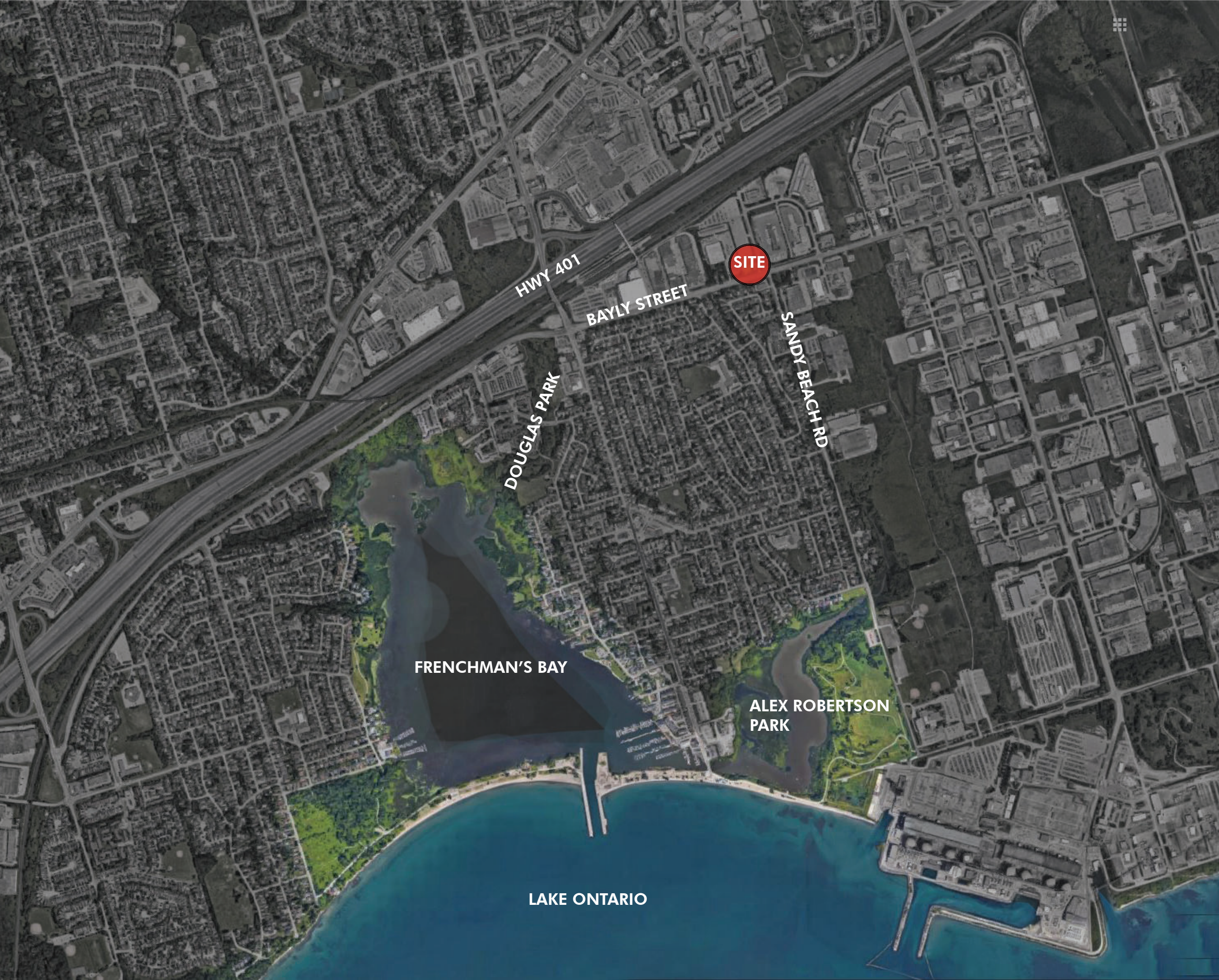




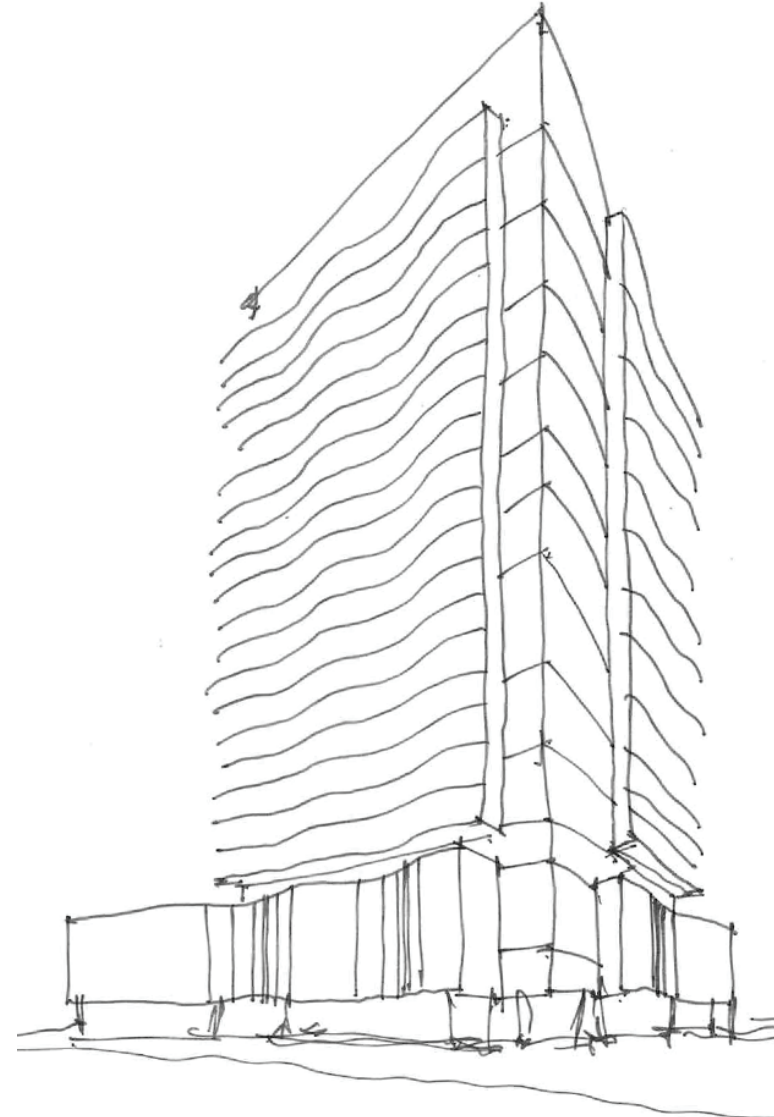
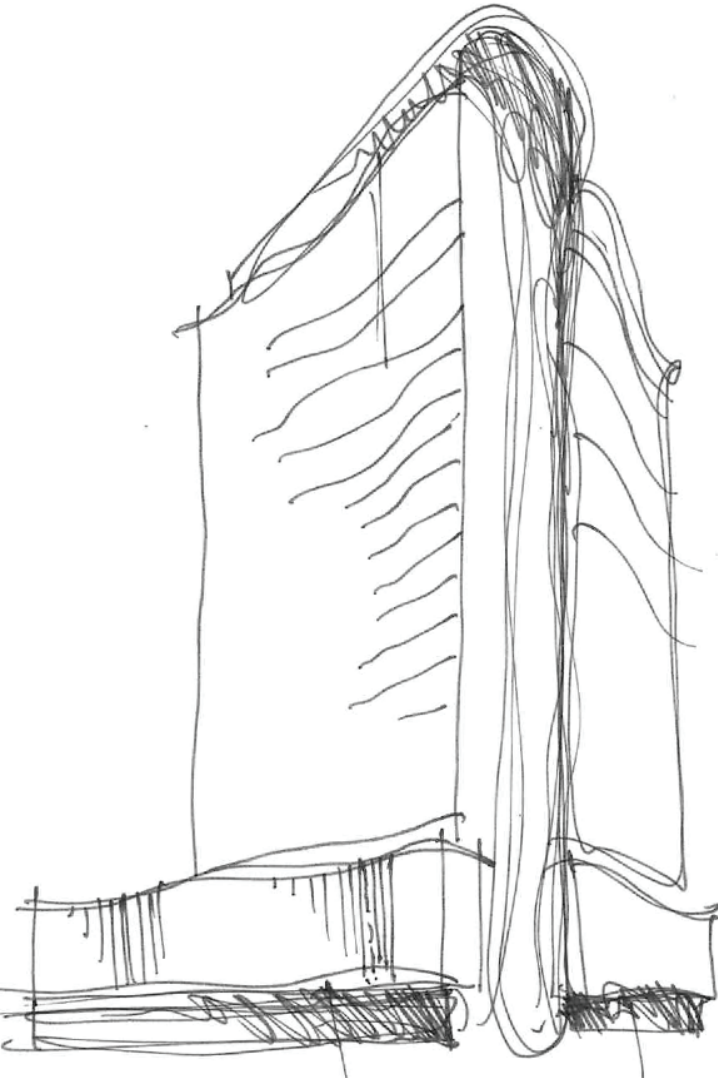
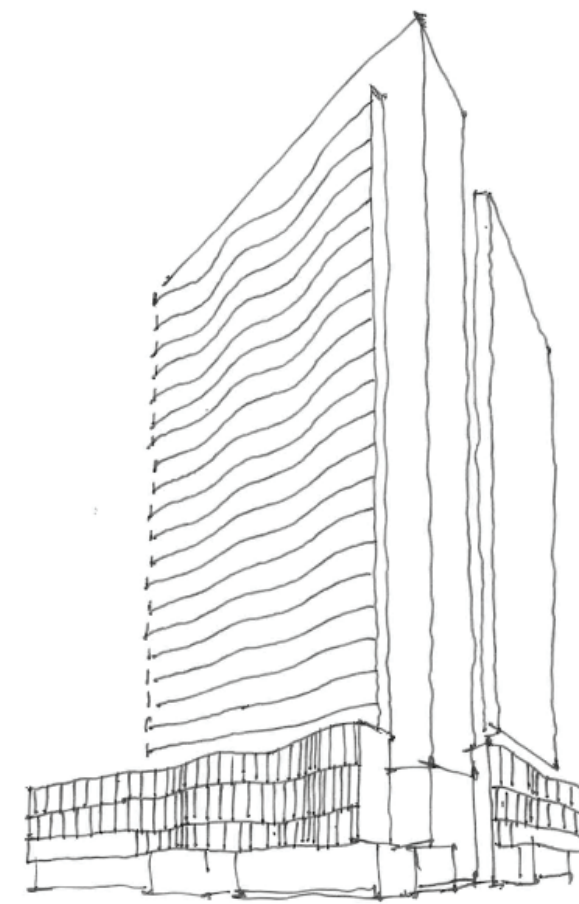
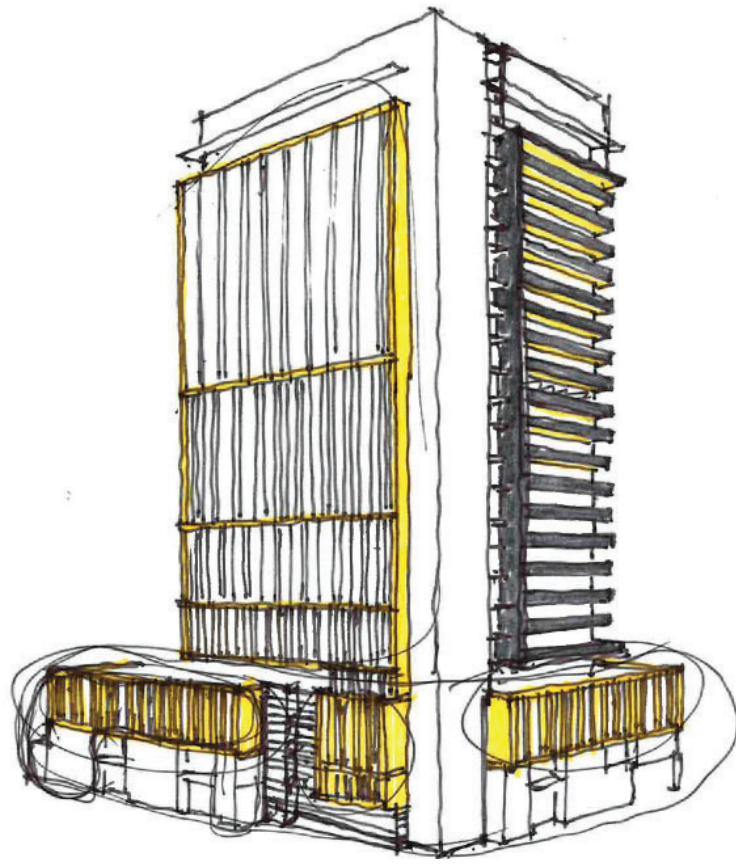
UNIVERSAL CITY 6

1496 BAYLY ST, PICKERING, ON
RESIDENTIAL DEVELOPMENT

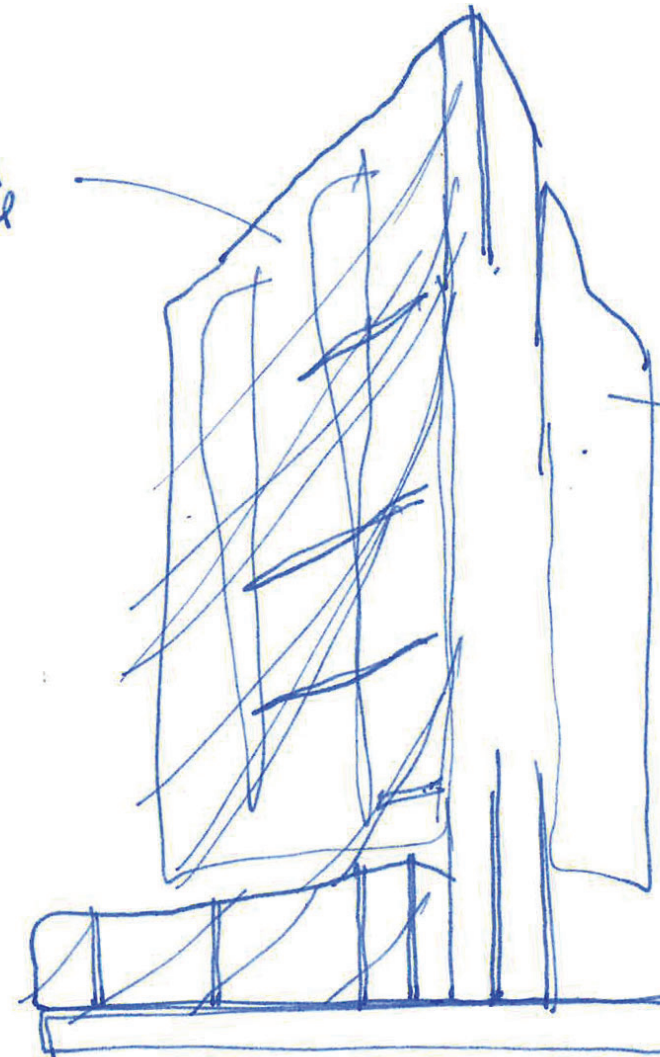
01 | CONTEXT PLAN







main
sail





LOOKING NORTH WEST FROM
BAYLY AND SANDY BEACH INTER-
SECTION



01 | PERSPECTIVES

1496 BAYLY ST, PICKERING, ONTARIO

PROJECT NO. 19071 DATE : 07 OCTOBER 2019



ENTRANCE VIEW ON BAYLY



LOOKING NORTH EAST



01 | PERSPECTIVES

1496 BAYLY ST, PICKERING, ONTARIO

PROJECT NO. 19071 DATE : 07 OCTOBER 2019



NORTH ELEVATION



01 | PERSPECTIVES

1496 BAYLY ST, PICKERING, ONTARIO

PROJECT NO. 19071 DATE : 07 OCTOBER 2019

2.5	Efficiency	82%
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5.2	Parking Provided - Including Accessible Spaces	visitor	Res.	
	Surface	9		9
	P1	34	38	81
	P2		83	83
	P3		84	84
	Total Parking Provided	43	205	257

01 | SITE PLAN

**LOT AREA: 4,038 SQ.M.
43,464 SQ.FT.**

**GFA: 24,019 SQ.M.
258,533 SQ.FT.**

**NFA: 21,439 SQ.M.
230,117 SQ.FT.**

DENSITY @ 5.31 FSI

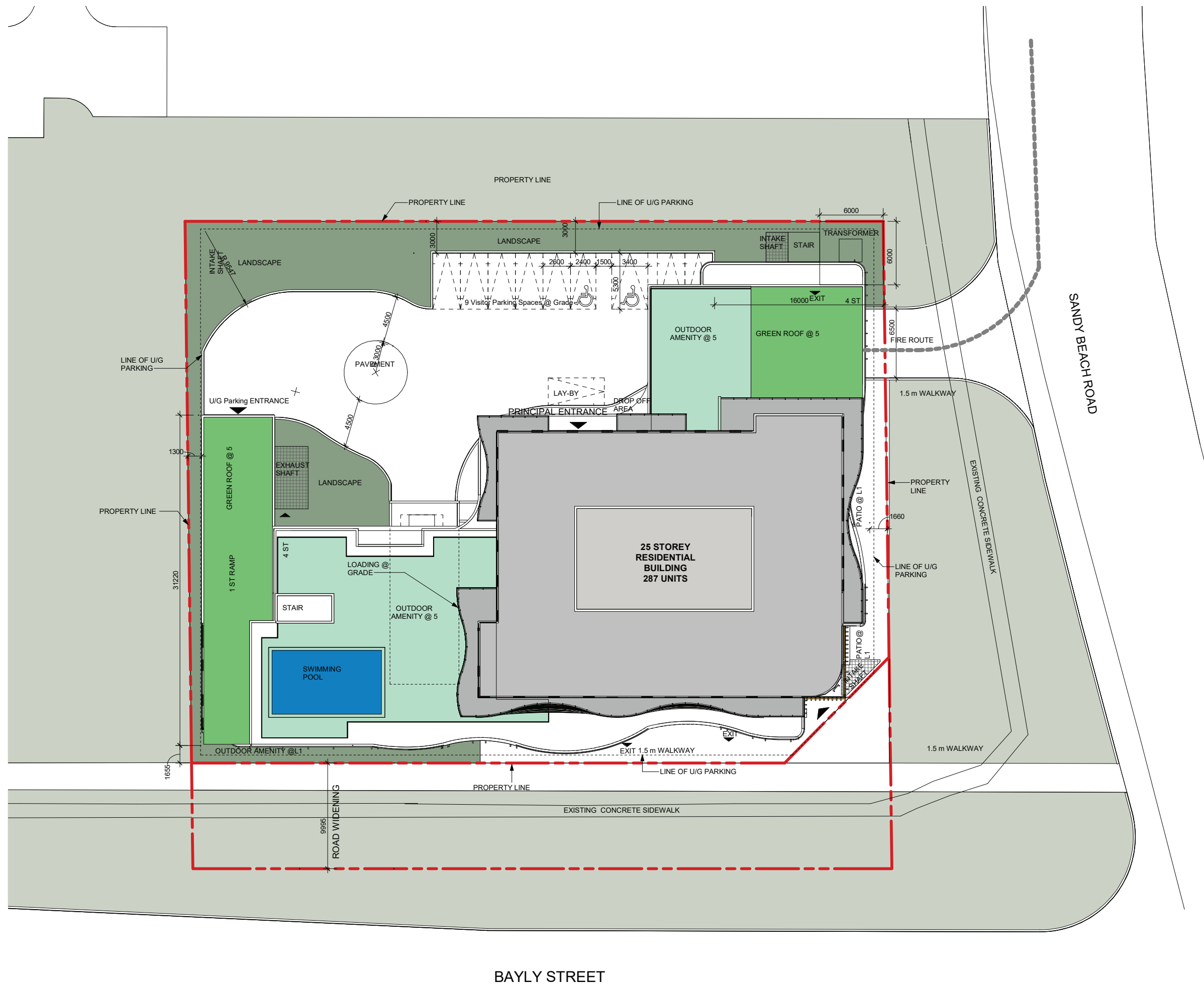
NUMBER OF UNITS @ 286

AVERAGE UNIT SIZE: 833 sq.ft.

NUMBER OF STOREYS: 25 STOREYS

PODIUM: 4 STOREYS
TOWER: 21 STOREYS

**NUMBER OF PARKING SPACES:
TOTAL: 257 SPACES**

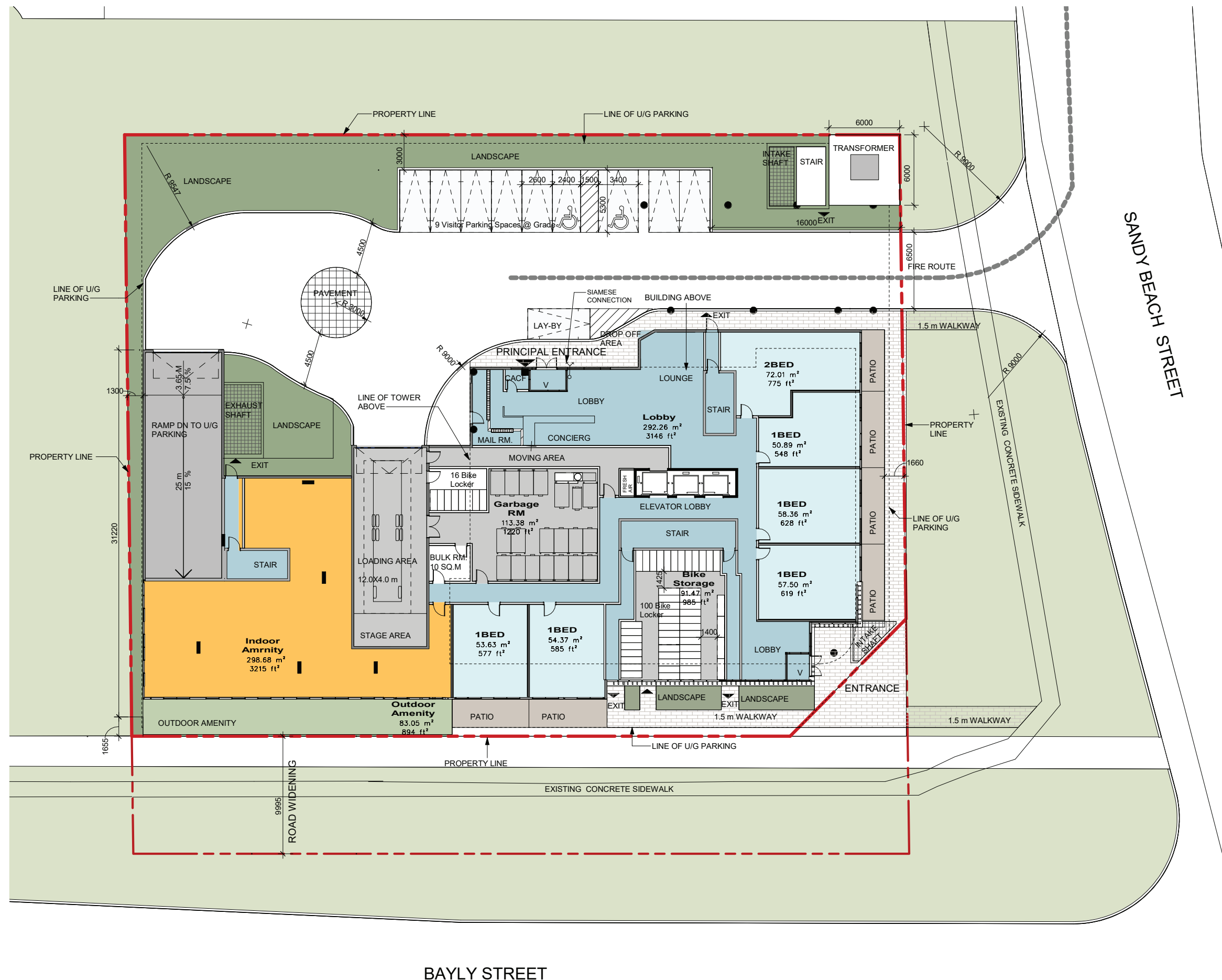


NUMBER OF PARKING SPACES PROVIDED:
TOTAL PROVIDED: 257 SPACES
@ P1: 81 SPACES
@ P2: 83 SPACES
@ P3: 84 SPACES
@ SURFACE 9 SPACES



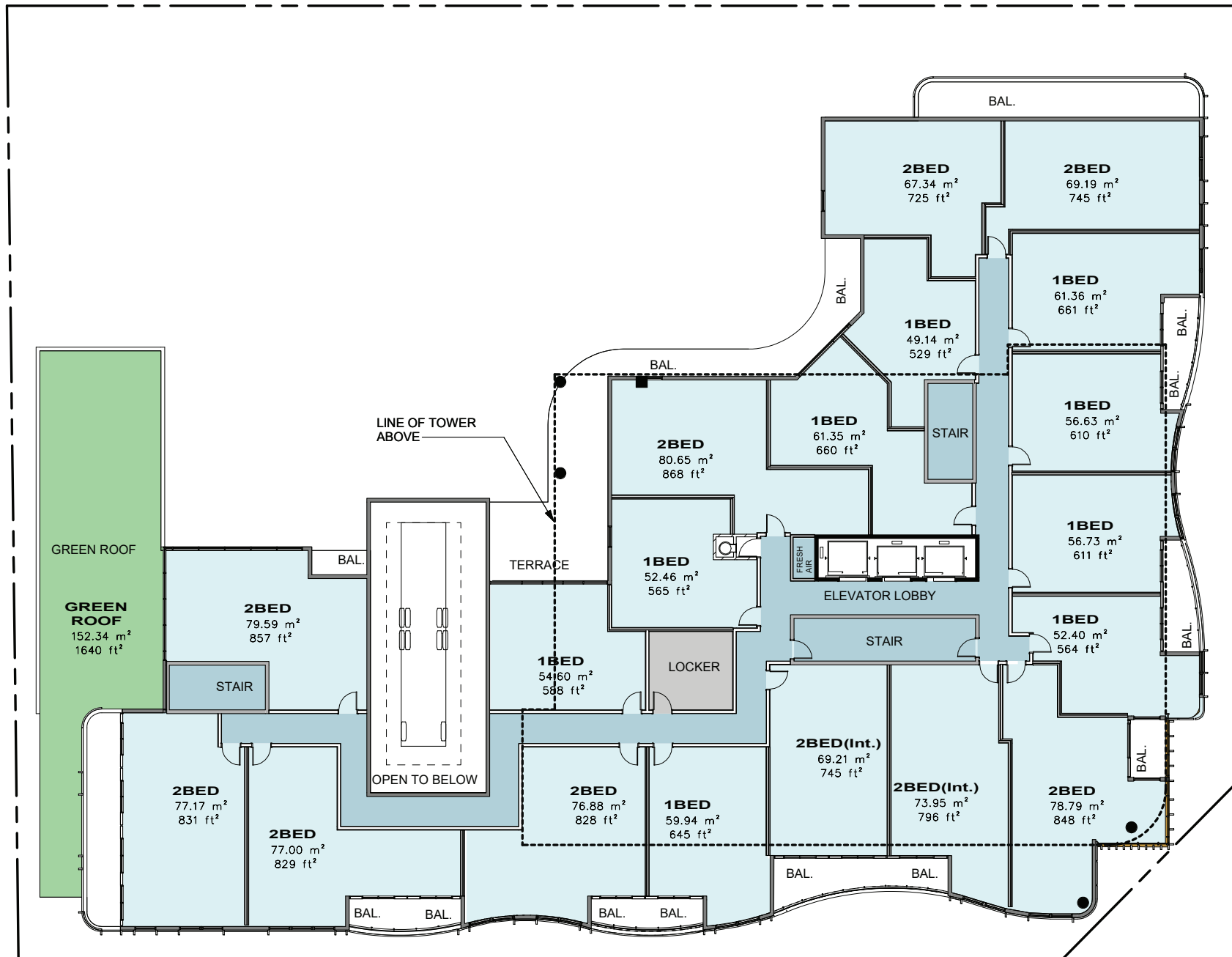
01 GROUND FLOOR PLAN

FLOOR PLAN L1



01 | LEVEL 2

FLOOR PLAN L2





01 | LEVEL 4
FLOOR PLAN L4



01 | LEVEL 5

FLOOR PLAN L5

AMENITY AREAS:

2.0 M²/ Unit Indoor Amenity
2.0 M²/Unit Outdoor Amenity



01 TYPICAL TOWER FLOOR PLAN

FLOOR PLAN L6-L25

Typical Tower Floor Plate: 850 m²

