1755 PICKERING PARKWAY SITE STATISTICS		
STATISTICS	SM	SF
PROPOSED SITE AREA:	94,932	1,021,844
NEW PROPOSAL NFA	344,634	3,709,614
FSI	3.63	

NFA CALCULATION

(NFA EXCLUDES PARKING, LOADING SPA	CE, STORAGE, ELECTRICAL & MECHANIC	AL, AMENITY ARE	A, MECHANICAL F	PENTHOUSE, ELE	VATOR, GARBAGI	E AND VENTILATI	NG SHAFTS AS F	ER CITY OF PICK	ERING ZONING B	Y-LA					
	DIESCRIPTION				RESIDENTIAL			RETAIL/COM		ΤΟΤΑΙ	NEA	NFA EXCLU	IDED (*1)	FLOOR PLAT	
	Biesokii Hok		TOTA	L NFA		NET SALEABLE								TEOORTERI	
	TYPE	FLOORS #	m2	ft2	m2	ft2	UNIT	m2	ft2	m2	ft2	m2	ft2	m2	ft2
BLOCK 1 *	RESIDENTIAL/RETAIL	31	51,629	555,727	42,638	458,952	678	1,664	17,907	53,292	573,634	27,307	293,926	81,305	875,164
BLOCK 2	RESIDENTIAL/LIVE-WORK	43	74,557	802,527	69,045	743,189	1,090	907	9,758	75,464	812,285	9,653	103,902	85,117	916,187
BLOCK 3	RESIDENTIAL/RETAIL	26	29,515	317,694	27,282	293,660	446	1,384	14,893	30,898	332,587	3,207	34,515	34,105	367,102
BLOCK 4	RESIDENTIAL/LIVE-WORK	43	58,695	631,790	53,716	578,197	1,022	677	7,290	59,373	639,081	7,999	86,105	67,372	725,185
BLOCK 5	RESIDENTIAL/LIVE-WORK	26	39,701	427,333	36,207	389,730	641	712	7,664	40,413	434,997	4,085	43,975	44,498	478,972
BLOCK 6	RESIDENTIAL/COMMERCIAL	23	23,255	250,314	21,136	227,511	762	20,375	219,311	43,630	469,626	5,030	54,146	48,660	523,772
BLOCK 7	RESIDENTIAL/LIVE-WORK	20	41,185	443,315	39,210	422,048	659	380	4,090	41,565	447,405	3,310	35,632	44,876	483,037
GRAND TOTAL		138	318,537	3,428,700	289,234	3,113,287	5,297	26,098	280,914	344,634	3,709,614	60,591	652,200	405,932	4,369,419

* For extensive statistics for blocks 1 please refer to block 1 drawing set.

		AREA RK AND ROADS)
BLOCK	m²	ft²
1	11,751.04	126,487.1
2	25,626.19	275,837.9
3	6,803.61	73,233.4
4	15,780.30	169,857.7
5	12,141.35	130,688.4
6	8,689.92	93,537.4
7	14,140.04	152,202.1
TOTAL	94,932.44	1,021,844.2

	SITE A (EXCLUDING PAR	
BLOCK	m²	
1	8,763.43	
2	12,883.55	
3	5,093.51	
4	9,119.73	
5	9,197.91	
6	8,684.44	
7	14,154.62	
TOTAL	67,897.19	

BLOCK 2													
STATISTICS		SM	SF										
PROPOSED SITE AREA:		25,626	275,838										
NEW PROPOSAL NFA		75,464	812,285										
FSI		2.94	012,200										
NEW RESIDENTIAL UNIT#		1,090											
UPH		425											
NET AVERAGE UNIT SIZE		63	682										
NFA CALCULATION													
	SPACE, STORAGE, ELECTRICAL & MECHA	NICAL, AMENITY	AREA, MECHANIC	AL PENTHOUSE,		BAGE AND VENT	FILATING SHAFTS	S AS PER CITY O	F PICKERING ZOI	NING BY-LAW			
	DIESCRIPTION				RESIDENTIAL			LIVE/V	VORK	TOTAL	NFA	NFA EXC	LUDED
			TOTAL			NET SALEABLE	111117#(2)						
U/G PARKING	ТҮРЕ	FLOORS #	m2 200	ft2 2,153	m2	ft2	UNIT#(3)	m2	ft2	200	ft2 2.153	-200	ft2 -2,153
F1	RESIDENTIAL BASE	1	398	4,280				907	9,758	1,304	14.038	1,287	13.852
F 2 - F7	RESIDENTIAL BASE	6	19,617	211,151	18,296	196,941	289		0,100	19,617	211,151	2,272	24,454
F8	RESIDENTIAL BASE	1	3,140	33,800	2.920	31,432	46			3,140	33,800	197	2,120
F9 - F43	RESIDENTIAL TOWER	35	51,203	551,145	47,828	514,816	755			51,203	551,145	5,047	54,325
MPH	RESIDENTIAL TOWER	1										1,050	11,302
GRAND TOTAL		43	74,557	802,527	69,045	743,189	1,090	907	9,758	75,464	812,285	9,653	103,9
RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RAT		0.80											
3) ASSUMING RETAIL PARKING RATH													
3) ASSUMING RETAIL PARKING RATI													
,		UG1	UG2	UG3	UG4	UG5	UG6	TOTAL					
,	O 3.5 / 100 m2	UG1 260		UG3 262	UG4 262	UG5 0	UG6 0	TOTAL 1,046					
PARKING PROVIDED	O 3.5 / 100 m2					UG5 0							
,	O 3.5 / 100 m2	260	262			UG5 0							
PARKING PROVIDED	O 3.5 / 100 m2	260 INDOOR (M2	262 OUTDOOR(M2)			UG5 0							

TOTAL	4360	
1) ASSUMING AVERAGE BALCONY SIZE	= 1.65 M2 / UNIT	

BLOCK 3															
STATISTICS		SM	SF												
PROPOSED SITE AREA:		6,804	73,234												
NEW PROPOSAL NFA		30,898	332,589												
FSI		4.54													
NEW RESIDENTIAL UNIT#		446													
UPH		655													
NET AVERAGE UNIT SIZE		61	659												
	SPACE, STORAGE, ELECTRICAL & MECHA	NICAL, AMENITY	AREA, MECHANIC	AL PENTHOUSE		BAGE AND VENT	TILATING SHAFTS								
NFA CALCULATION (NFA EXCLUDES PARKING, LOADING S	SPACE, STORAGE, ELECTRICAL & MECHA DIESCRIPTION	NICAL, AMENITY	AREA, MECHANIC		RESIDENTIAL	RBAGE AND VENT	TILATING SHAFTS	S AS PER CITY O RETAI		NING BY-LAW TOTAI	L NFA	NFA EXC	CLUDED	FLOOR PL/	TE AREA
		NICAL, AMENITY	TOTAI m2	L NFA ft2	RESIDENTIAL		UNIT#(3)			TOTAI m2	ft2	m2	ft2	FLOOR PL/ m2	ATE AREA
	DIESCRIPTION		TOTAL	L NFA ft2 2,153	RESIDENTIAL	NET SALEABLE		RETAI m2	IL NFA ft2	TOTAI m2 200	ft2 2,153		ft2 -2,153	m2 0	ft2 0
NFA EXCLUDES PARKING, LOADING S	DIESCRIPTION TYPE RESIDENTIAL BASE		TOTAI m2 200 313	L NFA ft2 2,153 3,365	RESIDENTIAL	NET SALEABLE		RETAI	IL NFA	TOTAI m2	ft2 2,153 18,258	m2	ft2	m2 0 2,265	ft2
NFA EXCLUDES PARKING, LOADING S	DIESCRIPTION		TOTAI m2 200	L NFA ft2 2,153 3,365 157,372	RESIDENTIAL	NET SALEABLE		RETAI m2	IL NFA ft2	TOTAI m2 200	ft2 2,153 18,258 157,372	m2 -200	ft2 -2,153	m2 0	ft2 0
NFA EXCLUDES PARKING, LOADING S U/G PARKING F1	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE	FLOORS #	TOTAI m2 200 313	L NFA ft2 2,153 3,365	RESIDENTIAL m2	NET SALEABLE ft2	UNIT#(3)	RETAI m2	IL NFA ft2	TOTAI <u>m2</u> 200 1,696 14,620 2,124	ft2 2,153 18,258	m2 -200 569 1,184 123	ft2 -2,153 6,122 12,742 1,324	m2 0 2,265 15,804 2,247	ft2 0 24,380 170,115 24,184
(NFA EXCLUDES PARKING, LOADING S U/G PARKING F1 F2 - F7 F8 F9 - F26	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	FLOORS #	TOTAI m2 200 313 14,620	L NFA ft2 2,153 3,365 157,372	RESIDENTIAL m2 13,840	NET SALEABLE ft2 148,974	UNIT#(3) 226	RETAI m2	IL NFA ft2	m2 200 1,696 14,620	ft2 2,153 18,258 157,372	m2 -200 569 1,184 123 1,242	ft2 -2,153 6,122 12,742	m2 0 2,265 15,804 2,247 13,500	ft2 0 24,380 170,115 24,184 145,313
NFA EXCLUDES PARKING, LOADING S U/G PARKING F1 F2 - F7 F8 F9 - F26 MPH	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE	FLOORS # 1 6 1 18 1 1	TOTAI 200 313 14,620 2,124 12,258	L NFA ft2 2,153 3,365 157,372 22,860 131,944	RESIDENTIAL m2 13,840 1,994 11,448	NET SALEABLE ft2 148,974 21,461 123,225	UNIT#(3) 226 33 187	RETAI m2 1,384	IL NFA ft2 14,893	TOTAI 200 1,696 14,620 2,124 12,258	ft2 2,153 18,258 157,372 22,860 131,944	m2 -200 569 1,184 123 1,242 289	ft2 -2,153 6,122 12,742 1,324 13,369 3,111	m2 0 2,265 15,804 2,247 13,500 289	ft2 0 24,380 170,115 24,184 145,313 3,111
U/G PARKING, LOADING S U/G PARKING F1 F2-F7 F8 F9-F26 MPH	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	FLOORS # 1 1 6 1	TOTAI m2 200 313 14,620 2,124	L NFA ft2 2,153 3,365 157,372 22,860 131,944	RESIDENTIAL m2 13,840 1,994 11,448	NET SALEABLE ft2 148,974 21,461 123,225	UNIT#(3) 226 33 187	RETAI m2	IL NFA ft2 14,893	TOTAI 200 1,696 14,620 2,124 12,258	ft2 2,153 18,258 157,372 22,860	m2 -200 569 1,184 123 1,242 289	ft2 -2,153 6,122 12,742 1,324 13,369	m2 0 2,265 15,804 2,247 13,500	ft2 0 24,380 170,115 24,184 145,313
U/G PARKING, LOADING S U/G PARKING F1 F2-F7 F8 F9-F26 MPH GRAND TOTAL	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	FLOORS # 1 6 1 18 1 1	TOTAI 200 313 14,620 2,124 12,258	L NFA ft2 2,153 3,365 157,372 22,860 131,944	RESIDENTIAL m2 13,840 1,994 11,448	NET SALEABLE ft2 148,974 21,461 123,225	UNIT#(3) 226 33 187	RETAI m2 1,384	IL NFA ft2 14,893	TOTAI 200 1,696 14,620 2,124 12,258	ft2 2,153 18,258 157,372 22,860 131,944	m2 -200 569 1,184 123 1,242 289	ft2 -2,153 6,122 12,742 1,324 13,369 3,111	m2 0 2,265 15,804 2,247 13,500 289	ft2 0 24,380 170,115 24,184 145,313 3,111
VFA EXCLUDES PARKING, LOADING S U/G PARKING F1 F2 - F7 F8 F9 - F26 MPH SRAND TOTAL	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER RESIDENTIAL TOWER	FLOORS # 1 1 6 1 1 18 1 26	TOTAI m2 200 313 14,620 2,124 12,258 29,515	L NFA ft2 2,153 3,365 157,372 22,860 131,944	RESIDENTIAL m2 13,840 1,994 11,448	NET SALEABLE ft2 148,974 21,461 123,225	UNIT#(3) 226 33 187	RETAI m2 1,384	IL NFA ft2 14,893	TOTAI 200 1,696 14,620 2,124 12,258	ft2 2,153 18,258 157,372 22,860 131,944	m2 -200 569 1,184 123 1,242 289	ft2 -2,153 6,122 12,742 1,324 13,369 3,111	m2 0 2,265 15,804 2,247 13,500 289	ft2 0 24,380 170,115 24,184 145,313 3,111
(NFA EXCLUDES PARKING, LOADING S U/G PARKING F1 F2 - F7 F8 F9 - F26	DIESCRIPTION TYPE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	FLOORS # 1 1 6 1 1 1 1 26 RESIDENTIA	TOTAI m2 200 313 14.620 2,124 12,258 29,515	L NFA ft2 2,153 3,365 157,372 22,860 131,944	RESIDENTIAL m2 13,840 1,994 11,448	NET SALEABLE ft2 148,974 21,461 123,225	UNIT#(3) 226 33 187	RETAI m2 1,384	IL NFA ft2 14,893	TOTAI 200 1,696 14,620 2,124 12,258	ft2 2,153 18,258 157,372 22,860 131,944	m2 -200 569 1,184 123 1,242 289	ft2 -2,153 6,122 12,742 1,324 13,369 3,111	m2 0 2,265 15,804 2,247 13,500 289	ft2 0 24,380 170,115 24,184 145,313 3,111

1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNI 2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 3) ASSUMING RETAIL PARKING RATIO 3.5 / 100 m2

PARKING PROVIDED								
	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	TOTAL
	0	125	130	130	70	0	0	455

	AMENITY REQUIRED			
2 M2 (INDOOR) / UNIT. 4 M2 (OUTDOOR) / UNIT 892 1783		RATIO	INDOOR (M2)	OUTDOOR(M2)
		2 M2 (INDOOR) / UNIT, 4 M2 (OUTDOOR) / UNIT	892	1783

AMENITY AREA INCLUDES BALC	ONIES, PATIOS, ROOFTOP GARDENS AND OTHE	R SIMILAR FEAT	URES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-L
	OUTDOOR(M2)	INDOOR(M2)	
1/ GRADE	524	446	
7	524	446	
BALCONIES	736	0	
OTAL	1783	892	

BLOCK 4															
STATISTICS		SM	SF												
ROPOSED SITE AREA:		15,780	169,858												
IEW PROPOSAL NFA		59,373	639,081												
SI		3.76	-												
IEW RESIDENTIAL UNIT#		1,022													
JPH		648	-												
IET AVERAGE UNIT SIZE		53	566	J											
FA CALCULATION															
NFA EXCLUDES PARKING, LOADIN	G SPACE, STORAGE, ELECTRICAL & MECH	ANICAL, AMENITY	AREA, MECHANI	CAL PENTHOUSE	E, ELEVATOR, GA RESIDENTIAL	RBAGE AND VEN	FILATING SHAFT	S AS PER CITY C	OF PICKERING ZC	NING BY-LAW					
	DIESCRIPTION		TOTA		RESIDENTIAL	NET SALEABLE		LIVE/	WORK	ΤΟΤΑ	L NFA	NFA EXC	LUDED	FLOOR PI	ATE ARE
	ТҮРЕ	FLOORS #	m2	ft2	m2	ft2	UNIT#(3)	m2	ft2	m2	ft2	m2	ft2	m2	ft2
U/G PARKING		1	200	2,153						200	2,153	-200	-2,153	0	0
F1	RESIDENTIAL BASE	1	474	5,104				677	7,290	1,152	12,395	1,195	12,865	2,347	25,2
F 2 - F7	RESIDENTIAL BASE	6	15,341	165,125	14,351	154,471	273			15,341	165,125	2,060	22,176	17,401	187,
F8	RESIDENTIAL BASE	1	2,501	26,925	2,336	25,149	44			2,501	26,925	173	1,862	2,674	28,7
F9 - F43	RESIDENTIAL TOWER	35	40,179	432,483	37,029	398,577	705			40,179	432,483	4,071	43,820	44,250	476,
MPH GRAND TOTAL	RESIDENTIAL TOWER	43	58.695	631,790	53,716	578,197	1.022	677	7,290	59,373	639.081	700 7,999	7,535 86,105	700 67,372	7,5
PARKING REQUESTED	VISITO 0.1 15		10												
) ASSUMING RESIDENTIAL PARKIN) ASSUMING VISITOR PARKING RA) ASSUMING RETAIL PARKING RAT PARKING PROVIDED	TIO= 0.15 / UNIT	E UG	1 UG2	UG3	3 UG4	UG5	UG6	TOTAL	1						
		0 16	9 172	172	2 172	172	120	977	1						
	RATI 2 M2 (INDOOR) / UNIT, 4 M2 (OUTDOOR) / UN		2) OUTDOOR(M2) 4 4089												

ROADS)		R.O.W & PA	RK AREAS
ft²		m²	ft²
94,328.76	R.O.W AREA	17,314.76	186,374.57
138,677.33	PARK AREA	9,720.48	104,630.42

EA AND ROADS)							
ft²							
94,328.76							
138,677.33							
54,826.03							
98,163.99							
99,005.51							
93,478.53							
152,359.08							
730,839.25							

	FLOOR PLATE AREA						
	m2	ft2					
Т	0	0					
Т	2,591	27,890					
Т	21,888	235,605					
Т	3,337	35,920					
Т	56,250	605,470					
Т	1,050	11,302					
2	85,117	916,187					

PROPOSED SITE AREA: 12,141 130,688 NEW PROPOSAL NFA 40,413 434,997 FSI 3.33 NEW RESIDENTIAL UNIT# 641 UPH 528										
NEW PROPOSAL NFA 40,413 434,997 FSI 3.33										
FSI 3.33 NEW RESIDENTIAL UNIT# 641	_									
NEW RESIDENTIAL UNIT# 641										
UPH 528 [
NET AVERAGE UNIT SIZE 56 608										
NFA CALCULATION										
NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECH		ELEVATOR, GAP	RBAGE AND VENT	FILATING SHAFT						
DIESCRIPTION	OTAL NFA		NET SALEABLE		RETAI	LNFA	TOTAL	NFA	NFA EXC	CLUDED
TYPE FLOORS # m2	ft2	m2	ft2	UNIT#(3)	m2	ft2	m2	ft2	m2	f
U/G PARKING 1 200	2,153						200	2,153	-200	-2,
F1 RESIDENTIAL BASE 1 1,742	18,754	834	8,973	12	712	7,664	2,454	26,417	762	8,2
F 2 - F5 RESIDENTIAL BASE 4 10,823	116,493	10,163	109,391	183			10,823	116,493	1,125	12,
F6 - F8 RESIDENTIAL BASE 3 5,997	64,554	5,502	59,226	97			5,997	64,554	363	3,9
F9 - F14 RESIDENTIAL BASE 6 8,847 F15 - F20 RESIDENTIAL TOWER 6 7,201	95,230 77,514	8,307 6,841	89,417 73,639	147 121			8,847 7,201	95,230 77,514	726 510	7,8
F15 - F20 RESIDENTIAL TOWER 6 4.890	52,636	4,560	49.083	81			4.890	52.636	510	5,4
MPH RESIDENTIAL TOWER 1	02,000	4,000	43,000	01			4,030	52,050	289	3,1
	9,701 427,333	36,207	389,730	641	712	7,664	40,413	434,997	4,085	
1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT	609									
2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 3) ASSUMING RETAIL PARKING RATIO = 3.5 / 100 m2										
PARKING PROVIDED										
	UG2 UG3	UG4	UG5	UG6	TOTAL					
	205 205	0	0	0	611					
		· · · · · ·								
AMENITY REQUIRED RATIO INDOOR (M2) OUTDOOR((M2)									
	2565									
AMENITY PROVIDED		NDOOR LAUNDF	Y OR LOCKER FA	ACILITIES AS PE	R CITY OF PICKE	RING ZONING BY	-LAW			
(AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT	DOES NOT INCLUDE IN									
(AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT OUTDOOR(M2) INDOOR(M2)	DOES NOT INCLUDE IN									
AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT OUTDOOR(M2) INDOOR(M2) F1/ GRADE 753 641	DOES NOT INCLUDE IN									
(AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT OUTDOOR(M2) INDOOR(M2)	DOES NOT INCLUDE IN									

STATISTICS		SM	SF											
ROPOSED SITE AREA:		8,690	93,537											
EW PROPOSAL NFA		43,630	469.626											
SI		5.02												
IEW RESIDENTIAL UNIT#		762												
PH		877												
ET AVERAGE UNIT SIZE		28	299											
TA EXCEDEST ANNING, EOADING	S SPACE, STORAGE, ELECTRICAL & MECHAN DIESCRIPTION	NCAL, AMENITT	тота		RESIDENTIAL			COMMER		TOTA	L NFA	NFA EXC	LUDED	
	ТҮРЕ	FLOORS #	m2	- NFA ft2	m2	ft2	UNIT#(3)	m2	ft2	m2	ft2	m2	ft2	<u> </u>
U/G PARKING	ITFE	1	200	2,153	1112	112	UNIT#(3)	1112	112	200	2,153	-200	-2.153	
E1	RESIDENTIAL / COMMERCIAL BASE	1	273	2,941				1,720	18,514	1,993	21,455	903	9,716	
F 2 - F7	RESIDENTIAL / COMMERCIAL BASE	6	12,274	132,113	11,403	122745	411	6,493	69,895	18,767	202.008	1,608	17,305	2
F8	RESIDENTIAL / COMMERCIAL BASE	1	2,009	21,626	1,864	20065	67	911	9,809	2,920	31,434	141	1,518	3
F9 - F23	RESIDENTIAL / COMMERCIAL TOWER	15	8,499	91,482	7,869	84701	284	11,250	121,094	19,749	212,576	2,001	21,539	2
MPH	RESIDENTIAL / COMMERCIAL TOWER	1										578	6,222	
RAND TOTAL		23	23,255	250,314	21,136	227,511	762	20,375	219,311	43,630	469,626	5,030	54,146	
PARKING REQUESTED														
	VISITOR	RESIDENTIAL	COMMERCIAL	TOTAL										
ATIO	0.15													
	114	609												

	RATIO	INDOOR (M2)	OUTDOOR(M2)
	2 M2 (INDOOR) / UNIT, 4 M2 (OUTDOOR) / UNIT	1523	3047
MENITY PROVIDED			
MENITY AREA INCLUDES BALCONI	ES, PATIOS, ROOFTOP GARDENS AND OTHE	ER SIMILAR FEAT	FURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LA
	OUTDOOR(M2)	INDOOR(M2)	
1/ GRADE	895	762	
i i i i i i i i i i i i i i i i i i i	895	762	
ALCONIES	1257	0	
	3047	1,523	

		SM	SF											
STATISTICS														
PROPOSED SITE AREA:		14,140	152,202											
IEW PROPOSAL NFA		41,565	447,405											
SI		2.94												
IEW RESIDENTIAL UNIT#		659												
IPH		466												
ET AVERAGE UNIT SIZE		60	641											
IFA CALCULATION NFA EXCLUDES PARKING, LOADING	G SPACE, STORAGE, ELECTRICAL & MECHAI DIESCRIPTION	NICAL, AMENITY			RESIDENTIAL			S AS PER CITY O		NING BY-LAW	NFA	NFA EX		
				L NFA		NET SALEABLE								
U/G PARKING	ТҮРЕ	FLOORS #	m2 200	ft2 2153	m2	ft2	UNIT#(3)	m2	ft2	m2 200	ft2 2.153	-200	ft2 -2,153	
F1	RESIDENTIAL BASE	1	1,414	15223	1.264	13.604	10	380	4.090	1.794	19.313	-200	8,392	+
F 2 - F5	RESIDENTIAL BASE	4	11.767	126656	11,166	120,194	191	000	4,000	11.767	126.656	1,143	12,299	
F6 - F9	RESIDENTIAL BASE	4	9,287	99963	8,907	95,873	152			9,287	99,963	412	4,435	-
F10 - F12	RESIDENTIAL BASE	3	6,281	67612	5,996	64,544	103			6,281	67,612	309	3,326	
F13 - F14	RESIDENTIAL BASE	2	3,689	39708	3,599	38,740	62			3,689	39,708	158	1,701	
			4,676	50327	4.541	48.874	78			4.676	50.327	237	2,551	
F15 - F17	RESIDENTIAL BASE	3			.,									_
F18 - F20	RESIDENTIAL BASE	3	3,872	41673	3,737	40,220	64			3,872	41,673	183	1,970	
F18 - F20 MPH RAND TOTAL		-		41673	.,		64	380	4,090			183 289	1,970 3,111	2
F18 - F20	RESIDENTIAL BASE RESIDENTIAL BASE VISITOR 0.15 99 IG RATIO= 0.8 / UNIT TiO= 0.15 / UNIT	3 1 20 RESIDENTIA 0.8	3,872 41,185	41673 443,315	3,737	40,220	64	380	4,090	3,872	41,673	183 289	1,970 3,111	2
F18 - F20 MPH SRAND TOTAL PARKING REQUESTED ATIO) ASSUMING RESIDENTIAL PARKING RAT) ASSUMING RETAIL PARKING RAT	RESIDENTIAL BASE RESIDENTIAL BASE UISITOR 0.15 99 IG RATIO= 0.8 / UNIT TIO= 0.15 / UNIT TIO= 0.15 / UNIT IO= 3.5 / 100m2 SURFACE	3 1 20 RESIDENTIA 0.8 52	3,872 41,185 L TOTAL 0 7 626 1 UG2	41673 443,315 403,315	3,737 39,210 UG4	40,220	64 659	TOTAL	4,090	3,872	41,673	183 289	1,970 3,111	2
F18 - F20 MPH SRAND TOTAL PARKING REQUESTED RATIO) ASSUMING RESIDENTIAL PARKING RAT) ASSUMING VISITOR PARKING RAT) ASSUMING RETAIL PARKING RAT	RESIDENTIAL BASE RESIDENTIAL BASE VISITOR 0.15 99 IG RATIO= 0.8 / UNIT TIO= 0.15 / UNIT TIO= 3.5 / 100m2	3 1 20 RESIDENTIA 0.8 52	3,872 41,185 L TOTAL 0 7 626 1 UG2	41673 443,315 403,315	3,737 39,210	40,220 422,048	64 659		4,090	3,872	41,673	183 289	1,970 3,111	2
F18 - F20 MPH SRAND TOTAL PARKING REQUESTED RATIO) ASSUMING RESIDENTIAL PARKING RAT) ASSUMING VISITOR PARKING RAT) ASSUMING RETAIL PARKING RAT	RESIDENTIAL BASE RESIDENTIAL BASE UISITOR 0.15 99 IG RATIO= 0.8 / UNIT TIO= 0.15 / UNIT TIO= 0.15 / UNIT IO= 3.5 / 100m2 SURFACE	3 1 20 RESIDENTIA 0.8 52 52	3,872 41,185 L TOTAL 0 7 626 1 UG2	41673 443,315 443,315 UG3 175	3,737 39,210 UG4	40,220 422,048	64 659	TOTAL	4,090	3,872	41,673	183 289	1,970 3,111	2



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

67 Lesmill Road Toronto, ON, M3B 2T8

T 416 425 2222 turnerfleischer.com

 FLOOR PLATE AREA

 m2
 ft2

 0
 0

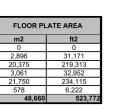
 3.216
 34.622

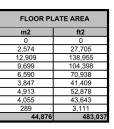
 11.948
 128.605

 6.360
 68.461

 9.573
 103.044

 7.711
 83.004







DESCRIPTION

BY

DATE

PICKERING DESIGN CENTRE MASTER PLAN

1775 PICKERING PARKWAY PICKERING, ON.

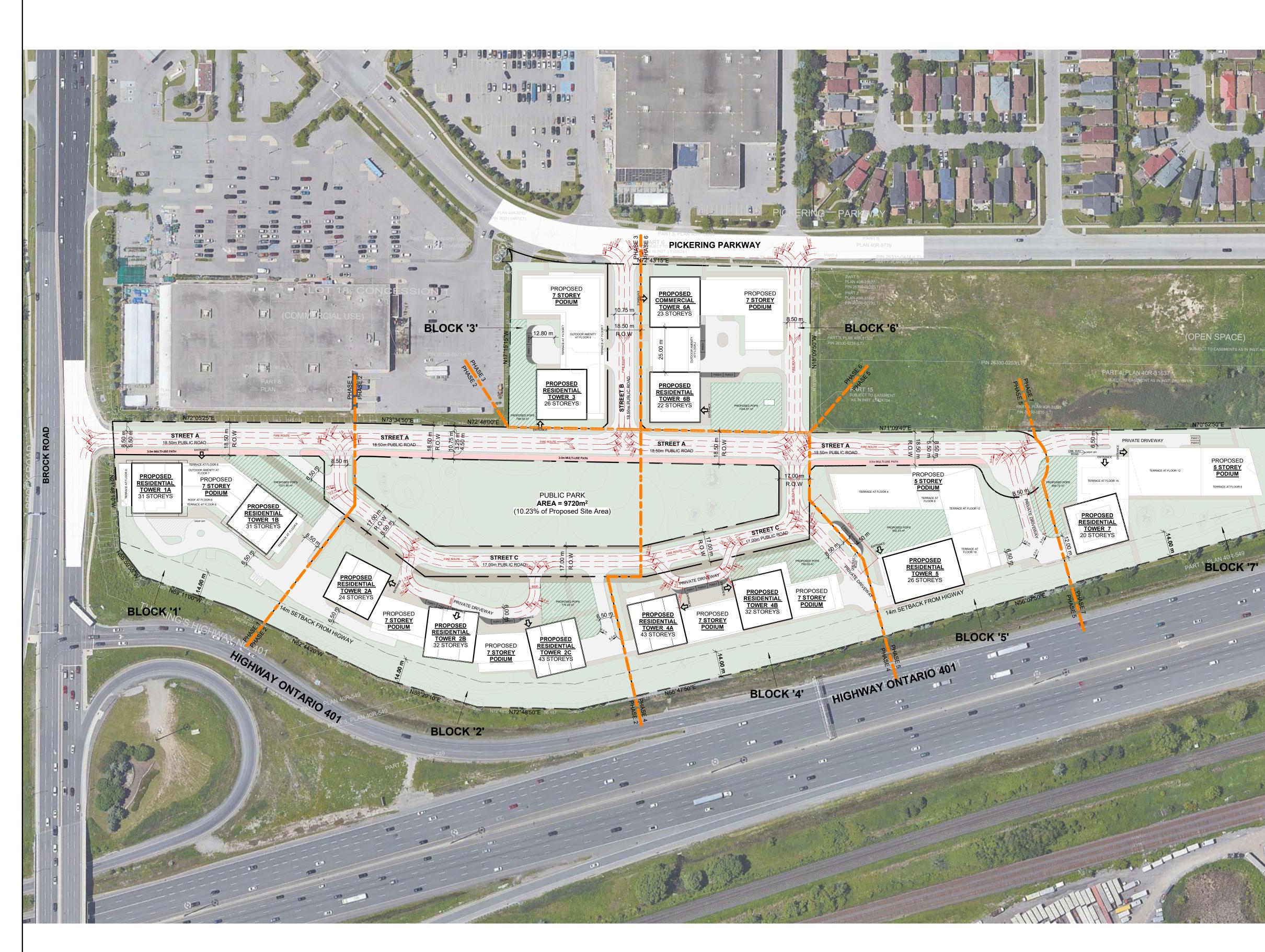
STATISTICS

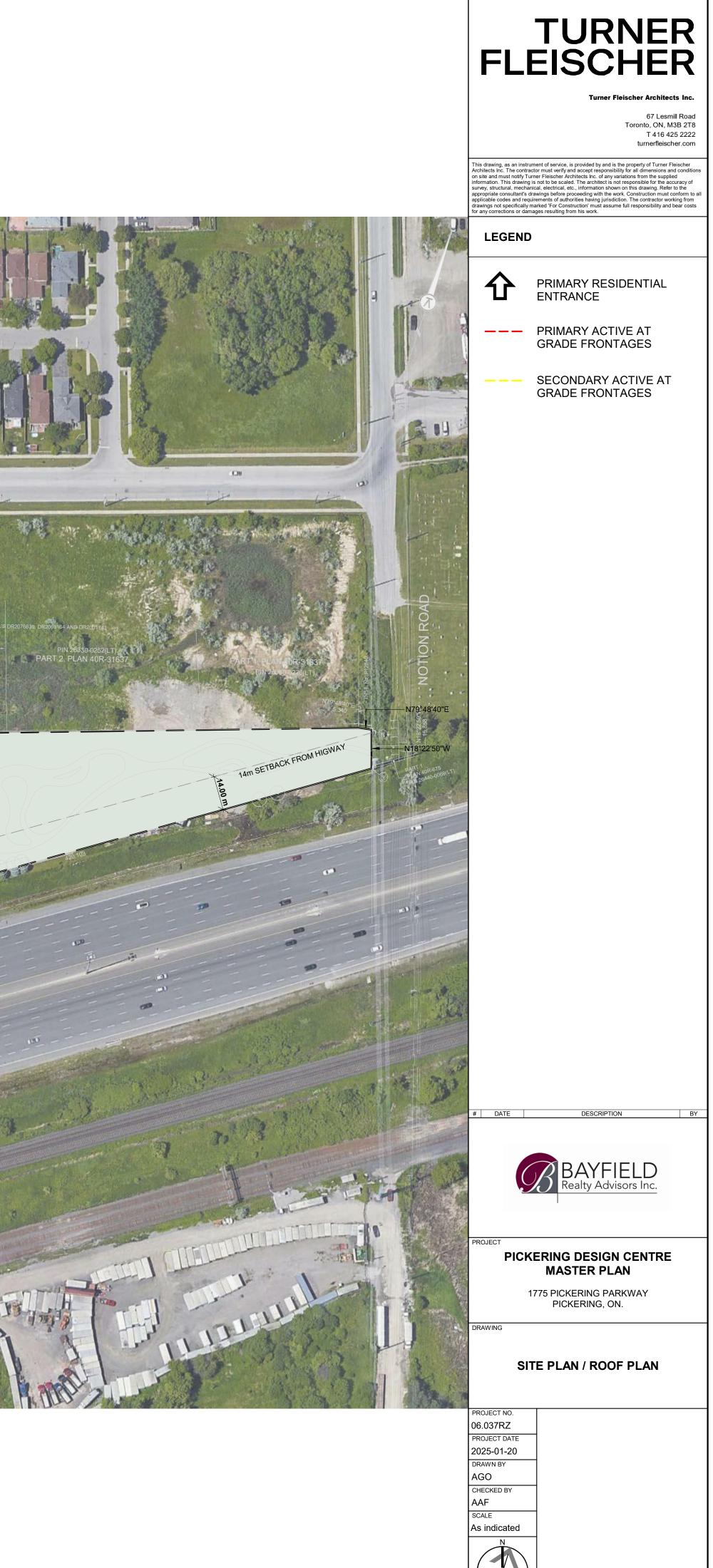
PROJECT NO. 06.037RZ PROJECT DATE AGO CHECKED BY AYU SCALE

ROJEC[®]

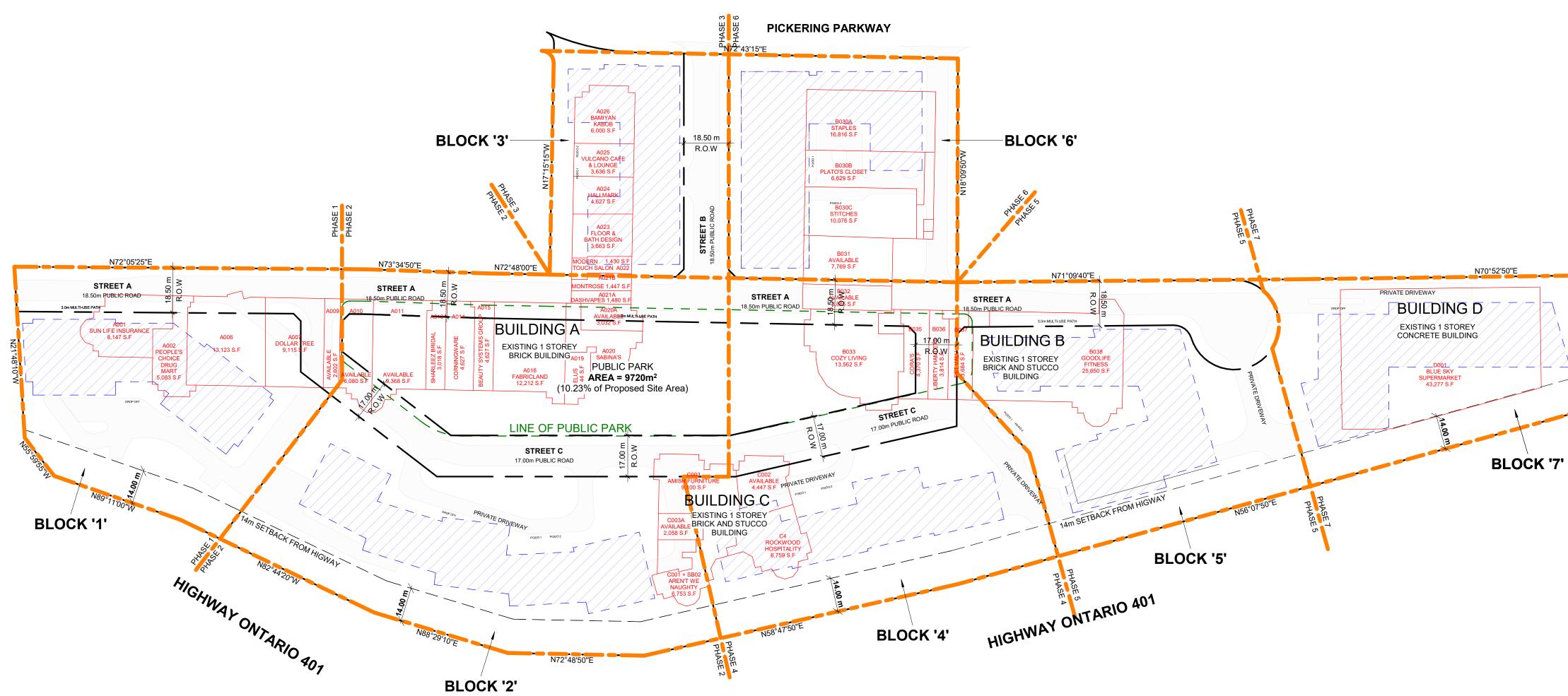
DRAWING

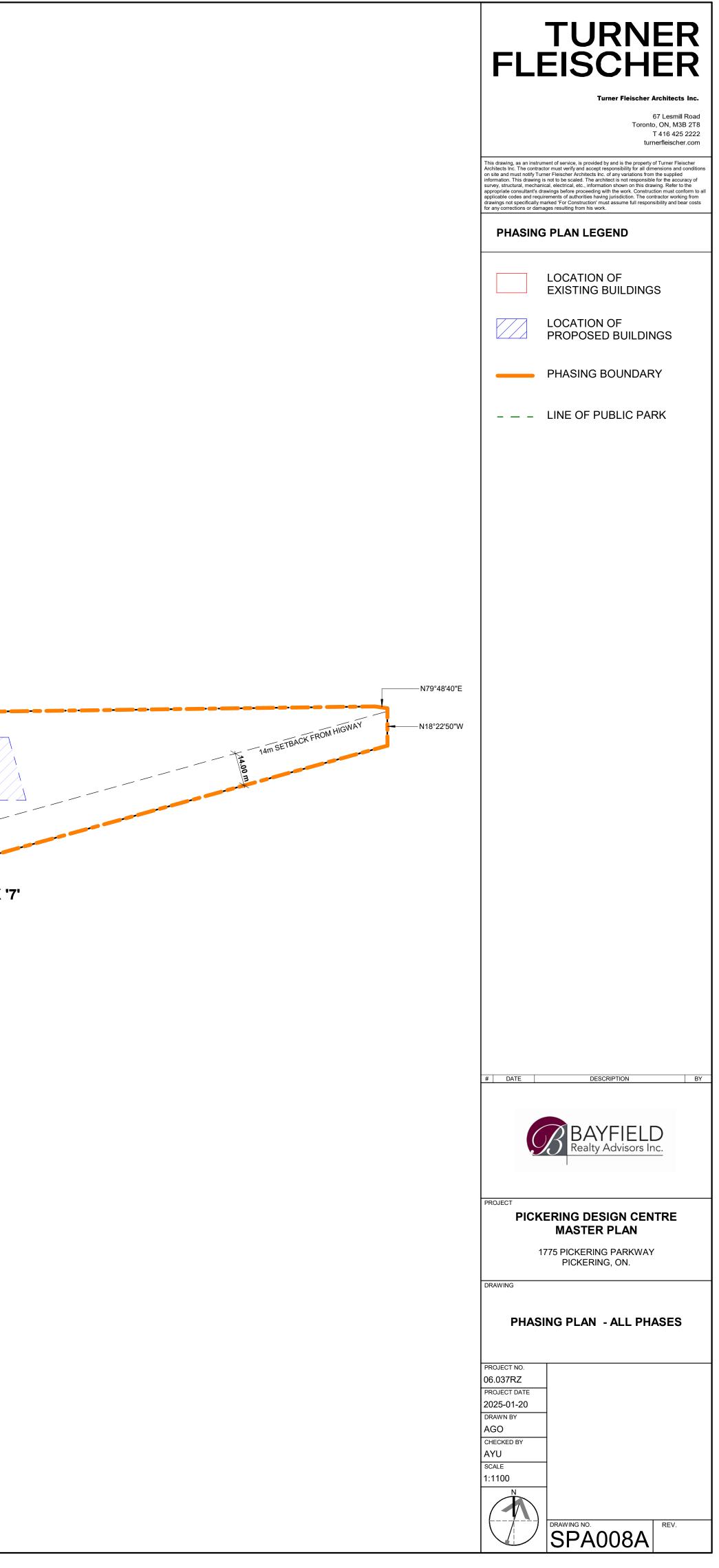
DRAWING NO. SPA002 REV.

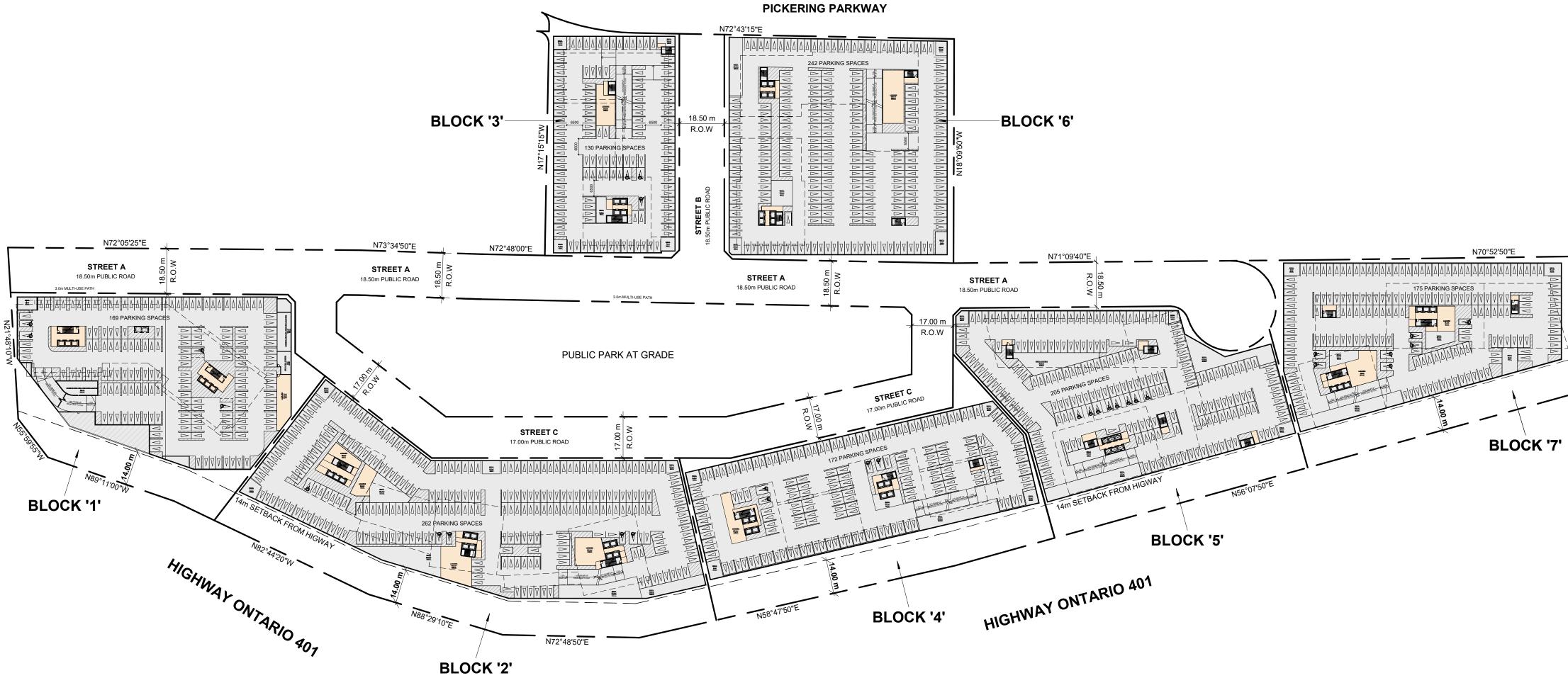




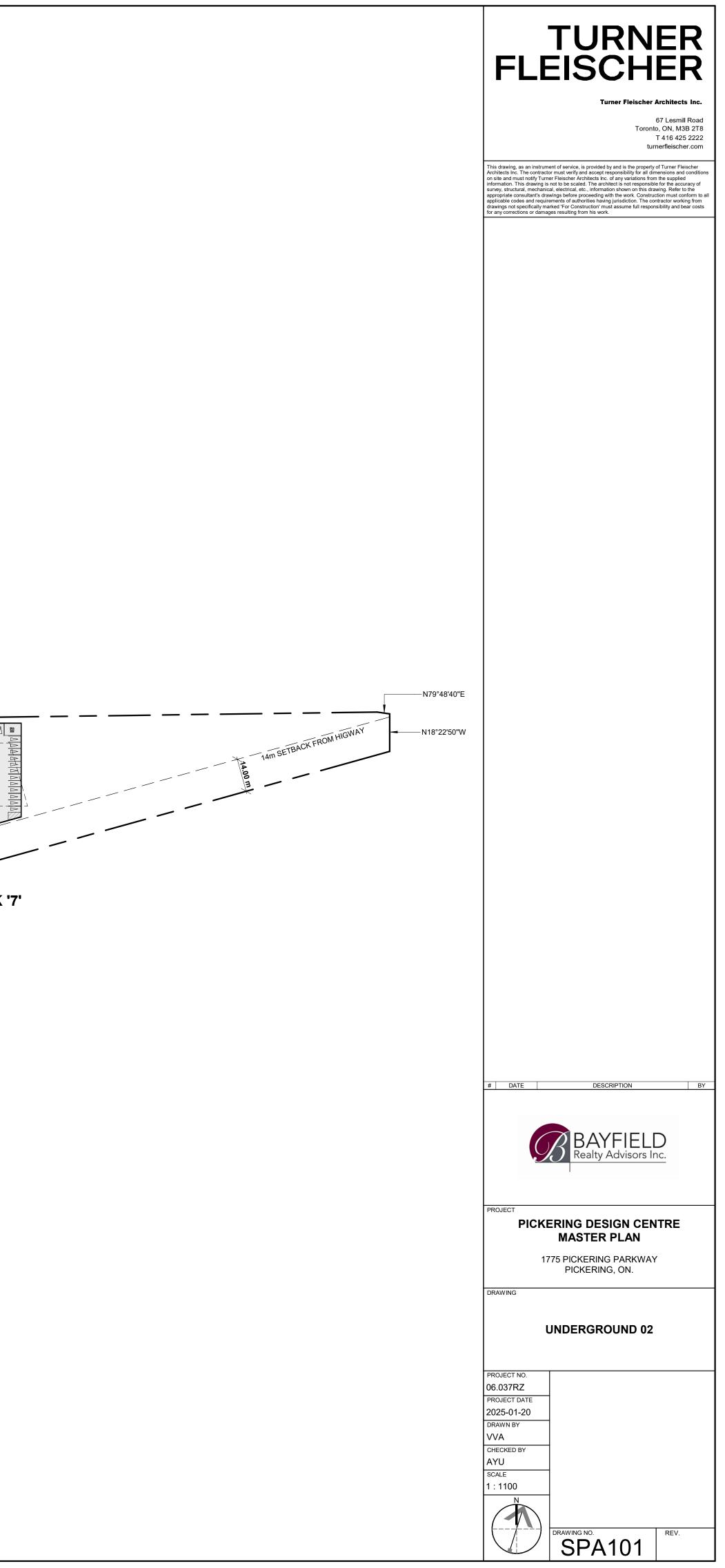
BRAWING NO. SPA006

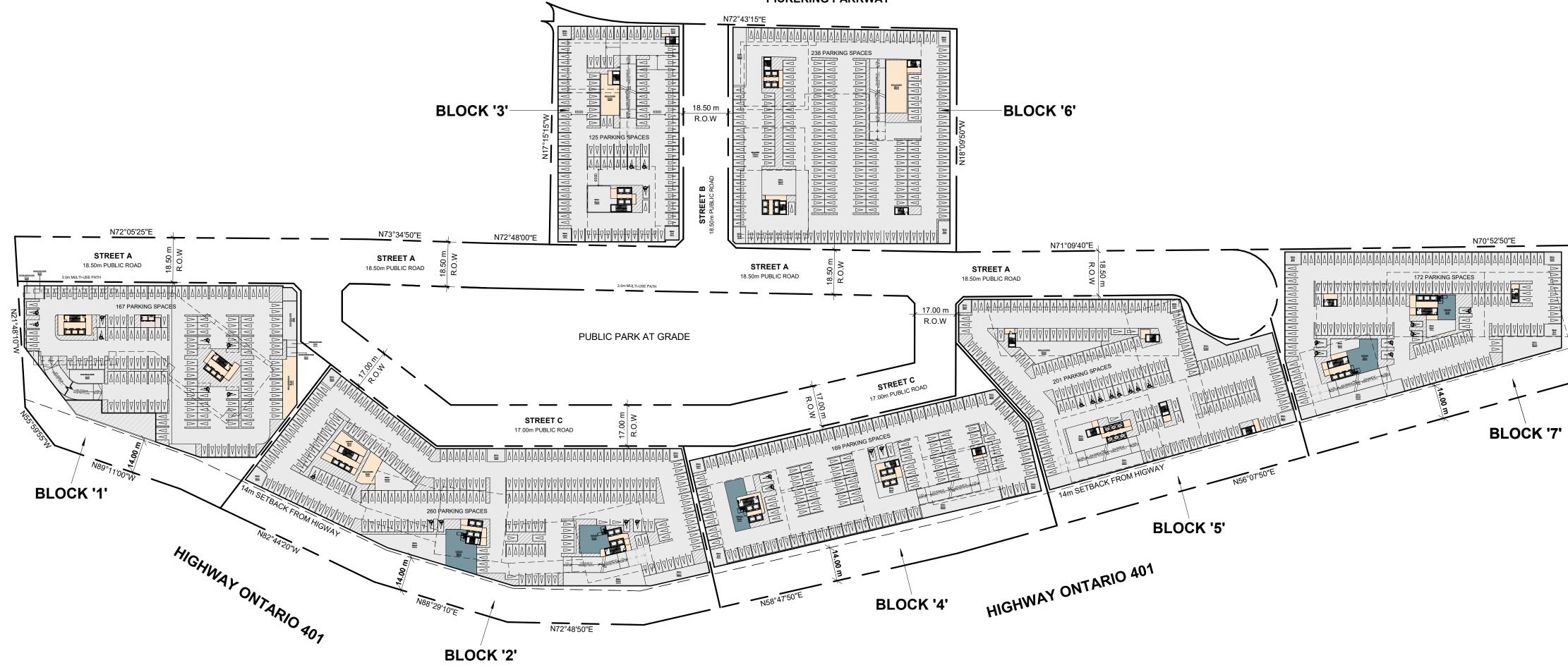


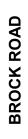




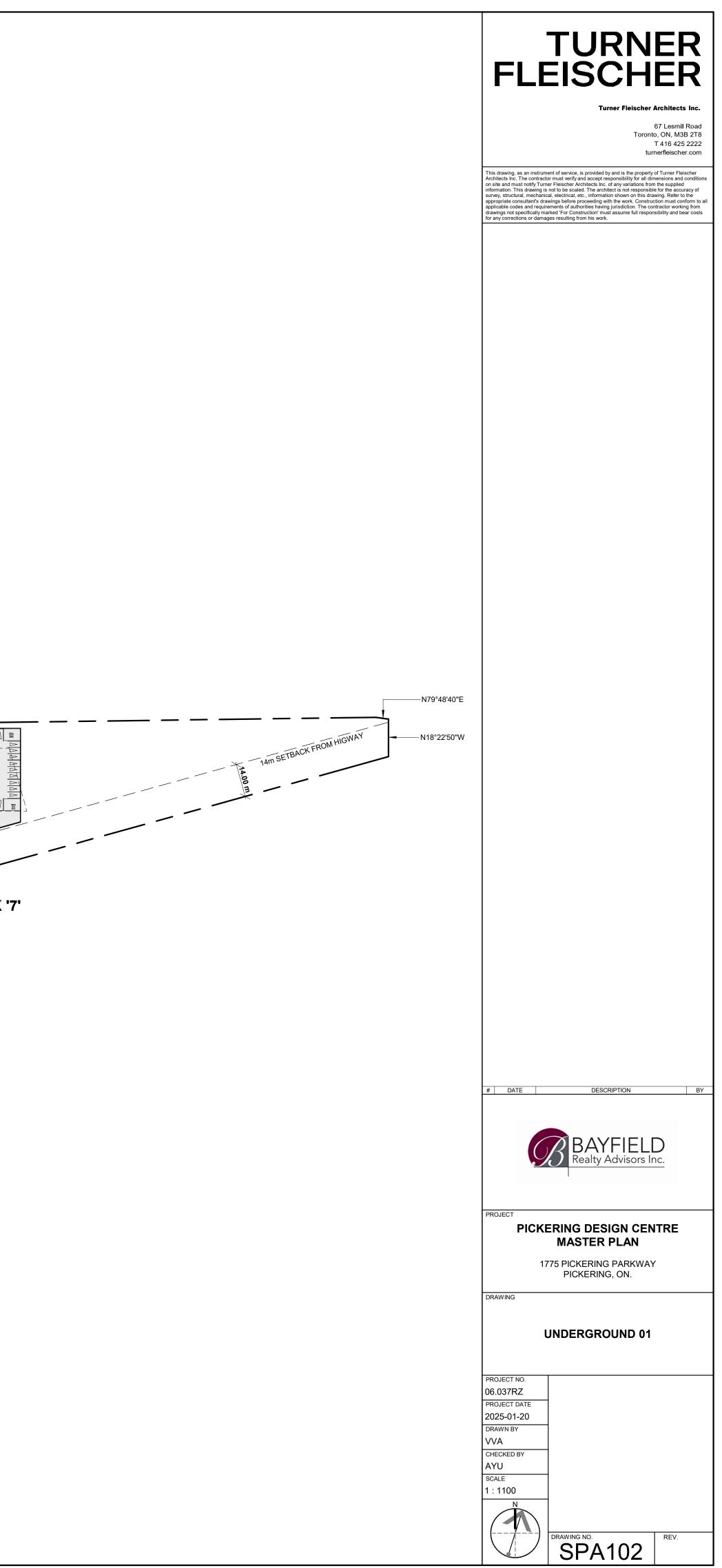


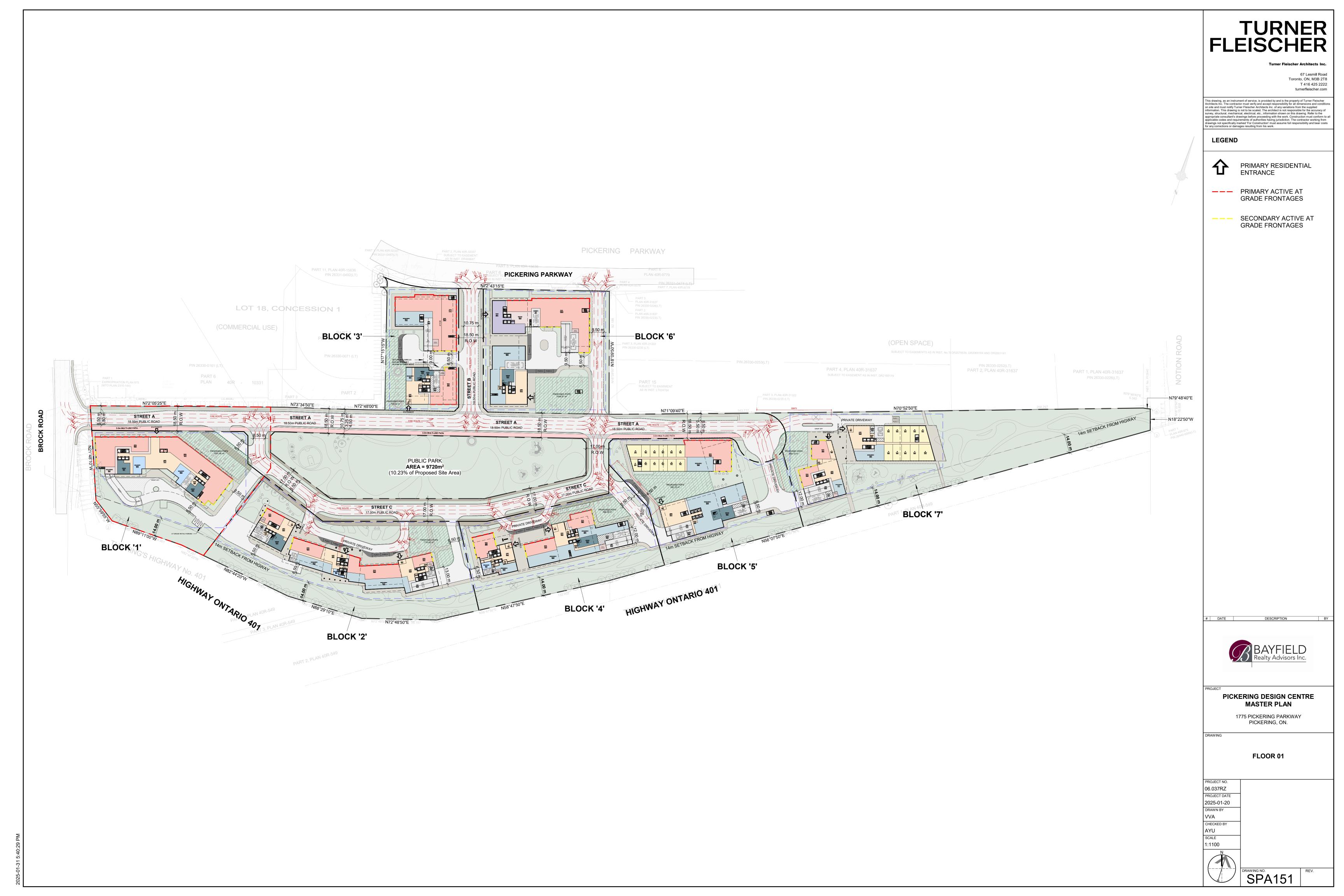


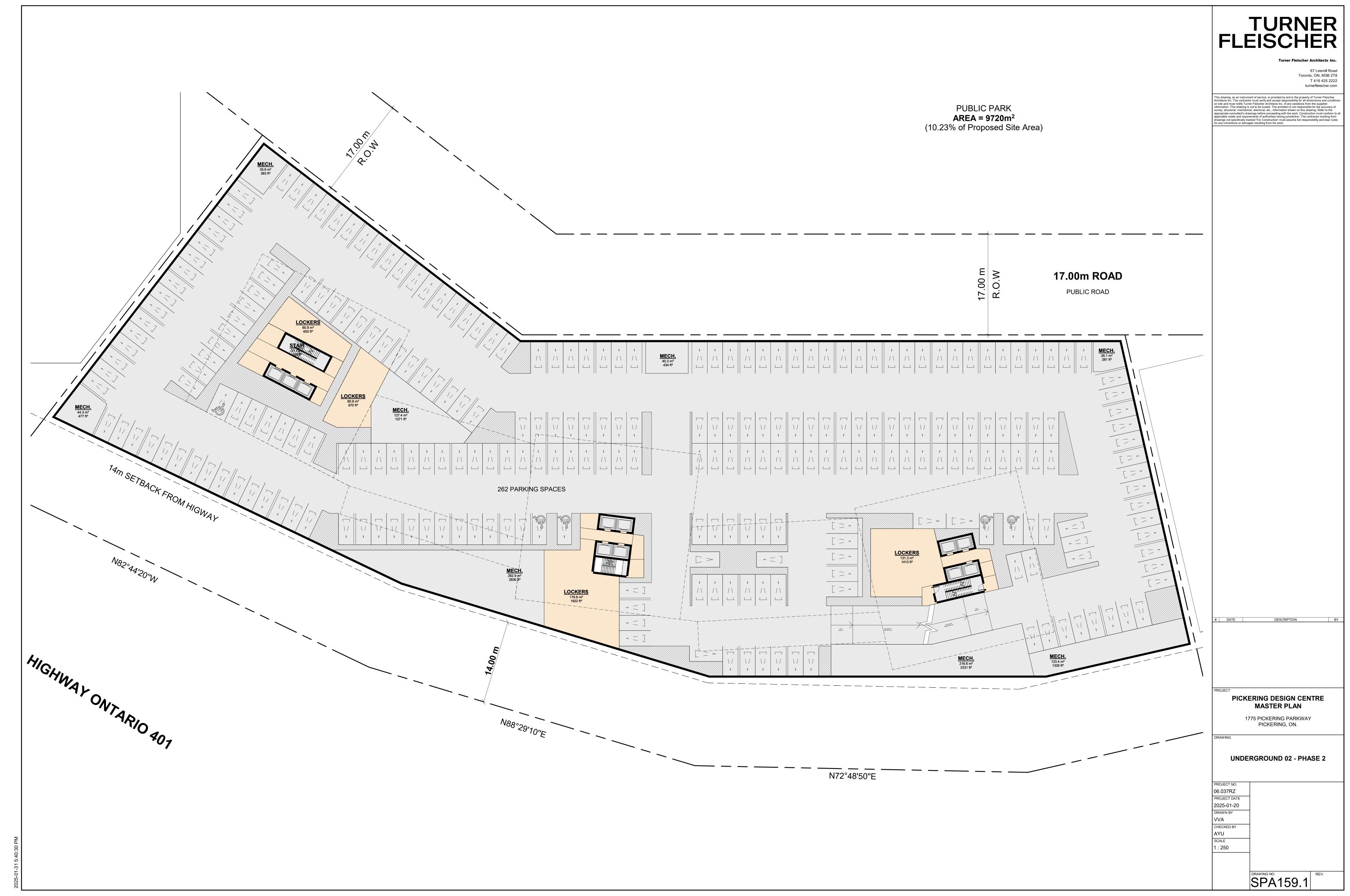


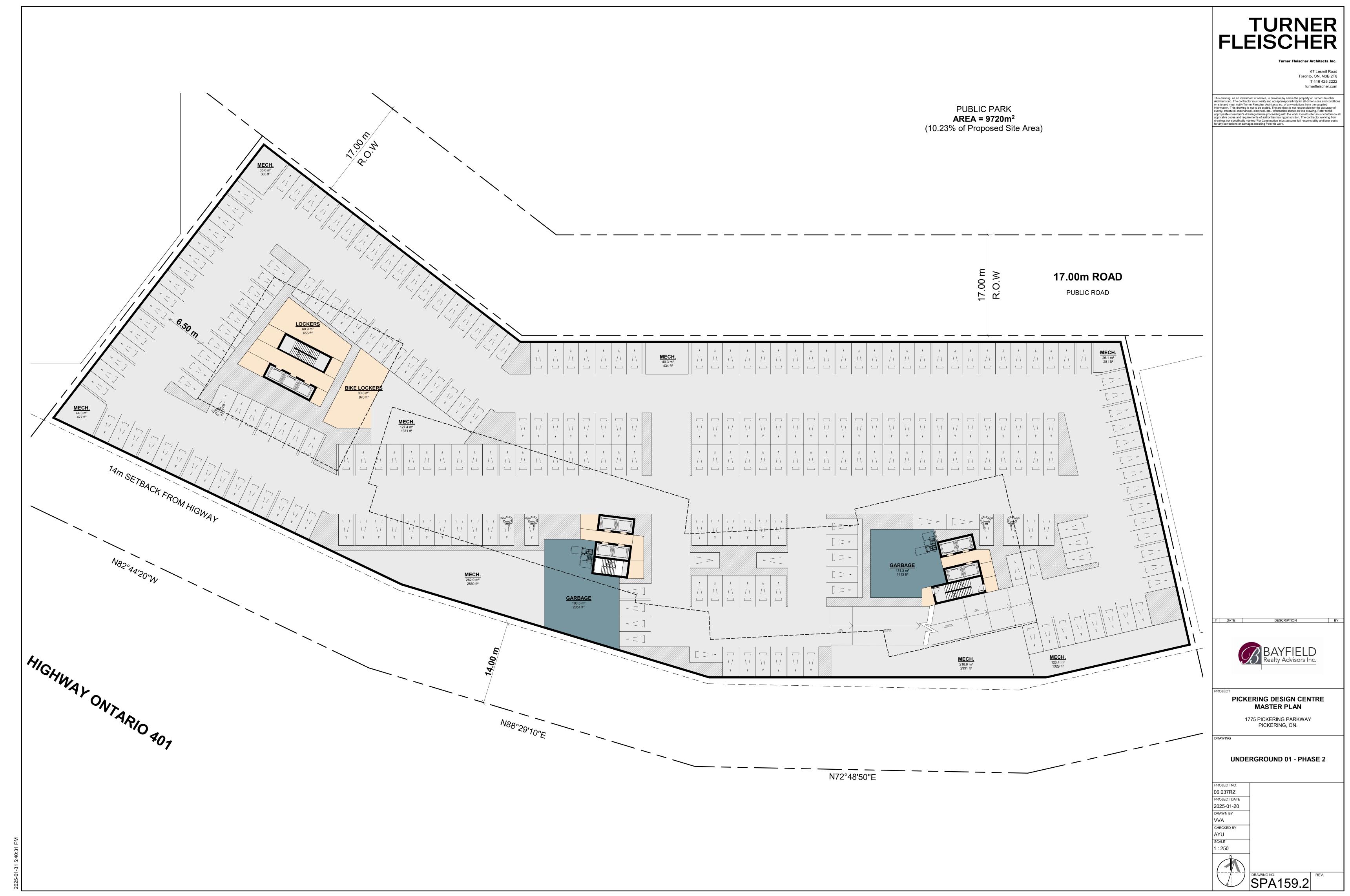


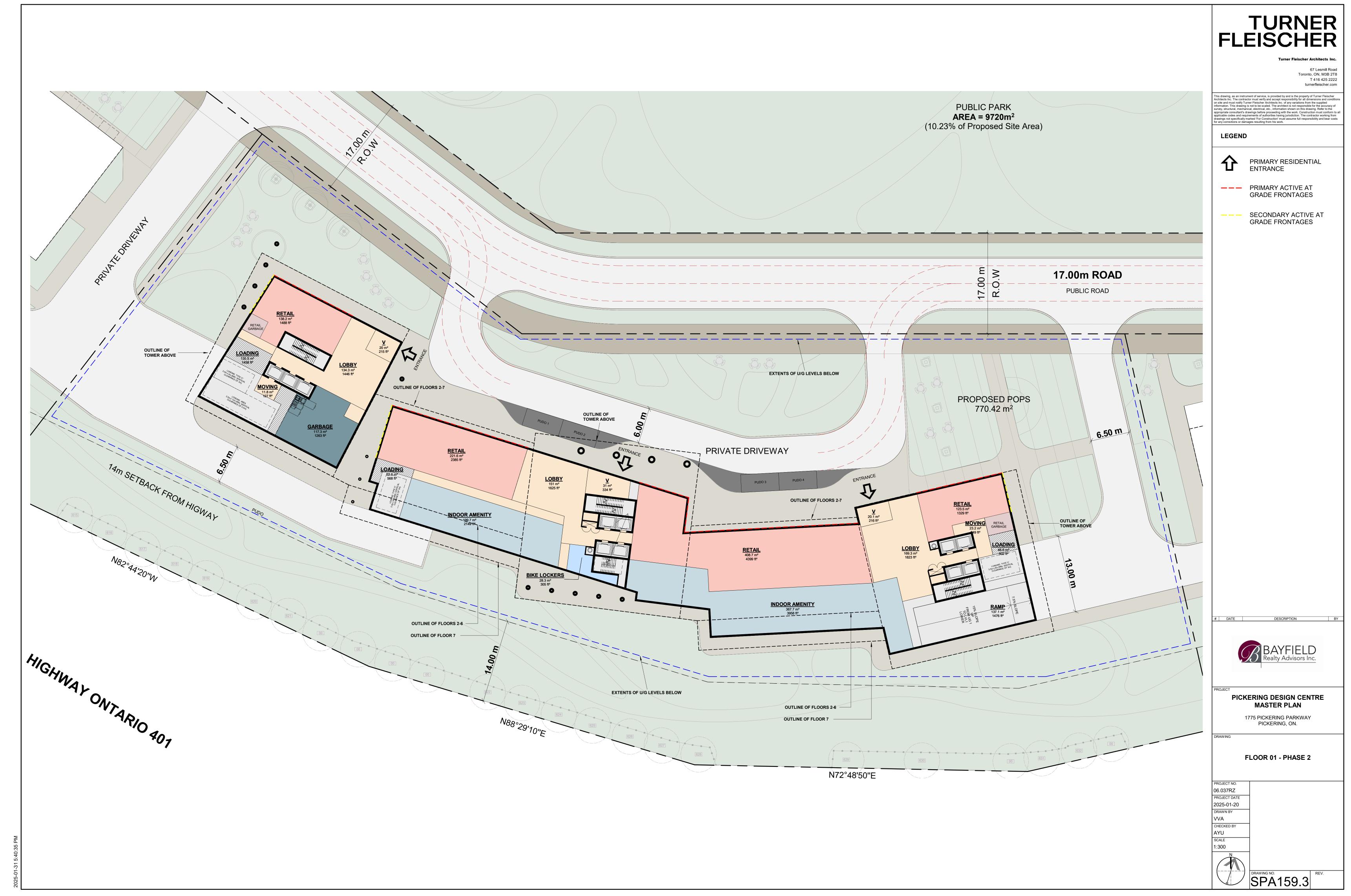
PICKERING PARKWAY

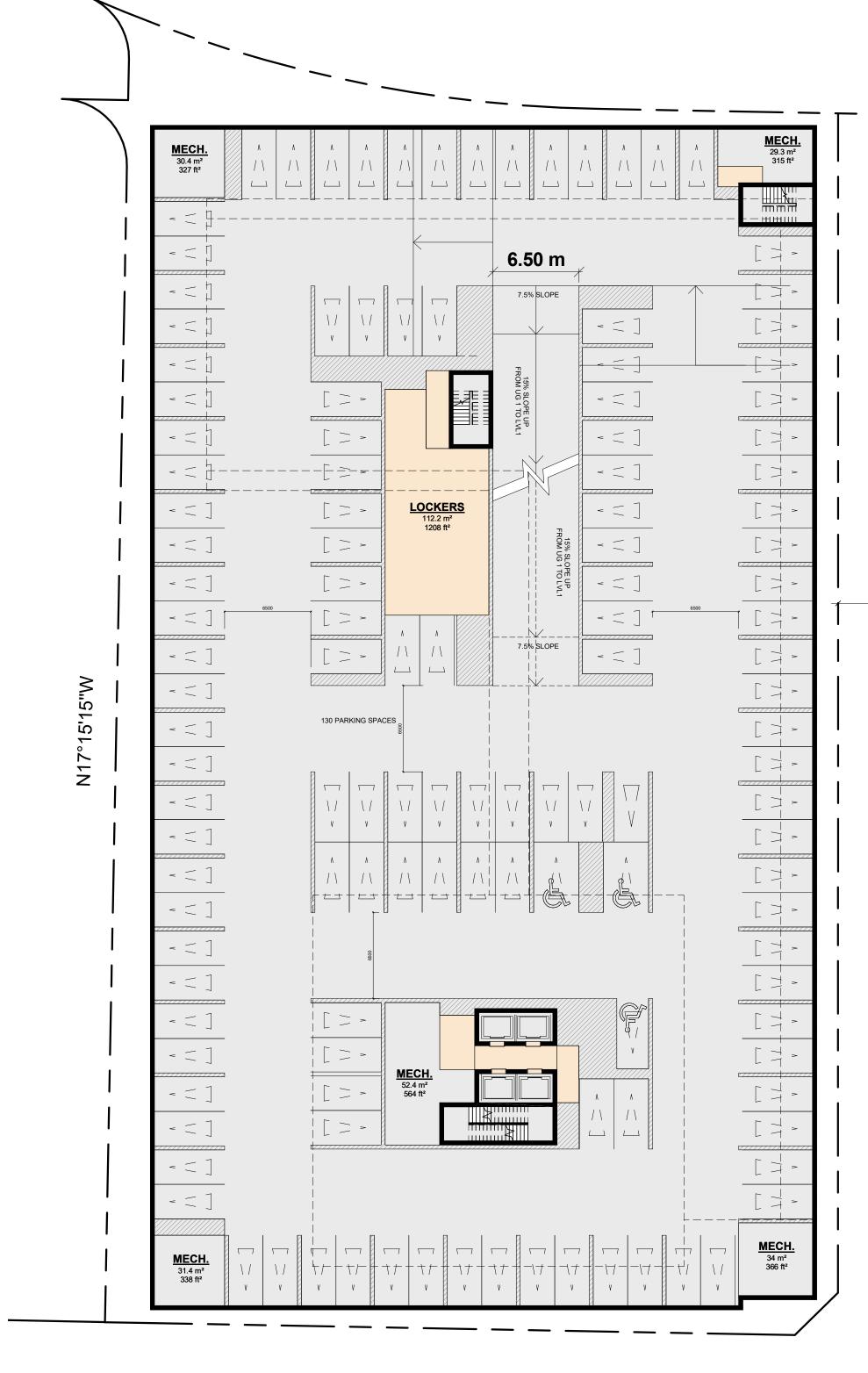






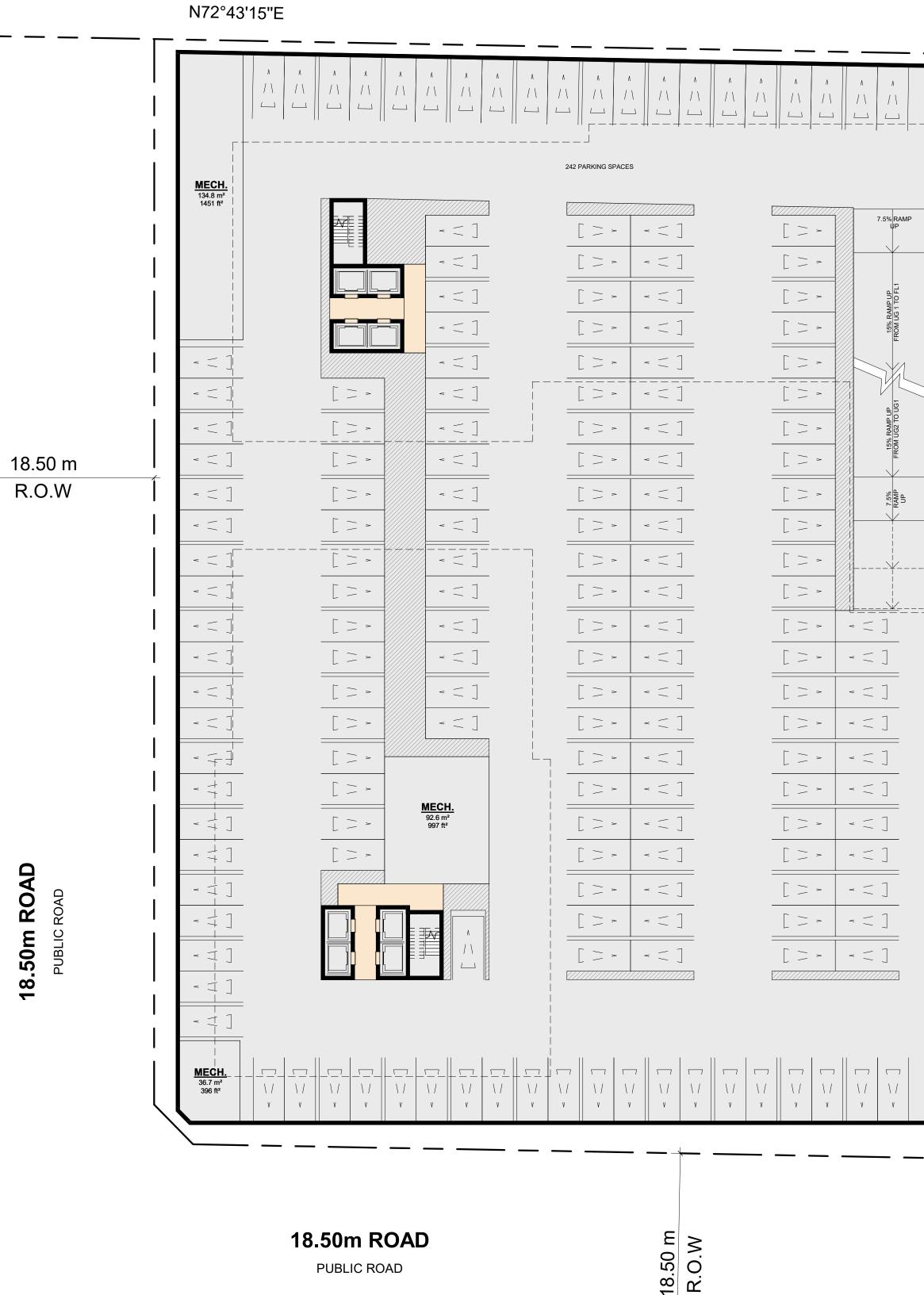






3.0m MULTI-USE PATH

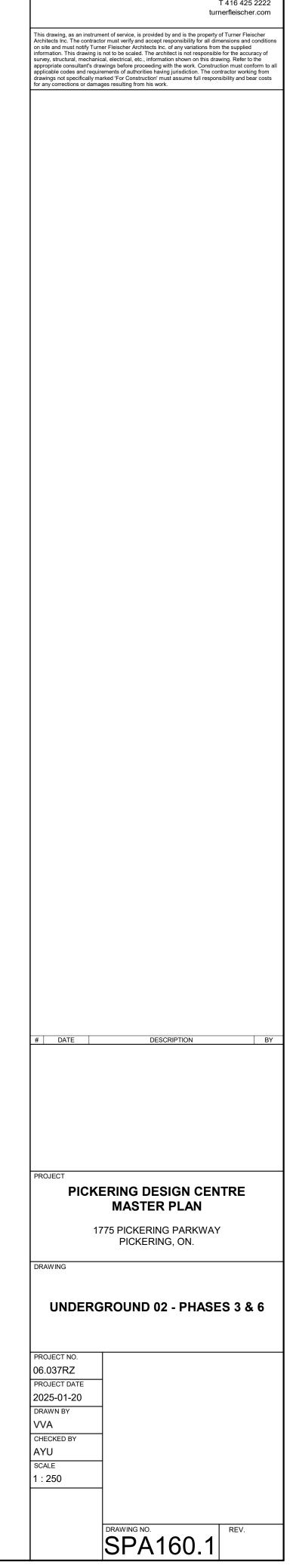
PICKERING PARKWAY



TURNER FLEISCHER
Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

		∧ ∧ / \ / \ ∠ ∠	MECH. 29.2 m ² 314 ft ²	
		-	/ / / / / / / / / / / / / / / / / / /	
		=	[] >	
		_	[
]	=	[/ ,	
LOCKERS 188.7 m ²	~ _]	_	[/ ^ ^	
2031 ft ²]		[/ ^	
]	=	[] ^	
]	_	[
	< _]	=	[
]	_		
		=		
	66000	_	[] / ^	
		=		
		_		
		=		
		_		
		=		
		_		
[] >	< <]	=	[/ ^ ^	
[] >	< <]	_		
[] >]	=	[/ / ^	
[] >	< <]	_	[^	
		_	[/ ^	
		177	[] /	
<pre></pre>			MECH. 48 m² 516 ft²	



	$\begin{array}{c c c c c c c c c c c c c c c c c c c $
 	6.50 m
15"W	
N17°15'15"W	
	$\begin{array}{c c c c c c c c c c c c c c c c c c c $
	$\begin{array}{c c} - & - & - & - & - & - & - & - & - & - $
	$\begin{array}{c} \\ \hline \\ \hline \\ \\ \hline \\ \hline \\ \\ \hline \hline \\ \hline \\ \hline \\ \hline \hline \\ \hline \\ \hline \\ \hline \hline \\ \hline \\ \hline \hline \\ \hline \\ \hline \hline \hline \\ \hline \hline \hline \\ \hline \hline \hline \\ \hline \hline \hline \hline \\ \hline \hline \hline \hline \hline \\ \hline \hline$
	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $

PICKERING PARKWAY



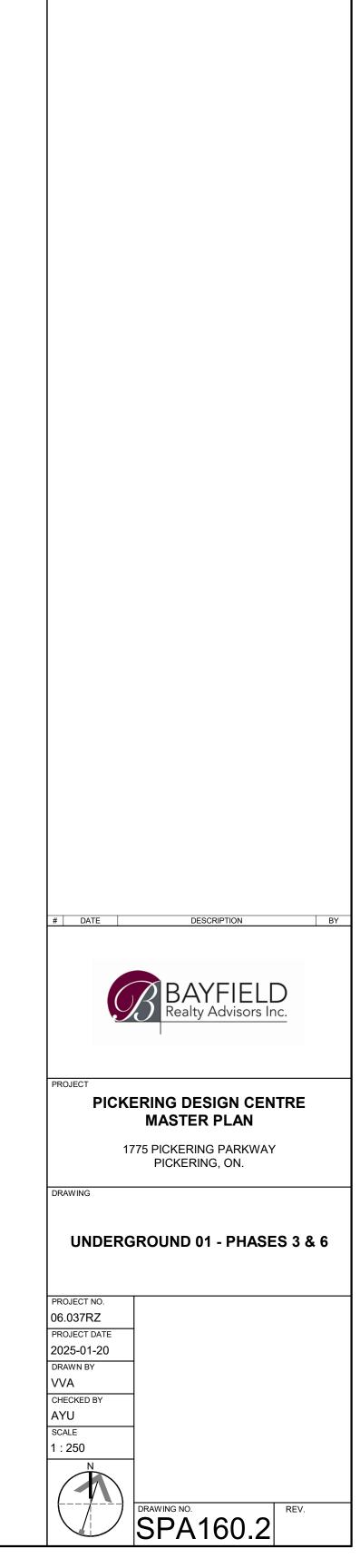
N72°43'15"E

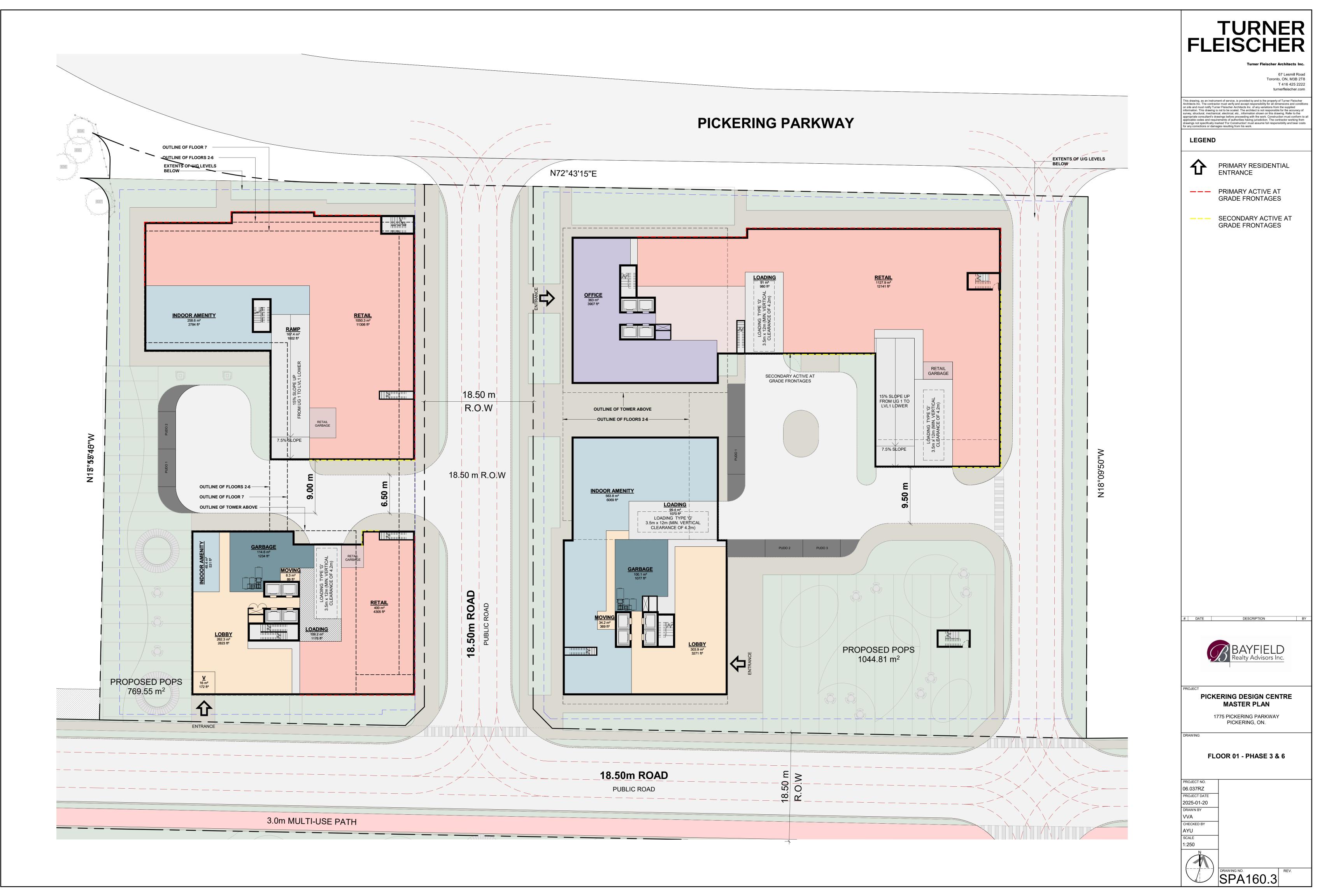
TURNER FLEISCHER
Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

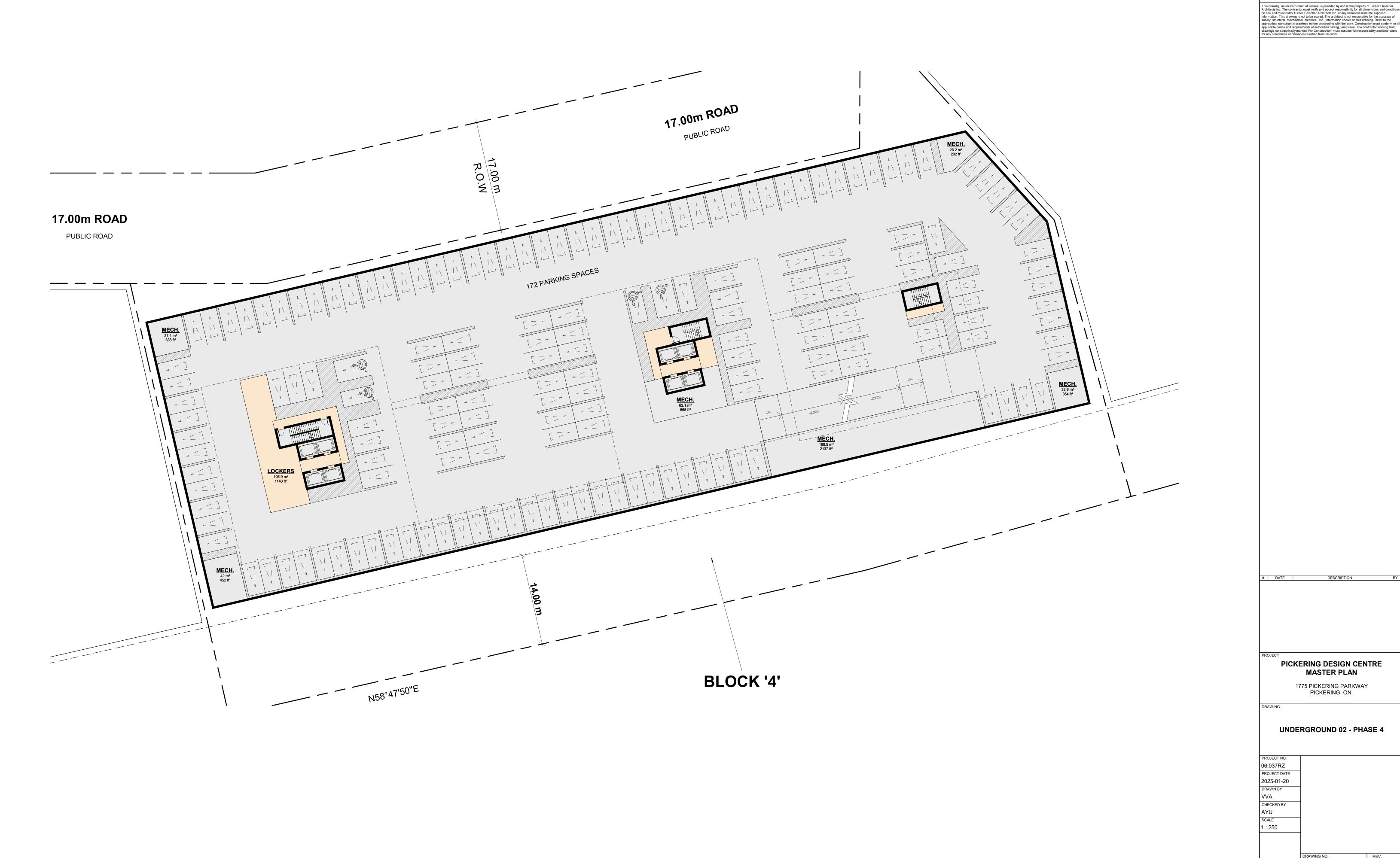
turnerfleischer.com This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

		∧ / \ ∠ MECH. 29.2 m ² 314 ft ²	
		[] >	
		[] > >	
		[
BIKE LOCKERS			
188.7 m² 2031 ft²		[] ×	
	< _]	[] >	
		[] >	
]	[] >	
	< <]	[] ^	
]	[_ >	
		[] ^	
	6.50 m	[] > >	
		[] ^	
	< <]	[] *	ì,60°
[] ^ ^	< <]	[] >	N18
	✓ <]		
	< _]	[] >	
[] >	< _]	[_ >	
]	[_ > >	
	< _]		
	< _]	[_ >	
[] ×	< <]		
	< _]		
		MECH. 48 m ² 516 ft ²	





2025-01-31 5:40:38 PN





67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

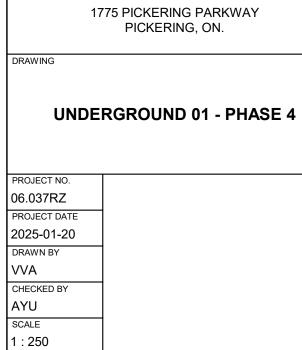
DRAWING NO. SPA161.1 REV.

DESCRIPTION





67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

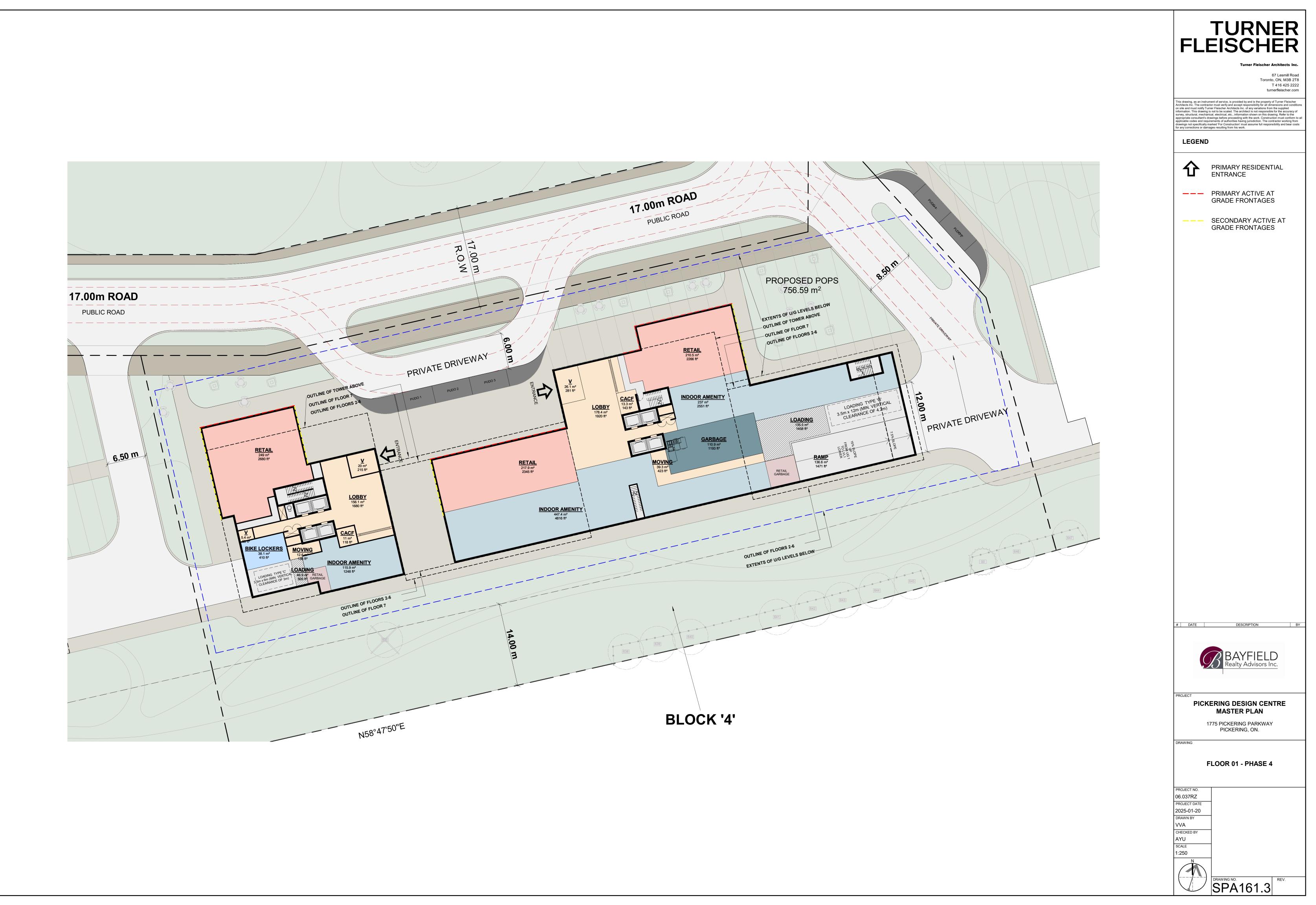


DRAWING NO. REV.

DESCRIPTION

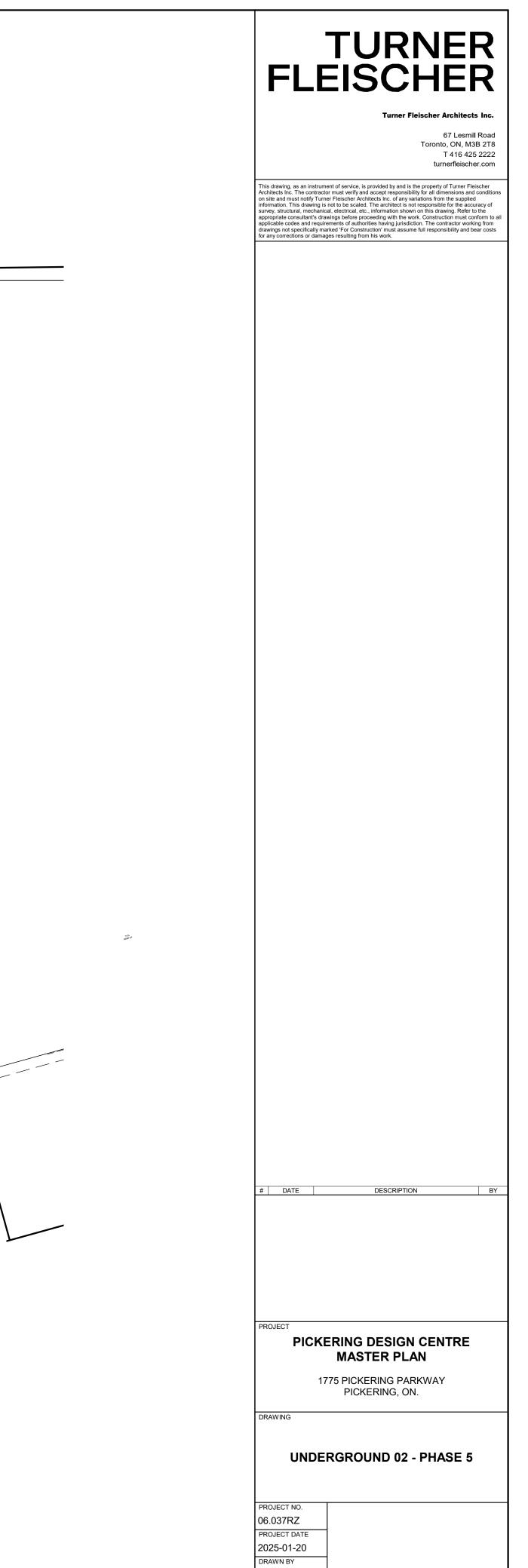
BAYFIELD Realty Advisors Inc.

PICKERING DESIGN CENTRE MASTER PLAN









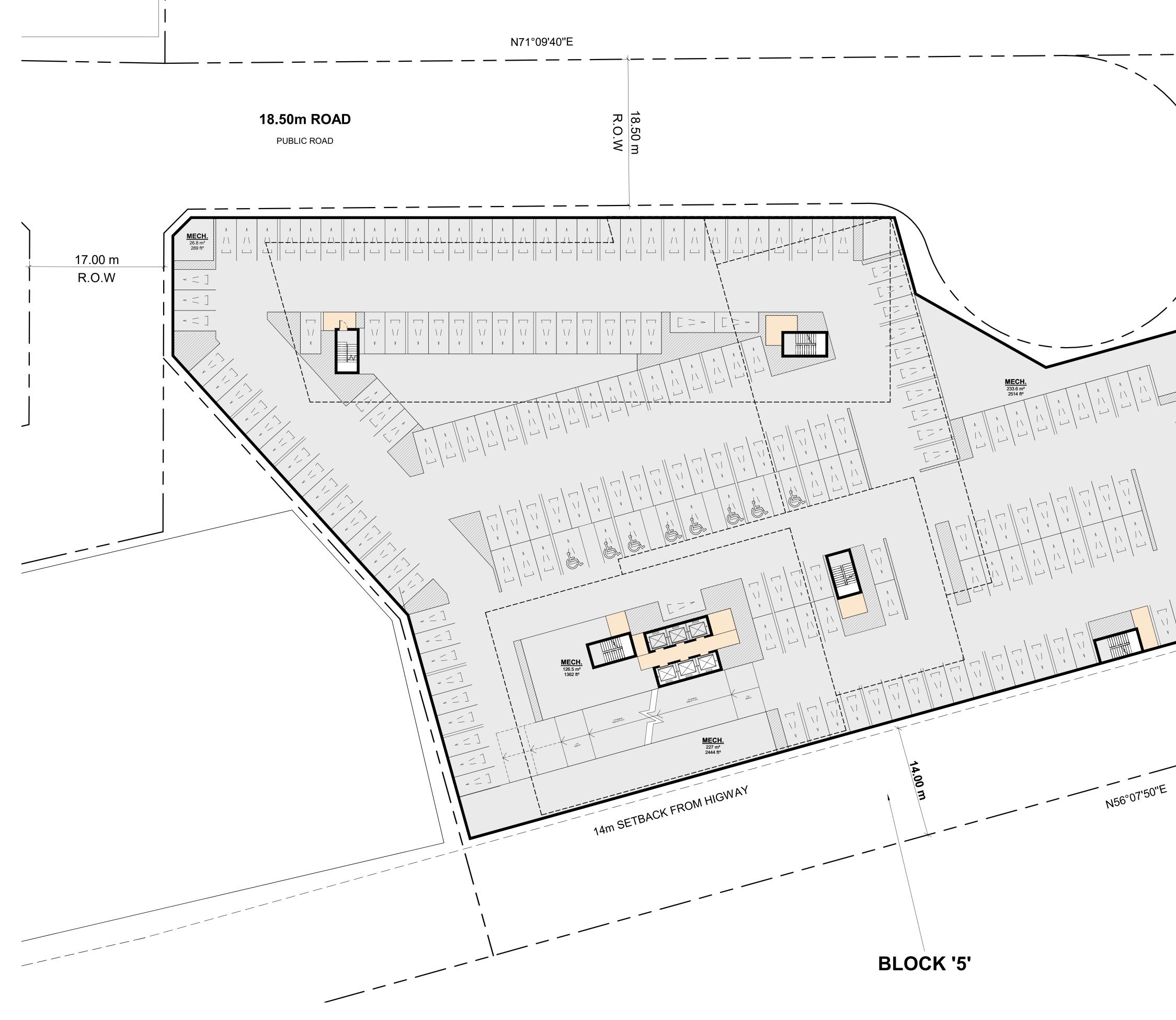
VVA

SCALE 1 : 250

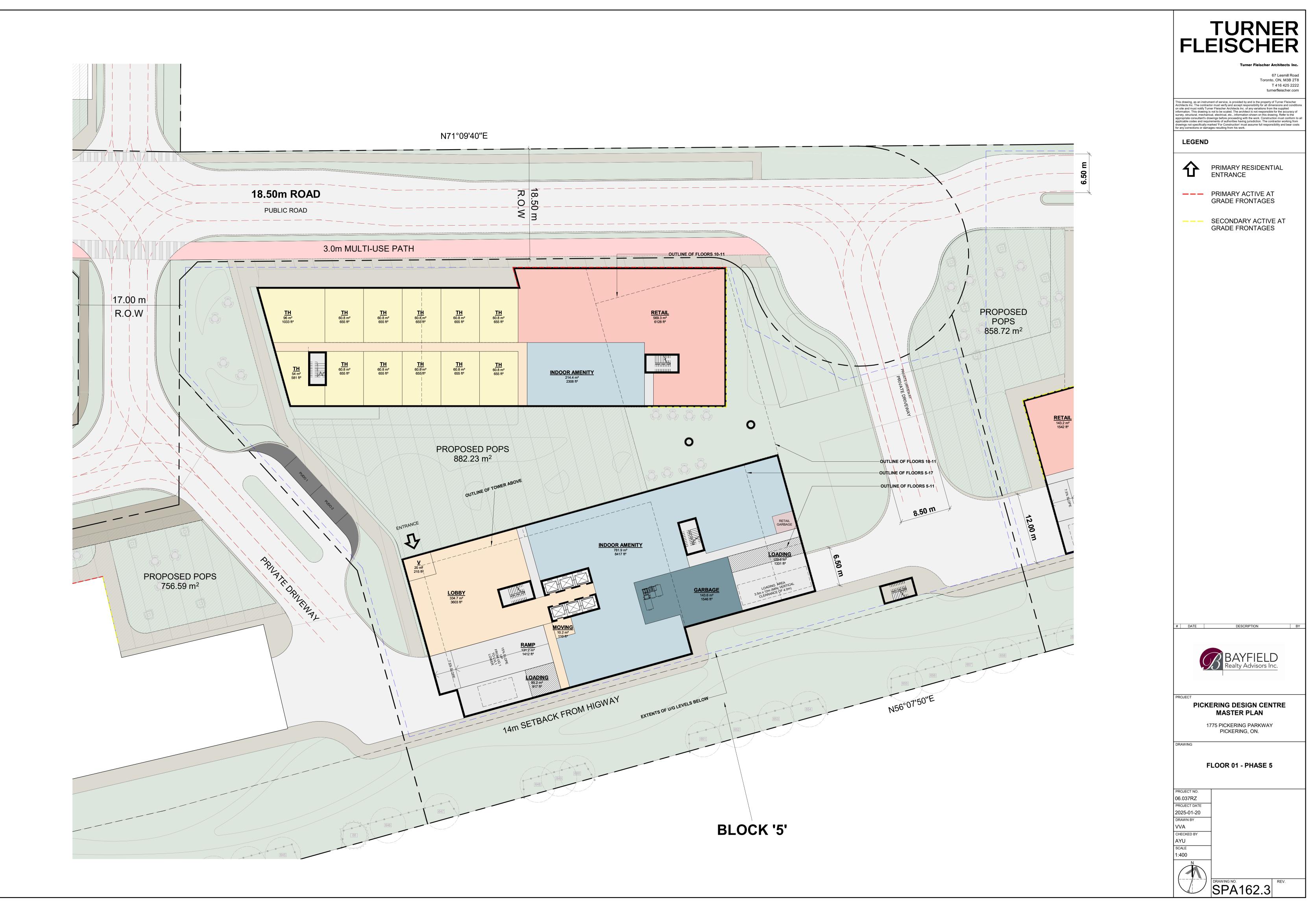
CHECKED BY

DRAWING NO. SPA162.1

REV.

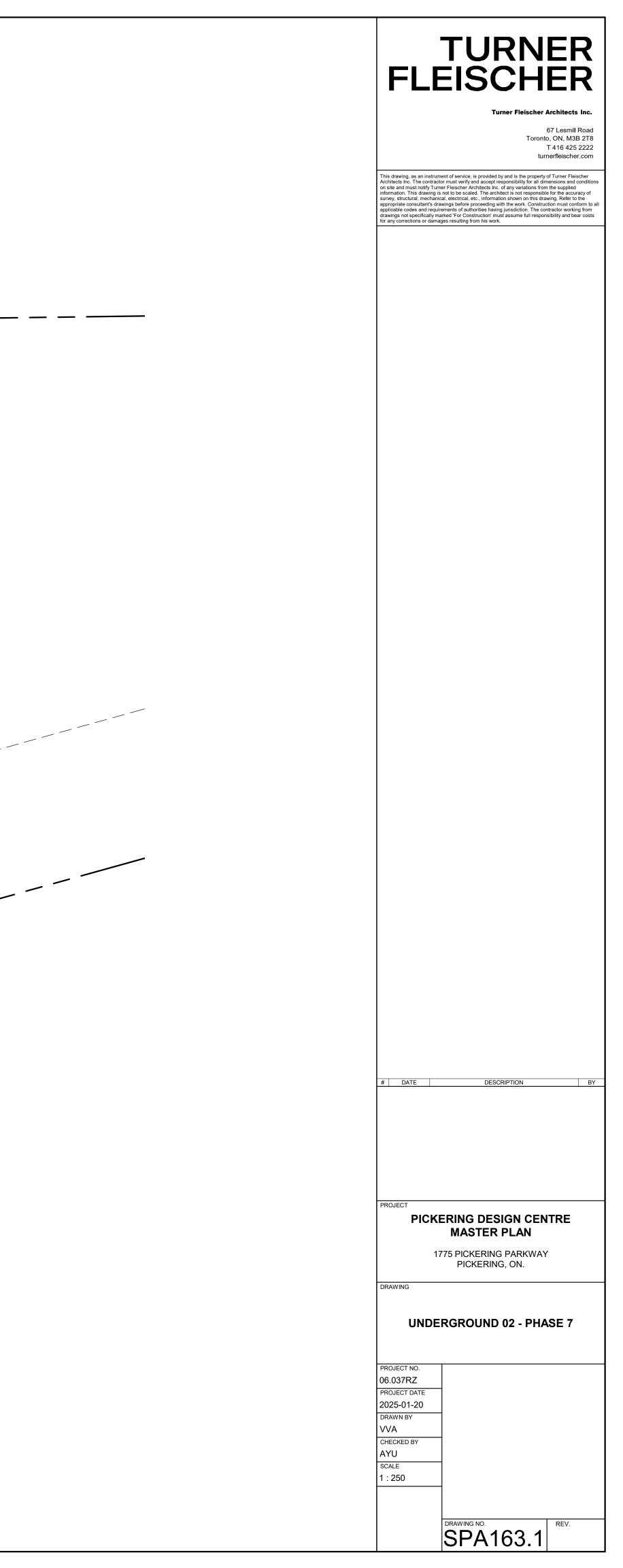






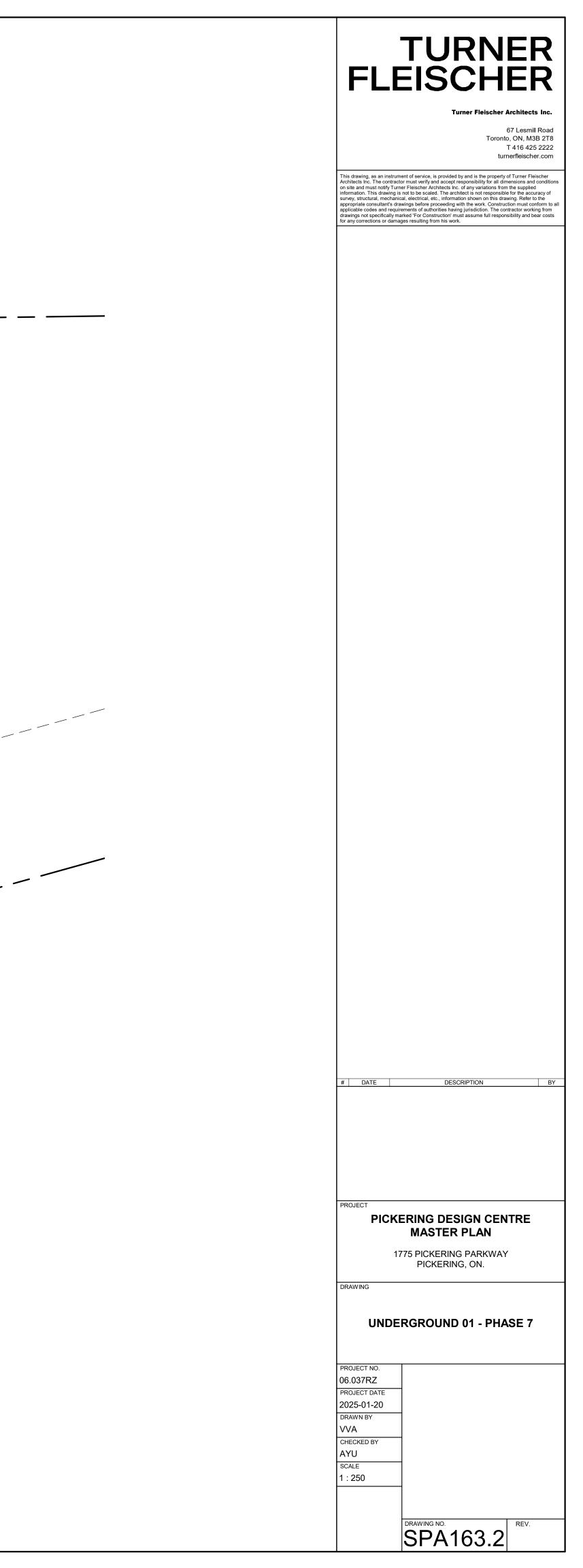


N70°52'50"E

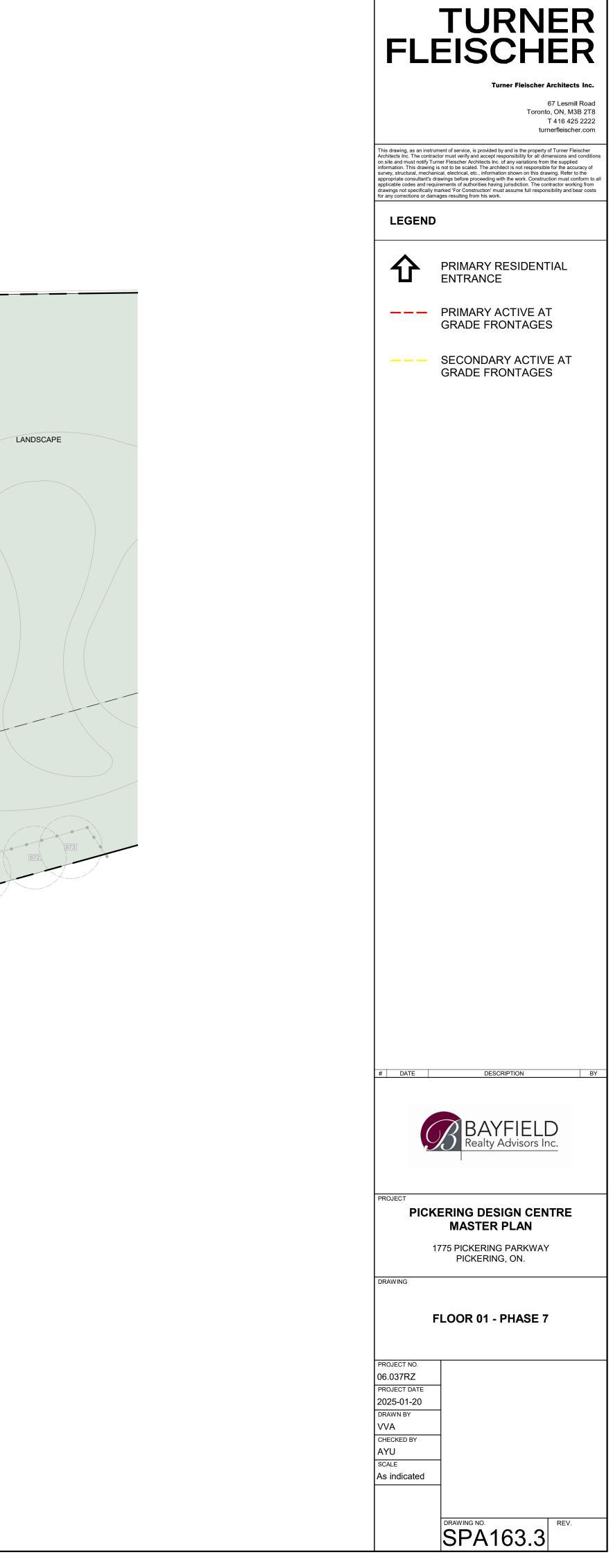




N70°52'50"E







Turner Fleischer Architects Inc.

DESCRIPTION

AYFIELD

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com