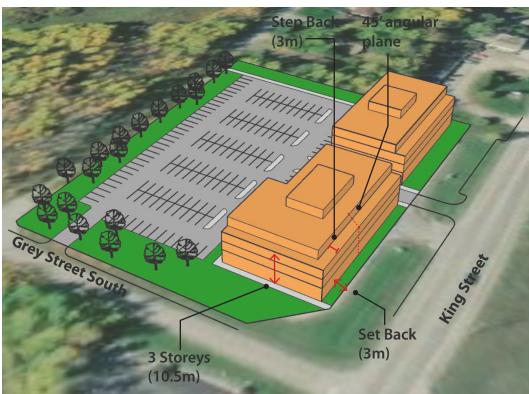
Option 5				
Site Area ¹		1.11 ha.		
		2.74 ac.		
Net Developable Ar	rea	0.87 ha.		
	cu	2.15 ac.		
FSI		0.80		
Storeys		1		
Height ²		12 F		
Required Parking Spaces		197		
Provided Parking Spaces		168		
U	Inits			
1bd		45		
2bd		36		
3bd		9		
Total		90		
	GFA			
Total Floor Area		8,871 sm		
TOtal Floor Area		95,486 sf		
Total Commercial	Floor	1,162 sm		
Area		12,505 sf		
Net Commercial		1,046 sm		
Floor Area ³		11,254 sf		
Total Residential	Floor	7,709 sm		
Area		82,981 sf		
Net Residential		6,269 sm		
Floor Area ⁴		67,481 sf		

Notes:

⁴Assumed to be 80% of Total Residential Floor Area







Site Plan

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Option 5 Conceptual Building Model

171 King Street East March 10, 2021
Thornbury, Ontario 1:2000

Note:

Design prepared using approximate property boundaries at a level of detail that should be relied upon for conceptual purposes only. Before finalizing, design must be refined by an architect and based on surveyed property boundaries.

¹Site area measured from First Base Solutions VuMAP data platform, and is approximate only

²Assumes 4.5m ground floor for commercial and 3m slab to slab floor heights for residential floors.

³Assumed to be 90% of Total Commercial Floor Area

Opt	ion 6		
Site Area ¹		1.11	
JIC AICA		2.74	ac.
Net Developable Are	ea	0.87	
		2.15	
FSI		0.63	
Storeys		3	
Height ²		10.5 m	
Required Parking Spaces		157	
Provided Parking Spaces		168	
U	nits		
1bd		34	
2bd		27	7
3bd		7	7
Total		68	
(6FA		
Total Floor Area		6,974	sm
Total Floor Alea		75,071	sf
Total Commercial	Floor	1,162	sm
Area		12,505	sf
Net Commercial		1,046	
Floor Area ³		11,254	sf
Total Residential	Floor	5,813	sm
Total Residential Area	Floor	5,813 <i>62,566</i>	sm
Total Residential	Floor	5,813	sm sf

Notes:

⁴Assumed to be 80% of Total Residential Floor Area







Site Plan



Option 6 Conceptual Building Model

171 King Street East Thornbury, Ontario March 10, 2021 1:2000

Note:

Design prepared using approximate property boundaries at a level of detail that should be relied upon for conceptual purposes only. Before finalizing, design must be refined by an architect and based on surveyed property boundaries.

¹Site area measured from First Base Solutions VuMAP data platform, and is approximate only

²Assumes 4.5m ground floor for commercial and 3m slab to slab floor heights for residential floors.

³Assumed to be 90% of Total Commercial Floor Area