



Mark	Date	Description
01	2024-04-26	Issued for Massing Study Review
02	2025-05-15	Issued for Zoning Review
03	2025-10-07	Re-Issued for Zoning Review
04	2026-03-12	Issued for OPA



1884 Liverpool Rd

A001 Cover Sheet	A304 West Elevation Block 2	A906 Render
A002 Survey	A305 East Elevation Block 3	A907 Render
A005 Statistics	A306 North Elevation Block 1; 2; 3	A908 Render
A006 Site Plan	A401 Section Block 1	A909 Render
A007 Landscape Plan	A402 Section Block 2	A910 Render
A101 Parking Plan	A403 Section Block 3	A911 Render
A102 Basement Plan	A404 Section Block 3	A912 Render
A103 1st Floor Plan	A405 Section Block 1-3	A913 Render
A104 2nd Floor Plan	A901 Render	A914 Render
A105 3rd Floor Plan	A902 Render	A915 Render
A301 South Elevation Block 1; 2; 3	A903 Render	
A302 West Elevation Block 1	A904 Render	
A303 East Elevation Block 1	A905 Render	

CLIENT
Louisville Homes Limited

ARCHITECT
MICACCHI ARCHITECTURE INC.

PLANNER
Batory Planning+Management

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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title

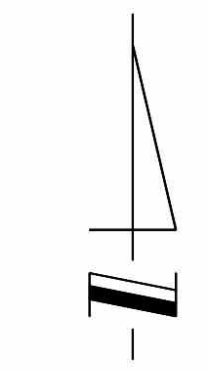
issue date
Friday, March 27, 2026

scale

job number
2400-04

A001

SKTECH
 OF PART OF LOT 18, AND ALL OF LOT 39,
 REGISTERED PLAN No. 492,
 GEOGRAPHIC TOWNSHIP OF PICKERING,
 NOW IN THE,
CITY OF PICKERING
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE - 1 : 150 METRES
 DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



BENCHMARK:
 BENCHMARK No. 0011907030
 DATUM: CANAD2015 VERT ORDER: FIRST ORDER ELEVATION: 86.083 m
 DATUM: CANAD2015 VERT ORDER: FIRST ORDER ELEVATION: 86.472 m
 LOCATION DESCRIPTION:
 PICKERING - DEEP BENCH MARK IN MANHOLE ON WEST SIDE OF CHURCH STREET,
 0.3 M SOUTH OF HIGHWAY NO. 2, 11.6 M EAST OF NORTHEAST CORNER OF ST.
 FRANCIS & SALES SCHOOL, 10.4 M WEST OF CENTRE LINE OF ROAD, 4.0 M
 SOUTH OF WIRE FENCE, 5.5 M SOUTHWEST OF POWER POLE NO. 53.

NOTES:
 - CONTOUR INTERVAL IS 0.20 METRES.

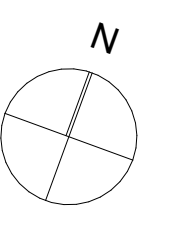
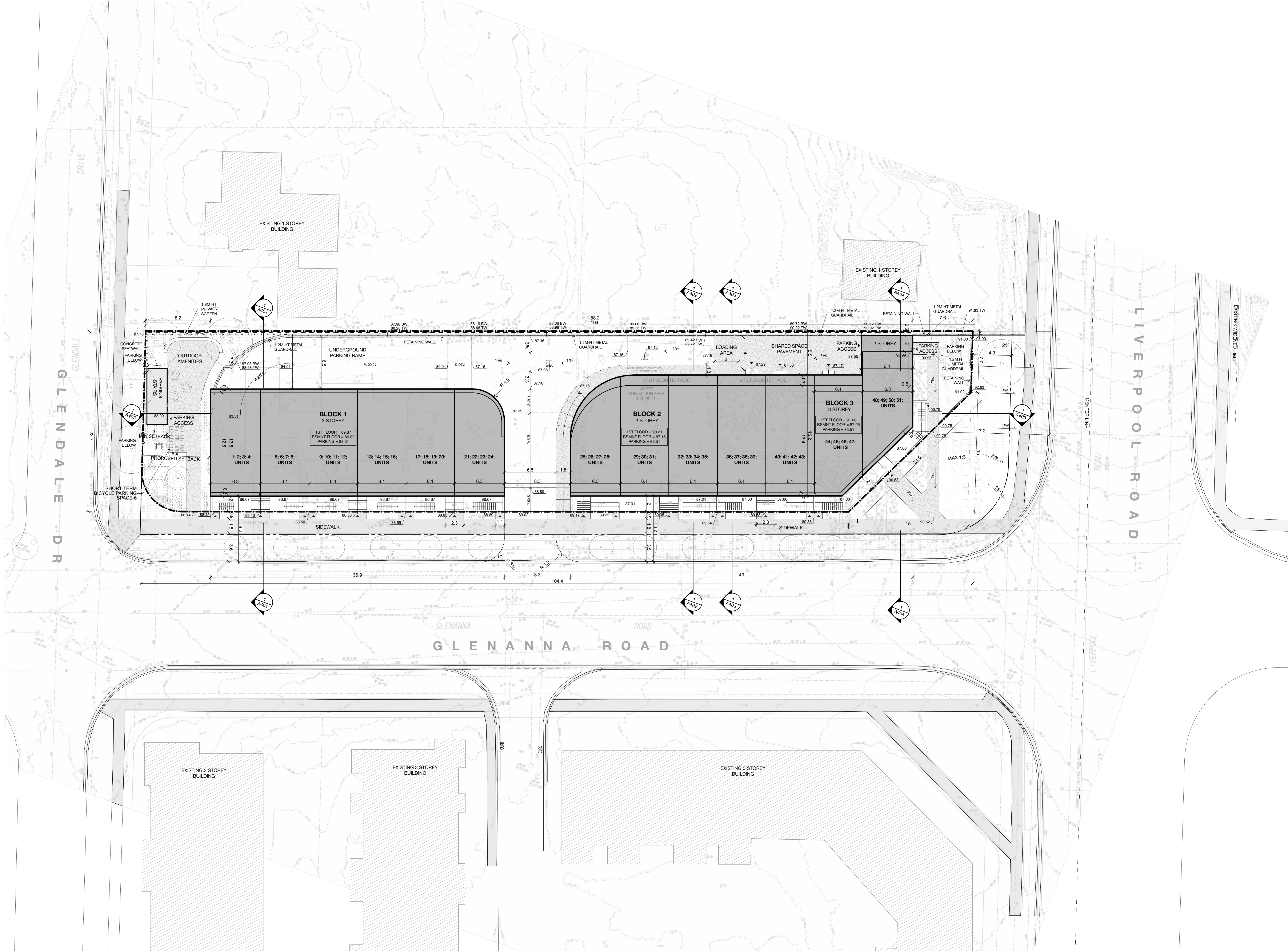
FEBRUARY 10, 2026

H. F. GRANDER Co., Ltd.
 ONTARIO LAND SURVEYOR
 1575 HIGHWAY 7A WEST, UNIT 2A
 POST OFFICE BOX 616
 PORT PERRY, ONTARIO
 L9L 1A6
 TEL. (905) 985-3500
 FAX. (905) 985-2347

CADD FILE: 81161-TP-3.DPD
 PROJECT No. 81161-TP



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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
Site Plan

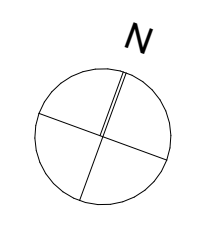
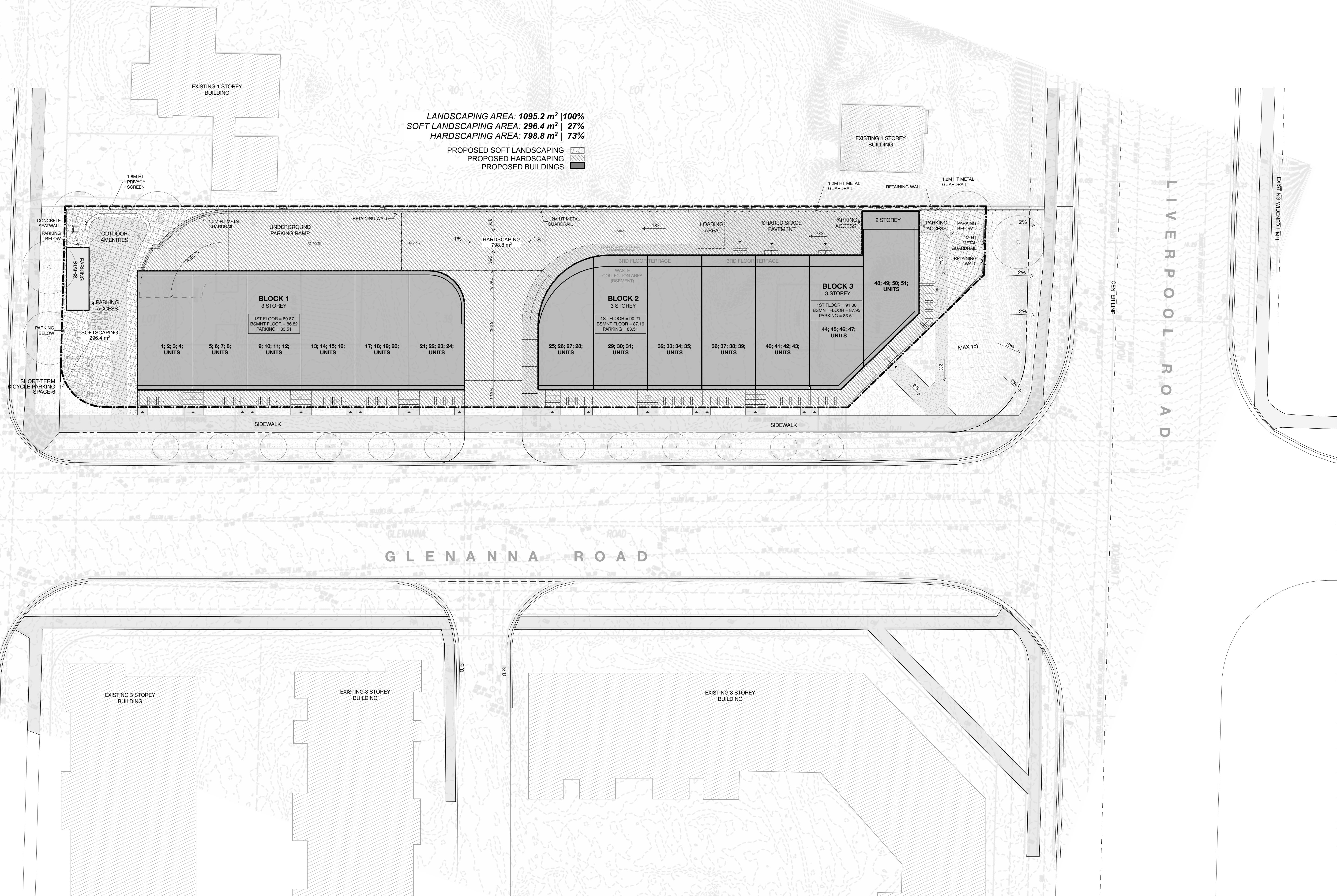
issue date
Friday, March 27, 2026

scale
1:200
job number
2400-04

A006



LANDSCAPING AREA: 1095.2 m² | 100%
SOFT LANDSCAPING AREA: 296.4 m² | 27%
HARDSCAPING AREA: 798.8 m² | 73%
 PROPOSED SOFT LANDSCAPING
 PROPOSED HARDSCAPING
 PROPOSED BUILDINGS



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job title
1884 Liverpool Rd

client
Louisville Homes Limited

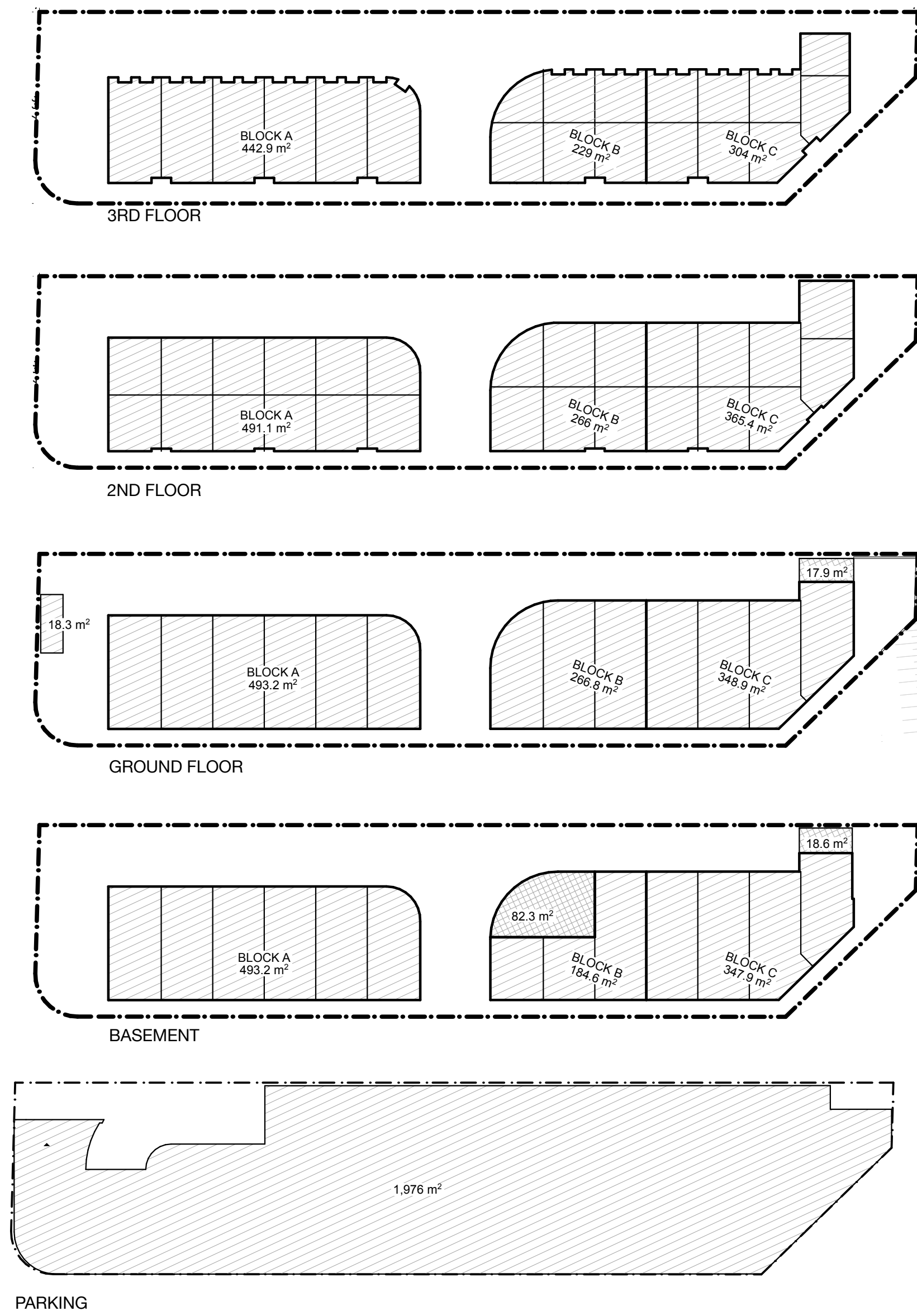
sheet title
Landscape Plan

issue date
Friday, March 27, 2026

scale
1:200, 1' = 1'-0"

job number
2400-04

Mark	Date	Description
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Zoning Statistics

	Regulations New Zoning By-law	Pre Application	Proposed
Total Site Area		2319.2 m² 0.2319 ha	2240.7 m² 0.2241 ha
Residential GFA		4,685 m² 50,429 f²	3,207.1 m² 34,521 f²
Footprint			1,146.3 m² 12,339 f²
Lot Coverage			51%
Density (FSI)	—	2.02	1.43
Units per net hectar		202.7	227.6 Unit/ha
Outdoor Amenity			173.4 m² 1,866 f²
Landscaping			
Soft Landscaping			296.4 m² 27%
Hardscaping			798.8 m² 73%
Total			1,095.2 m² 100%
Units			
1 Bedroom			4
2 Bedroom			47
Total		47	51
Parking			
Residential (1.25 spaces per unit) EV Ready charging infrastructure capable of providing Level 2 charging or higher for 50% of the resident parking spaces.	63		47
Visitor (0.15 spaces per unit)	8		8
Accessible	1		1
Total	72	50	56
Bicycle Parking			
Long-Term	51		51
Short-Term	5		5
Total	56		56
Setbacks			
Front	—		2m
Rear	7.5m		5.5m
West Side	3m		8.4m
East Side	3m		7.6m
Building Height			
Block 1			10.8m
Block 2	9.5 m		10.4m
Block 3			10.4m

Area Calculations

Floor	GCA		Deductions		GFA	
3	975.5 m²	10,500 f²	0 f²	0 f²	975.5 m²	10,500 f²
2	1,122.7 m²	12,085 f²	0 f²	0 f²	1,122.7 m²	12,085 f²
G	1,146.3 m²	12,339 f²	37.4 m²	403 f²	1,108.9 m²	11,936 f²
B	1,126.5 m²	12,126 f²	1,126.5 m²	12,126 f²	0 f²	0 f²
P	1,976 m²	21,269 f²	1,976 m²	21,269 f²	0 f²	0 f²
Total	6,347 m²	68,319 f²	3,139.9 m²	33,798 f²	3,207.1 m²	34,521 f²

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job title
1884 Liverpool Rd

client
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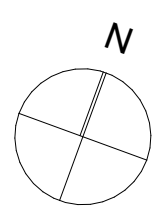
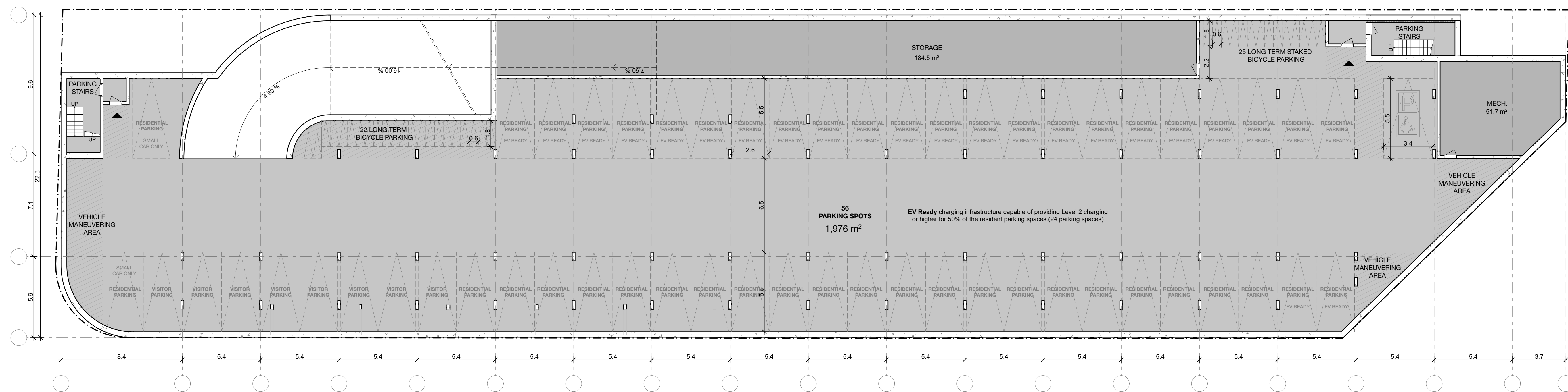
sheet title
Statistics

issue date
Friday, March 27, 2026

scale
1:500, 1:0.82

job number
2400-04

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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
Parking Plan

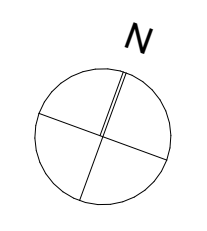
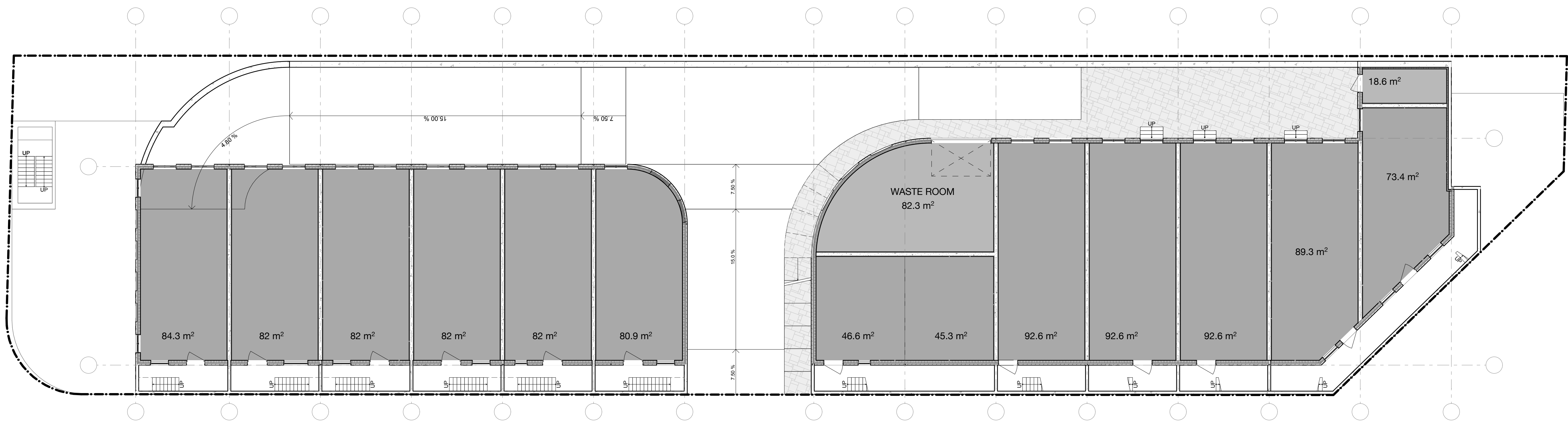
issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

A101

Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
Basement Plan

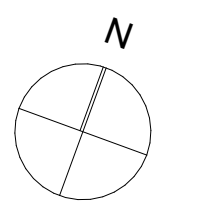
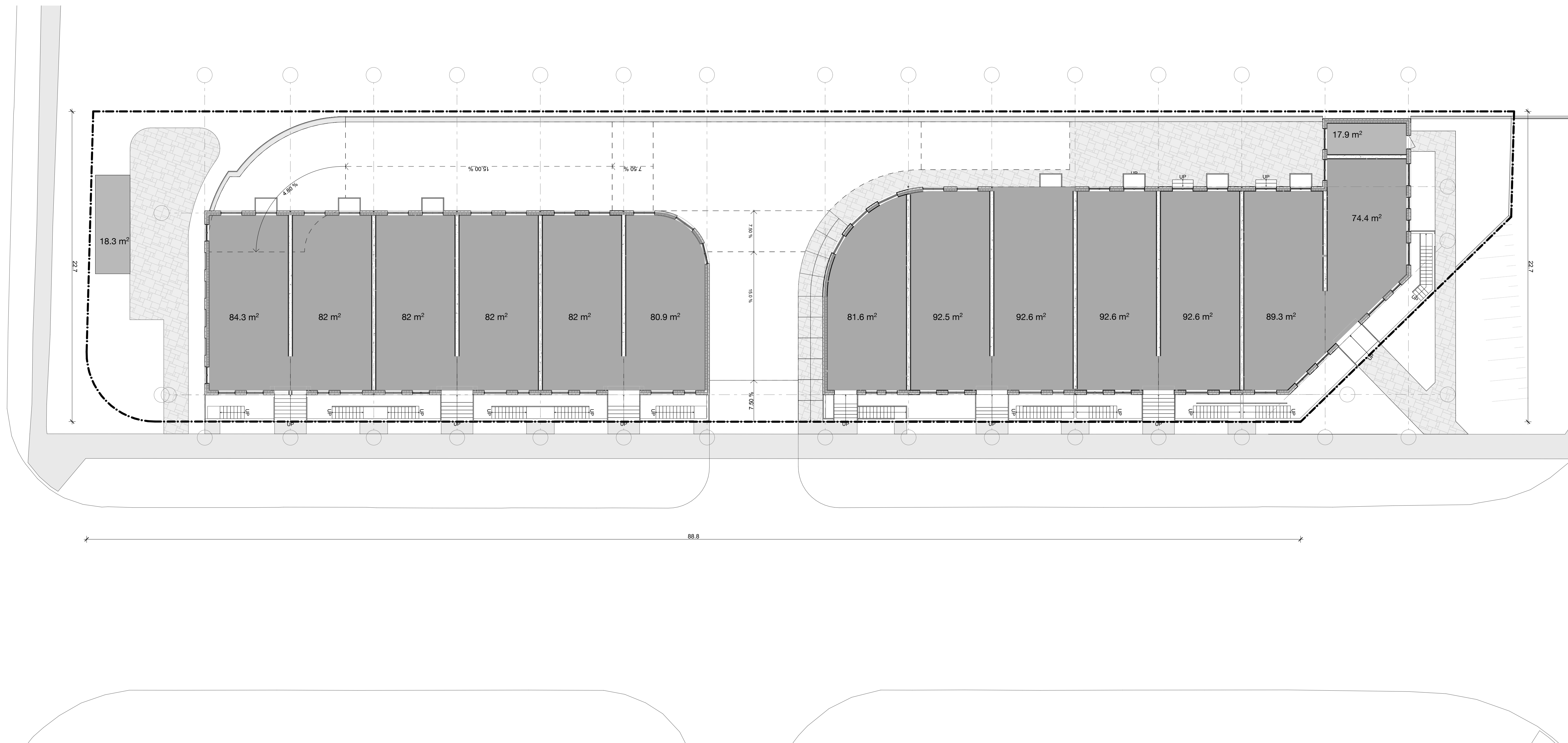
issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

A102

Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
1st Floor Plan

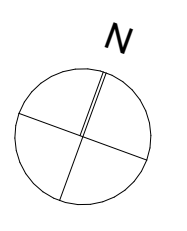
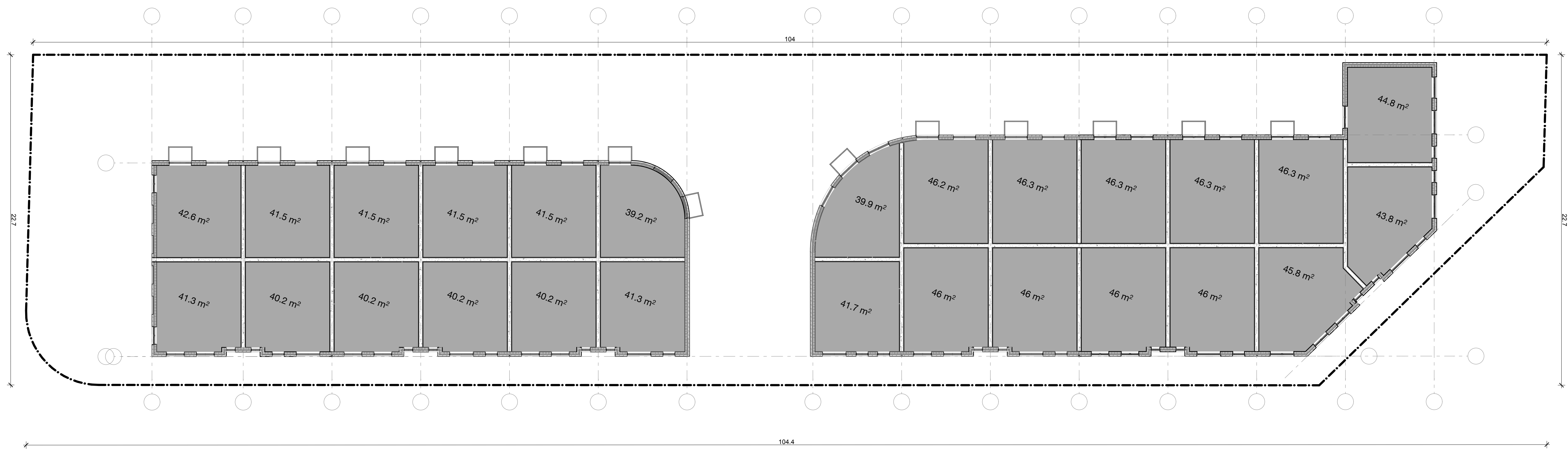
issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

A103

Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
2nd Floor Plan

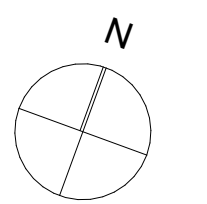
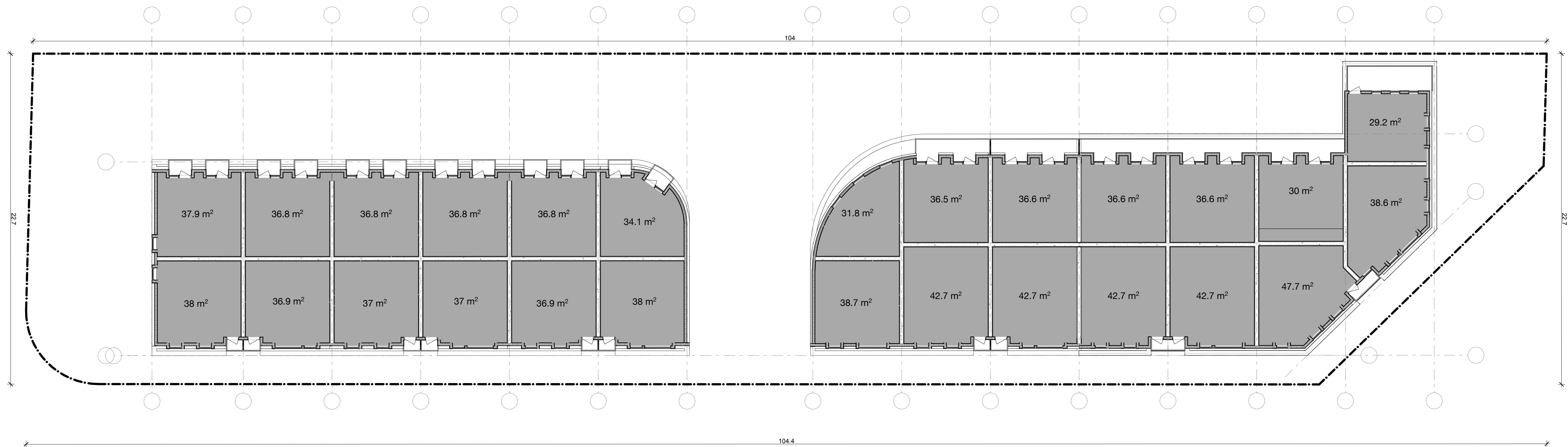
issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

A104

Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
3rd Floor Plan

issue date
Friday, March 27, 2026

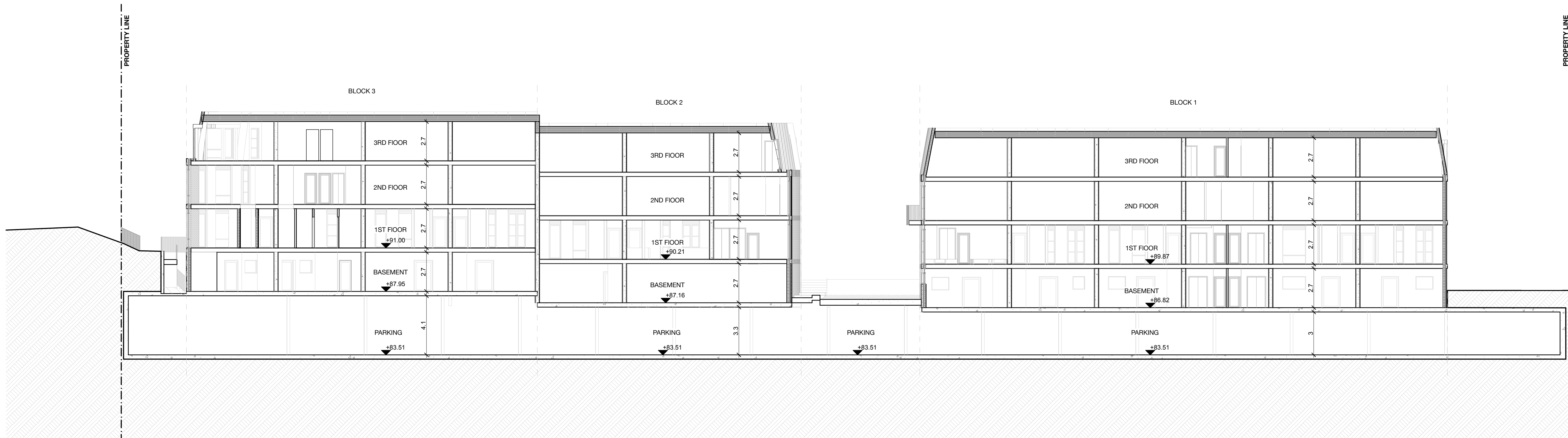
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job number

2400-04

A105



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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
Section Block 1-3

issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

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client
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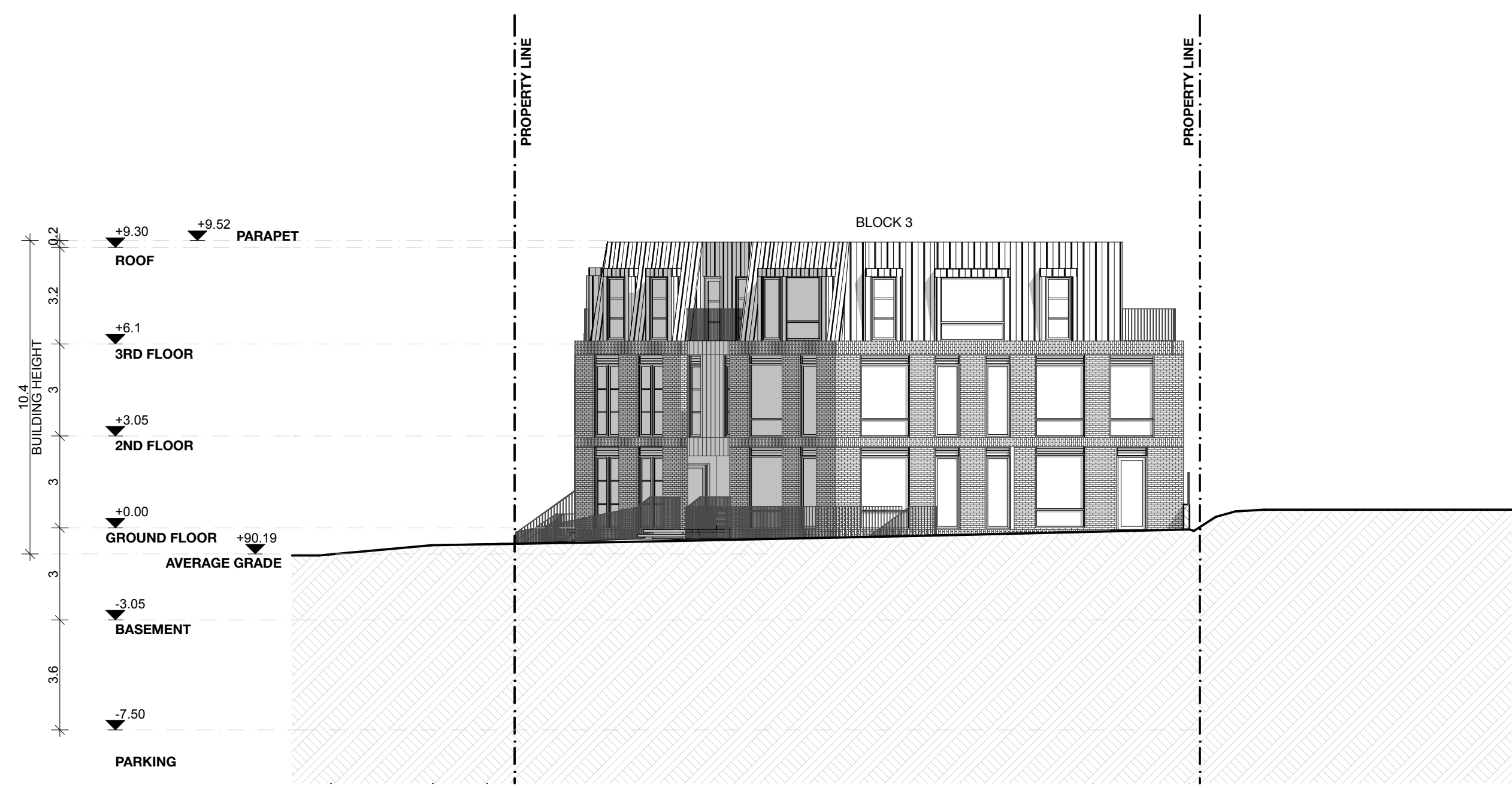
sheet title
South Elevation Block 1; 2; 3

issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

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02	2025-05-15	Issued for Zoning Review
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job title

1884 Liverpool Rd

client

Louisville Homes Limited

sheet title

East Elevation Block 3

issue date

Friday, March 27, 2026

scale

1:150

job number

2400-04

A305

Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
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1884 Liverpool Rd

client
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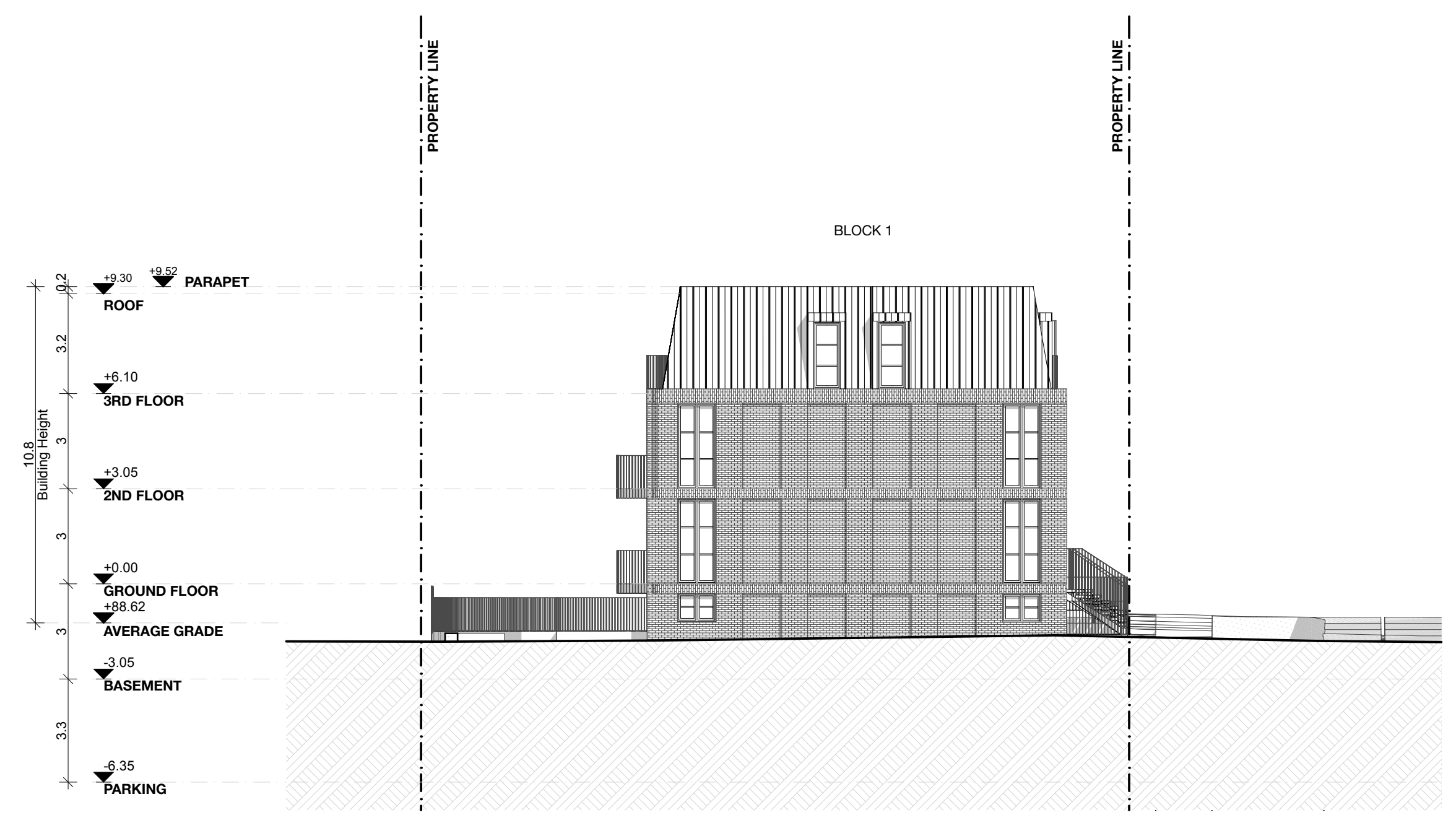
sheet title
North Elevation Block 1; 2; 3

issue date
Friday, March 27, 2026

scale
1:150

job number
2400-04

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1884 Liverpool Rd

client
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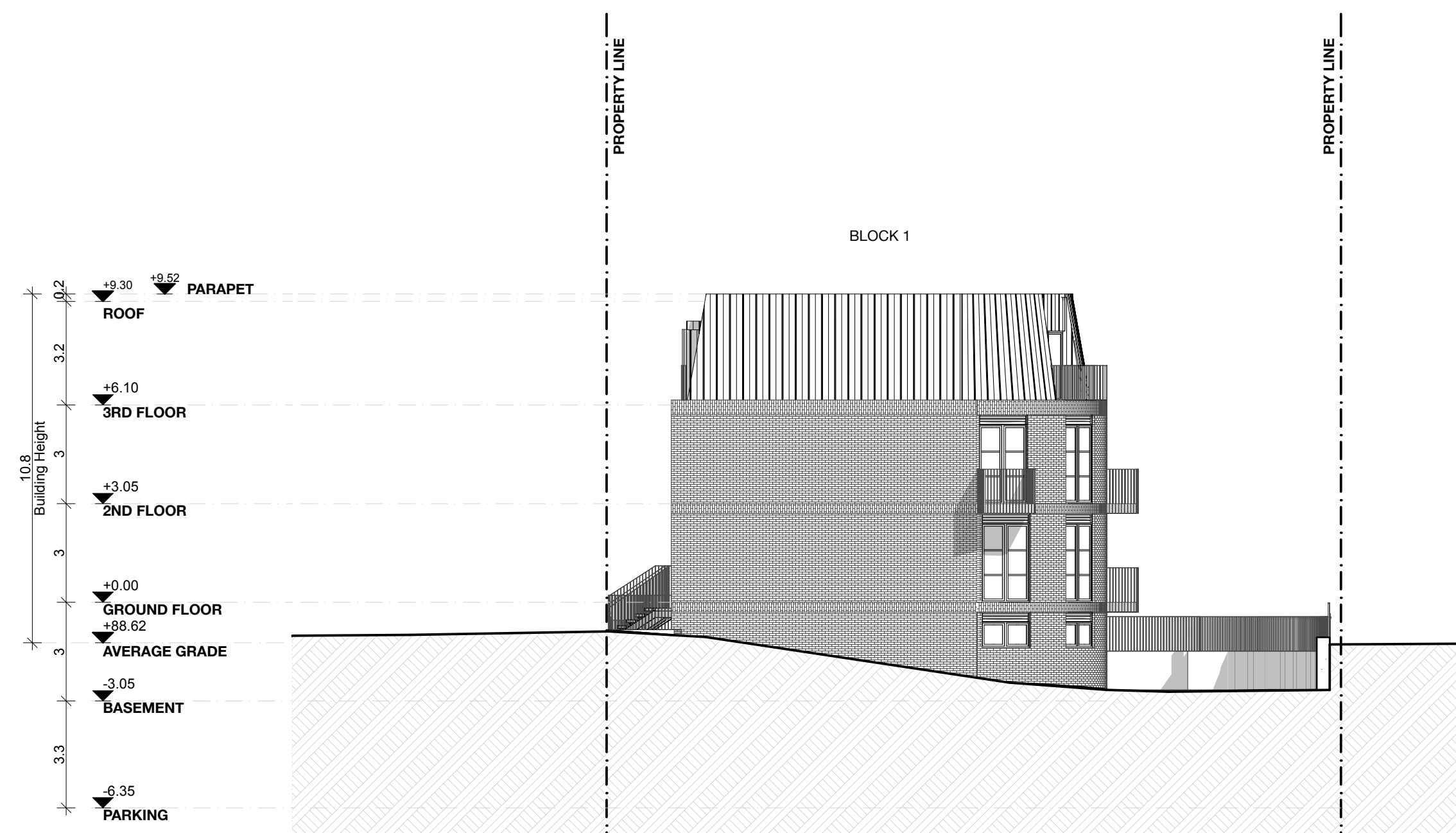
sheet title
West Elevation Block 1

issue date
Friday, March 27, 2026

scale
1:150

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1884 Liverpool Rd

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Louisville Homes Limited

sheet title
East Elevation Block 1

issue date
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job title
1884 Liverpool Rd

client
Louisville Homes Limited

sheet title
Render

issue date
Friday, March 27, 2026

scale
1:1.72

job number
2400-04



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job title
1884 Liverpool Rd

client
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sheet title
Render

issue date
Friday, March 27, 2026

scale
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job number
2400-04



Mark	Date	Description
02	2025-05-15	Issued for Zoning Review
03	2025-10-07	Re-Issued for Zoning Review
04	2026-03-12	Issued for OPA



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