

171 KING STREET EAST, THORNBURY
CONCEPT OPTIONS – TOWN OF THE BLUE MOUNTAINS
Thursday, January 21, 2021

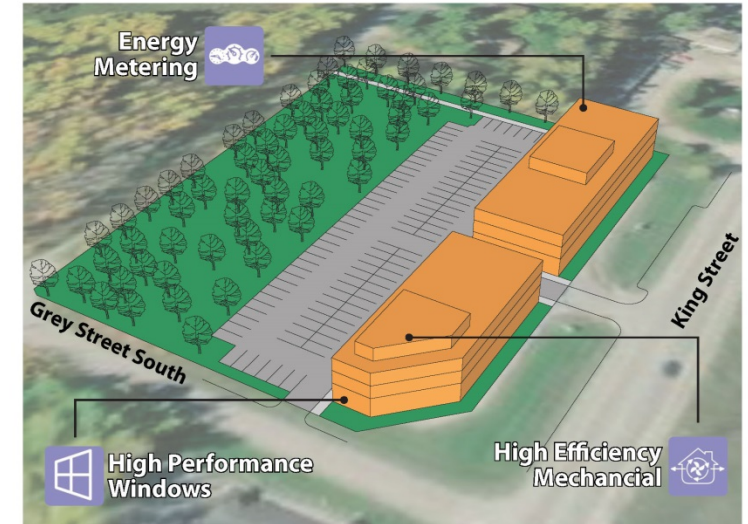
Concept Option 1

Preliminary Concept 1

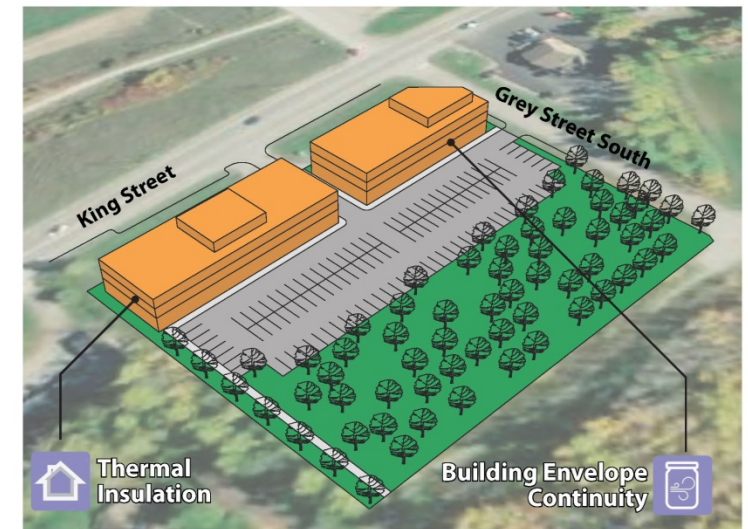
Site Area ¹	1.11 ha.
	2.74 ac.
Net Developable Area	0.87 ha.
	2.15 ac.
FSI	0.54
Storeys	3
Height ²	10.5 m
Required Parking Spaces	111
Provided Parking Spaces	106
Units	
1bd	23
2bd	18
3bd	4
Total	45
GFA	
Total Commercial Floor Area	1,980 sm
	21,310 sf
Net Commercial Floor Area ³	1,782 sm
	19,179 sf
Total Residential Floor Area	3,960 sm
	42,620 sf
Net Residential Floor Area ⁴	3,168 sm
	34,100 sf
Total Floor Area	5,939 sm
	63,927 sf



Site Plan



View West



View East

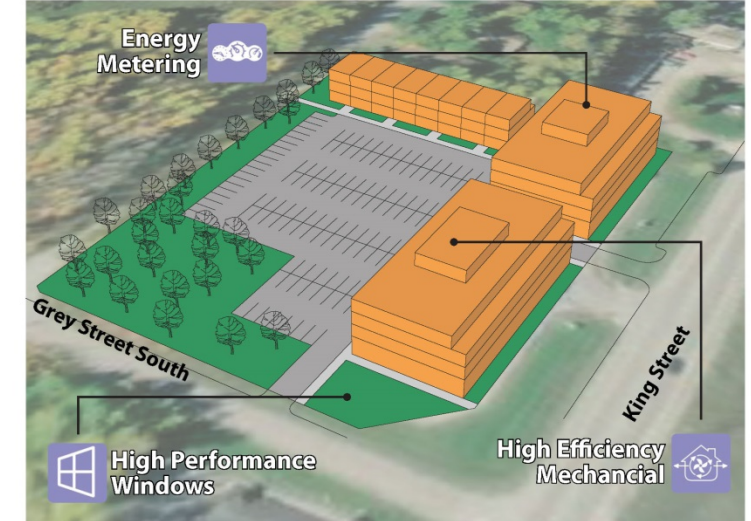
Concept Option 2

Preliminary Concept 2

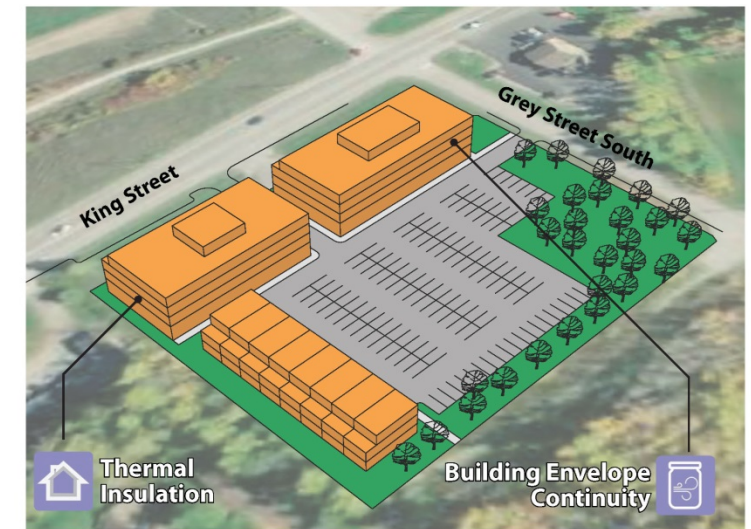
Site Area ¹	1.11 ha.
	2.74 ac.
Net Developable Area	0.87 ha.
	2.15 ac.
FSI	0.78
Storeys	4
Height ²	13.5 m
Required Parking Spaces	160
Provided Parking Spaces	126
Units	
1bd	36
2bd	30
3bd	6
Stacked Townhouse	16
Total	88
GFA	
Total Commercial Floor Area	2,174 sm
	23,395 sf
Net Commercial Floor Area ³	1,956 sm
	21,056 sf
Total Residential Floor Area	6,517 sm
	70,152 sf
Net Residential Floor Area ⁴	5,214 sm
	56,122 sf
Total Floor Area	8,691 sm
	93,548 sf



Site Plan



View West

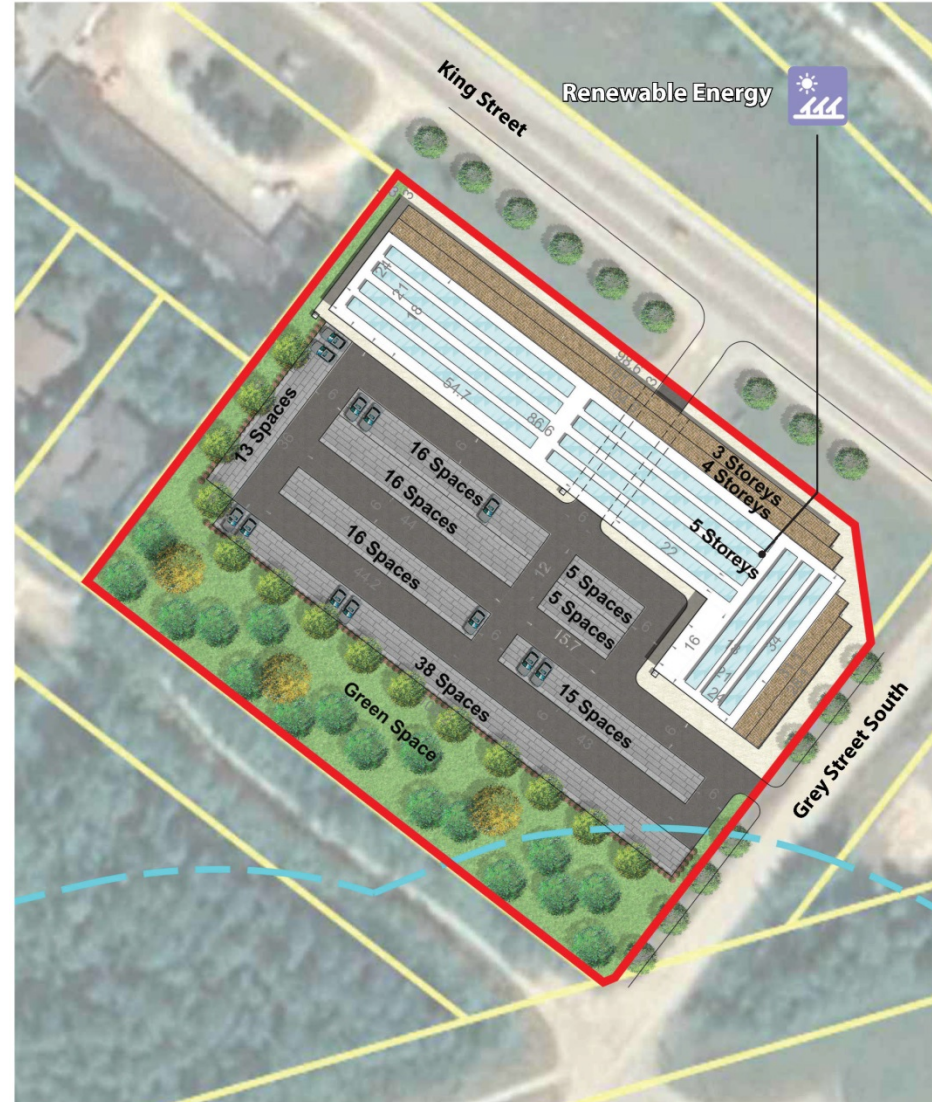


View East

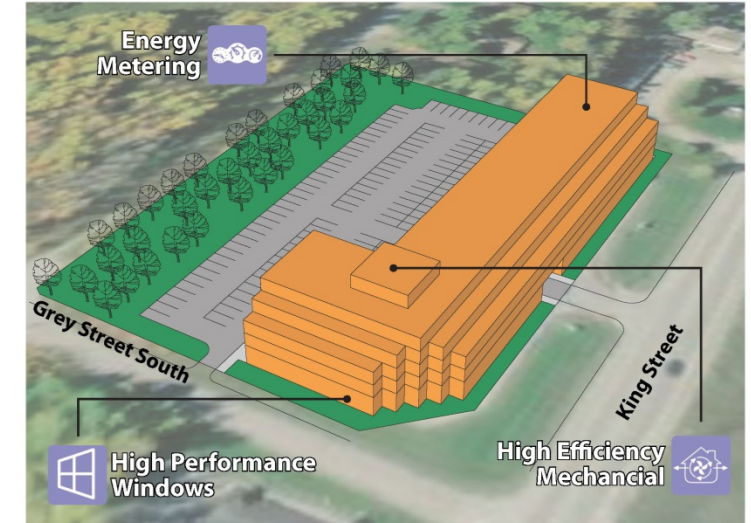
Concept Option 3

Preliminary Concept 3

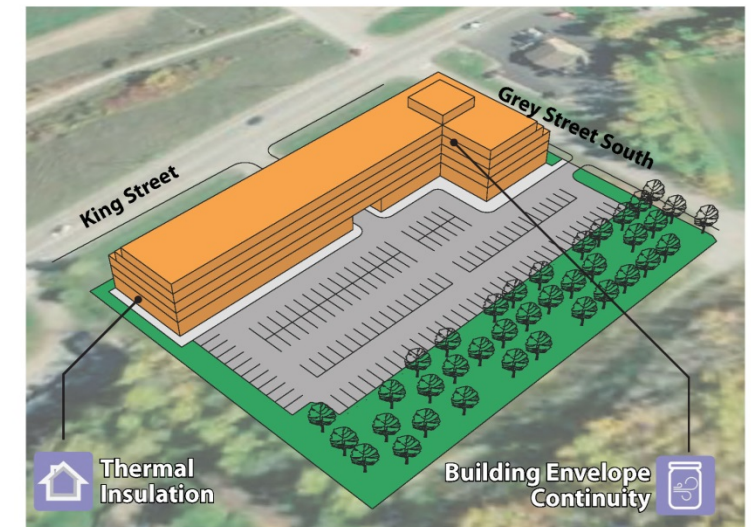
Site Area ¹	1.11 ha. 2.74 ac.
Net Developable Area	0.87 ha. 2.15 ac.
FSI	1.17
Storeys	5
Height ²	16.5 m
Required Parking Spaces	207
Provided Parking Spaces	124
Units	
1bd	61
2bd	48
3bd	9
Total	118
GFA	
Total Commercial Floor Area	2,656 sm 28,592 sf
Net Commercial Floor Area ³	2,391 sm 25,732 sf
Total Residential Floor Area	10,285 sm 110,703 sf
Net Residential Floor Area ⁴	8,228 sm 88,562 sf
Total Floor Area	12,941 sm 139,295 sf



Site Plan



View West

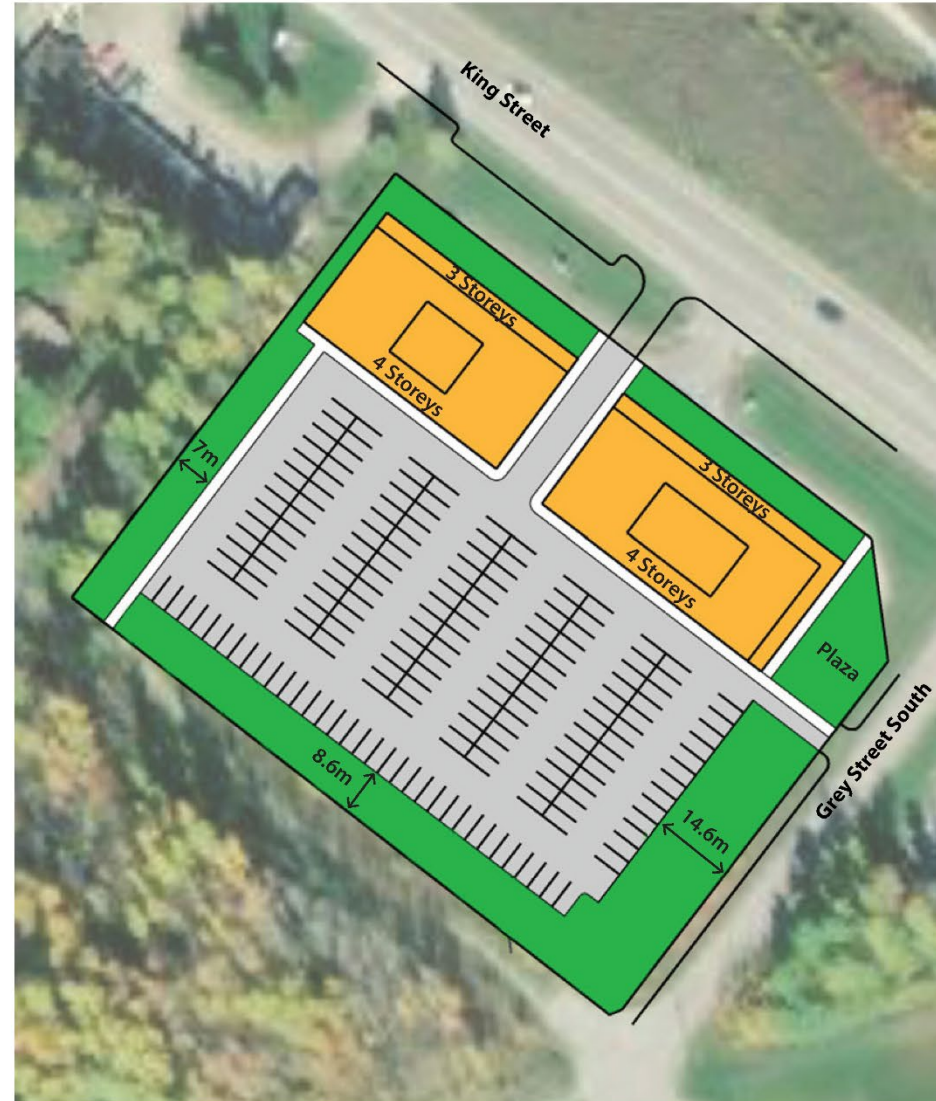


View East

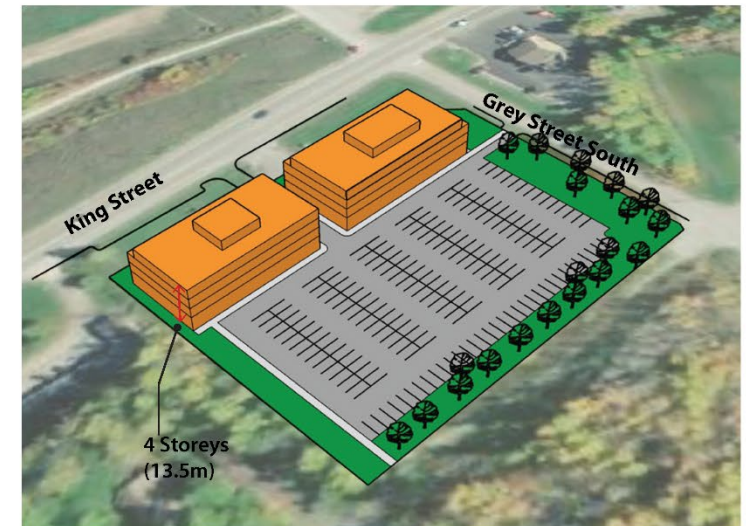
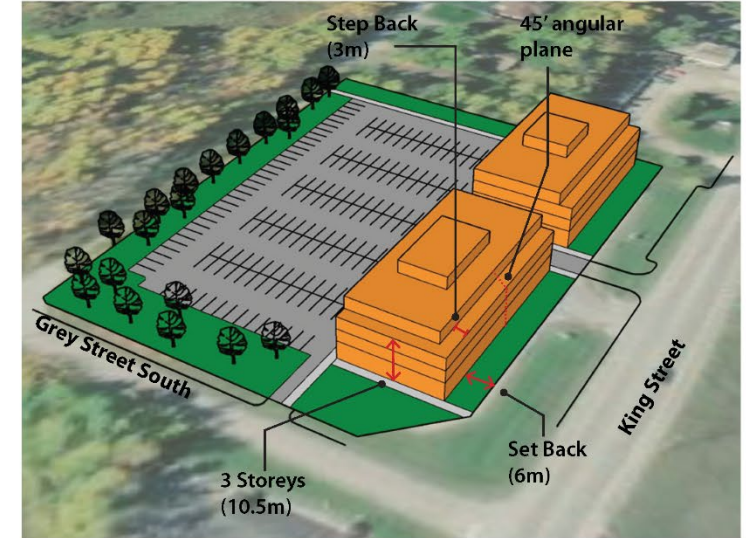
Concept Option 4

Option 4

Site Area ¹	1.11 ha.
	2.74 ac.
Net Developable Area	0.87 ha.
	2.15 ac.
FSI	0.75
Storeys	4
Height ²	13.5 m
Required Parking Spaces	193
Provided Parking Spaces	177
Units	
1bd	35
2bd	43
3bd	6
Total	84
GFA	
Total Floor Area	8,338 sm
	89,754 sf
Total Commercial Floor Area	1162 sm
	12,505 sf
Net Commercial Floor Area ³	1046 sm
	11,255 sf
Total Residential Floor Area	7,177 sm
	77,248 sf
Net Residential Floor Area ⁴	5,842 sm
	62,888 sf



Site Plan



THANK YOU

Questions?