



LEGAL DESCRIPTION



LEGEND

- 16ft TOWNHOME UNITS
- 20ft TOWNHOME UNITS
- STACKED TOWNHOME UNITS
- MID-RISE RESIDENTIAL
- HIGH DENSITY MIXED USE
- PARK BLOCK
- DRAINAGE BLOCK
- CONDOMINIUM BLOCK BOUNDARY
- DOWNTOWN BOUNDARY
- WOONERF

REVISIONS

REV.	DESCRIPTION	DATE	INT.
K	DISCUSSION	2-APR-2024	JS
J	DISCUSSION	18-DEC-2023	JS
I	DISCUSSION	24-OCT-2023	JS
H	DISCUSSION	5-OCT-2023	JS
G	DISCUSSION	14-SEPT-2023	JS
F	DISCUSSION	18-AUG-2023	JS
E	REVIEW	17-MAY-2023	JW
D	REVIEW	21-APR-2023	JW
C	REVIEW	19-APR-2023	JW
B	REVIEW	11-APR-2023	JW
A	REVIEW	14-MAR-2023	JW

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T. JOHNS CONSULTING GROUP
 URBAN PLANNING | DESIGN | PROJECT MANAGEMENT

310 LIMERIDGE ROAD WEST, SUITE 6
 HAMILTON ONTARIO, L9C 2V2 P. 905-574-1993 F. 905-527-9559

PROJECT TITLE
1 QUAKER ROAD

WELLAND, ONTARIO

DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWN BY JW	DESIGNED BY JW
PRINT DATE 02-APR-2024	PROJECT NUMBER
REVISION K	DRAWING NUMBER CSP1-1
SCALE 1:2500	

LOW-RISE BLOCK 1

2-STORY TOWNHOMES	96	39.7%
3-STORY TOWNHOMES	74	30.6%
STACKED TOWNHOMES	72	29.7%
TOTAL	242	

LOW-RISE BLOCK 2

2-STORY TOWNHOMES	51	50.0%
3-STORY TOWNHOMES	51	50.0%
TOTAL	102	

LOW-RISE BLOCK 3a

2-STORY TOWNHOMES	42	23.0%
3-STORY TOWNHOMES	105	57.4%
STACKED TOWNHOMES	36	19.6%
TOTAL	183	

LOW-RISE BLOCK 3b

2-STORY TOWNHOMES	19	11.2%
3-STORY TOWNHOMES	91	53.5%
STACKED TOWNHOMES	60	35.3%
TOTAL	170	

LOW-RISE BLOCK 3c

2-STORY TOWNHOMES	29	26.6%
3-STORY TOWNHOMES	38	34.9%
STACKED TOWNHOMES	42	38.5%
TOTAL	109	

LOW-RISE BLOCK 4a

2-STORY TOWNHOMES	23	15.0%
3-STORY TOWNHOMES	94	61.5%
STACKED TOWNHOMES	36	23.5%
TOTAL	153	

LOW-RISE BLOCK 4b

2-STORY TOWNHOMES	32	14.5%
3-STORY TOWNHOMES	128	58.2%
STACKED TOWNHOMES	60	27.3%
TOTAL	220	

LOW-RISE BLOCK 4c

2-STORY TOWNHOMES	99	42.9%
3-STORY TOWNHOMES	108	46.8%
STACKED TOWNHOMES	24	10.3%
TOTAL	231	

LOW-RISE BLOCK 5a

2-STORY TOWNHOMES	42	27.5%
3-STORY TOWNHOMES	57	37.2%
STACKED TOWNHOMES	54	35.3%
TOTAL	153	

LOW-RISE BLOCK 5b

2-STORY TOWNHOMES	33	33.0%
3-STORY TOWNHOMES	77	77.0%
TOTAL	110	

LOW-RISE BLOCK 6

2-STORY TOWNHOMES	58	29.3%
3-STORY TOWNHOMES	8	4.0%
STACKED TOWNHOMES	132	66.7%
TOTAL	198	

LOW-RISE BLOCK 7

2-STORY TOWNHOMES	28	60.9%
3-STORY TOWNHOMES	18	39.1%
TOTAL	46	

THOROLD LOW-RISE 1

2-STORY TOWNHOMES	162	43.2%
3-STORY TOWNHOMES	213	56.8%
TOTAL	375	

THOROLD LOW-RISE 2

STACKED TOWNHOMES	24	100.0%
TOTAL	24	

THOROLD TOWNHOME UNIT TOTAL

2-STORY TOWNHOMES	162	40.6%
3-STORY TOWNHOMES	213	53.4%
3-STORY BACK-TO-BACK	24	6.0%
TOTAL	399	

WELLAND APARTMENT BLOCKS

	AREA	125 UPH*	200 UPH	250 UPH
MID-RISE 1	2.17ha	271	434	542
MID-RISE 2	4.92ha	615	964	1,230
MIXED USE 1	1.40ha	175	280	350
MIXED USE 2	0.84ha	105	168	210
TOTAL	9.33ha	1,166	1,864	2,332

*CURRENT OFFICIAL PLAN MAXIMUM HIGH DENSITY

WELLAND TOWNHOME UNIT TOTAL

2-STORY TOWNHOMES	552	28.8%
3-STORY TOWNHOMES	849	44.3%
STACKED TOWNHOMES	516	26.9%
TOTAL	1,917	

ATTACHMENT 9 UNIT COUNT BY BLOCK

Part (on 59R-17994)	Block Designation	Planning Applications Required	Anticipated Yield
All lands within City of Welland		Draft Plan of Subdivision (submitted)	
Parts 18 & 20	Low Rise Block 1	Site Plan Approval Plan of Condominium	2-storey townhomes x 96 3-storey townhomes x 74 Stacked townhomes x 72
Part 22	Low Rise Block 2	Site Plan Approval Plan of Condominium	2-storey townhomes x 51 3-storey townhomes x 51
Part 5	Mixed Use Block 1	Site Plan Approval Plan of Condominium	Up to 210 apartment units Up to 20,000 sq.ft commercial
Part 7	Mixed Use Block 2	Site Plan Approval Plan of Condominium	Up to 350 apartment units Up to 25,000 sq.ft commercial
Part 8	Mid Rise Block 1	Site Plan Approval Plan of Condominium	Up to 542 apartment units
Part 9	Low Rise Block 4a	Site Plan Approval Plan of Condominium	2-storey townhomes x 23 3-storey townhomes x 94 Stacked townhomes x 36
Parts 10 & 11	Low Rise Block 4b	Site Plan Approval Plan of Condominium	2-storey townhomes x 32 3-storey townhomes x 128 Stacked townhomes x 60
Parts 12 & 13	Low Rise Block 4c	Site Plan Approval Plan of Condominium	2-storey townhomes x 99 3-storey townhomes x 108 Stacked townhomes x 24
Part 14	Low Rise Block 3c	Site Plan Approval Plan of Condominium	2-storey townhomes x 29 3-storey townhomes x 38 Stacked townhomes x 42
Part 15	Low Rise Block 3b	Site Plan Approval Plan of Condominium	2-storey townhomes x 19 3-storey townhomes x 91 Stacked townhomes x 60
Part 16	Low Rise Block 3a	Site Plan Approval Plan of Condominium	2-storey townhomes x 42 3-storey townhomes x 105 Stacked townhomes x 36
Part 3	Low Rise Block 5a	Site Plan Approval Plan of Condominium	2-storey townhomes x 42 3-storey townhomes x 57 Stacked townhomes x 54
Part 2	Low Rise Block 5b	Site Plan Approval Plan of Condominium	2-storey townhomes x 33 3-storey townhomes x 77
Part 1	Mid Rise Block 2, Park Block, Drainage Block	Site Plan Approval Plan of Condominium	Up to 1230 apartment units, park block, drainage block
Part 24	Low Rise Block 7	Site Plan Approval Plan of Condominium	2-storey townhomes x 28 3-storey townhomes x 18
Part 25	Low Rise Block 6	Site Plan Approval Plan of Condominium	2-storey townhomes x 58 3-storey townhomes x 8 Stacked townhomes x 132

CONSTRUCTION COST ESTIMATE

Unit Type	Est. Sq.Ft	Number of Units	Cost per Sq.ft***	Total Sq.Ft*	Estimated Cost
2-Storey TH	1,600	552	\$ 227.50	883,200	\$ 200,928,000
3-Storey TH	1,400	849	\$ 257.50	1,188,600	\$ 306,064,500
Stacked TH	800	516	\$ 257.50	412,800	\$ 106,296,000
Apartment	650	2,332	\$ 337.50	2,021,067	\$ 682,110,000
Commercial	45,000	1	\$ 337.50	45,000	\$ 15,187,500
U'ground parking**	804,540	1	\$ 237.50	804,540	\$ 191,078,250
SUBTOTAL					\$ 1,501,664,250
Contingency				10%	\$ 150,166,425
TOTAL					\$ 1,651,830,675

*Apartment Total Sq.Ft assumes 75% efficiency for building

**U'ground parking assumes 75% of required apartment parking will be underground @ 400 sq.ft/stall

***Cost per Sq.Ft as per Altus Group 2024 Canadian Cost Guide, GTA, midpoint of range