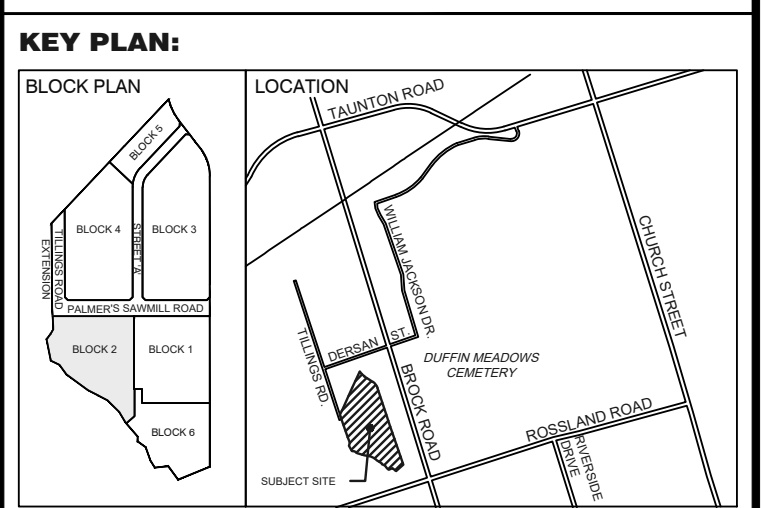


TITLE:
SITE PLAN

LEGAL DESCRIPTION:
BLOCK 2, PLAN 40M-2685
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM



SITE STATISTICS

ZONING STATISTICS (MU-MD-2)	REQUIRED	PROPOSED
AREA (BLOCK)		1.824 ha
BUILD-TO-ZONE (PALMER'S SAWMILL RD)	60%	71.80%
BUILDING SEPARATION (FRONT WALL)	11m	12.11m
BUILDING SEPARATION (EXTERIOR WALL)	3m	3.05m
BUILDING SEPARATION - SIDEWALK	4.5m	4.56m
BLOCK LENGTH	51m	42.06m
MAXIMUM BUILDING HEIGHT - BLOCK TH	12m	<12m
LANDSCAPED AREA	20%	20%
PRIVATE RESIDENTIAL AMENITY AREA	MIN. 4.5sq.m/UNIT	>4.5sq.m/UNIT
BALCONY DEPTH	MIN. 1.5m	1.5m

PARKING STATISTICS	REQUIRED	PROPOSED
BLOCK TOWNHOUSES (2 SP/UNIT)	170	170
VISITORS (0.2 SP/UNIT)	17	17
ACCESSIBLE PARKING	1 TYPE A + 1 TYPE B	1 TYPE A + 1 TYPE B

BUILDING STATISTICS

BUILDING	TYPE	TOWNHOUSE	UNITS
1	TYPE I	TOWNHOUSE	5
2	TYPE I	TOWNHOUSE	6
3	TYPE I	TOWNHOUSE	6
4	TYPE I	TOWNHOUSE	6
5	TYPE I	TOWNHOUSE	8
6	TYPE I	TOWNHOUSE	8
7	TYPE E	TOWNHOUSE	7
8	TYPE E	TOWNHOUSE	5
9	TYPE E	TOWNHOUSE	5
10	TYPE I	TOWNHOUSE	6
11	TYPE I	TOWNHOUSE	8
12	TYPE I	TOWNHOUSE	8
13	TYPE I	TOWNHOUSE	7
TOTAL			85

UNIT COUNT BY TYPE	COUNT
TYPE I	68
TYPE E	17

- LEGEND**
- STREET LIGHT STANDARD
 - ACCESSIBLE PARKING
 - DENOTES RESIDENT SURFACE PARKING
 - CENTRAL MAILBOX MODULE
 - PARKING SPACE
 - TRANSFORMER
 - TACTILE PLATE
 - PERMEABLE PAVERS
 - CONCRETE
 - ASPHALT
 - UNILOCK PAVERS
 - LANDSCAPING / SOD
 - GROUNDCOVER PERENNIAL
 - RETAINING WALL
 - FIREROUTE SIGN
 - SIGNAGE
 - STOP BAR
 - AIR CONDITIONER
 - CHAIN LINK FENCE (1.2m)
 - STREET LIGHT
 - BOLLARD LIGHT
 - WASTE PADS
 - MANHOLE
 - SHRUBS
 - FIRE HYDRANT
 - DIRECTIONAL SIGNAGE

**STONEPAY - TILLINGS ROAD
PHASE 2**

CLIENT
9004807 CANADA INC.

REVISIONS

No.	Description	Date	Int.
4	ISSUED FOR SPA	24/10/04	EC
3	REVISED PER 3RD SUB COMMENT	24/06/24	EC
2	REVISED PER 2ND SUB COMMENT	16/04/24	MP
1	REVISED PER 1ST SUB COMMENT	15/01/24	MP

PROJECT No.: 15336
DATE: September 3, 2021
SCALE: 1 : 400
DRAFTED BY: MP
CHECKED BY: MP

DRAWING No.: **SP-1**

BIGLIERI GROUP

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NOTE: DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES. MINIMUM DIMENSIONS ARE NOT MAINTAINED. BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.