

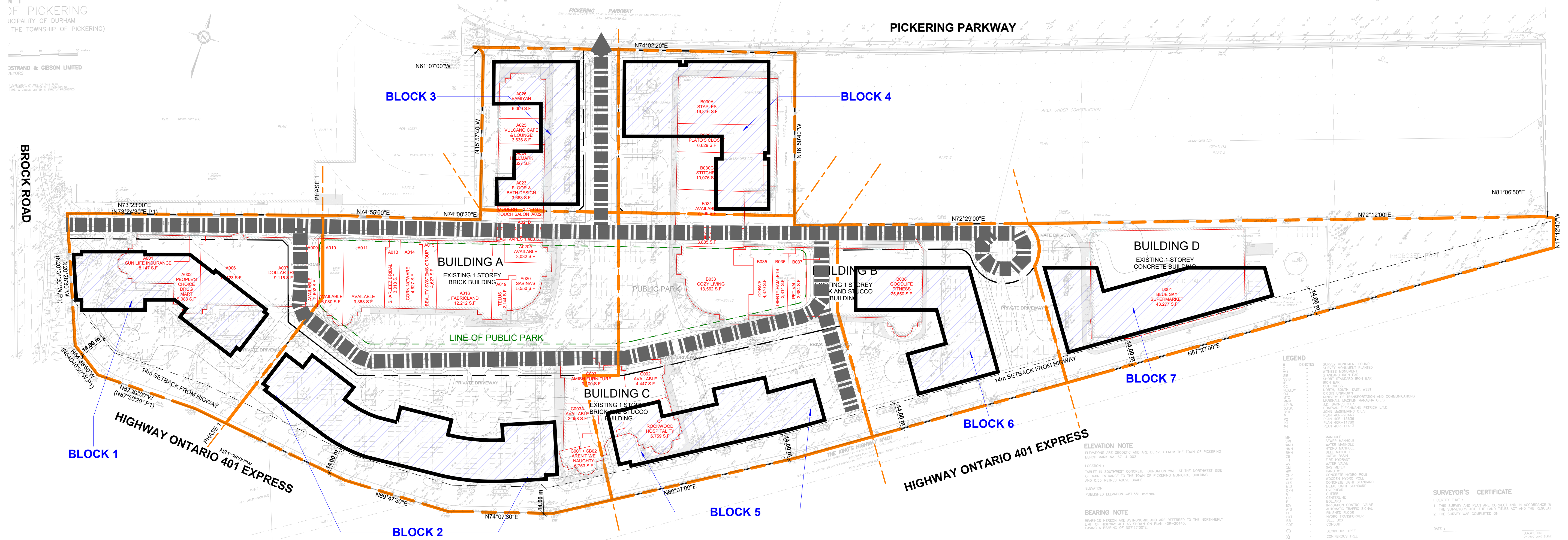
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PHASING PLAN ULTIMATE BUILD-OUT

175 PICKERING PARKWAY
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)

STRAND & GIBSON LIMITED
2019

BROCK ROAD



LEGEND

- 1. SURVEY MONUMENT FOUND
- 2. SERVICE MONUMENT PLANTED
- 3. SERVICE MONUMENT
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- 100. SERVICE MONUMENT

ELEVATION NOTE
ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING
SECTION 5000 No. 87-10-1002

BEARING NOTE
BEARINGS AND ANGLES ARE REFERRED TO THE NORTHERLY
MAGNETIC MERIDIAN OF 1985. THE PLAN 400-20043,
MAY 14 2004, IS REFERRED TO AS PLAN 400-20043.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND ACCORDING TO
THE SURVEYING ACT, THE LAND TITLE ACT AND THE REGULATION
2. THE SURVEY WAS COMPLETED ON _____
DATE _____

PHASING PLAN LEGEND

- LOCATION OF EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK
- BUILDING TO BE DEMOLISHED
- COMPLETED BUILDING
- PROPOSED PARK
- FUTURE BUILDING
- EXISTING STREET TO BE RETAINED
- EXISTING STREET TO BE WIDENED/RECONFIGURED
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- TEMPORARY STREET

**2022-01-11
DRAFT FOR
DISCUSSION**

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
PHASING PLAN - ALL PHASES

PROJECT NO.	06.037RZ
PROJECT DATE	2021-11-09
DRAWN BY	SKA
CHECKED BY	AYU
SCALE	As indicated

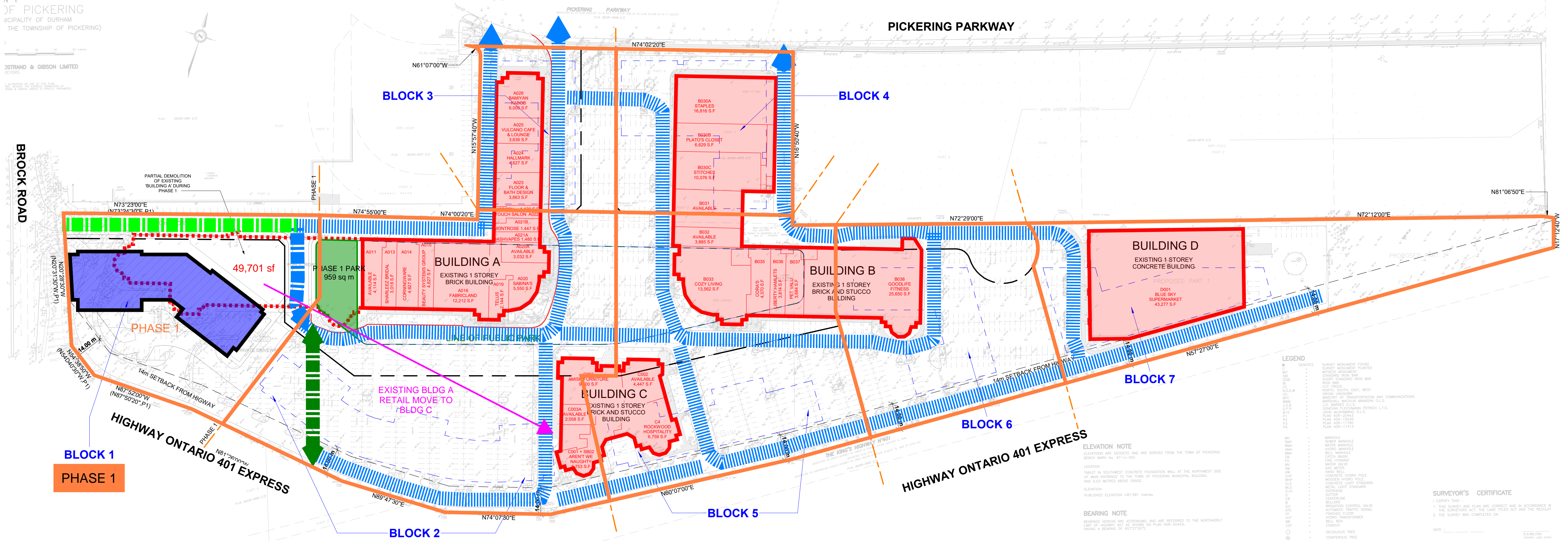
DRAWING NO.
SPA008A

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PHASING PLAN PHASE 1

1715 1716 1717
N 1
OF PICKERING
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)

STRAND & GIBSON LIMITED
2018



LEGEND

1	EXISTING BUILDINGS
2	LOCATION OF PROPOSED BUILDINGS
3	PHASING BOUNDARY
4	LINE OF PUBLIC PARK
5	BUILDING TO BE DEMOLISHED
6	COMPLETED BUILDING
7	PROPOSED PARK
8	FUTURE BUILDING
9	EXISTING STREET TO BE RETAINED
10	EXISTING STREET TO BE WIDENED/RECONFIGURED
11	NEW STREET CURRENT PHASE
12	NEW STREET BUILT IN PREVIOUS PHASES
13	TEMPORARY STREET

ELEVATION NOTE
ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING
BENCH MARK NO. 87-10-1002

LOCATION
BASED ON ADJACENT CONCRETE FOUNDATION WALL AT THE NORTHWEST CORNER
OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING
AND 0.30 METRES ABOVE BENCH

ELEVATION
PUBLISHED ELEVATION -497.081 METRES

BEARING NOTE
BEARING MEASUREMENTS ARE REFERENCED TO THE NORTHERLY
MAGNETIC MERIDIAN AND ARE REFERENCED TO THE NORTHERLY
MAGNETIC MERIDIAN OF 1984 (PLAN 400-10044)
HENCE A BEARING OF 107°27'00"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THE SURVEY AND PLAN ARE CORRECT AND ACCORDING TO
THE SURVEYING ACT, THE LAND TITLES ACT AND THE REGULATION
2. THE SURVEY WAS COMPLETED ON _____
DATE _____

PHASING PLAN LEGEND

- LOCATION OF EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK
- BUILDING TO BE DEMOLISHED
- COMPLETED BUILDING
- PROPOSED PARK
- FUTURE BUILDING
- EXISTING STREET TO BE RETAINED
- EXISTING STREET TO BE WIDENED/RECONFIGURED
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- TEMPORARY STREET

2022-01-11
DRAFT FOR
DISCUSSION

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
PHASING PLAN - PHASE 1

PROJECT NO. 06.037RZ	
PROJECT DATE 2021-11-09	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	

DRAWING NO.
SPA008B

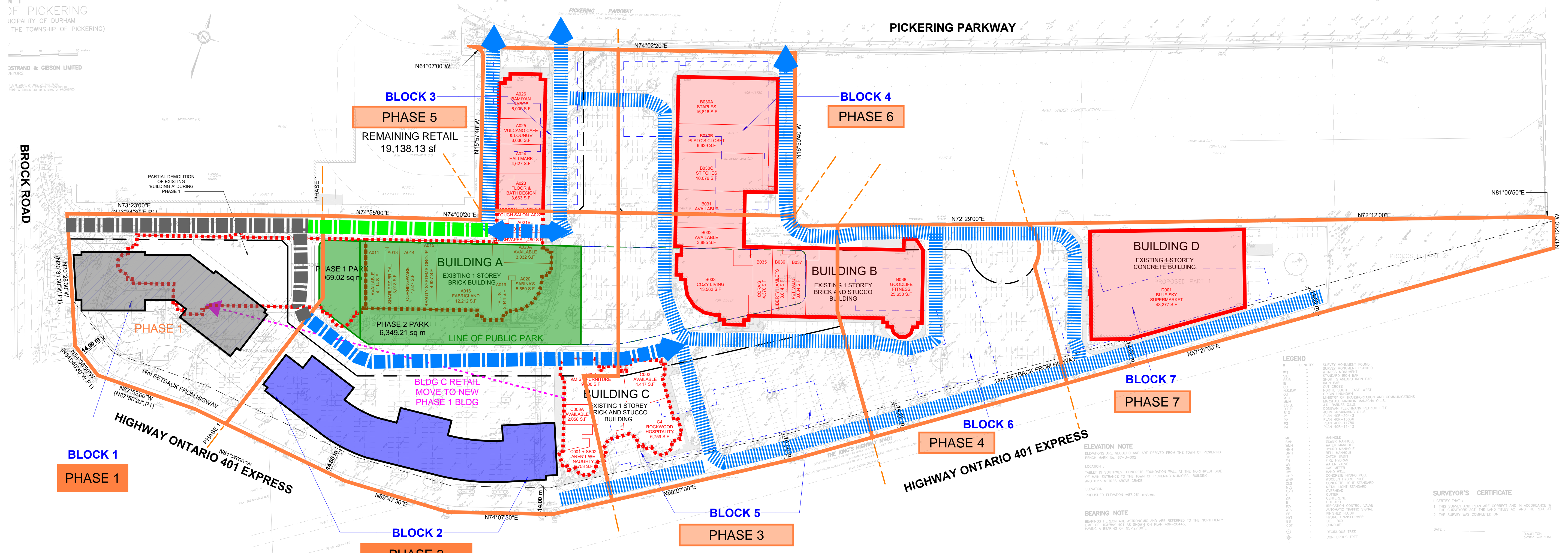
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PHASING PLAN PHASE 2

1775 PICKERING PARKWAY
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)

STRAND & GIBSON LIMITED
ENGINEERS

BROCK ROAD



LEGEND

SYMBOL	DESCRIPTION
[Red Outline]	LOCATION OF EXISTING BUILDINGS
[Blue Outline]	LOCATION OF PROPOSED BUILDINGS
[Orange Line]	PHASING BOUNDARY
[Green Dashed Line]	LINE OF PUBLIC PARK
[Red Dotted Outline]	BUILDING TO BE DEMOLISHED
[Grey Fill]	COMPLETED BUILDING
[Green Fill]	PROPOSED PARK
[Blue Dotted Outline]	FUTURE BUILDING
[Blue Hatched]	EXISTING STREET TO BE RETAINED
[Green Hatched]	EXISTING STREET TO BE WIDENED/RECONFIGURED
[Blue Hatched]	NEW STREET CURRENT PHASE
[Grey Hatched]	NEW STREET BUILT IN PREVIOUS PHASES
[Green Hatched]	TEMPORARY STREET

ELEVATION NOTE
ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING
BENCH MARK NO. 87-10-1002

BEARING NOTE
BEARINGS ARE REFERRED TO THE NORTHWEST CORNER OF THE TOWN OF PICKERING MUNICIPAL BUILDING
AND 1.50 METRES ABOVE SEAS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE LAND TITLE ACT AND THE REGULATION.
2. THE SURVEY WAS COMPLETED ON _____ DATE _____

PHASING PLAN LEGEND

- [Red Outline] LOCATION OF EXISTING BUILDINGS
- [Blue Outline] LOCATION OF PROPOSED BUILDINGS
- [Orange Line] PHASING BOUNDARY
- [Green Dashed Line] LINE OF PUBLIC PARK
- [Red Dotted Outline] BUILDING TO BE DEMOLISHED
- [Grey Fill] COMPLETED BUILDING
- [Green Fill] PROPOSED PARK
- [Blue Dotted Outline] FUTURE BUILDING
- [Blue Hatched] EXISTING STREET TO BE RETAINED
- [Green Hatched] EXISTING STREET TO BE WIDENED/RECONFIGURED
- [Blue Hatched] NEW STREET CURRENT PHASE
- [Grey Hatched] NEW STREET BUILT IN PREVIOUS PHASES
- [Green Hatched] TEMPORARY STREET

**2022-01-11
DRAFT FOR
DISCUSSION**

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
PHASING PLAN - PHASE 1

PROJECT NO.	06.037RZ
PROJECT DATE	2021-11-09
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated

DRAWING NO.
SPA008B

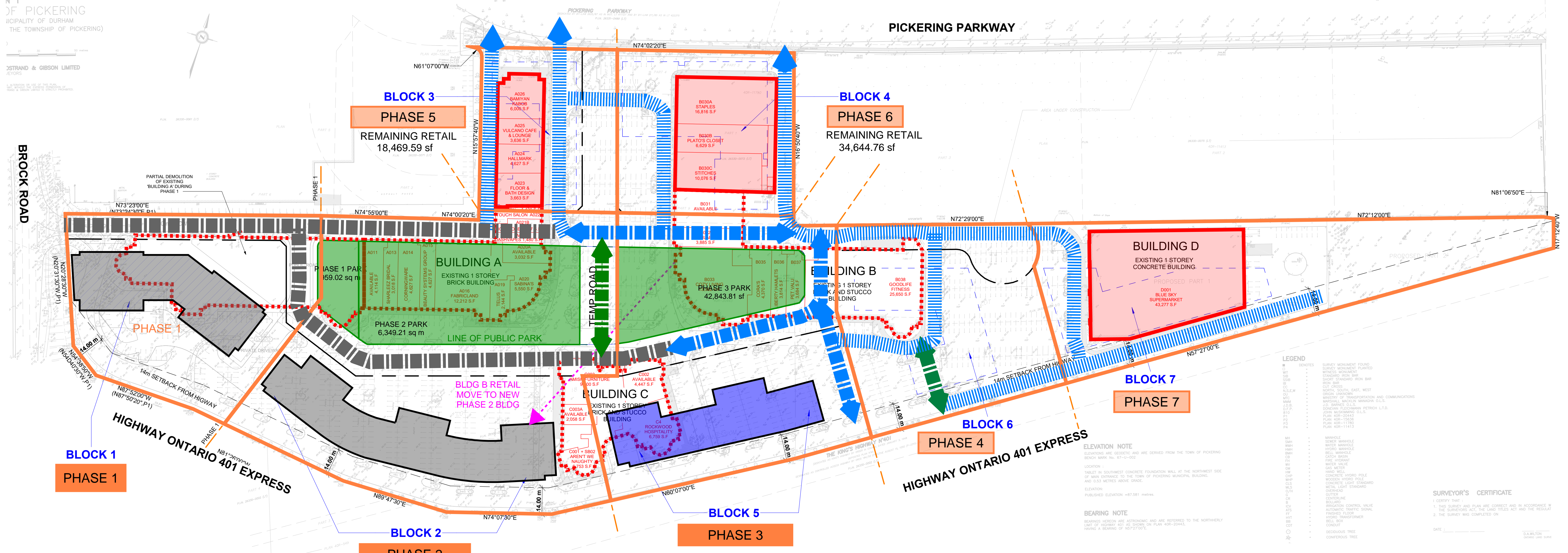
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PHASING PLAN PHASE 3

175 PICKERING PARKWAY
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)

STRAND & GIBSON LIMITED
2019

BROCK ROAD



LEGEND

- 1. SURVEY MONUMENT FOUND
- 2. SERVICE WORKSHEET PLOTTED
- 3. STATION
- 4. BENCH MARK
- 5. SHORT CHAINING BOX BARS
- 6. BENCH MARK
- 7. NORTH, SOUTH, EAST, WEST
- 8. NORTH, SOUTHWEST, SOUTHEAST
- 9. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL
- 10. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL
- 11. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL
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- 98. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL
- 99. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL
- 100. WESTERN PROPERTY MANAGEMENT INC. COMMERCIAL

ELEVATION NOTE
ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING
SECTION 2400 No. 87-10-1002

BEARING NOTE
BEARING MEASUREMENTS ARE REFERRED TO THE NORTHERLY
MAGNETIC MERIDIAN OF 1985 AND THE NORTHERLY
MAGNETIC MERIDIAN OF 2011.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND ACCURATE;
2. THE SURVEY WAS COMPLETED ON _____ DATE _____

PHASING PLAN LEGEND

- LOCATION OF EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK
- BUILDING TO BE DEMOLISHED
- COMPLETED BUILDING
- PROPOSED PARK
- FUTURE BUILDING
- EXISTING STREET TO BE RETAINED
- EXISTING STREET TO BE WIDENED/RECONFIGURED
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- TEMPORARY STREET

2022-01-11
DRAFT FOR
DISCUSSION

#	DATE	DESCRIPTION	BY



PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

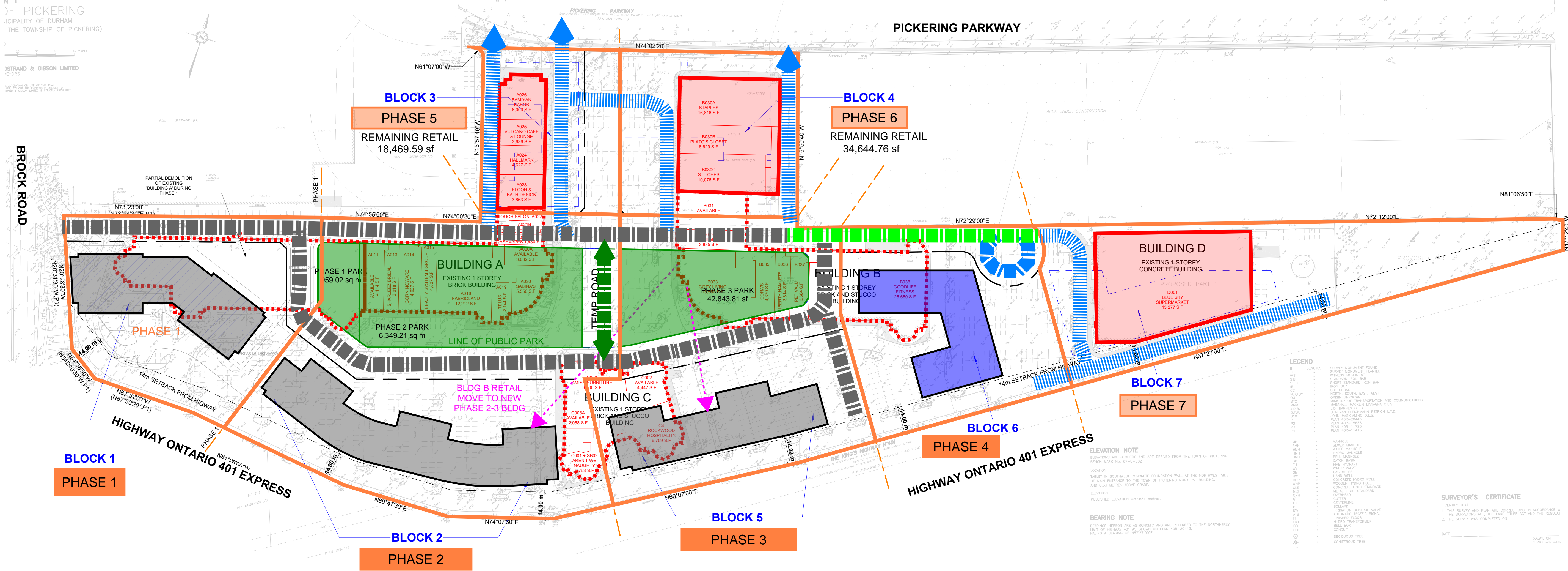
DRAWING
PHASING PLAN - PHASE 1

PROJECT NO. 06.037RZ	DRAWING NO. SPA008B
PROJECT DATE 2021-11-09	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	

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PHASING PLAN PHASE 4

175 PICKERING PARKWAY
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)
STRAND & GIBSON LIMITED
2018



LEGEND

[Red outline]	LOCATION OF EXISTING BUILDINGS
[Blue outline]	LOCATION OF PROPOSED BUILDINGS
[Orange line]	PHASING BOUNDARY
[Green dashed line]	LINE OF PUBLIC PARK
[Red dashed outline]	BUILDING TO BE DEMOLISHED
[Grey solid]	COMPLETED BUILDING
[Green solid]	PROPOSED PARK
[Blue dashed outline]	FUTURE BUILDING
[Blue hatched]	EXISTING STREET TO BE RETAINED
[Green hatched]	EXISTING STREET TO BE WIDENED/RECONFIGURED
[Blue hatched]	NEW STREET CURRENT PHASE
[Grey hatched]	NEW STREET BUILT IN PREVIOUS PHASES
[Green hatched]	TEMPORARY STREET

ELEVATION NOTE
ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK NO. 87-10-1002

BEARING NOTE
BEARING MEASUREMENTS ARE REFERRED TO THE NORTHERLY LINE OF HIGHWAY 401 AS SHOWN ON PLAN 400-20043, BEING A BEARING OF N07°27'00"E.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND ACCORDING TO THE SURVEYING ACT, THE SURVEYING REGULATIONS AND THE REGULATION.
2. THE SURVEY WAS COMPLETED ON _____ DATE _____

PHASING PLAN LEGEND

- [Red outline] LOCATION OF EXISTING BUILDINGS
- [Blue outline] LOCATION OF PROPOSED BUILDINGS
- [Orange line] PHASING BOUNDARY
- [Green dashed line] LINE OF PUBLIC PARK
- [Red dashed outline] BUILDING TO BE DEMOLISHED
- [Grey solid] COMPLETED BUILDING
- [Green solid] PROPOSED PARK
- [Blue dashed outline] FUTURE BUILDING
- [Blue hatched] EXISTING STREET TO BE RETAINED
- [Green hatched] EXISTING STREET TO BE WIDENED/RECONFIGURED
- [Blue hatched] NEW STREET CURRENT PHASE
- [Grey hatched] NEW STREET BUILT IN PREVIOUS PHASES
- [Green hatched] TEMPORARY STREET

**2022-01-11
DRAFT FOR
DISCUSSION**

#	DATE	DESCRIPTION	BY



PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
PHASING PLAN - PHASE 1

PROJECT NO.	06.037RZ
PROJECT DATE	2021-11-09
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated

DRAWING NO.
SPA008B

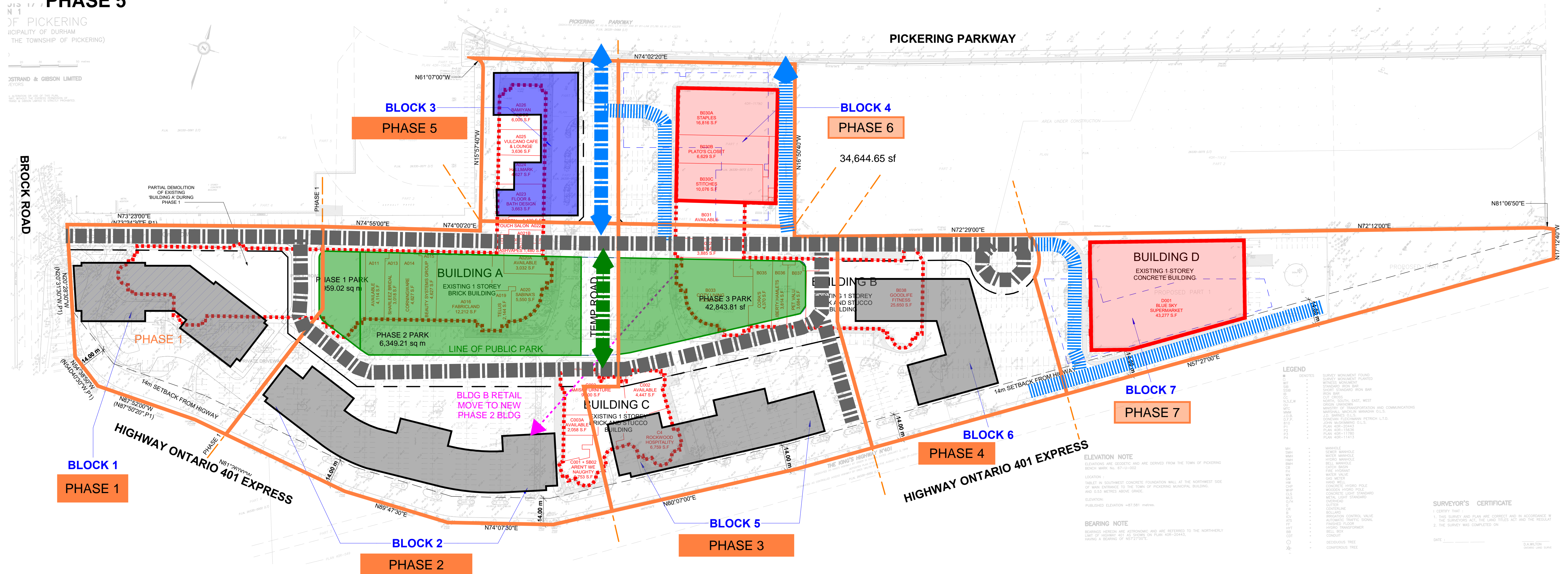
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PHASING PLAN PHASE 5

1775 PICKERING PARKWAY
MUNICIPALITY OF DURHAM
(THE TOWNSHIP OF PICKERING)

STRAND & GIBSON LIMITED
2019

BROCK ROAD



LEGEND

- EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK
- BUILDING TO BE DEMOLISHED
- COMPLETED BUILDING
- PROPOSED PARK
- FUTURE BUILDING
- EXISTING STREET TO BE RETAINED
- EXISTING STREET TO BE WIDENED/RECONFIGURED
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- TEMPORARY STREET

ELEVATION NOTE

ELEVATIONS AND HEIGHTS ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK NO. 87-10-1002

LOCATION: MARKED BY REINFORCED CONCRETE FOUNDATION WALL AT THE NORTHWEST CORNER OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING AND 0.30 METRES ABOVE BENCH.

ELEVATION: PUBLISHED ELEVATION -497.081 METRES

BEARING NOTE

BEARING ANGLES ARE REFERRED TO THE NORTHERLY LINE OF HIGHWAY 401 AS SHOWN ON PLAN 400-22043, BEING A BEARING OF N07°27'00"E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE SURVEY AND PLAN ARE CORRECT AND ACCORDING TO THE REQUIREMENTS OF THE SURVEY ACT AND THE REGULATION.
- THE SURVEY WAS COMPLETED ON _____ DATE _____

PHASING PLAN LEGEND

- EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK
- BUILDING TO BE DEMOLISHED
- COMPLETED BUILDING
- PROPOSED PARK
- FUTURE BUILDING
- EXISTING STREET TO BE RETAINED
- EXISTING STREET TO BE WIDENED/RECONFIGURED
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- TEMPORARY STREET

**2022-01-11
DRAFT FOR
DISCUSSION**

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
PHASING PLAN - PHASE 1

PROJECT NO.	06.037RZ
PROJECT DATE	2021-11-09
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated

DRAWING NO.
SPA008B