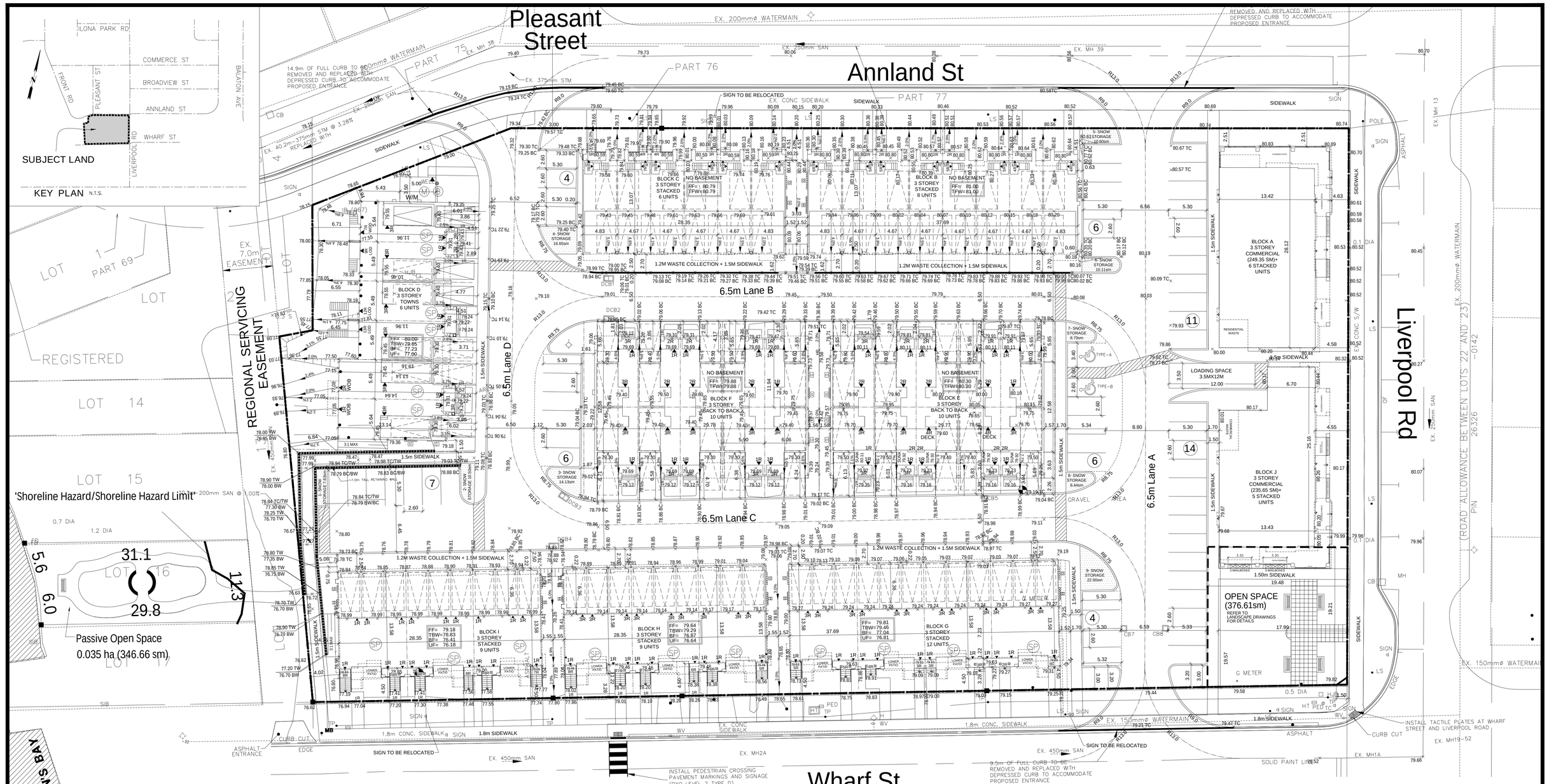


LEGEND

- ENTRY DOOR
- UNIT NUMBER
- FINISH FLOOR HEIGHT
- PAVEMENT MARKINGS
- MAX. 3 : 1 EMBANKMENT (SEE GRADING PLAN)
- DEPRESSED CURB OPSD 600.110 (SEE GRADING PLAN)
- SIDEWALK RAMPS PER OS-304 WITH MODIFIED OPSD 600.110 (SEE GRADING PLAN)
- STREET LIGHTING (SEE PHOTOMETRIC PLAN)
- PEDESTRIAN WALL LUMINAIRE (SEE PHOTOMETRIC PLAN)
- TRANSFORMERS (SEE HYDRO DISTRIBUTION PLAN)
- FIRE HYDRANTS (SEE SITE SERVICING PLAN)
- RA-1 'STOP SIGN' LOCATION
- TACTILE WALKING SURFACE
- FIRE & PARKING SIGNAGE (SEE SIGNAGE PLAN BY OTHERS)
- VISITOR PARKING PAVEMENT MARKING
- ACCESSIBLE PARKING PAVEMENT SYMBOL
- PROPERTY LINE
- WOOD PRIVACY FENCE (SEE LANDSCAPE DRAWINGS)
- CHAIN LINK FENCE (SEE LANDSCAPE DRAWINGS)
- CANADA POST MAILBOX
- PRELIMINARY GANGED GAS METER LOCATIONS
- SNOW STORAGE
- CATCHBASIN
- EXISTING HYDRO POLE
- GAS METERS (SEE SITE SERVICING PLAN)
- HYDRO METERS (SEE SITE SERVICING PLAN)
- BELL PEDESTAL (SEE SITE SERVICING PLAN)

SITE STATISTICS

SITE AREA (including passive open space)	11710.16 sm	(1.1710 ha)
OPEN SPACE BLOCK	376.61 sm	(0.0377 ha)
SITE AREA (not including passive open space)	11333.55 sm	(1.1334 ha)
CONDOMINIUM	11365.63 sm	(1.1366 ha)
NUMBER OF UNITS	81 UNITS	
DENSITY	69.171	

UNIT BREAKDOWN

ALL UNITS	
STACKED UNITS	55
BACK TO BACK UNITS	20
TRADITIONAL TOWNHOUSE UNITS	6
TOTAL UNITS	**81**

COMMERCIAL SPACE		
BLOCK A	249.35	sm
BLOCK J	235.65	sm
TOTAL COMMERCIAL SPACE	**485.00**	sm

STACKED UNITS	
BLOCK A	6
BLOCK B	8
BLOCK C	6
BLOCK G	12
BLOCK H	9
BLOCK I	9
BLOCK J	5
TOTAL STACKED	**55**

BACK TO BACK UNITS	
BLOCK E	10
BLOCK F	10
TOTAL BTB	**20**

TRADITIONAL TOWNHOUSE UNITS	
BLOCK D	6
TOTAL BTB	**6**

PARKING STATISTICS

TOTAL PARKING SPACES

	REQUIRED	PROVIDED
RESIDENTIAL SPACES	134	134
VISITORS SPACES	39	39
TOTAL PARKING SPACE	**173**	**173**
ACCESSIBLE SPACES (included in total)	2	2

VISITOR PARKING SPACES

RATIO		REQUIRED	PROVIDED
VISITORS SPACES FOR RESIDENTIAL	0.25 PER UNIT	20	20
VISITORS SPACES FOR COMMERCIAL	4.00 PER 100 sm	19	19
TOTAL VISITORS PARKING SPACES		**39**	**39**
ACCESSIBLE SPACES (26-50) (INCLUDED IN TOTAL VISITORS SPACES)	1 TYPE A 1 TYPE B	2	2

RESIDENTIAL PARKING SPACES

UNIT TYPE	SPACES PER UNIT	# OF UNITS	REQUIRED	PROVIDED SURFACE	DRIVEWAY	GARAGE	TOTAL
STACKED UNITS	1.50	55	82	19	19	44	82
BACK TO BACK UNITS	2.00	20	40	0	20	20	40
TOWNHOUSE UNITS	2.00	6	12	0	6	6	12
TOTAL RESIDENTIAL PARKING SPACES			**134**	**19**	**45**	**70**	**134**

SNOW STORAGE REQUIREMENTS

TOTAL PAVED AREA	3138.70 sm	
ESTIMATED REQUIRED SNOW STORAGE AREA (2.00% OF TOTAL PAVED AREA)	62.77 sm	
TOTAL SNOW STORAGE AREA PROVIDED (3.47% OF TOTAL PAVED AREA)	108.86 sm	

PROVIDED SNOW STORAGE AREA BREAKDOWN

AREA 1	7.63 sm
AREA 2	10.50 sm
AREA 3	14.13 sm
AREA 4	16.65 sm
AREA 5	10.60 sm
AREA 6	10.11 sm
AREA 7	8.79 sm
AREA 8	8.44 sm
AREA 9	22.00 sm
TOTAL	108.86 sm

NO.	DESCRIPTION	DATE	REV.
13	ISSUED FOR CLIENT REVIEW	OCT 29, 2026	
12	ISSUED FOR CLIENT REVIEW	OCT 16, 2026	
11	ISSUED FOR CLIENT REVIEW	JUNE 18, 2026	
10	ISSUED FOR CLIENT REVIEW	JUNE 17, 2026	
9	ISSUED FOR CLIENT REVIEW	JUNE 15, 2026	
8	ISSUED FOR CLIENT REVIEW	JUNE 11, 2026	
7	ISSUED FOR CLIENT REVIEW	JUNE 10, 2026	
6	ISSUED FOR CLIENT REVIEW	JUNE 09, 2026	
5	ISSUED FOR CLIENT REVIEW	JUNE 05, 2026	
4	ISSUED FOR CLIENT REVIEW	JUNE 05, 2026	
3	ISSUED FOR CLIENT REVIEW	JUNE 04, 2026	
2	ISSUED FOR ZBA APPLICATION	JAN 09, 2025	SA
1	ISSUED FOR CLIENT REVIEW	AUG 14, 2025	SA

S&C ARCHITECTS INC.
T: (416) 848-0991 F: (416) 660-6101
INFO@SCARCHITECTS.CA
60 RANDALL DRIVE SUITE 10
AJAX, ONTARIO L1S 6L3

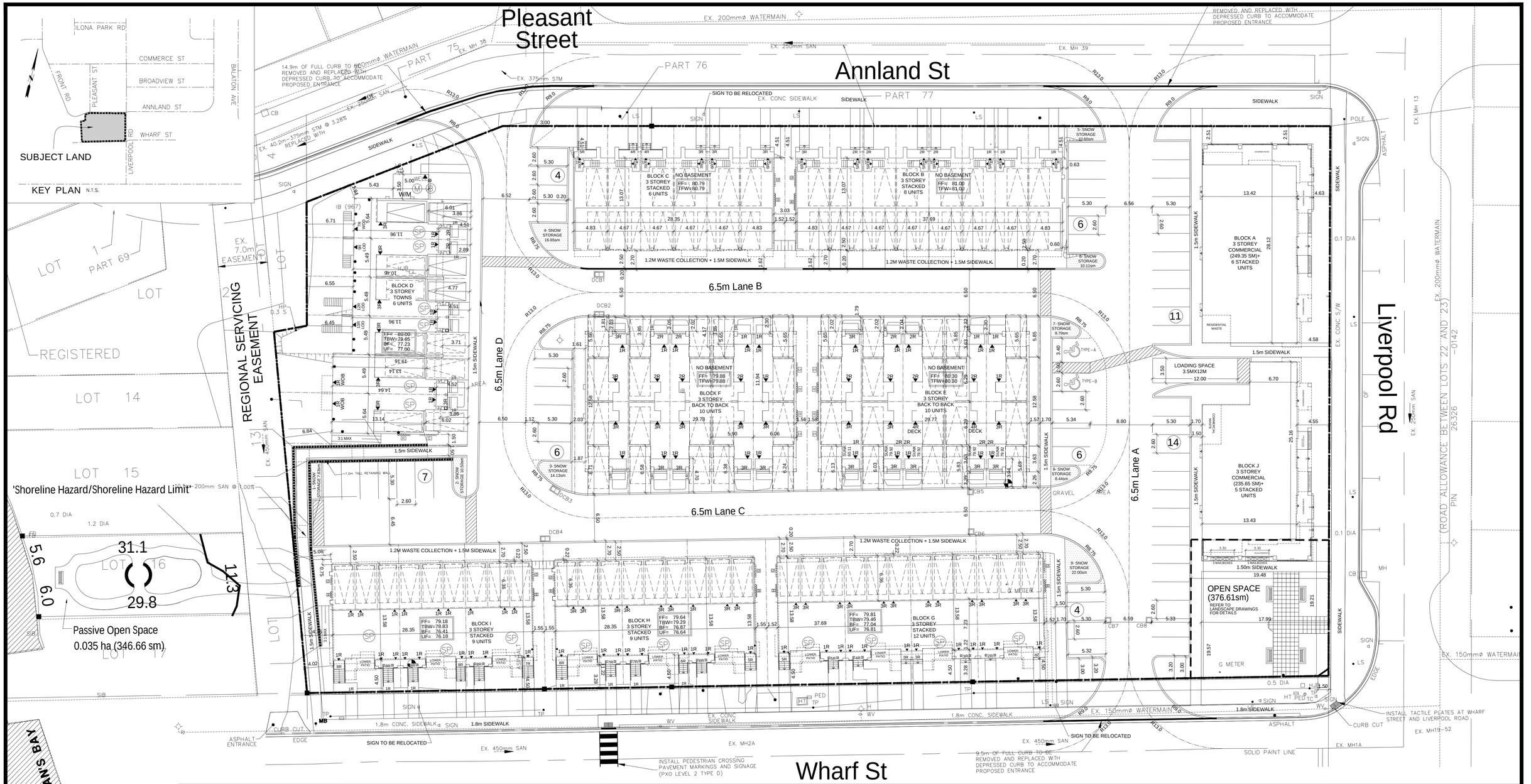
Sheet Title: SITE PLAN

Drawn by:	Checked by:	Date:
SA	SA	NOV. 2022

Scale: 1 : 250

Drawing No.: A101

Project No.: 2022-10


Pleasant Street
Annland St
Liverpool Rd
Wharf St
KEY PLAN N.T.S.
SUBJECT LAND
ILONA PARK RD
COMMERCE ST
BROADVIEW ST
ANNLAND ST
WHARF ST
FRONT RD
PLEASANT ST
LIVERPOOL RD
BALATON AVE
EX. 200mmø WATERMAIN
EX. 250mm SAN
EX. MH 39
EX. MH 38
EX. 375mm STM
14.9m OF FULL CURB TO BE REMOVED AND REPLACED WITH DEPRESSED CURB TO ACCOMMODATE PROPOSED ENTRANCE
REMOVED AND REPLACED WITH DEPRESSED CURB TO ACCOMMODATE PROPOSED ENTRANCE
EX. 40.2m-375mm STM @ 3.28%
EX. 200mm SAN
SIGN TO BE RELOCATED
EX. CONC SIDEWALK
SIDEWALK
PART 75
PART 76
PART 77
PART 69
LOT 1
LOT 2
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
REGISTERED
REGIONAL SERVICING EASEMENT
EX. 7.0m EASEMENT
BLOCK C 3 STOREY STACKED 6 UNITS
NO BASEMENT FF= 80.79 TFW=80.79
BLOCK B 3 STOREY STACKED 8 UNITS
NO BASEMENT FF= 81.00 TFW=81.00
BLOCK A 3 STOREY COMMERCIAL (249.35 SM)+ 6 STACKED UNITS
BLOCK D 3 STOREY TOWNS 6 UNITS
FF= 80.00 TBW= 79.65 BF= 77.23 UF= 77.00
BLOCK F 3 STOREY BACK TO BACK 10 UNITS
NO BASEMENT FF= 79.88 TFW=79.88
BLOCK E 3 STOREY BACK TO BACK 10 UNITS
NO BASEMENT FF= 80.30 TFW=80.30
BLOCK I 3 STOREY STACKED 9 UNITS
FF= 79.18 TBW=78.83 BF= 76.41 UF= 76.18
BLOCK H 3 STOREY STACKED 9 UNITS
FF= 79.64 TBW=79.29 BF= 76.87 UF= 76.64
BLOCK G 3 STOREY STACKED 12 UNITS
FF= 79.81 TBW=79.46 BF= 77.04 UF= 76.81
BLOCK J 3 STOREY COMMERCIAL (235.65 SM)+ 5 STACKED UNITS
OPEN SPACE (376.61sm)
REFER TO LANDSCAPE DRAWINGS FOR DETAILS
1.2M WASTE COLLECTION + 1.5M SIDEWALK
1.5m SIDEWALK
6.5m Lane B
6.5m Lane C
6.5m Lane D
6.5m Lane A
LOADING SPACE 3.5MX12M
12.00
RESIDENTIAL WASTE
GRAVEL
AREA A
ASPHALT
CONC
EDGE
CURB CUT
ASPHALT ENTRANCE
SOLID PAINT LINE
1.8m CONC. SIDEWALK
1.8m SIDEWALK
EX. CONC SIDEWALK
EX. 450mm SAN
EX. MH2A
EX. MH1A
EX. MH1 1:3
EX. 150mmø WATERMAIN
EX. 200mmø WATERMAIN
INSTALL PEDESTRIAN CROSSING PAVEMENT MARKINGS AND SIGNAGE (PXO LEVEL 2 TYPE D)
INSTALL TACTILE PLATES AT WHARF STREET AND LIVERPOOL ROAD
9.5m OF FULL CURB TO BE REMOVED AND REPLACED WITH DEPRESSED CURB TO ACCOMMODATE PROPOSED ENTRANCE
'Shoreline Hazard/Shoreline Hazard Limit'
Passive Open Space 0.035 ha (346.66 sm)
FRENCHMAN'S BAY
(ROAD ALLOWANCE BETWEEN LOTS 22 AND 23)
PIN 26326-0142
1 SNOW STORAGE 7.93sm
2 SNOW STORAGE 10.05sm
3 SNOW STORAGE 14.13sm
4 SNOW STORAGE 16.65sm
5 SNOW STORAGE 10.60sm
6 SNOW STORAGE 10.11sm
7 SNOW STORAGE 8.79sm
8 SNOW STORAGE 8.44sm
9 SNOW STORAGE 22.00sm
~1.0m TALL RETAINING WALL
1.5m SIDEWALK
1.5m SIDEWALK
1.50m SIDEWALK
1.2M WASTE COLLECTION + 1.5M SIDEWALK
1.2m WASTE COLLECTION + 1.5m SIDEWALK
1.5m SIDEWALK
1.5m SIDEWALK