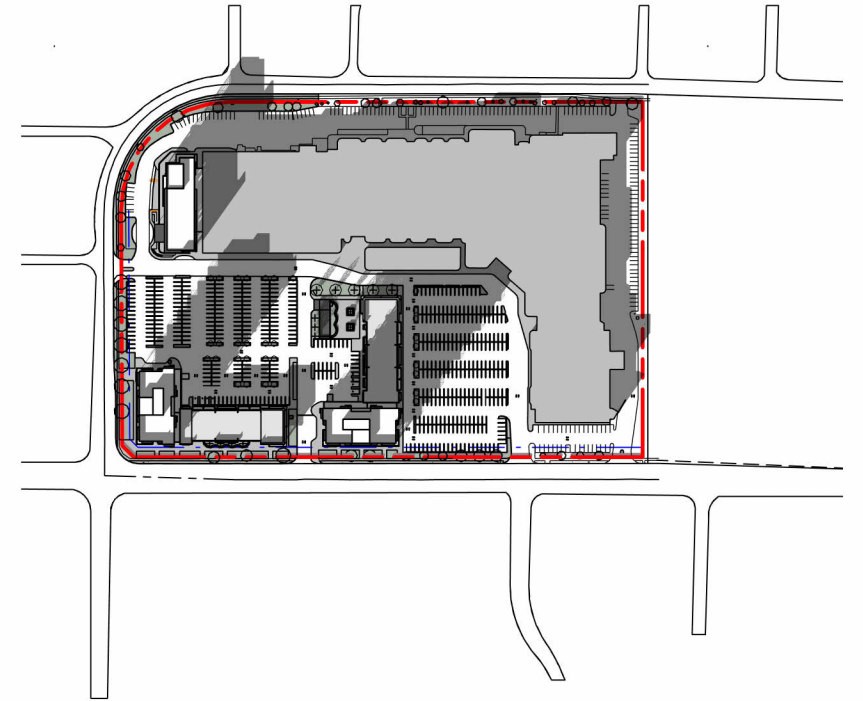
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December 21 9am



December 21 12pm



December 21 5pm

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Shadow Study - Winter

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