1755 PICKERING PARKWAY SITE STAT	ISTICS	
STATISTICS	SM	SF
PROPOSED SITE AREA:	94,841	1,020,858
NEW PROPOSAL NFA	322,853	3,475,161
FSI	3.40	

NFA CALCULATION

(NFA EXCLUDES PARKING, LOADING SP	PACE, STORAGE, ELECTRICAL & MECHANIC	AL, AMENITY ARE	A, MECHANICAL P	ENTHOUSE, ELE	VATOR, GARBAGE	E AND VENTILAT	ING SHAFTS AS PE	R CITY OF PICK	ERING ZONING BY	'-LA'					
	DIESCRIPTION				RESIDENTIAL			RETAIL/COMM	MERCIAL NFA	TOTAL	LNFA	NFA EXCL	UDED (*1)	FLOOR PLAT	TE AREA (*1)
			TOTAL	. NFA		NET SALEABLE									
	TYPE	FLOORS #	m2	ft2	m2	ft2	UNIT	m2	ft2	m2	ft2	m2	ft2	m2	ft2
BLOCK 1 (*1)	RESIDENTIAL/RETAIL	31	55,945	602,188	42,638	458,952	678	1,669	17,965	57,614	620,153	27,307	293,926	83,252	896,113
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	322,853	3,475,161	289,234	3,113,287	5,297	26,103	280,972	348,956	3,756,134	60,591	652,200	407,879	4,390,36

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

	EXISTING SITE PARK AND	7
BLOCK	m²	ft²
1	11,814.00	127,164.8
2	25,945.00	279,269.6
3	6,347.70	68,326.0
4	17,437.40	187,694.6
5	10,899.40	117,320.1
6	8,199.00	88,253.3
7	14,162.20	152,440.6
TOTAL	94,804.70	1,020,469.3

BLOCK 2															
STATISTICS		SM	SF												
PROPOSED SITE AREA:		25,945	279,270												
NEW PROPOSAL NFA		75,464	812,285												
FSI		2.91													
NEW RESIDENTIAL UNIT#		1,090													
UPH		420													
NET AVERAGE UNIT SIZE		63	682												
NFA CALCULATION (NFA EXCLUDES PARKING, LOADING	SPACE, STORAGE, ELECTRICAL & MECHA	NICAL, AMENITY	AREA, MECHANIC	CAL PENTHOUSE,	ELEVATOR, GAR	RBAGE AND VENT	ILATING SHAFT								
	DIESCRIPTION		TOTA	L NFA		NET SALEABLE		LIVE/\	WORK	TOTA	L NFA	NFA EXC	LUDED	FLOOR PL	ATE AREA
	TYPE	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	398	4,280				907	9,758	1,304	14,038	1,287	13,852	2,591	27,890
F 2 - F7	RESIDENTIAL BASE	6	19,617	211,151	18,296	196,941	289			19,617	211,151	2,272	24,454	21,888	235,605
F8			0.440	33,800	2.920	24 422				3.140	33,800	107			
F9 - F43	RESIDENTIAL BASE	1	3,140	33,000	2,920	31,432	46			3,140	33,800	197	2,120	3,337	35,920
	RESIDENTIAL BASE RESIDENTIAL TOWER	35	51,203	551,145	47,828	514,816	46 755			51,203	551,145	5,047	2,120 54,325	3,337 56,250	35,920 605,470
MPH GRAND TOTAL		1 35 1 43		551,145	47,828	514,816		907	9,758	-,	551,145	5,047 1,050		56,250 1,050	605,470 11,302

PARKING PROVIDED								
	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	TOTAL

AMENITY PROVIDED (AMENITY PROVIDED (AMENITY AREA INCLUDES BALCONIES PATIOS ROOFTOP GARDENS AND OTHER SIMILAR FEATURES BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-		2 M2 (INDOOR) / UNIT,4 M2 (OUTDOOR) / UNIT,	2100	+360		
						
	AMENITY DROVIDED					
(AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-	AMENITY PROVIDED					
	(AMENITY AREA INCLUDES BALCONIES.	PATIOS, ROOFTOP GARDENS AND OTHER SIM	ALL AR FEATURES, BUT	DOES NOT INCLUDE INDOOR LA	JUNDRY OR LOCKER FACILITIES	AS PER CITY OF PICKERING ZONING BY

(VIIIILIANT I VIIILLY INVOLU	DEC BRECONIEC, 17(1100, 100)	TOT OF THE CALL	EIT OHNIE ITT EIT
		OUTDOOR(M2)	INDOOR(M2)
F1/ GRADE		1281	1,090
F7		1281	1,090
BALCONIES		1798	0
TOTAL		4360	2 180

BLOCK 3		
STATISTICS	SM	SF
PROPOSED SITE AREA:	6,348	68,327
NEW PROPOSAL NFA	30,898	332,589
FSI	4.87	
NEW RESIDENTIAL UNIT#	446	
UPH	702	
NET AVERAGE UNIT SIZE	61	659

NET AVERAGE UNIT SIZE		61	659										
NFA CALCULATION (NFA EXCLUDES PARKING, LOADING	SPACE, STORAGE, ELECTRICAL & MECHA	NICAL, AMENITY	AREA, MECHANIO	CAL PENTHOUSE	E, ELEVATOR, GA	RBAGE AND VEN	TILATING SHAFT	S AS PER CITY C	F PICKERING ZO	ONING BY-LAW			
	DIESCRIPTION				RESIDENTIAL			DETA	IL NFA	TOTA	AL NFA	NFA EX	CLUD
	DIESCRIF HOW		TOTA	L NFA		NET SALEABLE		I KLIA	LINIA	1012	LINIA	NIALA	LODI
	TYPE	FLOORS #	m2	ft2	m2	ft2	UNIT#(3)	m2	ft2	m2	ft2	m2	
U/G PARKING		1	200	2,153						200	2,153	-200	· -
F1	RESIDENTIAL BASE	1	313	3,365				1,384	14,893	1,696	18,258	569	$\overline{}$
F 2 - F7	RESIDENTIAL BASE	6	14,620	157,372	13,840	148,974	226			14,620	157,372	1,184	
F8	RESIDENTIAL BASE	1	2,124	22,860	1,994	21,461	33			2,124	22,860	123	i
En Enn	DEGIDENTIAL TOWER												-

GRAND TOTAL		20	29,515
PARKING REQUESTED			
	VISITOR	RESIDENTIAL	TOTAL
RATIO	0.15	0.80	
	67	357	423

PARKING PROVIDED	oups. osl		1100	1100		1105	Hool	70711
	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	IOIA
	0	125	127	127	83	0	0	46
AMENITY REQUIRED								

S, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW

LOCK 4															
STATISTICS		SM	SF												
PROPOSED SITE AREA:		17,437	187,695												
NEW PROPOSAL NFA		59,373	639,081												
SI		3.40													
IEW RESIDENTIAL UNIT#		1,022													
JPH		586													
NET AVERAGE UNIT SIZE		53	566												
	DIESCRIPTION	FLOORS#	TOTA m2	L NFA ft2	m2	NET SALEABLE ft2	UNIT#(3)	LIVE/V	ft2	TOTAL m2	ft2	MFA EXCL	ft2	FLOOR PLA	
U/G PARKING	ITPE	1	200	2,153	mz	ILZ	UNIT#(3)	mz	112	200	2,153	-200	-2,153	0	ft
	RESIDENTIAL BASE	1	474	5,104				677	7,290	1,152	12,395	1,195	12,865	2,347	25,2
F1	RESIDENTIAL BASE			165,125	14,351	154,471	273			15,341	165,125	2,060	22,176	17,401	187,
F 2 - F7	RESIDENTIAL BASE	6	15,341												
F 2 - F7 F8	RESIDENTIAL BASE RESIDENTIAL BASE	1	2,501	26,925	2,336	25,149	44			2,501	26,925	173	1,862	2,674	
F 2 - F7 F8 F9 - F43	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	6 1 35				25,149 398,577	44 705			2,501 40,179	26,925 432,483	4,071	43,820	44,250	476,3
F 2 - F7 F8 F9 - F43 MPH	RESIDENTIAL BASE RESIDENTIAL BASE	1 35 1	2,501 40,179	26,925 432,483	2,336 37,029	398,577	705			40,179	432,483	4,071 700	43,820 7,535	44,250 700	476, 7,5
F 2 - F7 F8 F9 - F43 MPH	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER	1	2,501	26,925 432,483	2,336	398,577		677	7,290			4,071	43,820	44,250	476, 7,5
F 2 - F7 F8 F9 - F43 MPH	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER	1 35 1 43	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476, 7,5
F 2 - F7 F8 F9 - F43 MPH SRAND TOTAL	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER	1 35 1 43 R RESIDENTIA	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	28,7 476,3 7,53
F 2 - F7 F8 F9 - F43 MPH RAND TOTAL	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOR	1 35 1 43 RESIDENTIA 5 0.8	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476, 7,5
F 2 - F7 F8 F9 - F43 MPH GRAND TOTAL PARKING REQUESTED RATIO) ASSUMING RESIDENTIAL PARKING	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOR 0.1: 15: RATIO= 0.8 / UNIT	1 35 1 43 RESIDENTIA 5 0.8	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476,3 7,53
F 2 - F7 F8 F9 - F43 MPH RAND TOTAL PARKING REQUESTED ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOF 0.1: 15: RATIO= 0.8 / UNIT O= 0.15 / UNIT	1 35 1 43 RESIDENTIA 5 0.8	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476,3 7,53
F 2 - F7 F8 F9 - F43 MPH RAND TOTAL PARKING REQUESTED ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOF 0.1: 15: RATIO= 0.8 / UNIT O= 0.15 / UNIT	1 35 1 43 RESIDENTIA 5 0.8	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476,3 7,53
F 2 - F7 F8 F9 - F43 MPH FRAND TOTAL PARKING REQUESTED ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ASSUMING RETAIL PARKING RATIO	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOF 0.1: 15: RATIO= 0.8 / UNIT O= 0.15 / UNIT	1 35 1 43 RESIDENTIA 5 0.8	2,501 40,179 58,695	26,925 432,483	2,336 37,029	398,577	705	677	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476, 7,5
F 2 - F7 F8 F9 - F43	RESIDENTIAL BASE RESIDENTIAL BASE RESIDENTIAL TOWER RESIDENTIAL TOWER VISITOF 0.1: 15: RATIO= 0.8 / UNIT O= 0.15 / UNIT	1 35 1 43 43 R RESIDENTIAL 5 0.8 81	2,501 40,179 58,695 TOTAL 3 971	26,925 432,483 631,790	2,336 37,029	398,577	705	677 TOTAL 985	7,290	40,179	432,483	4,071 700	43,820 7,535	44,250 700	476, 7,5

ES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW

19.89 11.73.00 1	BLOCK 5															
No. 1	STATISTICS		SM	SF	1											
STATE STAT	ROPOSED SITE AREA:		10,899	117,320	1											
STATE STAT	EW PROPOSAL NFA		40,413	434,997	1											
EM RESIDENTIAL MATE	SI		3.71		1											
March Marc	EW RESIDENTIAL UNIT#		641													
FA CALCULATION ## EXCLUDES PIARONICA LOADING SPACE, STORAGE ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL, PENTHOUSE ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW ## EXCLUDES PIARONICA LOADING SPACE, STORAGE ELECTRICAL, & MECHANICAL, AMENITY AREA, MECHANICAL, PENTHOUSE ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW ### ACCULUTED SHAFT AREA DISSORPTIVAL BASE 1					1											
A CALCULATION #A EXCLUDES PARRING, LADING SPACE, STORAGE ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL, PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHATES AS PER CITY OF PICKERING ZONING SYLAW TOTAL NEA				600	ł											
VIG PARKING PLOORS # VIJAL NA A NET SALEAGE NET			IICAL, AMENITY					TILATING SHAFT				L NFA	NFA EXC	CLUDED	FLOOR PL	ATE ARE
UIG PARKING			ELOOPS #			?		LIMIT#(2)								
F1 RESIDENTIAL BASE 1 1,1742 18,754 834 8,973 12 712 7,884 2,464 26,417 762 8,204 3,216 34,62 F2-F6 RESIDENTIAL BASE 4 1 10,823 116,93 10,939 1183 10,823 116,943 1,125 12,112 11,948 12,86 F6-F8 RESIDENTIAL BASE 3 5,997 64,554 5.502 99,226 97 5 5,997 64,554 363 3,307 6,360 86,46 F9-F14 RESIDENTIAL BASE 6 6 8,847 95,230 786 7,816 7,973 103,0 F15-F20 RESIDENTIAL TOWER 6 7,201 77,514 0,841 73,839 121 7,201 77,514 510 5,400 7,711 83,00 F21-F26 RESIDENTIAL TOWER 6 4,880 \$26,38 4,580 49,083 81 4,890 \$26,38 510 5,480 5,400 86,12 MH RESIDENTIAL TOWER 1 4,890 \$26,38 510 5,490 7,711 83,00 RADIO TOTAL RESIDENTIAL TOWER 1 1 89,074 127,333 36,207 389,730 641 712 7,864 40,413 434,997 40,485 433,978 44,489 41	U/G PARKING	ITFE				IIIZ	11,2	UNIT#(3)	IIIZ	112						
F6 - F8 RESIDENTIAL BASE 3 5,997 64,554 363 3,907 6,300 68,46 F9 - F14 RESIDENTIAL BASE 6 6 8,847 95,230 1,307 80,417 147 8,847 95,230 7,26 7,815 9,573 10,30, F15 - F20 RESIDENTIAL TOWER 6 7,201 77,514 6,841 73,659 121 7,201 77,514 510 5,490 7,711 83,00 F21 - F25 RESIDENTIAL TOWER 6 4,201 77,514 6,841 73,659 121 7,201 77,514 510 5,490 7,711 83,00 MPH RESIDENTIAL TOWER 1 4,890 52,836 4,560 49,083 81 4,890 12,895 100 5,490 5		RESIDENTIAL BASE	1			834	8,973	12	712	7,664						34,62
## F9 - F14	F 2 - F5	RESIDENTIAL BASE	4	10,823	116,493	10,163	109,391	183			10,823	116,493	1,125	12,112	11,948	128,6
F15 - F20 RESIDENTIAL TOWER 6 7.201 77.514 6.841 73.639 121 7.201 77.514 510 5.490 7.711 83.00 F2 1.725 RESIDENTIAL TOWER 6 4.890 52.636 4.560 49.083 81 4.890 52.636 510 5.490 7.711 83.00 MPH RESIDENTIAL TOWER 1 4.890 52.636 510 5.490 5.400	F6 - F8	RESIDENTIAL BASE	3	5,997	64,554	5,502	59,226	97			5,997	64,554	363	3,907	6,360	68,46
## F21-F26			6													103,04
MPH RESIDENTIAL TOWER 1 289 3,111 289 3,111 ARKING REQUESTED ARKING REQUESTED VISITOR RESIDENTIAL TOTAL ATTO 0.15 0.80 0.15 0.15 0.15 0.15 0.15 0.15 0.15 0.1			6			6,841	73,639	121								83,00
RAND TOTAL 26 39,701 427,333 36,207 389,730 641 712 7,664 40,413 434,997 4,085 43,975 44,498 4 **ARKING REQUESTED** ATIO				4,890	52,636	4,560	49,083	81			4,890	52,636				
ARKING REQUESTED VISITOR RESIDENTIAL TOTAL		RESIDENTIAL TOWER														
VISITOR RESIDENTIAL TOTAL	RAND TOTAL		26	39,701	427,333	36,207	389,730	641	712	7,664	40,413	434,997	4,085	43,975	44,498	41
VISITOR RESIDENTIAL TOTAL																
ATIO 0.5 0.80 96 513 605 98 98 98 98 98 98 98 9	PARKING REQUESTED															
96 513 609	PARKING REQUESTED	VISITOR	RESIDENTIA	TOTAL	1											
ASSUMING RISITOR PARKING RATIO = 3.5 / 100 m2 ARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL					1											
	ATIO	0.15 96	0.8	D												
MENITY REQUIRED RATIO INDOOR (M2) OUTDOOR (M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1282 2565 MENITY PROVIDED MENITY PROVIDED MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR (M2) INDOOR (M2) 1/GRADE 753 641 6 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT) = 3.5 / 100 m2	0.8 51	0 3 609	1103	1104	ucel	100	TOTAL							
RATIO INDOOR (M2) OUTDOOR(M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1282 2565 WENITY PROVIDED MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2) // GRADE 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT) = 3.5 / 100 m2	0.8 51 UG	0 609			UG5	UG6 0		[
MENITY PROVIDED MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2) INDOOR(M2) INDOOR(M2) INDOOR(M2) INDOOR(M2) INDOOR(M2) INDOOR(M3)	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT) = 3.5 / 100 m2	0.8 51 UG	0 609			UG5	UG6 0								
MENITY PROVIDED MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2) ORADE 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ARKING PROVIDED	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT) = 3.5 / 100 m2	0.8 51 UG	0 609			UG5 0	U G 6 0								
MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2) INDOOR(M2) (GRADE 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ARKING PROVIDED	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT) = 3.5 / 100 m2 SURFACE 0	0.8 51 UG 19	0 609 3 609 1 UG2 1 195			UG5 0	UG6 0								
MENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2)	NATIO) ASSUMING RESIDENTIAL PARKING) ASSUMING VISITOR PARKING RATIO) ASSUMING RETAIL PARKING RATIO **ARKING PROVIDED	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT D= 3.5 / 100 m2 SURFACE 0	0.8 51 UG 19	0 609 1 UG2 2 195			UG5 0	U 66 0								
1/ GRADE 753 641 6 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ARKING PROVIDED MENITY REQUIRED	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT D= 3.5 / 100 m2 SURFACE 0	0.8 51 UG 19	0 609 1 UG2 2 195			UG5 0	UG6 0								
V GRADE 753 641 3 753 641	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ARKING PROVIDED MENITY REQUIRED MENITY PROVIDED	0.15 96 RATIO= 0.8 / UNIT O= 0.15 / UNIT D= 3.5 / 100 m2 SURFACE 0 RATIO 2 M2 (INDOOR) / UNIT,2 M2 (OUTDOOR) / UNIT,	0.8 51 UG 19 INDOOR (M2	1 UG2 2 195 0 OUTDOOR(M2) 2 2565	195	50	0	0	632	RING ZONING BY	′-LAW					
	ASSUMING RESIDENTIAL PARKING) ASSUMING VISITOR PARKING RATIO) ASSUMING RETAIL PARKING RATIO ARKING PROVIDED MENITY REQUIRED	0.15 RATIO= 0.8 / UNIT 0= 0.15 / UNIT 0= 0.15 / UNIT = 3.5 / 100 m2 SURFACE 0 RATIO 2 M2 (INDOOR) / UNIT.2 M2 (OUTDOOR) / UNIT.	0.8 51 UG 19 INDOOR (M2 128	1 UG2 2 195 1 OUTDOOR(M2) 2 2565	195	50	0	0	632	RING ZONING BY	′-LAW					
) ASSUMING VISITOR PARKING RATIO) ASSUMING RETAIL PARKING RATIO **ARKING PROVIDED **MENITY REQUIRED** **MENITY PROVIDED**	0.15 96 RATIO= 0.8 / UNIT 0= 0.15 / UNIT 0= 0.15 / UNIT 0 = 3.5 / 100 m2 SURFACE 0 RATIO 2 M2 (INDOOR) / UNIT.2 M2 (OUTDOOR) / UNIT. ES, PATIOS, ROOFTOP GARDENS AND OTH OUTDOOR(M2)	0.8 51 UG 19 INDOOR (M.2 128 ER SIMILAR FEA	1 UG2 2 195 1) OUTDOOR(M2) 2 2565	195	50	0	0	632	RING ZONING BY	'-LAW					
STAL 2565 1.282	ATIO ASSUMING RESIDENTIAL PARKING ASSUMING VISITOR PARKING RATIO ASSUMING RETAIL PARKING RATIO ARKING PROVIDED MENITY REQUIRED MENITY PROVIDED MENITY AREA INCLUDES BALCONIE	0.15 RATIO= 0.8 / UNIT 0= 0.15 / UNIT 0= 0.15 / UNIT 0= 3.5 / 100 m2 SURFACE 0 RATIO 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 0UTDOOR(M2) 753	0.8 51 UG 19 INDOOR (M2 128 ER SIMILAR FE. INDOOR (M2 64	1	195	50	0	0	632	RING ZONING BY	'-LAW					

OT A TIOTION		014	0.5												
STATISTICS		SM	SF												
ROPOSED SITE AREA:		8,199	88,253												
NEW PROPOSAL NFA		43,630	469,626												
SI		5.32													
NEW RESIDENTIAL UNIT#		762]] _											
JPH		929													
IET AVERAGE UNIT SIZE		28	299												
NFA EXCLUDES PARKING, LOADII	NG SPACE, STORAGE, ELECTRICAL & MECHAI DIESCRIPTION		ТОТА	L NFA	RESIDENTIAL	NET SALEABLE		COMMERC	CIAL NFA	тота		NFA EXC			ATE AREA
IIIO DADIVING	TYPE	FLOORS#	m2	ft2	m2	ft2	UNIT#(3)	m2	ft2	m2	ft2	m2	ft2	m2	ft2
U/G PARKING F1	RESIDENTIAL / COMMERCIAL BASE	1	200 273	2,153 2,941				1,720	18.514	200 1.993	2,153 21,455	-200 903	-2,153 9,716	0 2.896	0 31,171
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	20,375	219,313
F8	RESIDENTIAL / COMMERCIAL BASE	1	2.009	21,626	1.864	20065	67	911	9,809	2.920	31,434	141	1,518	3,061	32,952
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	21.750	234,115
MPH	RESIDENTIAL / COMMERCIAL TOWER	1			.,							578	6,222	578	6,222
GRAND TOTAL		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
PARKING REQUESTED															
	VISITOR		L COMMERCIAL	TOTAL											
RATIO	0.15														
I) ASSUMING RESIDENTIAL PARK	INC DATIO- 0.0 (LINIT	60	9 713	1,437											
2) ASSUMING VISITOR PARKING R B) ASSUMING RETAIL PARKING RA PARKING PROVIDED	ATIO= 0.15 / UNIT														
resident de la Calabata de la Calaba	SURFACE	UG	1 UG2	UG3	UG4	UG5	UG6	TOTAL							
	0	23	5 241	241	241	241	241	1,440							
AMENITY REQUIRED															
	RATIO	INDOOR / MS	OUTDOOR(M2)												
AMERITI REGUILED	RATIO														

PROPOSES SITE AREA: 14,162	BLOCK 7															
MEM PROPOSAL NFA	STATISTICS		SM	SF												
SI	PROPOSED SITE AREA:		14,162	152,441												
SI	NEW PROPOSAL NFA															
NEW RESIDENTIAL UNIT# 405				,												
A65	· -		_													
NET AVERAGE UNIT SIZE SO																
FACALCULATION NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAM NFA EXCLUDED FLOOR PLATE AREA TOTAL NFA NFA EXCLUDED TOTAL NFA TOTAL NFA NFA EXCLUDED TOTAL NFA TOTAL																
NES EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, MENTY AREA, MECHANICAL, DESTRUCTURE, ELEVATOR, GABRAGE AND VERTILATING SHAFFS AS PER CITY OF PICKERNS ZONING BY-LAW. TYPE	NET AVERAGE UNIT SIZE		60	641												
PRESIDENTIAL BASE 1 1,414 15223 1,254 13,004 10 380 4,090 1,754 19,133 780 14,259 12,290 138,995 10,519 15,-F17 RESIDENTIAL BASE 2 3,699 3,579 4,515 15,-F17 RESIDENTIAL BASE 3 4,676 50,327 4,220 41,185 443,315 39,210 422,048 659 380 4,090 41,565 447,405 3,510 3,5632 44,876 48,350 4,850 4	IEA CALCULATION															
DIESCRIPTION TOTAL NFA NETSALEABLE NETAL NFA TOTAL NFA NETAL NFA TOTAL NFA NETAL NFA TOTAL NFA NETAL NFA NETAL NFA TOTAL NFA NETAL NFA TOTAL NFA NETAL NFA TOTAL NFA NETAL NFA TOTAL NFA		PACE, STORAGE, ELECTRICAL & MECHA	NICAL, AMENITY	AREA. MECHANIC	AL PENTHOUSE.	ELEVATOR, GAI	RBAGE AND VEN	TILATING SHAFTS	S AS PER CITY O	F PICKERING ZO	NING BY-LAW					
TYPE												NEA	NEA EVO	LUDED	EL OOR BI	ATE ADEA
UIG PARKING F1 RESIDENTIAL BASE 1 1 14.14 1522 1.264 13.004 10 380 4.090 1.794 19.313 -200 2.153 0 0 0 1.795																
F1 RESIDENTIAL BASE 1 1.1414 1523 1.264 13.004 10 380 4,090 1.794 19.13 780 8.392 2.574 27.705 F2F5 RESIDENTIAL BASE 4 1.1767 126656 11.186 120.194 191 11.767 126.565 11.13 12.29 12.909 138.955 F6F9 RESIDENTIAL BASE 4 9.287 99.983 8.007 95.673 152 9.287 99.983 412 4.435 9.699 104.398 F10F12 RESIDENTIAL BASE 2 3.689 99708 3.996 64.544 10.3 6.281 67.512 30.99 33.266 6.590 70.398 F13F14 RESIDENTIAL BASE 2 3.689 99708 3.999 38.740 62 3.689 39.708 158 1,701 3.447 41.409 F15F17 RESIDENTIAL BASE 3 3 4.676 50327 4.541 48.574 78 4.676 90.327 237 2.551 4.913 52.678 F16F20 RESIDENTIAL BASE 3 3 3.872 41673 3.737 40.220 64 3.872 41.673 183 1.970 4.055 45.678 RAND TOTAL RESIDENTIAL BASE 1 3 3.872 41673 3.737 40.220 64 3.872 41.673 183 1.970 4.055 45.678 RAND TOTAL PARKING RATIO= 0.8 / UNIT 2.89 3.111 2.89 3.111 RAND TOTAL TO	LUC DADICING	TYPE				m2	ft2	UNIT#(3)	m2	ft2						
F 2 - F5 RESIDENTIAL BASE 4 11,767 126656 11,166 120 194 191 11,767 126,656 1,143 12,299 12,909 139,955 F6 - F9 RESIDENTIAL BASE 4 9,287 99963 8,907 95,873 152 9,287 99,963 412 4,435 9,699 104,398 F10 - F12 RESIDENTIAL BASE 3 6,281 67612 5,996 64,544 103 62 16,281 67,612 309 3,326 6,590 70,938 F13 - F14 RESIDENTIAL BASE 2 3,689 39,708 3,599 36,740 62 3,369 39,708 158 1,701 3,847 41,409 F15 - F17 RESIDENTIAL BASE 3 4,676 50327 4,541 48,874 78 4,676 50,327 237 2,551 4,913 2,878 F18 - F20 RESIDENTIAL BASE 3 3,872 41673 3,737 40,220 64 3,872 41,673 183 1,970 4,055 43,643 18A 1,970 4,055 43,643		RESIDENTIAL BASE				1 264	13 604	10	380	4 090						
F6 - F9							,		300	4,030						
F10 - F12 RESIDENTIAL BASE 3 6,281 67612 5,996 64,544 103 62 3,689 39708 13.59 13.714 RESIDENTIAL BASE 2 3,689 39708 3.599 38,740 62 3,689 39.708 158 1,701 3,847 41,409 175 F17 RESIDENTIAL BASE 3 4,676 50327 4,541 48,674 78 4,676 50,327 237 2,551 4,913 52,878 F18 - F20 RESIDENTIAL BASE 3 3,872 41673 3,737 40,220 64 3,872 41,673 183 1,970 4,055 43,643 18A 1,970 4,05																
F13 - F14 RESIDENTIAL BASE 2 3,889 39708 3,599 38,740 62 3,689 39,708 158 1,701 3,847 41,409 F15 - F17 RESIDENTIAL BASE 3 4,676 50327 4,541 48,874 78 4,676 50,327 237 2,551 4,913 52,878 F18 - F20 RESIDENTIAL BASE 3 3,872 41673 3,737 40,220 64 3,872 41,673 183 1,970 4,055 43,643 MPH RESIDENTIAL BASE 1 1 7 299 3,111 289 3,111																
F18 - F20 RESIDENTIAL BASE 3 3,872 41673 3,737 40,220 64 3,872 41,673 183 1,970 4,055 43,643 MPH RESIDENTIAL BASE 1 20 41,185 443,315 39,210 422,048 659 380 4,090 41,565 447,405 3,310 35,632 44,876 483,0 3,111 289 3,						3,599										
MPH RESIDENTIAL BASE 1 20 41,185 443,315 39,210 422,048 659 380 4,090 41,565 447,405 3,310 35,632 44,876 483,0 PARKING REQUESTED RATIO VISITOR RESIDENTIAL TOTAL RATIO 99 527 626 1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT 2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 2) ASSUMING VISITOR PARKING RATIO= 3.5 / 100m2 PARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL	F15 - F17	RESIDENTIAL BASE	3	4,676	50327	4,541	48,874	78			4,676	50,327		2,551	4,913	52,878
PARKING REQUESTED VISITOR RESIDENTIAL TOTAL				3,872	41673	3,737	40,220	64			3,872	41,673				
PARKING REQUESTED VISITOR RESIDENTIAL TOTAL		RESIDENTIAL BASE														
VISITOR RESIDENTIAL TOTAL	GRAND TOTAL		20	41,185	443,315	39,210	422,048	659	380	4,090	41,565	447,405	3,310	35,632	44,876	483,0
VISITOR RESIDENTIAL TOTAL	DADKING DEGLIESTED															
RATIO 0.15 0.80 99 527 626 1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT 2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100m2 PARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL																
99 527 626 1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT 2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100m2 PARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL	FARRING REQUESTED	VISITOR	DECIDENTIA	TOTAL												
I) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT 2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT 3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100m2 PARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 TOTAL																
ARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL		0.1	5 0.8	0												
PARKING PROVIDED SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL	RATIO 1) ASSUMING RESIDENTIAL PARKING	0.1: 9: RATIO= 0.8 / UNIT	5 0.8	0												
SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO	0.1: 9: RATIO= 0.8 / UNIT 0= 0.15 / UNIT	5 0.8	0												
SURFACE UG1 UG2 UG3 UG4 UG5 UG6 TOTAL	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO	0.1: 9: RATIO= 0.8 / UNIT 0= 0.15 / UNIT	5 0.8	0												
	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO	0.1: 9: RATIO= 0.8 / UNIT 0= 0.15 / UNIT	5 0.8	0												
0 172 170 170 124 0 0 040	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO	0.1 9 RATIO= 0.8 / UNIT 0= 0.15 / UNIT = 3.5 / 100m2	5 0.8 9 52	0 7 626	ued	IIG4	LICE	Lical	TOTAL	ı						
	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO	0.1 9 RATIO= 0.8 / UNIT 0= 0.15 / UNIT = 3.5 / 100m2	5 0.8 9 52	0 7 626 1 UG2				UG6		l						
	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED	0.1 9 RATIO= 0.8 / UNIT 0= 0.15 / UNIT = 3.5 / 100m2	5 0.8 9 52	0 7 626 1 UG2				UG6 0		l						
	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACE	5 0.8 9 52 E UG 0 17	0 626				UG6		l						
RATIO INDOOR (M2) OUTDOOR(M2)	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACI	5 0.8 9 52 E UG 0 17	0				UG6 0		I						
	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACI	5 0.8 9 52 E UG 0 17	0				UG6 0		I						
RATIO INDOOR (M2) OUTDOOR (M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1317 2635	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED AMENITY REQUIRED	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACI	5 0.8 9 52 E UG 0 17	0				UG6 0		l						
RATIO INDOOR (M2) OUTDOOR (M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 2 M2 (O	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED AMENITY REQUIRED AMENITY PROVIDED	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACE RATIC 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT	5 0.8 9 52 E UG 0 17 D INDOOR (M:	0	175	124	0	0	646							
RATIO INDOOR (M2) OUTDOOR (M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1317 2635 AMENITY PROVIDED AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED AMENITY REQUIRED AMENITY PROVIDED	0.1 9 RATIO= 0.8 / UNIT 10= 0.15 / UNIT 2 3.5 / 100m2 SURFACE RATIC 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT S, PATIOS, ROOFTOP GARDENS AND OTI	5 0.8 9 52 E UG 0 17 D INDOOR (M: 131 HER SIMILAR FE.	0	175	124	0	0	646	RING ZONING BY	′-LAW					
RATIO INDOOR (M2) OUTDOOR(M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1317 2635 AMENITY PROVIDED AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR(M2) INDOOR(M2)	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED AMENITY REQUIRED AMENITY PROVIDED AMENITY PROVIDED AMENITY PROVIDED AMENITY AREA INCLUDES BALCONIE	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACI RATIC 2 M2 (INDOOR) / UNIT.2 M2 (OUTDOOR) / UNIT	5 0.8 0.8 9 52 E UG 0 17 D INDOOR (M. 131 HER SIMILAR FE. 19) INDOOR (M. 141	0	175	124	0	0	646	RING ZONING BY	/-LAW					
RATIO INDOOR (M2) OUTDOOR (M2) 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT, 1317 2635 AMENITY PROVIDED AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW OUTDOOR (M2) INDOOR (M2) 1/ GRADE 0TOOR (M2) OUTDOOR (M2) 10DOOR (M2) 659	RATIO 1) ASSUMING RESIDENTIAL PARKING 2) ASSUMING VISITOR PARKING RATIO 3) ASSUMING RETAIL PARKING RATIO PARKING PROVIDED AMENITY REQUIRED AMENITY PROVIDED AMENITY PROVIDED AMENITY AREA INCLUDES BALCONIE	Q.1 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACE 2 M2 (INDOOR) / UNIT, 2 M2 (OUTDOOR) / UNIT OUTDOOR(M2 77	5 0.8 9 52 E UG 0 17 D INDOOR (M: T, 131 HER SIMILAR FE 10 INDOOR (M: 4 65	0	175	124	0	0	646	RING ZONING BY	r-Law					
RATIO INDOOR (M2) OUTDOOR(M2) 2 M2 (INDOOR) / UNIT,2 M2 (OUTDOOR)	SSUMING RESIDENTIAL PARKING SSUMING VISITOR PARKING RATIO SSUMING RETAIL PARKING RATIO EXING PROVIDED ENITY REQUIRED ENITY PROVIDED ENITY AREA INCLUDES BALCONIE GRADE	0.1 9 RATIO= 0.8 / UNIT = 0.15 / UNIT = 3.5 / 100m2 SURFACI RATIC 2 M2 (INDOOR) / UNIT,2 M2 (OUTDOOR) / UNIT S, PATIOS, ROOFTOP GARDENS AND OTI OUTDOOR(M2 77. 77.	5 0.8 9 52 E UG 0 17 D INDOOR (M: 1, 131 HER SIMILAR FE 2) INDOOR (M: 4 65	0	175	124	0	0	646	RING ZONING BY	r-Law					

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DATE DESCRIPTION

PICKERING DESIGN CENTRE **MASTER PLAN**

1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS

06.037RZ PROJECT DATE 2024-04-04 DRAWN BY AGO CHECKED BY

SPA002

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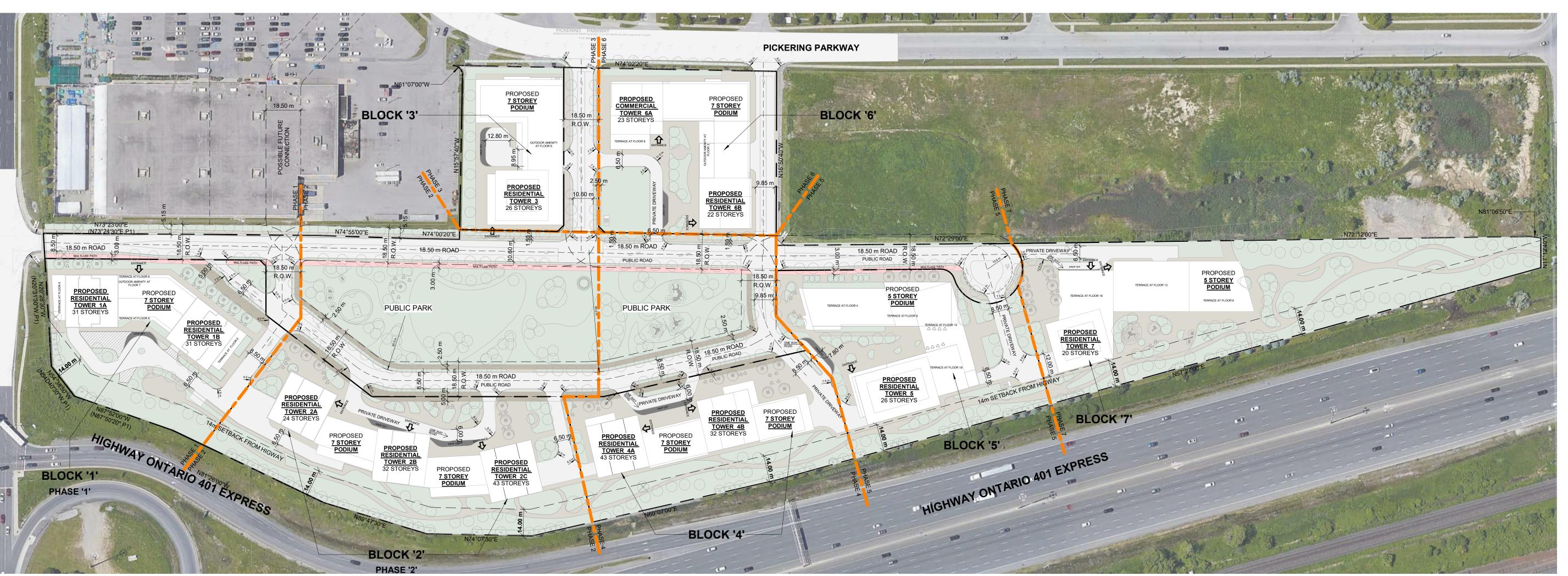
PICKERING DESIGN CENTRE MASTER PLAN

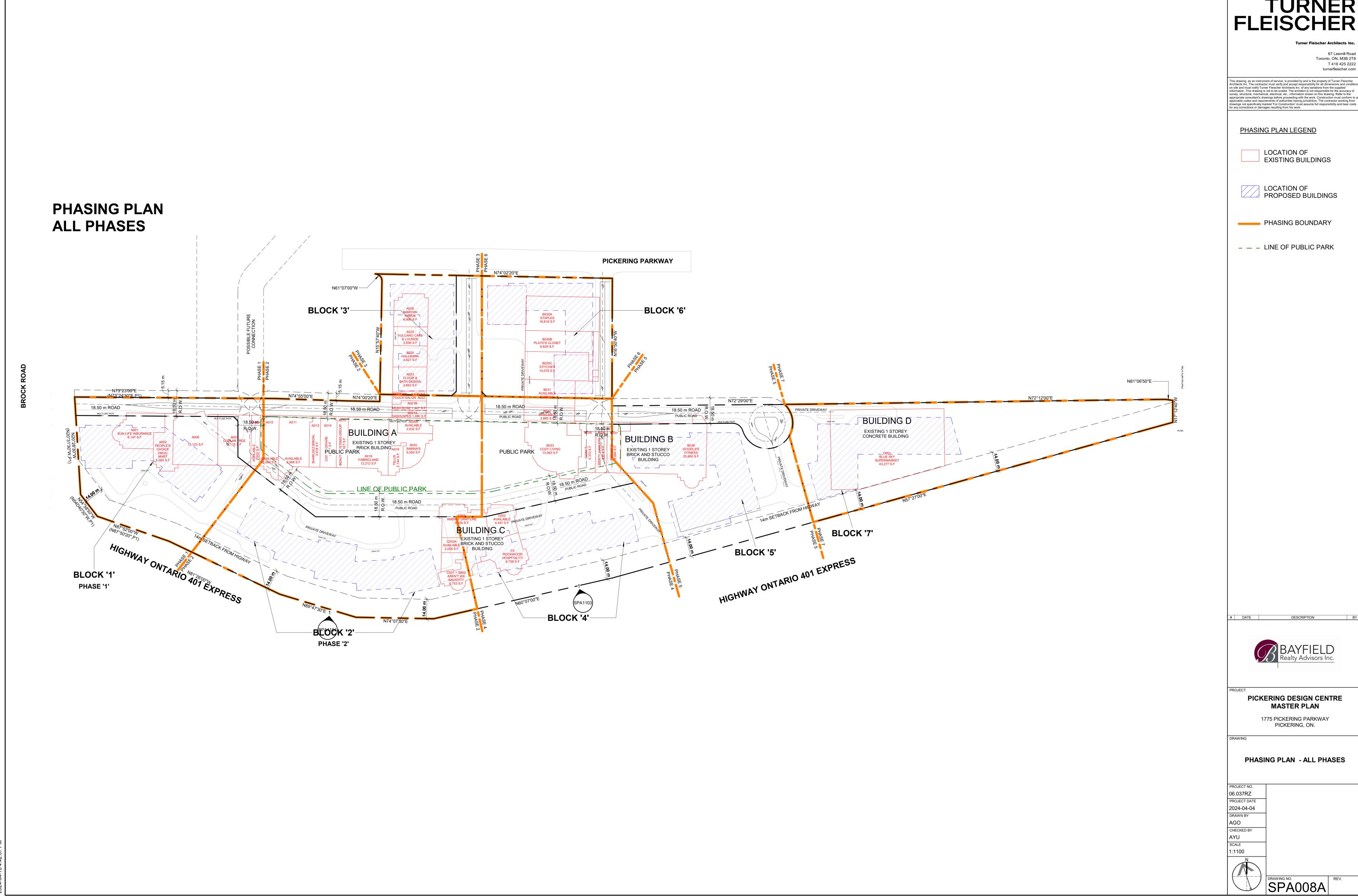
1775 PICKERING PARKWAY PICKERING, ON.

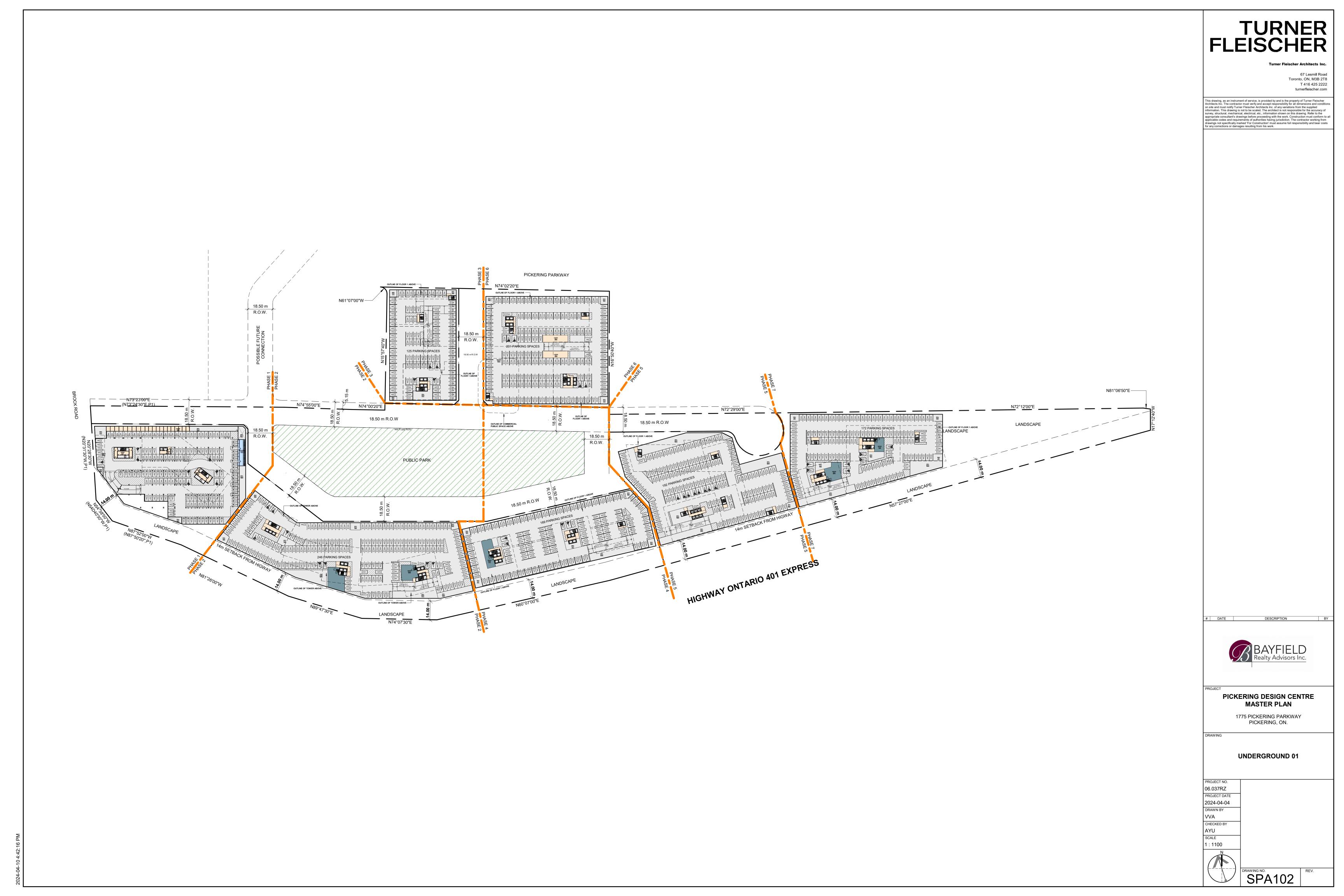
SITE PLAN / ROOF PLAN

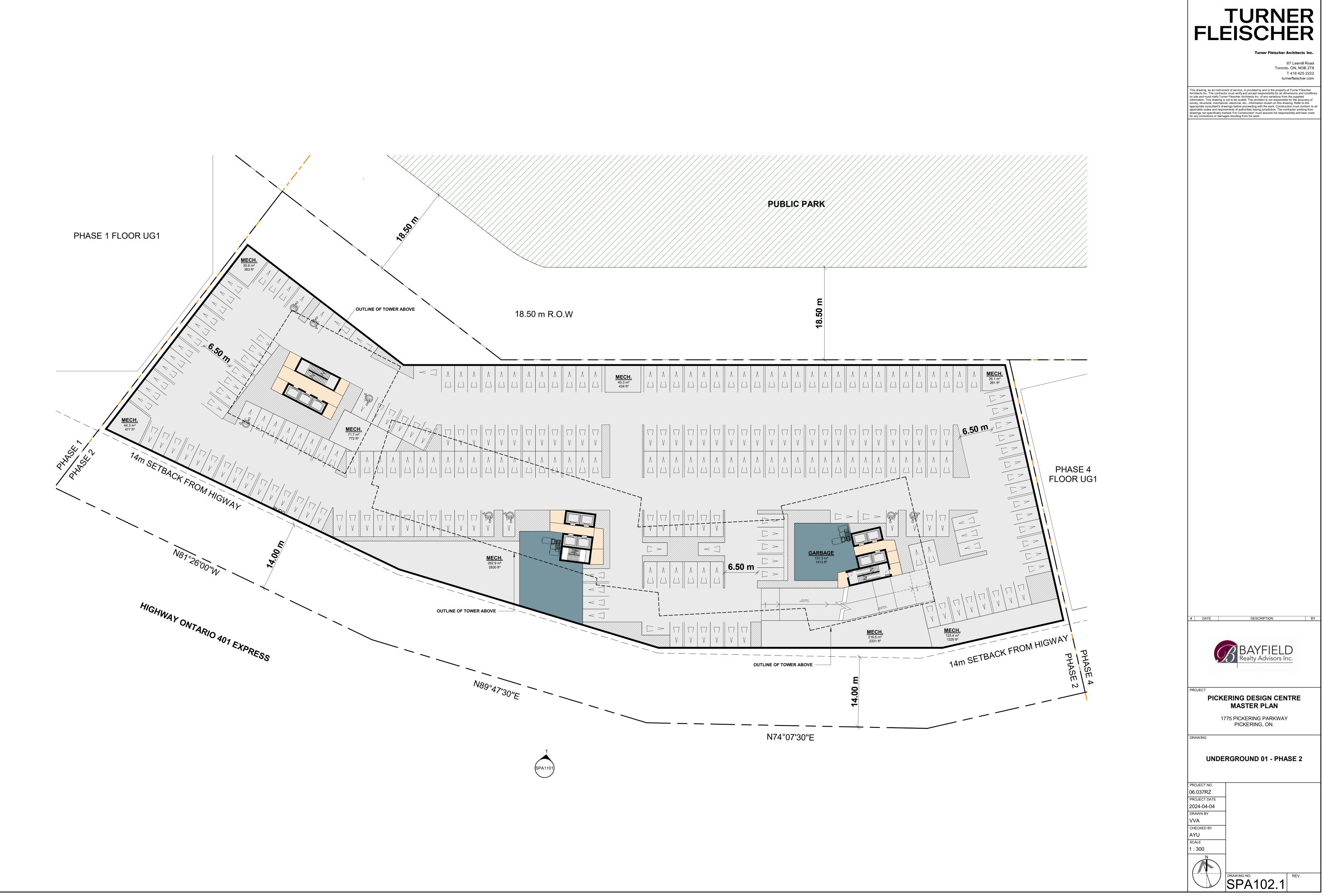
PROJECT NO. 06.037RZ PROJECT DATE 2024-04-04 DRAWN BY CHECKED BY

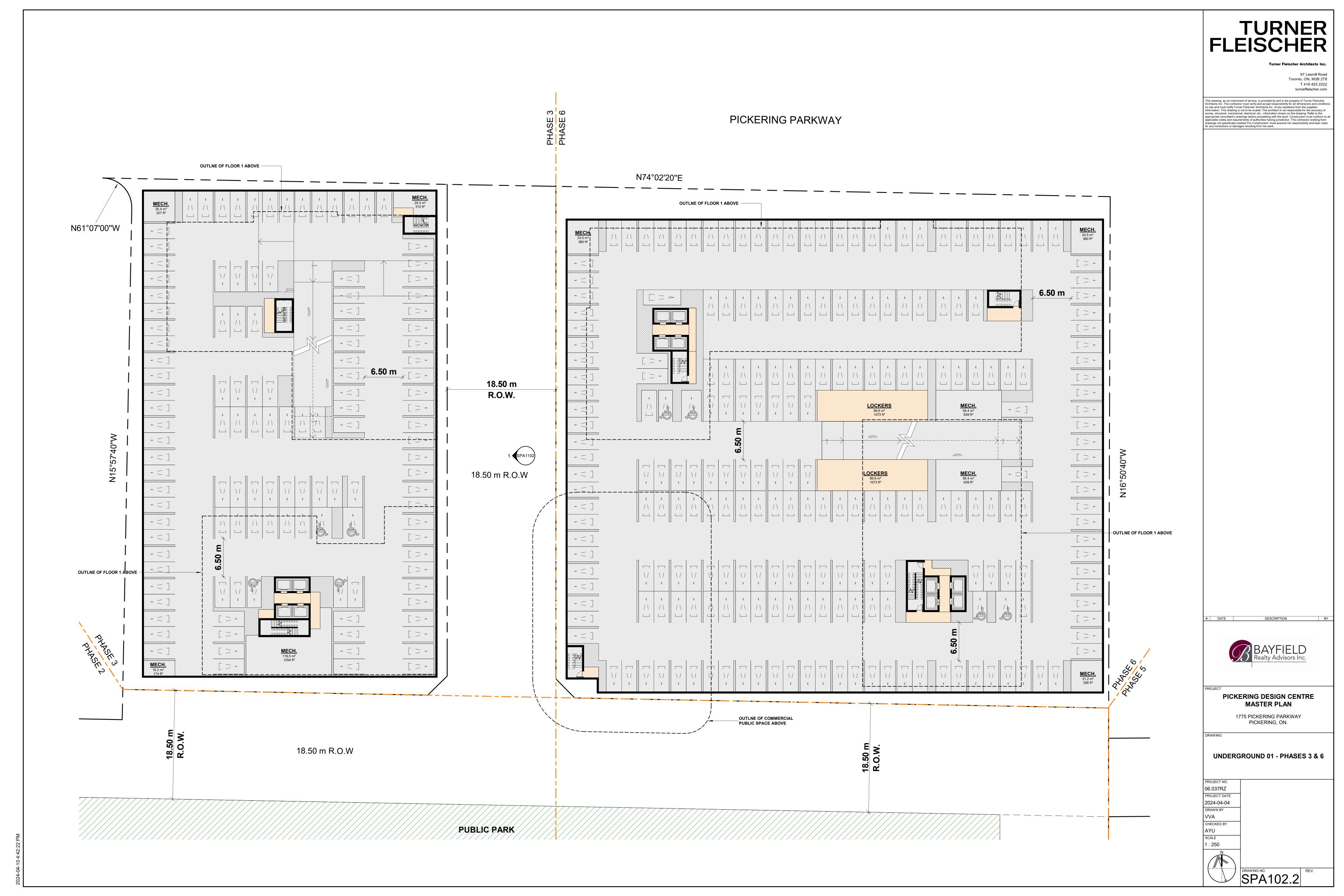
SPA006

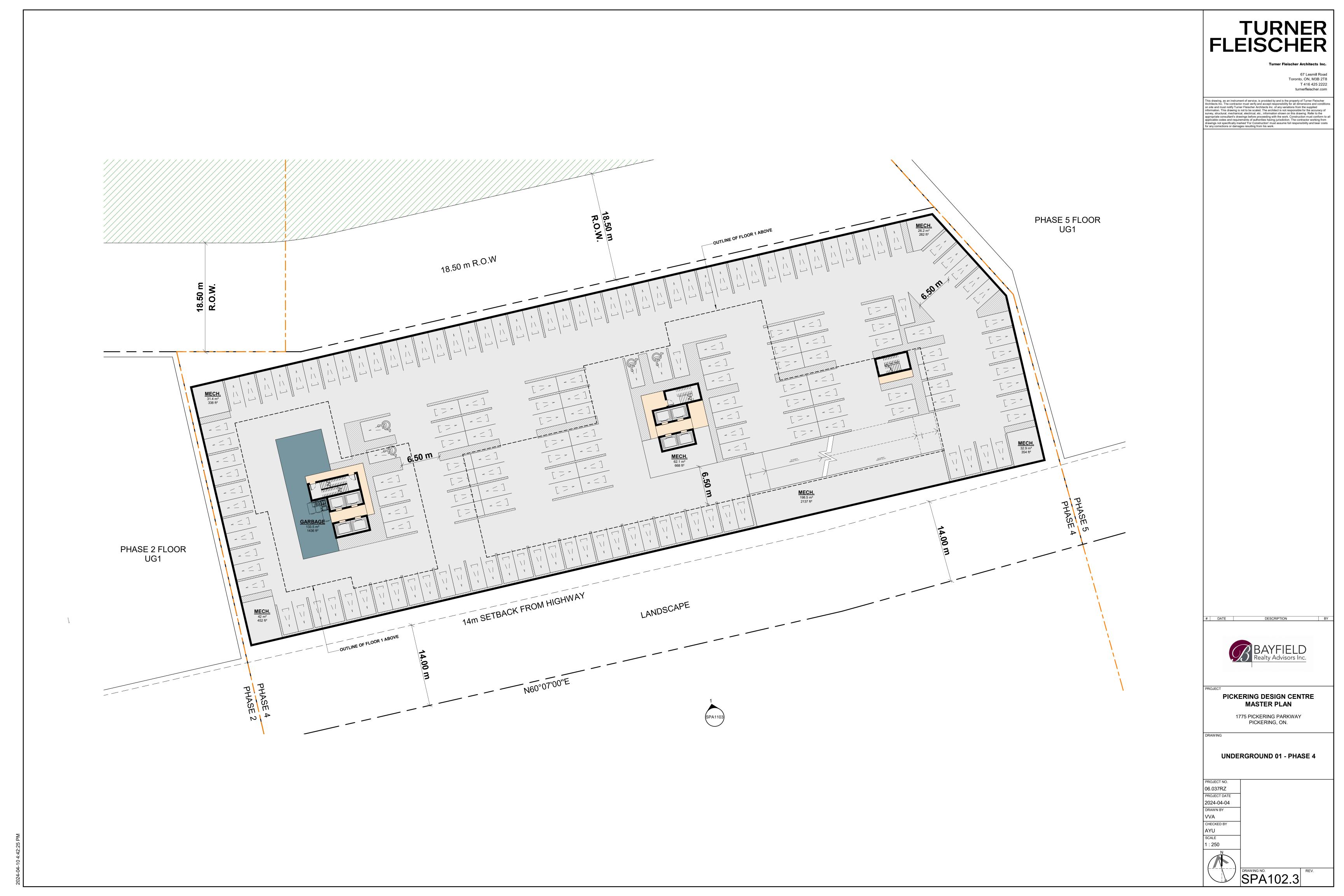


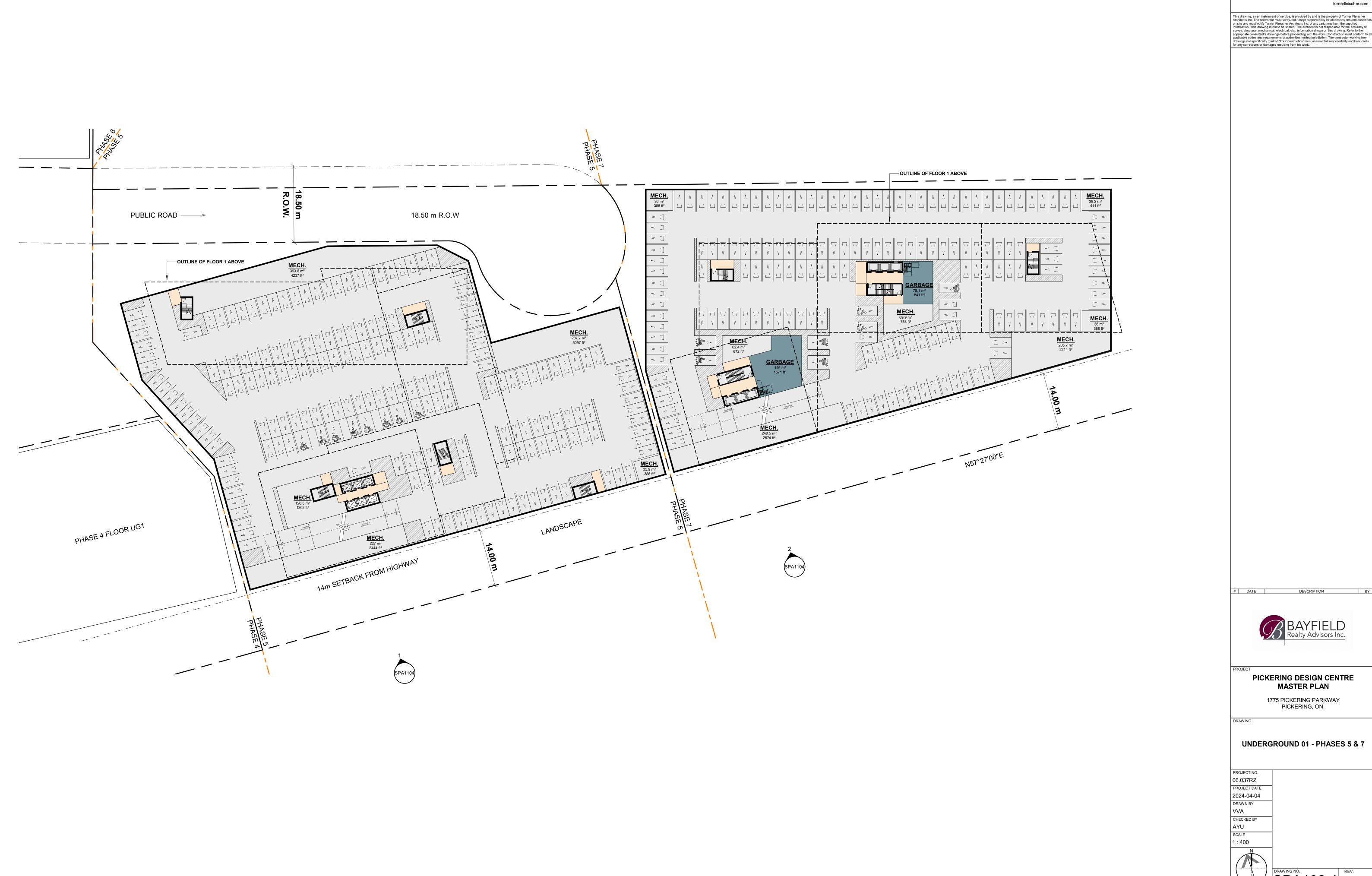












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SPA102.4

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LEGEND



PRIMARY RESIDENTIAL ENTRANCE SECONDARY
RESIDENTIAL ENTRANCE

RETAIL ENTRANCE





→ SIAMESE CONNECTION



TRANSFORMER WITH CLEARANCES

A FIRE ROUTE SIGN

000.00 SPOT ELEVATION

GAS/HYDRO METER

DATE



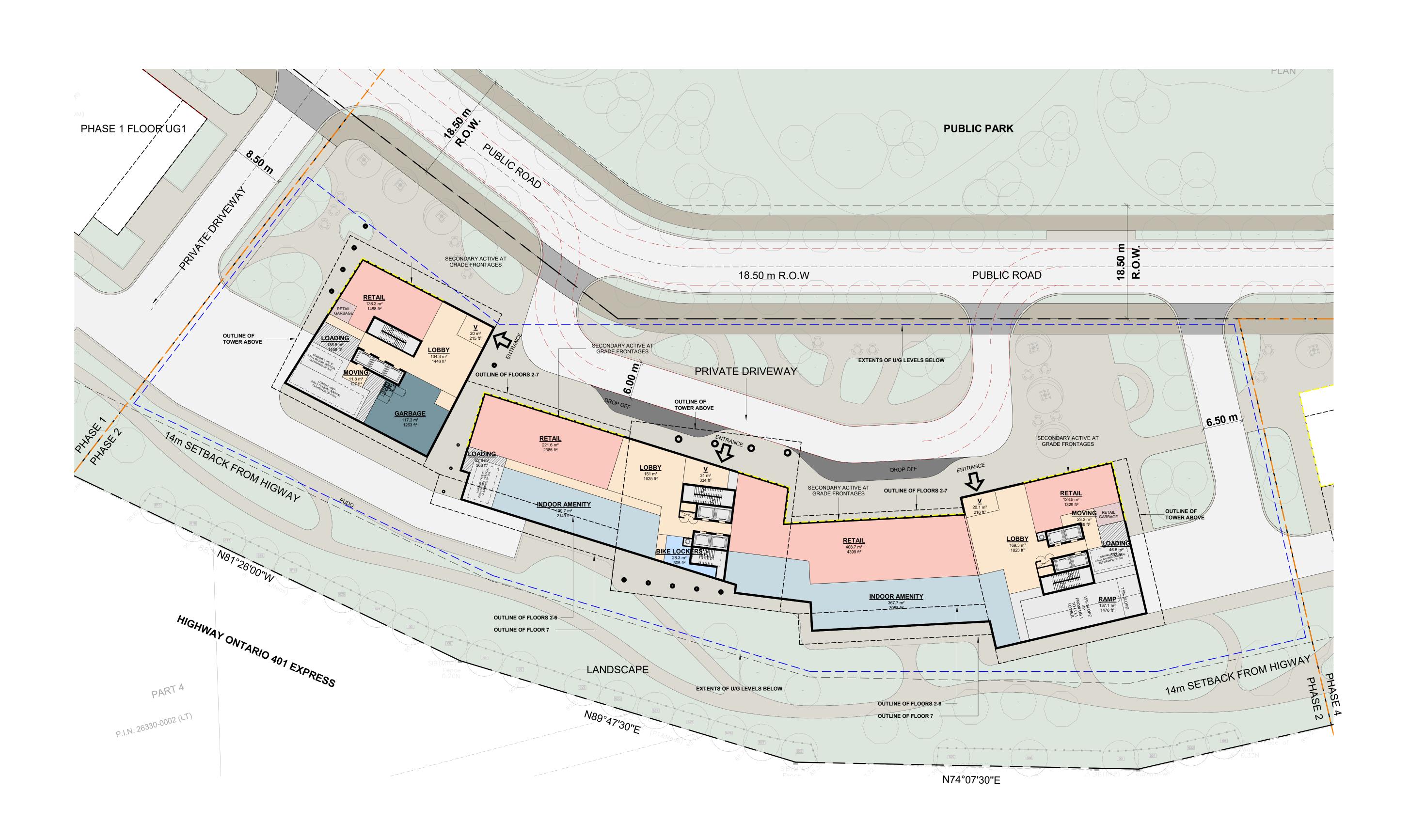
PICKERING DESIGN CENTRE **MASTER PLAN**

1775 PICKERING PARKWAY PICKERING, ON.

FLOOR 01

PROJECT NO. 06.037RZ PROJECT DATE 2024-04-04

SPA151





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LEGEND



PRIMARY RESIDENTIAL ENTRANCE

SECONDARY
RESIDENTIAL ENTRANCE

RETAIL ENTRANCE





→ SIAMESE CONNECTION



A FIRE ROUTE SIGN

CLEARANCES

000.00 SPOT ELEVATION

(M) (G) GAS/HYDRO METER

DATE



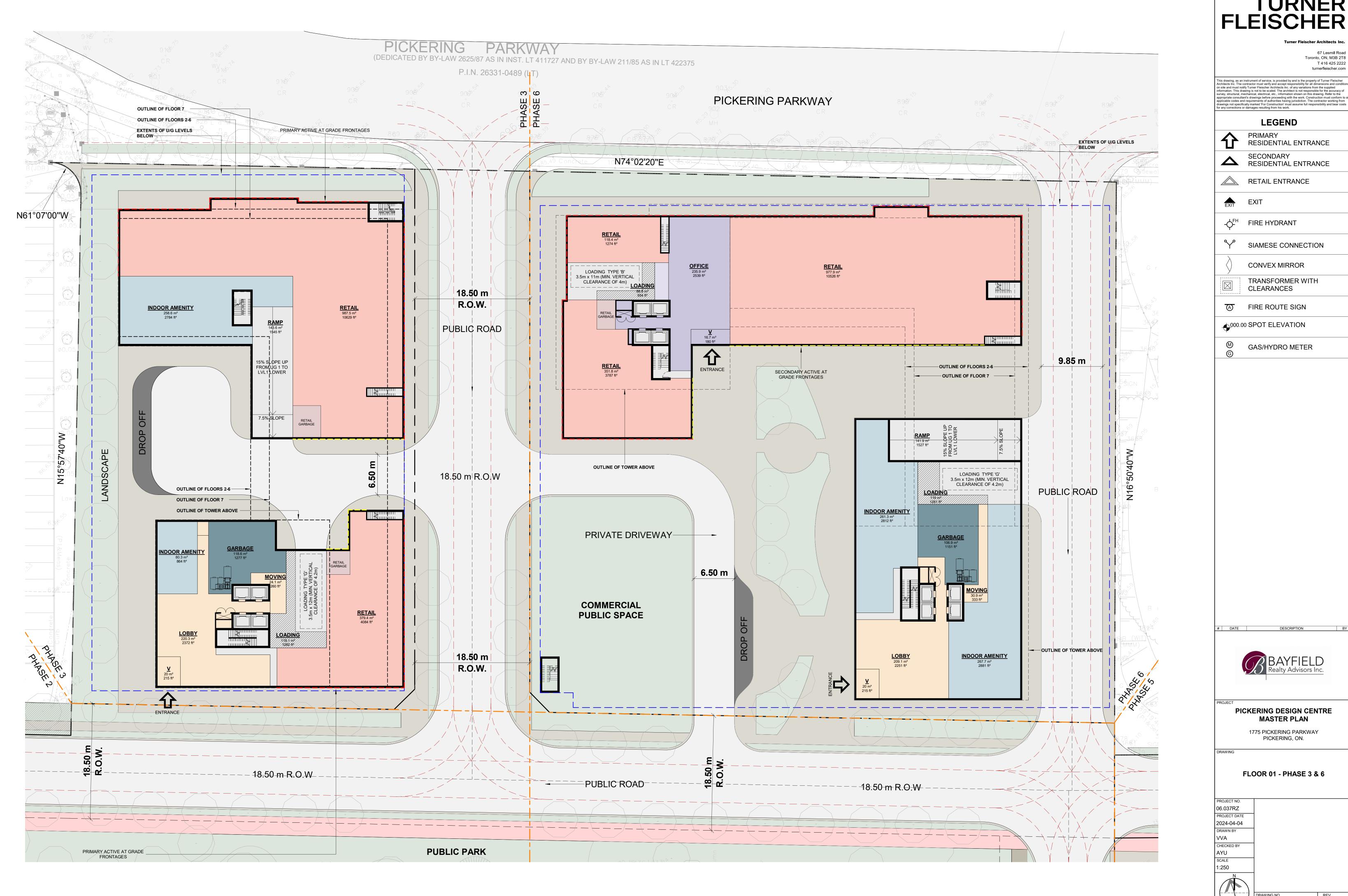
PICKERING DESIGN CENTRE **MASTER PLAN**

1775 PICKERING PARKWAY PICKERING, ON.

FLOOR 01 - PHASE 2

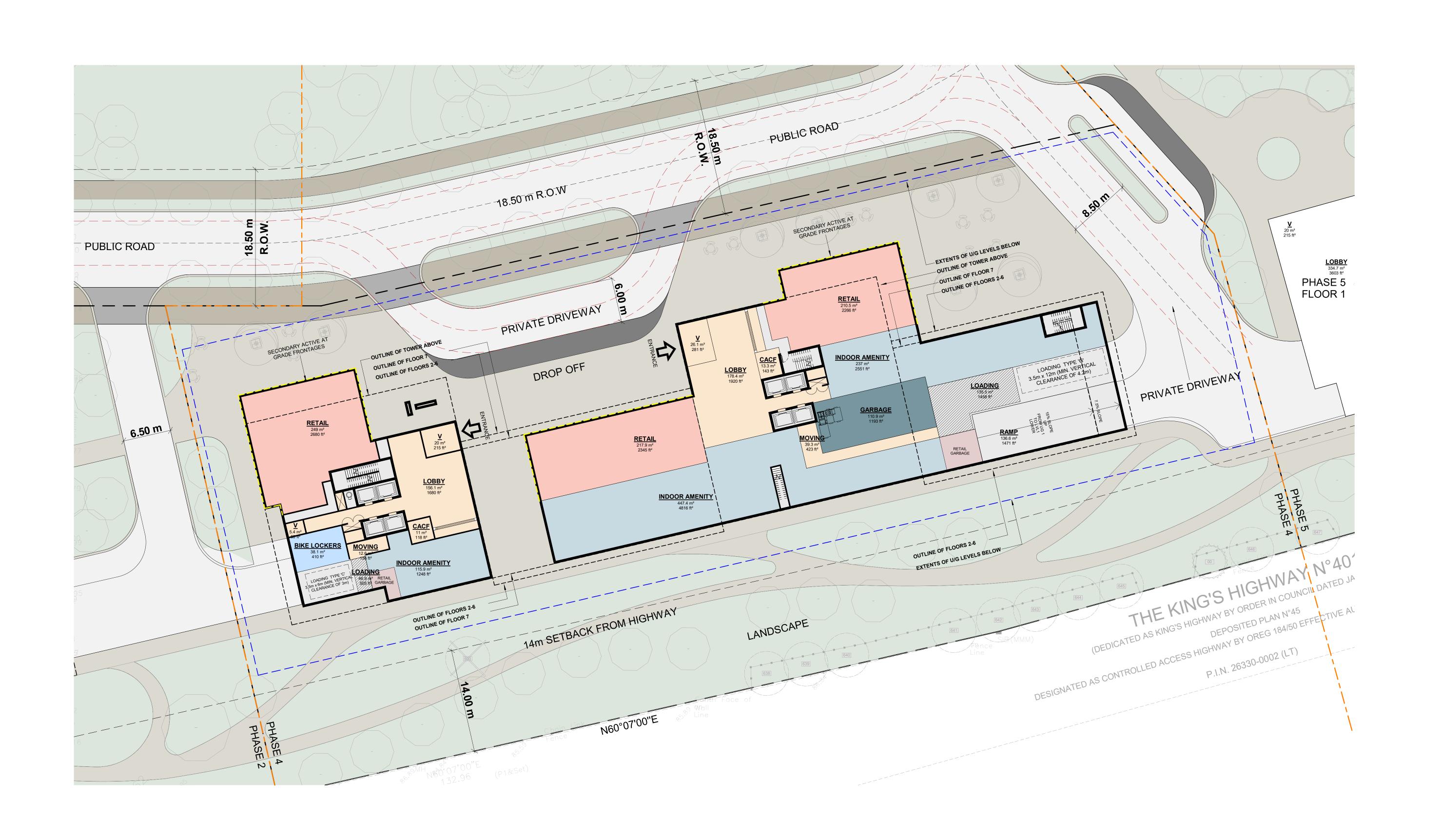
PROJECT NO. 06.037RZ PROJECT DATE 2024-04-04 DRAWN BY VVA CHECKED BY

SPA151.1



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SPA151.2



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LEGEND

SECONDARY
RESIDENTIAL ENTRANCE

PRIMARY RESIDENTIAL ENTRANCE

RETAIL ENTRANCE

EXIT EXIT

FIRE HYDRANT

SIAMESE CONNECTION

CONVEX MIRROR TRANSFORMER WITH

CLEARANCES

A FIRE ROUTE SIGN

000.00 SPOT ELEVATION

(M) (G) GAS/HYDRO METER

DATE



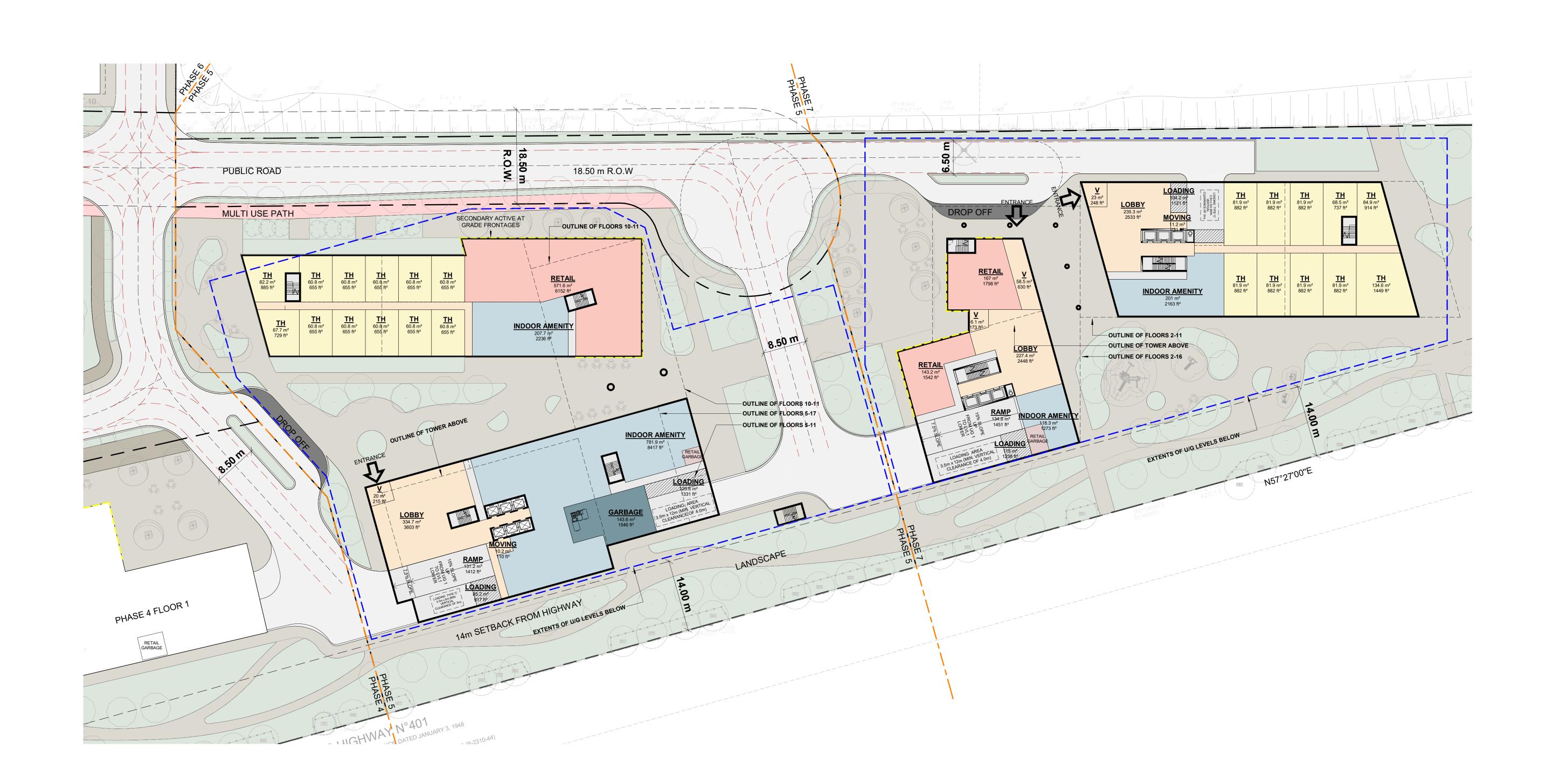
PICKERING DESIGN CENTRE **MASTER PLAN**

1775 PICKERING PARKWAY PICKERING, ON.

FLOOR 01 - PHASE 4

PROJECT NO. 06.037RZ PROJECT DATE 2024-04-04 CHECKED BY

DRAWING NO. SPA151.3



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LEGEND

SECONDARY
RESIDENTIAL ENTRANCE

PRIMARY RESIDENTIAL ENTRANCE

RETAIL ENTRANCE

EXIT EXIT

FIRE HYDRANT

→ SIAMESE CONNECTION

CONVEX MIRROR TRANSFORMER WITH

CLEARANCES

000.00 SPOT ELEVATION

A FIRE ROUTE SIGN

GAS/HYDRO METER

DATE



PICKERING DESIGN CENTRE **MASTER PLAN**

1775 PICKERING PARKWAY PICKERING, ON.

FLOOR 01 - PHASES 5 & 7

PROJECT NO. 06.037RZ PROJECT DATE 2024-04-04

SPA151.4