

VISION FOR PICKERING HARBOUR



CONNECTED WATERFRONT



ACTIVE STREETScape



MIX OF LAND USES



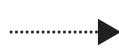
SUSTAINABILITY

GUIDING PRINCIPLES

DEVELOPMENT PROPOSAL

Density: **340 units/ha**
FSI: **3.98**

ORIGINAL



REVISED

Density: **340 units/ha**
FSI: **4.34**

1.46ha

Developable Site Area



24%

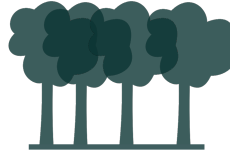
of Total Site Area dedicated to Environmental Buffer

38%

of Developable Site Area Dedicated to Public Spaces

1.11ha

↓ 13%

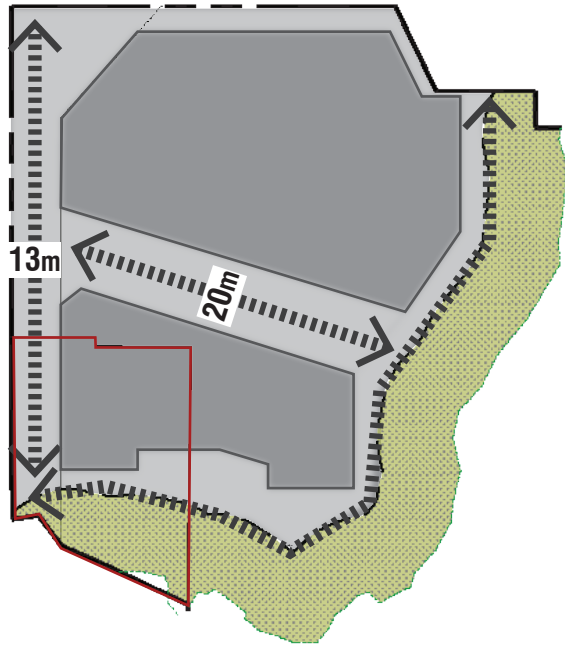


32%

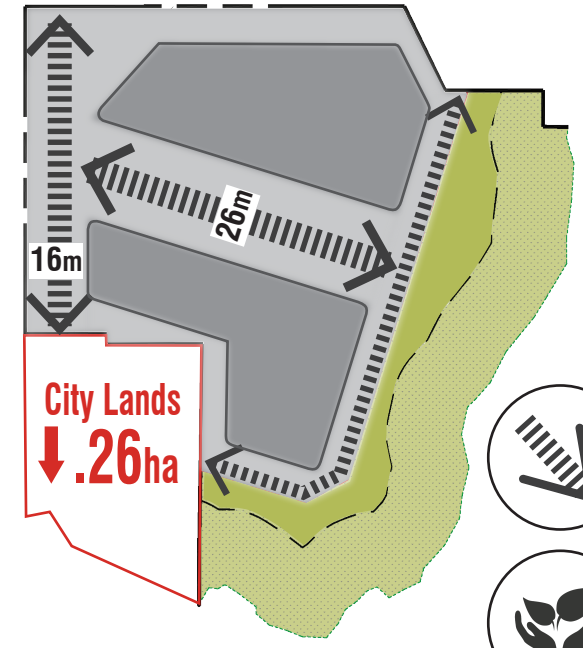
↑ 8%

56%

↑ 18%



Environmental Buffer Area
Connections to the Waterfront



Additional Buffer Area
Wider Connections to the Waterfront

SITE

BUILDING

23
STOREYS



498

Residential Units



377

↓ 24%

15

-8 STOREYS

9,085m²

Total Ground Floor Area

4,853m²

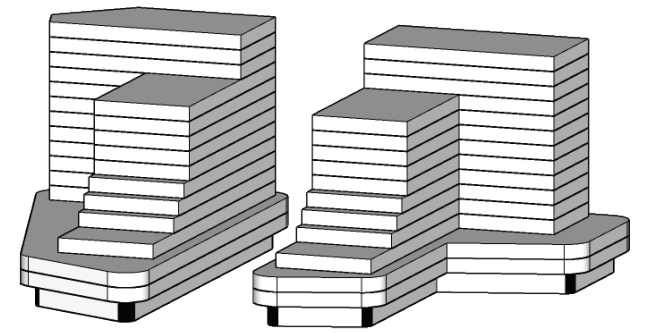
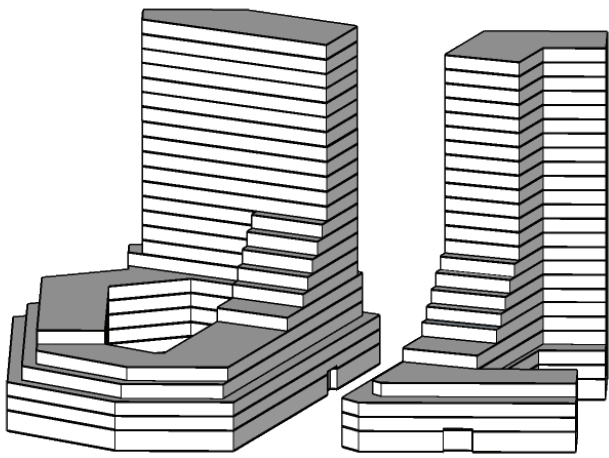
↓ 46%

58,174m²

Total Gross Floor Area

48,132m²

↓ 17%



USES

Parking/Loading
Residential Lobby
Commercial

Parking/Loading
Residential Lobby
Commercial
Public Assembly Hall
Parking/Loading/Boat Storage

Active Streetscape

Bus Loop
Shops
Parking
Residential Lobby
Boat Storage
Public Hall

