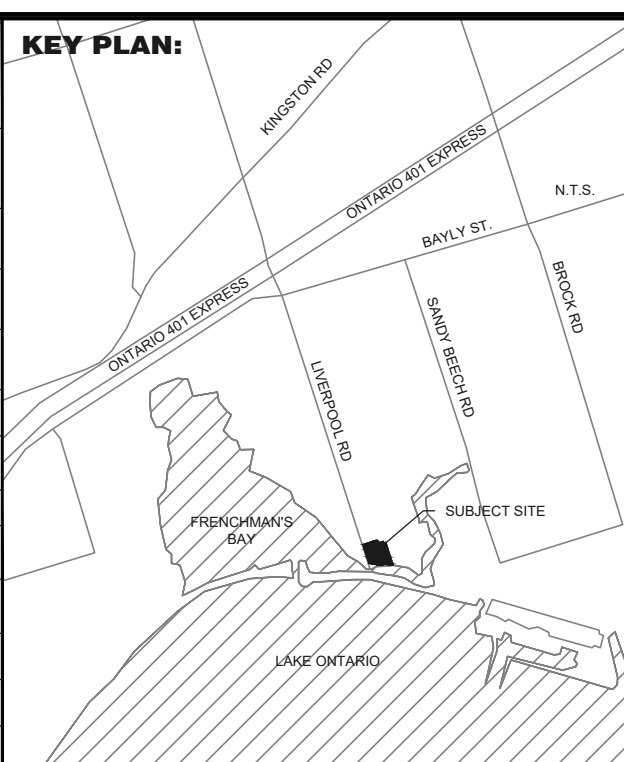


SITE STATISTICS		
LAND AREA (NDA)	Ha	Acres
TOTAL	1.11	2.74
Residential Density	340	u/ha
FSI	4.4	
GROSS FLOOR AREA BREAKDOWN		
	m ²	ft ²
Total Permitted GFA	48,840.00	525,713.76
Residential Uses		
Residential GFA	43,233.20	465,382.16
Residential Indoor Amenity GFA	754.80	8,124.67
Total Residential GFA	43,988.00	473,506.83
Total Units	377	Units
Non-Residential Uses		
Commercial GFA	1,400.00	15,069.60
Assembly Hall GFA	625.00	6,727.50
Parking, Boat Storage, Lobby GFA	2,827.00	30,429.83
Total Non-Residential GFA	4,852.00	52,226.93

PARKING STATISTICS	
PROPOSED PARKING RATE	PROPOSED SPACES
RESIDENTIAL @ 1 SPACES / UNIT	377
VISITOR @ 0.15 SPACES / UNIT	57
COMMERCIAL @ 0.1 / UNIT	38
PUBLIC HALL @ 10/100 m ²	63
TOTAL	535
PROPOSED PARKING LOCATIONS	
U/G Parking/PL	250
U/G Parking Levels	2
A/G Parking/PL	35
A/G Parking Levels	1
TOTAL	535



CONCEPTUAL SITE PLAN

591 LIVERPOOL RD., PICKERING, ONTARIO

LEGAL DESCRIPTION:
PART OF LOT 22
RANGE 3,
BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF PICKERING)
NOW IN THE CITY OF PICKERING REGIONAL MUNICIPALITY
OF DURHAM

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

LEGEND			
	VEGETATION / LANDSCAPING		
	PEDESTRIAN AND RETAIL AREA		
	PEDESTRIAN & VEHICLE HARDSCAPE		
	BUILDING ENTRANCE		
	PARKADE / GARAGE ACCESS		
REVISIONS			
No.	Description	Date	Int.
1	REVISED SUBMISSION PER COMMENTS RECEIVED	3/10/2020	JS

PROJECT No.: 15360
DATE: April 10, 2019
SCALE: 1:400
DRAFTED BY: JS CHECKED BY: MP
DRAWING No.: **CSP-01**

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