

NOT FOR CONSTRUCTION

MASTER PLAN STATISTICS 2023-11-24
Hwy 20, Thorold

Gross Site	229,687 sm
Development Site	158,288 sm
Parkland	12,430 sm
Stormwater Management Pond	15,520 sm
Unused Site	46 sm
Pumping Station	1,516 sm
Thorold TL Road	3,050 sm
Public ROW	37,447 sm

Summary	Block Area	Unit Count				GCA Retail		GCA Residential		GCA Total	
		Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Block 74	41,062	-	-	1,330	1,330	-	-	99,895.6	1,075,268	99,895.6	1,075,268
Block 75	11,492	-	-	236	236	607.1	6,535	17,222.8	180,767	18,229.9	197,302
Block 76	20,434	-	-	186	186	4,210.5	45,321	13,996.8	150,660	18,207.3	195,982
BLOCK 42-46, 55-58, 70, 71	10,054	36	5	-	41	-	-	-	-	-	-
BLOCK 37-41, 51-54, 68, 69	10,054	36	5	-	41	-	-	12,104.5	130,292	12,104.5	130,292
BLOCK 30-36, 47-50, 66, 67	11,117	31	7	-	38	-	-	-	-	-	-
BLOCK 1-5	1,846	-	-	-	-	-	-	-	-	-	-
BLOCK 6-29	9,344	-	24	-	24	-	-	-	-	-	-
Block 73	10,243	47	-	-	47	-	-	-	-	-	-
BLOCK 59-65	11,340	41	-	-	41	-	-	-	-	-	-
Block 72	21,302	72	-	-	72	-	-	-	-	-	-
Total	158,288	263	46	1,753	2,062	4,817.6	51,856	143,719.8	1,546,987	148,537.4	1,598,843

GFA Retail	GFA Residential	GFA Total	FSI			
				sm	sf	sm
-	-	93,901.9	1,010,752	93,901.9	1,010,752	2.29
546.4	5,881	16,659.4	179,321	17,205.8	185,202	1.50
4,009.3	43,156	13,157.0	141,621	17,166.3	184,777	0.84
-	-	12,104.5	130,292	12,104.5	130,292	1.20
-	-	-	-	-	-	1.00
-	-	-	-	-	-	0.62
-	-	-	-	-	-	0.59
-	-	-	-	-	-	0.95
-	-	-	-	-	-	0.62
-	-	-	-	-	-	0.87
4,555.7	49,037	135,822.8	1,461,985	140,378.6	1,511,022	1.13

BLOCK 30-36, 47-50, 66, 67

11,117 sm 1.00 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Block 47	1-3	5	-	-	5	-	1,440.0	15,500	1,440.0	15,500
Block 48	1-3	5	-	-	5	-	1,380.0	14,854	1,380.0	14,854
Block 49	1-3	7	-	-	7	-	1,990.2	21,422	1,990.2	21,422
Block 50	1-3	6	-	-	6	-	1,788.6	19,252	1,788.6	19,252
Block 66	1-3	4	-	-	4	-	1,476.3	15,891	1,476.3	15,891
Block 67	1-3	4	-	-	4	-	1,476.3	15,891	1,476.3	15,891
Blocks 30-36 Detached houses	-	-	7	-	7	-	1,610.0	17,330	1,610.0	17,330
Total		31	7	-	38	0.0	11,161.4	120,140	11,161.4	120,140

Detached House Units - 230 sm Avg

GFA Retail	GFA Residential	GFA Total			
			sm	sf	sm
-	-	1,440.0	15,500	1,440.0	15,500
-	-	1,380.0	14,854	1,380.0	14,854
-	-	1,990.2	21,422	1,990.2	21,422
-	-	1,788.6	19,252	1,788.6	19,252
-	-	1,476.3	15,891	1,476.3	15,891
-	-	1,476.3	15,891	1,476.3	15,891
-	-	1,610.0	17,330	1,610.0	17,330
-	-	11,161.4	120,140	11,161.4	120,140

BLOCK 1-5

1,846 sm 0.62 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Blocks 1-5 Detached houses	-	-	5	-	5	-	1,150.0	12,378	1,150.0	12,378
Total			5	-	5	0.0	1,150.0	12,378	1,150.0	12,378

Detached House Units - 230 sm Avg

GFA Retail	GFA Residential	GFA Total			
			sm	sf	sm
-	-	1,150.0	12,378	1,150.0	12,378
-	-	1,150.0	12,378	1,150.0	12,378

BLOCK 6-29

9,344 sm 0.59 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Blocks 6-29 Detached houses	-	24	-	24	-	-	5,520.0	59,417	5,520.0	59,417
Total		-	24	1	24	0.0	5,520.0	59,417	5,520.0	59,417

Detached House Units - 230 sm Avg

GFA Retail	GFA Residential	GFA Total			
			sm	sf	sm
-	-	5,520.0	59,417	5,520.0	59,417
-	-	5,520.0	59,417	5,520.0	59,417

BLOCK 74

41,062 sm 2.29 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
74 A	1-4	-	-	-	5,868.6	63,169	6,243.2	67,201	6,243.2	67,201
Subtotal	5-14	-	-	-	8,145.0	87,672	8,145.0	87,672	8,145.0	87,672
74 B	1-4	-	-	-	7,104.0	76,467	7,104.0	76,467	7,104.0	76,467
Subtotal	5-14	-	-	-	8,000.0	86,111	8,000.0	86,111	8,000.0	86,111
74 C	1-4	-	-	-	6,848.8	73,720	6,848.8	73,720	6,848.8	73,720
Subtotal	5-16	-	-	-	9,600.0	103,334	9,600.0	103,334	9,600.0	103,334
74 D	1-4	-	-	-	5,440.0	58,556	5,440.0	58,556	5,440.0	58,556
Subtotal	5-14	-	-	-	8,000.0	86,111	8,000.0	86,111	8,000.0	86,111
74 E	1-4	-	-	-	4,758.0	51,215	4,758.0	51,215	4,758.0	51,215
Subtotal	5-18	-	-	-	11,200.0	120,556	11,200.0	120,556	11,200.0	120,556
74 F	1-5	-	-	-	15,958.0	171,770	15,958.0	171,770	15,958.0	171,770
74 G	1-5	-	-	-	7,629.5	82,123	7,629.5	82,123	7,629.5	82,123
74 H	1-6	-	-	-	5,054.0	54,401	5,054.0	54,401	5,054.0	54,401
74 I	1-6	-	-	-	5,936.6	63,901	5,936.6	63,901	5,936.6	63,901
74 J	1-6	-	-	-	5,936.6	63,901	5,936.6	63,901	5,936.6	63,901
Total		1,330	1,330	0.0	99,895.6	1,075,268	99,895.6	1,075,268	99,895.6	1,075,268

Apart Units - 60 sm Avg

GFA Retail	GFA Residential	GFA Total	FSI		
				sm	sf
-	-	5,868.6	63,169	5,868.6	63,169
-	-	7,656.3	82,412	7,656.3	80,945
-	-	13,524.9	145,581	13,524.9	152,823
-	-	6,677.8	71,879	6,677.8	71,878.8
-	-	7,520.0	80,945	7,520.0	80,945
-	-	14,197.8	152,823	14,197.8	152,823
-	-	6,437.9	69,297	6,437.9	69,296.7
-	-	9,024.0	97,134	9,024.0	97,134
-	-	15,461.9	166,430	15,461.9	166,430
-	-	5,113.6	55,042	5,113.6	55,042
-	-	7,520.0	80,945	7,520.0	80,945
-	-	12,633.6	135,987	12,633.6	135,987
-	-	4,472.5	48,142	4,472.5	48,142
-	-	10,528.0	113,322	10,528.0	113,322
-	-	15,000.5	161,464	15,000.5	161,464
-	-	7,171.7	77,196	7,171.7	77,196
-	-	4,750.8	51,137	4,750.8	51,137
-	-	5,580.4	60,067	5,580.4	60,067
-	-	5,580.4	60,067	5,580.4	60,067
0.0	0	93,901.9	1,010,752	93,901.9	1,010,752

BLOCK 73

10,243 sm 0.95 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Townhouse 73A	1-3	8	-	-	8	-	1,440.0	15,500	1,440.0	15,500
Townhouse 73B	1-3	8	-	-	8	-	1,800.0	19,375	1,800.0	19,375
Townhouse 73C	1-3	7	-	-	7	-	1,653.0	17,793	1,653.0	17,793
Townhouse 73D	1-3	6	-	-	6	-	1,416.0	15,242	1,416.0	15,242
Townhouse 73E	1-3	8	-	-	8	-	1,530.0	16,469	1,530.0	16,469
Townhouse 73F	1-3	10	-	-	10	-	1,890.0	20,344	1,890.0	20,344
Total		47	-	-	47	0.0	9,729.0	104,722	9,729.0	104,722

GFA Retail	GFA Residential	GFA Total			
			sm	sf	sm
-	-	1,440.0	15,500	1,440.0	15,500
-	-	1,800.0	19,375	1,800.0	19,375
-	-	1,653.0	17,793	1,653.0	17,793
-	-	1,416.0	15,242	1,416.0	15,242
-	-	1,530.0	16,469	1,530.0	16,469
-	-	1,890.0	20,344	1,890.0	20,344
-	-	9,729.0	104,722	9,729.0	104,722

BLOCK 59-65

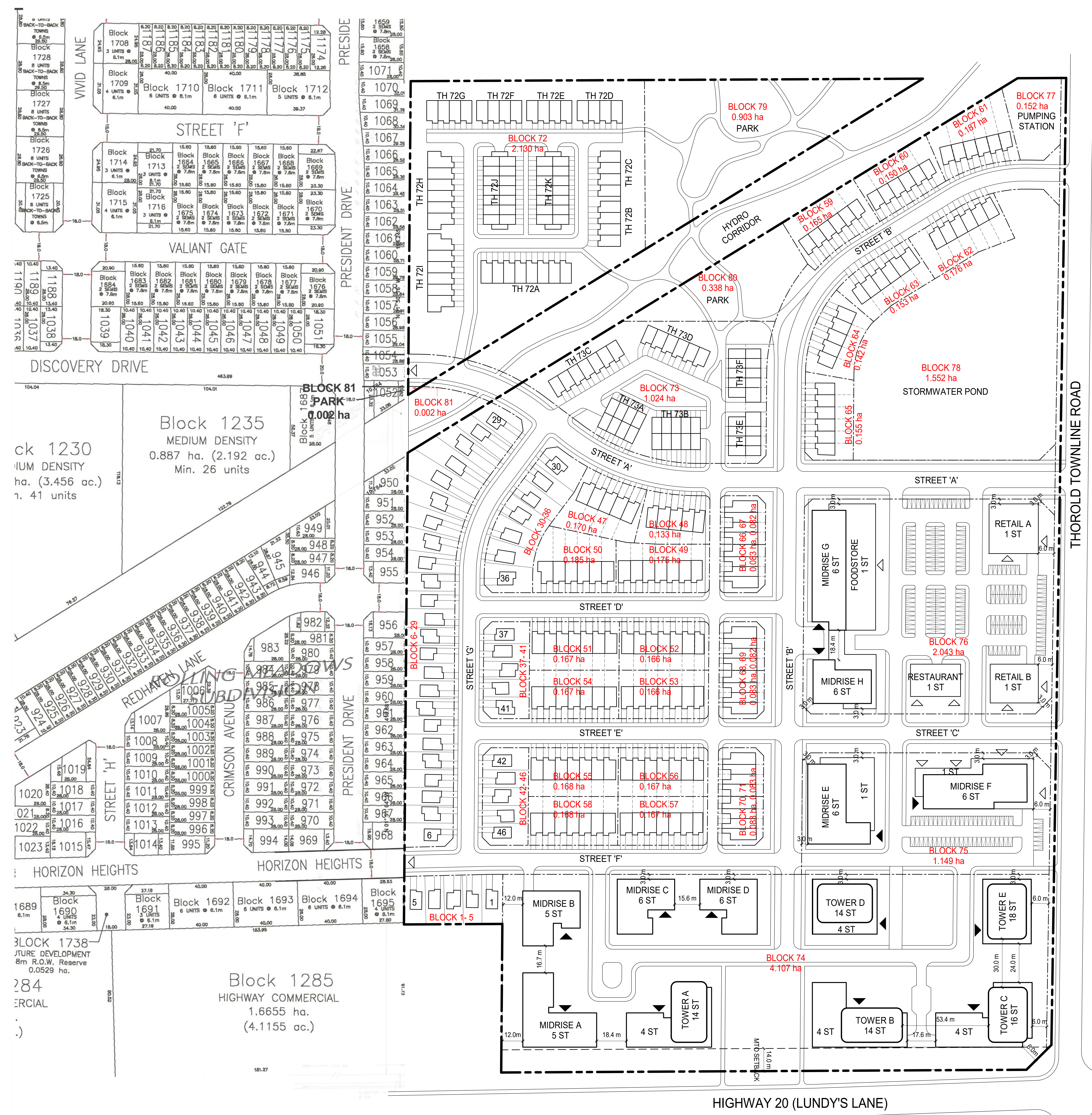
11,340 sm 0.62 FSI

Level	Unit Count				GCA Retail		GCA Residential		GCA Total	
	Towns	Detach	Apart	Total	sm	sf	sm	sf	sm	sf
Block 59	1-3	6	-	-	6	-	1,332.0	14,338	1,332.0	14,338
Block 60	1-3	6	-	-	6	-	1,332.0	14,338	1,332.0	14,338
Block 61	1-3	6	-	-	6	-	1,332.0	14,338	1,332.0	14,338
Block 62	1-3	6	-	-	6	-	1,518.3	16,343	1,518.3	16,343
Block 63	1-3	6	-	-	6	-	1,500.0	16,146	1,500.0	16,146
Block 64	1-3	5	-	-	5	-	1,227.9	13,217	1,227.9	13,217
Block 65	1-3	6	-	-						

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MASTER PLAN LEGEND

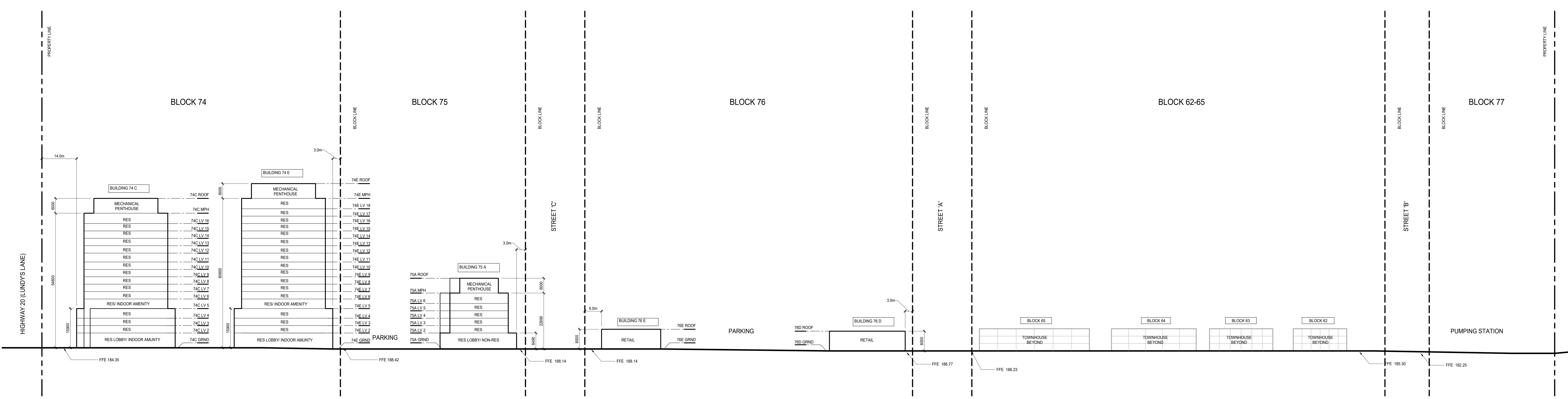
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- ▲ RESIDENTIAL INGRESS & EGRESS POINTS



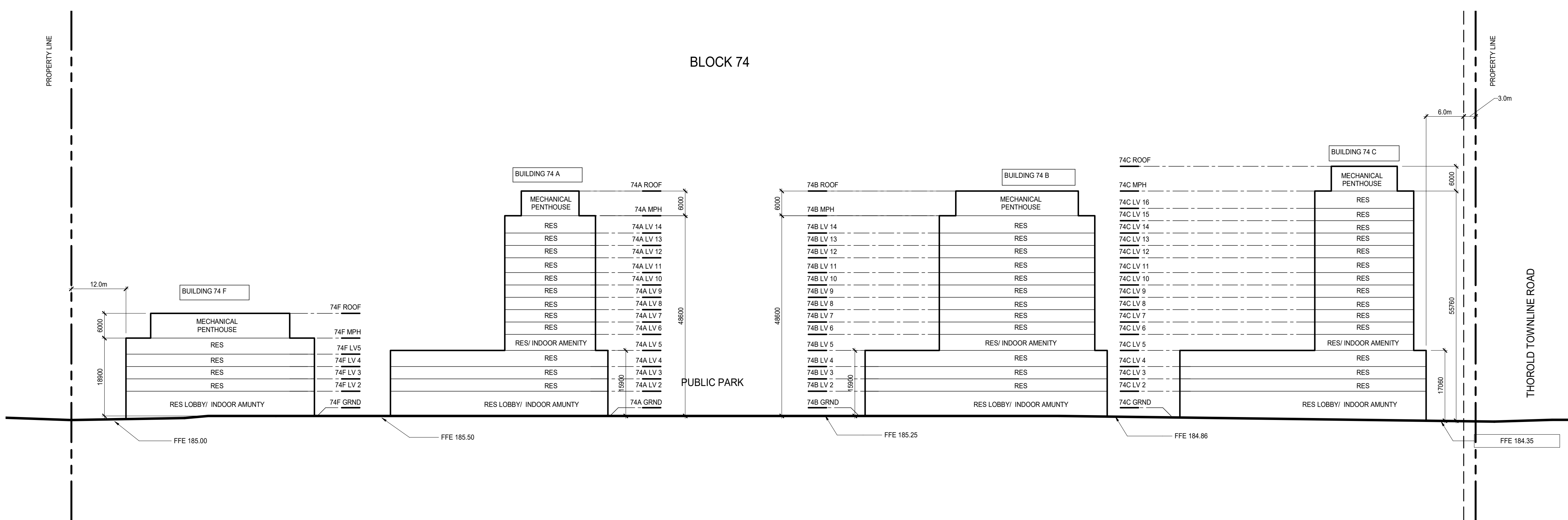
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2 EAST ELEVATION
A2.00 N.T.S.



1 SOUTH ELEVATION
A2.00 N.T.S.

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Revision _____ Date _____

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13030 LUNDY'S LANE

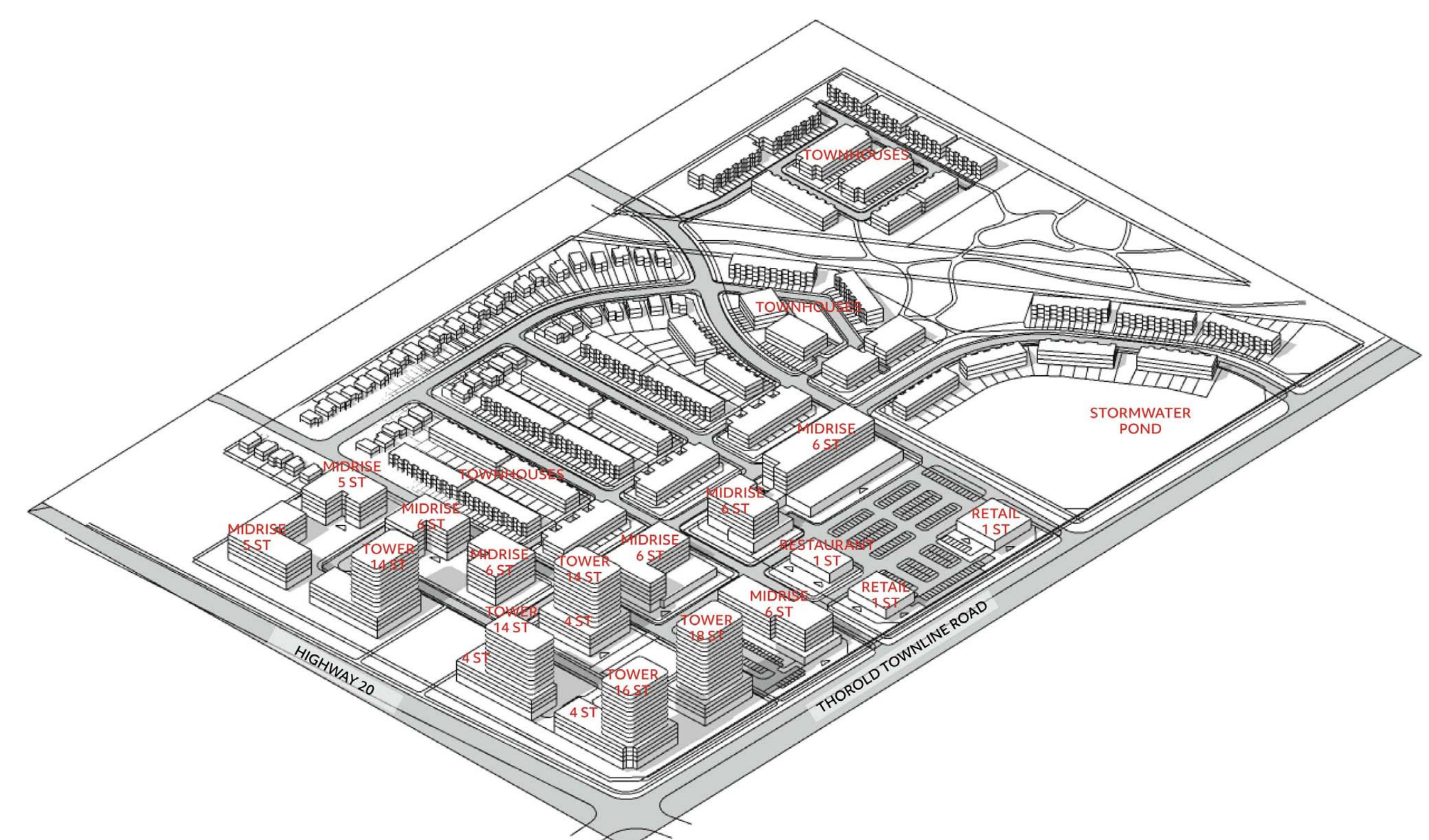
THOROLD, ONTARIO

SOUTH & EAST ELEVATION

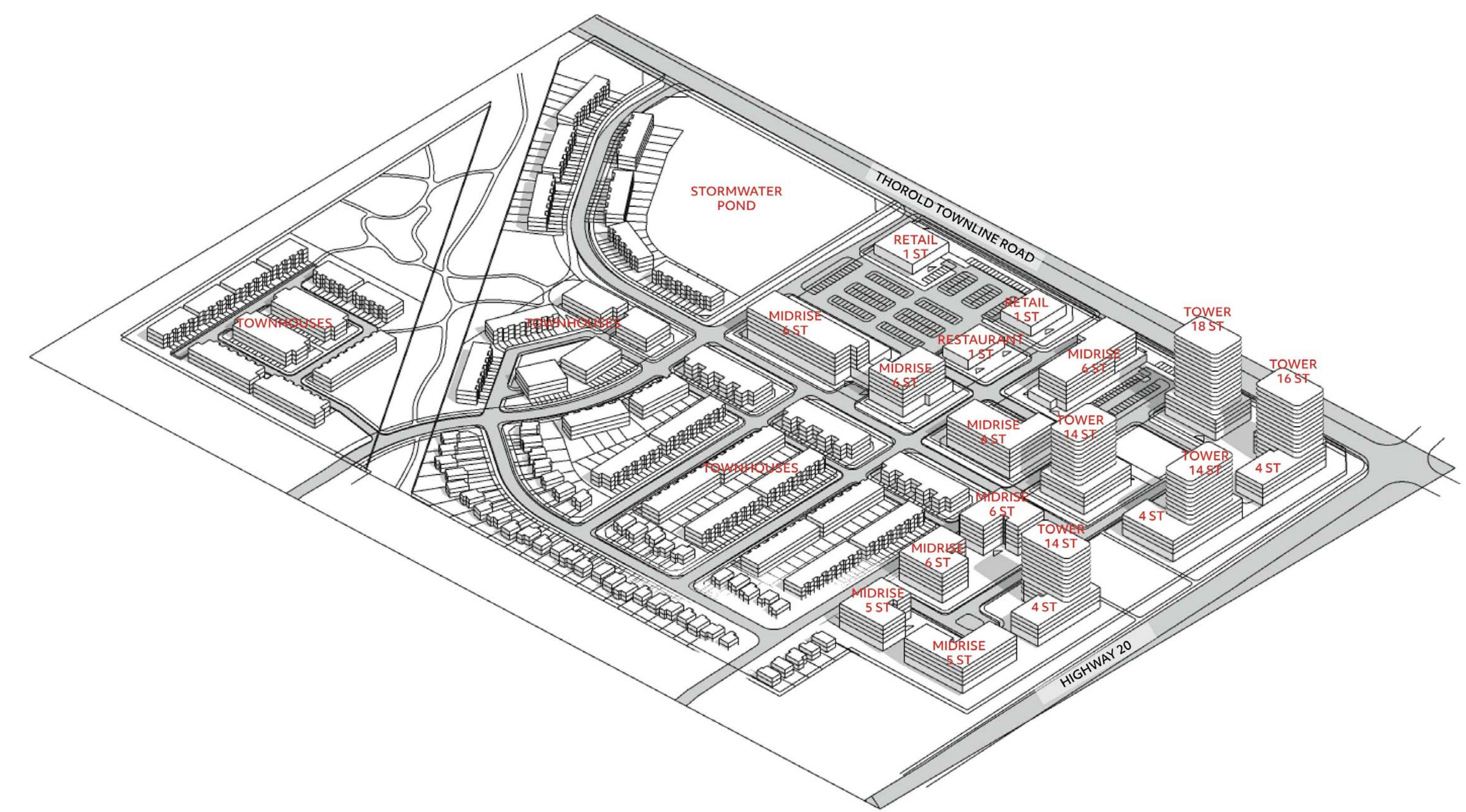
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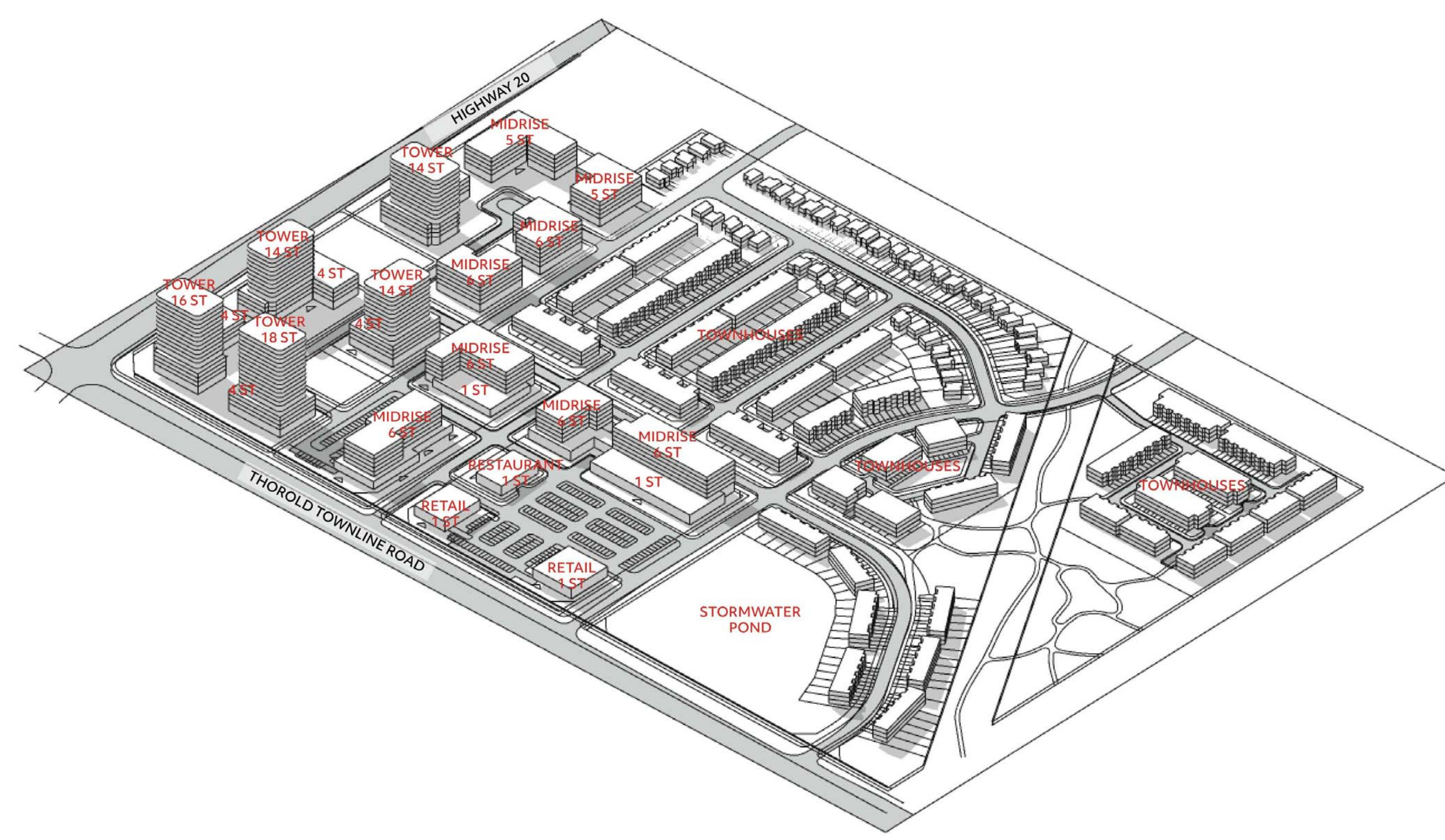
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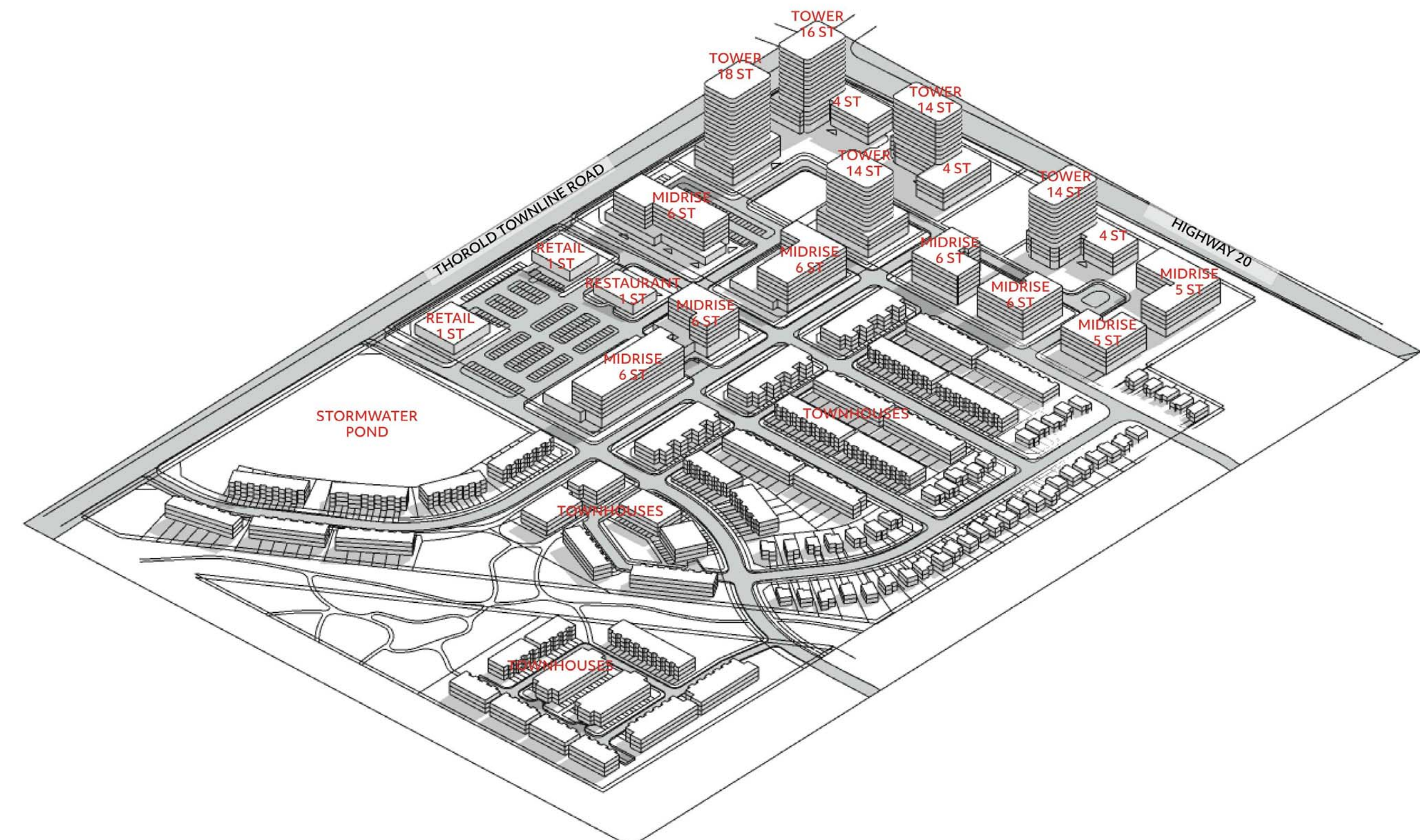
AERICAL VIEW FROM NORTHWEST 3D MASSING



AERICAL VIEW FROM NORTHEAST 3D MASSING



AERICAL VIEW FROM SOUTHWEST 3D MASSING



AERICAL VIEW FROM SOUTHEAST 3D MASSING

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13030 LUNDY'S LANE

THOROLD, ONTARIO

SHEET TITLE

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