720 GRANITE COURT, PICKERING, ONTARIO

OFFICIAL PLAN AMMENDMENT AND REZONING APPLICATION

onespace

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onespace unlimited inc.
architecture + interior design
3700 STEELES AVE WEST, SUITE 305,
VAUGHAN,
ONTARIO L4L 8K8 TEL: (416)
848-1245 FAX: (416)
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WWW.ONESPACEUNLIMITED.COM

No.	Date	Revision

No.	DATE	ISSUED
	18/SEP/2024	OPA AND ZBA RESUBMISSION
	17/MAY/2023	OPA AND ZBA SUBMISSION

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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FILE #: **OPA 23-004/P, A 10/23**

CLIENT

1334281 Ontario Limited

ADDRESS

720 Granite Court
Pickering, ON L1W 4A3

DRAWING

Cover Sheet

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
	9/18/2024

A-010

720 Granite Court Statistics

720 Granite Court, Pickering, Ontario

Site Description	Plan 40M-1334 City of Pickering Regional Municipality of Durham

Subject To Zoning By-Law 6358/04

FFE of Ground Floor	105.20
Established Grade	105.05
Lot Area (Gross)	11,932.94 m2
Lot Area (Net)	11,854.36 m2
Road Widening Area	78.58 m2

Condominium Tower

Floor No.	Storey	Units: Total Units	BACH	1B	1B+D	2B	2B+D	Gross Floor Area: zoning GFA (m2)	zoning GFA (sq.ft.)
-2	Parking Level 2	**0**	0	0	0	0	0	**0.00 m2**	**0.00 sq.ft.**
-1	Parking Level 1	**0**	0	0	0	0	0	**0.00 m2**	**0.00 sq.ft.**
1	Lobby/Amenity/Residential	**19**	0	5	14	0	0	**2,682.68 m2**	**28,876.37 sq.ft.**
2	Residential	**30**	1	8	17	2	2	**2,461.33 m2**	**26,493.76 sq.ft.**
3	Residential	**34**	1	12	15	0	6	**2,511.36 m2**	**27,032.28 sq.ft.**
4	Residential	**34**	1	12	15	0	6	**2,513.51 m2**	**27,055.42 sq.ft.**
5	Residential	**33**	1	17	11	1	3	**2,288.66 m2**	**24,635.14 sq.ft.**
6	Residential	**33**	1	17	11	1	3	**2,288.66 m2**	**24,635.14 sq.ft.**
7	Residential	**27**	1	22	3	1	0	**1,709.01 m2**	**18,395.78 sq.ft.**
8	Residential	**18**	0	18	0	0	0	**1,222.32 m2**	**13,157.05 sq.ft.**
9	Residential	**17**	0	11	0	4	2	**1,222.32 m2**	**13,157.05 sq.ft.**
10	Residential	**17**	0	11	2	2	2	**1,222.32 m2**	**13,157.05 sq.ft.**
	Mechanical	**0**	0	0	0	0	0	**0.00 m2**	**0.00 sq.ft.**
	Totals	**262**	6	133	88	11	24	**20,122.17 m2**	**216,595.04 sq.ft.**

***81m2 of the GFA this is non-residential space at level 1**

Minimum Condo Setbacks Provided

Front Yard (m) *	Side Yard (m)	Rear Yard (m)	Flankage Side Yard (m) *
Granite Court	NA	Rail Corridor	Whites Road
8.765	NA	29.497	4.119

Required Condo Setbacks

Front Yard *	Side Yard	Rear Yard	Flankage Side Yard *
(m)	(m)	(m)	(m)
Granite Court	NA	Rail Corridor	Whites Road
3.000	NA	7.500	3.000

** Refer to A-030 for Build Within Limits*

	Maximum as Per Zoning By-law 6358/04	Provided	
Maximum Building Height (From Established Grade)	15 m	31.950 m	*Building Height measured from Established Grade 105.05*

	As Per City of Pickering Official Plan	Provided	
Density (Hectare) (Total # of Units / Site Area)	30-80 Units/Hectare	221 Units/Hectare	*Measured from Lot Area (Net)*

	As Per City of Pickering Official Plan	Provided	
F.S.I (Total GFA / Site Area)	2.00	1.70	*Measured from Lot Area (Net)*

	Maximum as Per Zoning By-law 2511	Provided	
Maximum Lot Coverage	25%	23%	*Measured from Lot Area (Net)*

	Maximum as Per Zoning By-law 6358/04	Provided
Maximum Gross Leasable Floor Area	2800 m2	81 m2

Parking

Parking Stall Size: 2.6 m x 5.3m
Barrier Free Stall Size - Type A : 3.4m x 5.3m - Type B: 2.4m x 5.3m + 1.5m access aisle

	Minimum as Per Zoning By-law 2511	Provided
Minimum Drive Alsle	**6.5 m**	**6.0 m**

	Required as Per Zoning By-law 2511	Provided	
Resident	459	339	*1.29 /unit provided for residents*
Visitor		65	*0.25 /unit provided for visitors*
Commercial *5.5 / 1000 ft² shared with visitor*	5		
Total	**464**	**404**	
*** By-law requires 1.75/unit inclusive of visitor**			***1.54 provided per unit inclusive of visitor***

	Required as Per Traffic and Parking By-law 6604/05	Provided	
Barrier FreeType-A	5	5	*BF Resident Parking Located at P1 & P2*
Barrier Free Type-B	5	6	*BF Visitor Parking Located at Grade*
Total Barrier Free Parking	**10**	**11**	

Bike Storage

	Required as Per Pickering Integrated Sustainable Design Standards	Provided	
Resident *0.5/ unit*	131	131	*Resident Bicycle Parking Located at P1 & P2*
Visitor *0.1/ unit*	27	27	*Visitor Bicycle Parking Located at Grade*
Commercial Visitor *Greater of 2 or 1 per every 1000m2*	2	2	*Commercial Visitor Bicycle Parking Located at Grade*
Total	**158**	**158**	

Lockers

	Required as Per Zoning By-law	Provided	
Resident	NA	190	*Provided (0.72 Locker Space per Unit)*
Total	**NA**	**190**	

Amenity Areas

	Required as Per Pickering Integrated Sustainable Design Standards	Provided (m2)	
Indoor	1179	543	*Provided (at Grade and Level 2)*
Outdoor		689	*Provided (at Grade)* *Doesn't include open play field*
Total	**1,179.00 m2**	**1,232.17 m2**	
	*4.0m2/unit required		

Garbage Requirements

	Required as Per Amended Zoning By-law	Provided
Loading Space	1	1

** Loading Space Size: 3.5m x 12m and 7.0m Overhead Clearance (As per Regon of Durham Waste Standards)*

Architectural Drawing Sheet List

A-010	Cover Sheet
A-020	Drawing List, Site Statistics, OBC Matrix, Context Plan
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A-030	Zoning Envelope & Setback Plan
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A-037	Perspective Views Requested By City
A-040	Site Plan
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A-101	Parking Level - 1
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A-112	MPH Plan
A-300	Building Elevations
A-301	Building Elevations
A-400	Building Sections

O.B.C. MATRIX

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9

ONESPACE UNLIMITED
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Vaughan, Ontario
L4L 8K8
Tel (416)-848-1245 Fax (416)-848-1246
email ideas@onespaceunlimited.com
The certificate of practice number of the holder is the holder's BCDN.

NAME OF PROJECT 720 Granite Court

LOCATION: 720 Granite Court, Pickering, Ontario

ONTARIO ASSOCIATION OF ARCHITECTS — ROD L. ROWBOTHAM LICENCE 5084

The Architect named above has exercised responsible control with respect to design activities. The Architect's seal number is the Architect's BCDN

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C.)	
1	Project Description ■ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	■ Part 3 1.1.2.[A]	☐ Part 9 1.1.2.[A] & 9.10.1.3.
2	Major Occupancy(s) **Group 'C' Residential & F3 - Industrial (3.2.2.42) & 3.2.2.73**		3.2.2.42 & 3.2.2.73	9.10.2.
3	Building Area (m2) Existing 0 New 2696 Total 0		1.4.1.2.[A]	1.4.1.2.[A]
4	Gross Area Existing 0 New 20610 Total 0		1.4.1.2.[A]	1.4.1.2.[A]
5	Number of Storeys Above Grade 10 Below Grade 2		1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.1
6	Number of Streets/Fire Fighter Access 2		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification Group 'C' Residential, Group 'F'		3.2.2.73	9.10.2.
8	Sprinkler System Proposed ■ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In Lieu of Roof Rating ☐ Not Required		3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe Required ■ Yes ☐ No		3.2.9.	N/A
10	Fire Alarm Required ■ Yes ☐ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ■ Yes ☐ No		3.2.5.7.	N/A
12	High Building ■ Yes ☐ No		3.2.6.	N/A
13	Construction Restrictions ☐ Combustible permitted ■ Non-combustible permitted ☐ Both Actual Construction ☐ Combustible ■ Non-combustible ☐ Both		3.2.2.20-83.	9.10.6.
14	Mezzanine(s) Area m2 N/A		3.2.1.1.(3)-(8)	9.10.4.1.

TRUE NORTH PROJECT NORTH

CONTEXT PLAN

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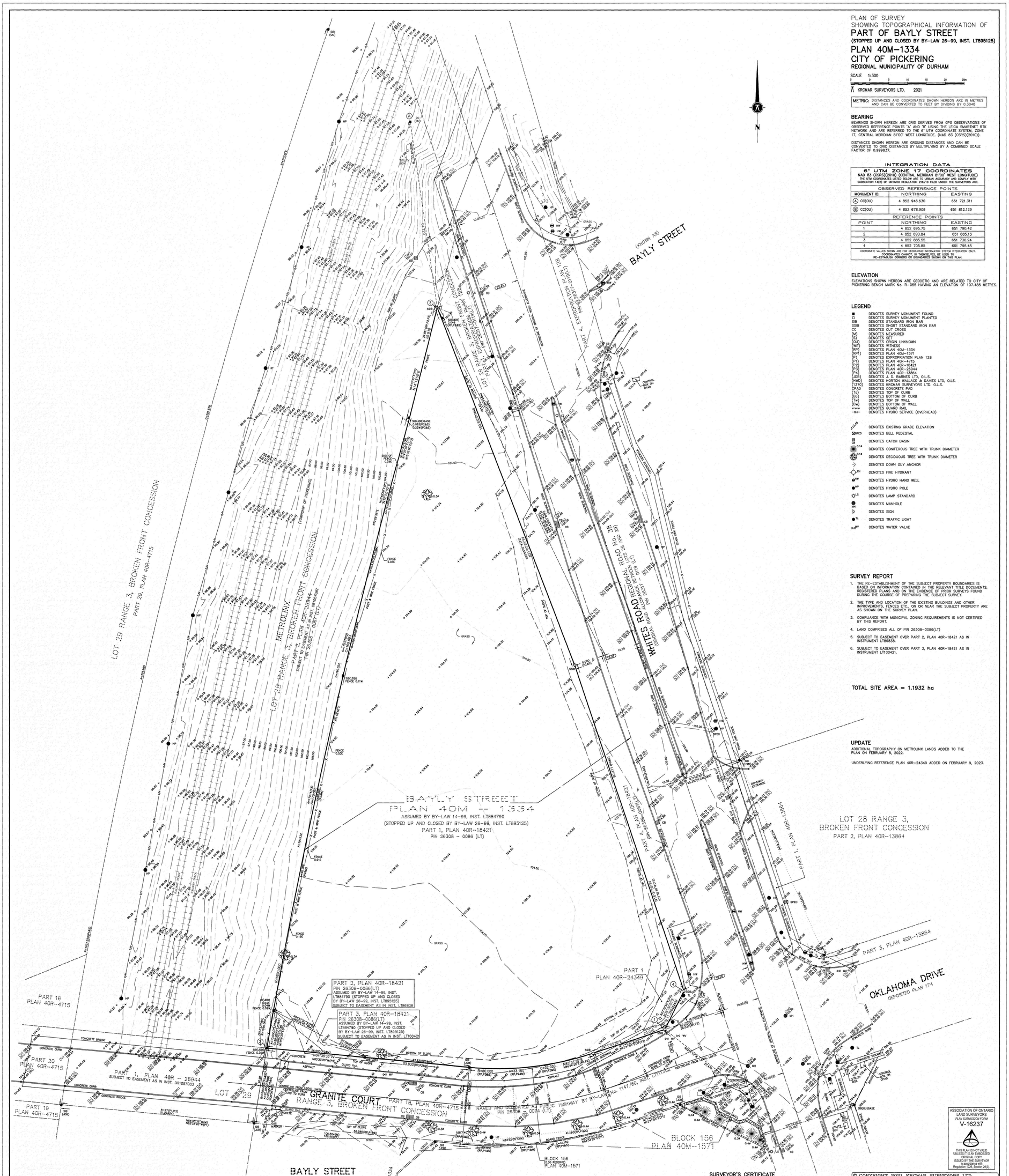
720 Granite Court
Pickering, ON L1W 4A3

DRAWING
Drawing List, Site Statistics, OBC Matrix, Context Plan

PROJECT NUMBER	DATE
22035	18/SEP2024
SCALE	**PLOTTED DATE**
1 : 1500	9/18/2024

A-021



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF

PART OF BAYLY STREET

(STOPPED UP AND CLOSED BY BY-LAW 26-99, INST. LT895125)

PLAN 40M-1334
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:300
1 0 5 10 15 20 25m

KROMAR SURVEYORS LTD. 2021

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999837.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CC(OU)	4 852 946.630	651 721.311
(B) CC(OU)	4 852 678.909	651 812.129

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 852 695.75	651 790.42
2	4 852 690.84	651 685.13
3	4 852 885.55	651 730.24
4	4 852 705.85	651 795.45

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF PICKERING BENCH MARK No. R-055 HAVING AN ELEVATION OF 107.485 METRES.

LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- CC DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WIT) DENOTES WITNESS
- (RP) DENOTES PLAN 40M-1334
- (RP1) DENOTES PLAN 40M-1571
- (P) DENOTES EXPROPRIATION PLAN 128
- (P1) DENOTES PLAN 40R-4715
- (P2) DENOTES PLAN 40R-18421
- (P3) DENOTES PLAN 40R-26944
- (P4) DENOTES PLAN 40R-13864
- (JDB) DENOTES J. D. BARNES LTD. O.L.S.
- (HWD) DENOTES HORTON WALLACE & DAVIES LTD. O.L.S.
- (1370) DENOTES KROMAR SURVEYORS LTD. O.L.S.
- CP40 DENOTES CONCRETE PAD
- (Tc) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- (Tw) DENOTES TOP OF WALL
- (Bw) DENOTES BOTTOM OF WALL
- DENOTES GUARD RAIL
- DENOTES HYDRO SERVICE (OVERHEAD)
- 123.45 DENOTES EXISTING GRADE ELEVATION
- BPED DENOTES BELL PEDESTAL
- DENOTES CATCH BASIN
- 0.7ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- 0.7ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES DOWN GUY ANCHOR
- FH DENOTES FIRE HYDRANT
- HW DENOTES HYDRO HAND WELL
- HP DENOTES HYDRO POLE
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- DENOTES SIGN
- TL DENOTES TRAFFIC LIGHT
- WV DENOTES WATER VALVE

SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. LAND COMPRISES ALL OF PIN 26308-0086(LT)
5. SUBJECT TO EASEMENT OVER PART 2, PLAN 40R-18421 AS IN INSTRUMENT LT86838.
6. SUBJECT TO EASEMENT OVER PART 3, PLAN 40R-18421 AS IN INSTRUMENT LT100421.

TOTAL SITE AREA = 1.1932 ha

UPDATE

ADDITIONAL TOPOGRAPHY ON METROLINX LANDS ADDED TO THE PLAN ON FEBRUARY 8, 2022.

UNDERLYING REFERENCE PLAN 40R-24349 ADDED ON FEBRUARY 9, 2023.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF DECEMBER, 2021

DATE DECEMBER 7 , 2021

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-16237
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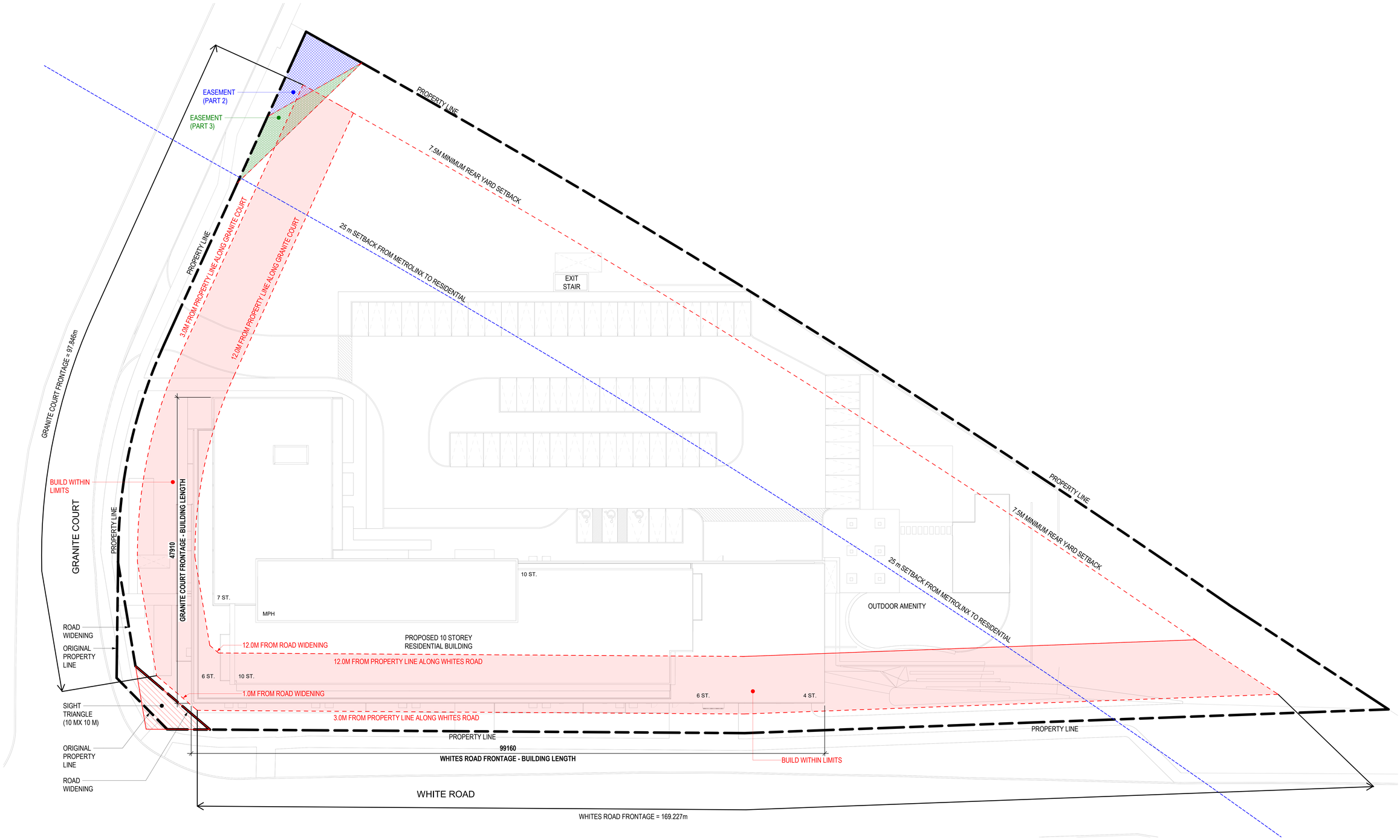
MUNICIPAL ADDRESS: No. 720 GRANITE COURT, PICKERING					
FIELD: J.Z.	DRAWN: J.M.	CHECKED: S.N.R.	JOB NO: 21-164		
DWG NAME: 21-164ST01	PLOT INFO: 11:11 05/Feb/2022	WORK ORDER NO: 35552			
1137 Centre Street Thornhill ON L4J 3M6	905.738.0053	F 905.738.9221	www.krcmar.ca		
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca					

KRCMAR

	FRONTAGE	BUILDING LENGTH	PERCENTAGE (%)
GRANITE COURT	97.846m	47.910m	48.96%
WHITES ROAD	169.227m	99.160m	58.60%
AGGREGATE	267.073m	147.070m	55.07%



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TRUE NORTH
PROJECT NORTH

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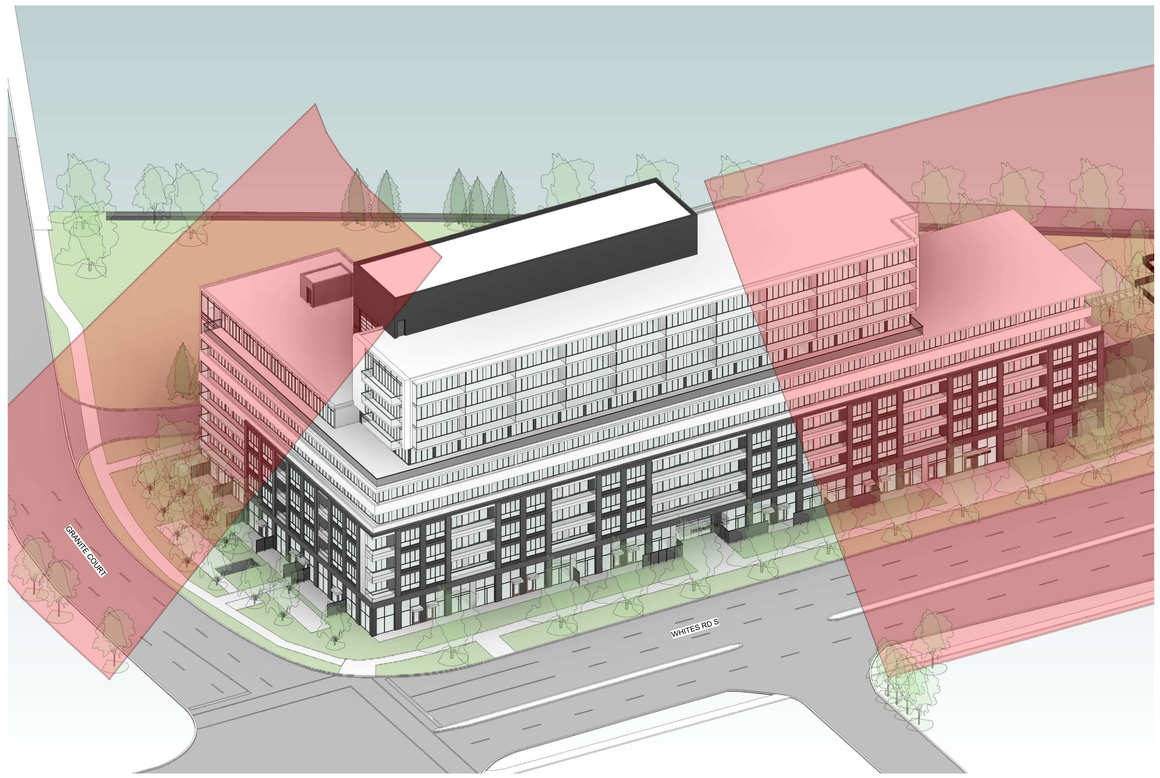
Pickering, ON L1W 4A3

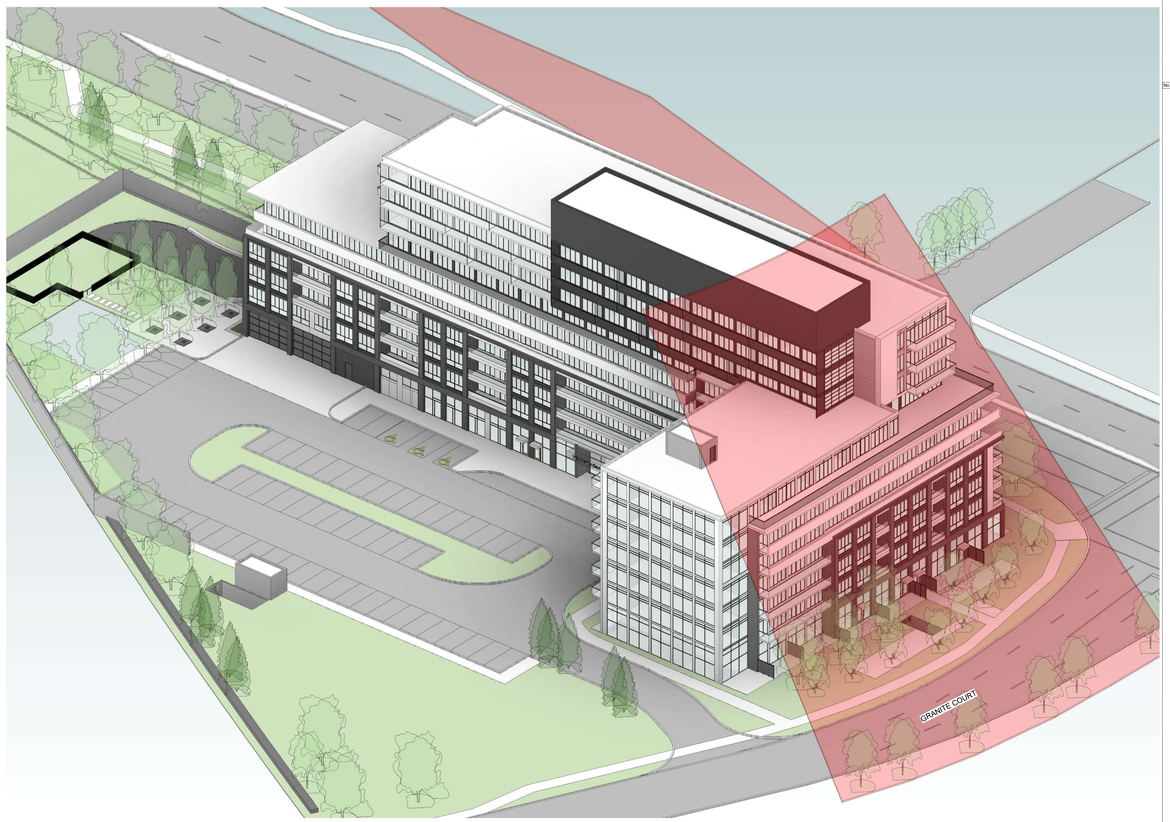
DRAWING
Zoning Envelope & Setback Plan

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 200	9/18/2024

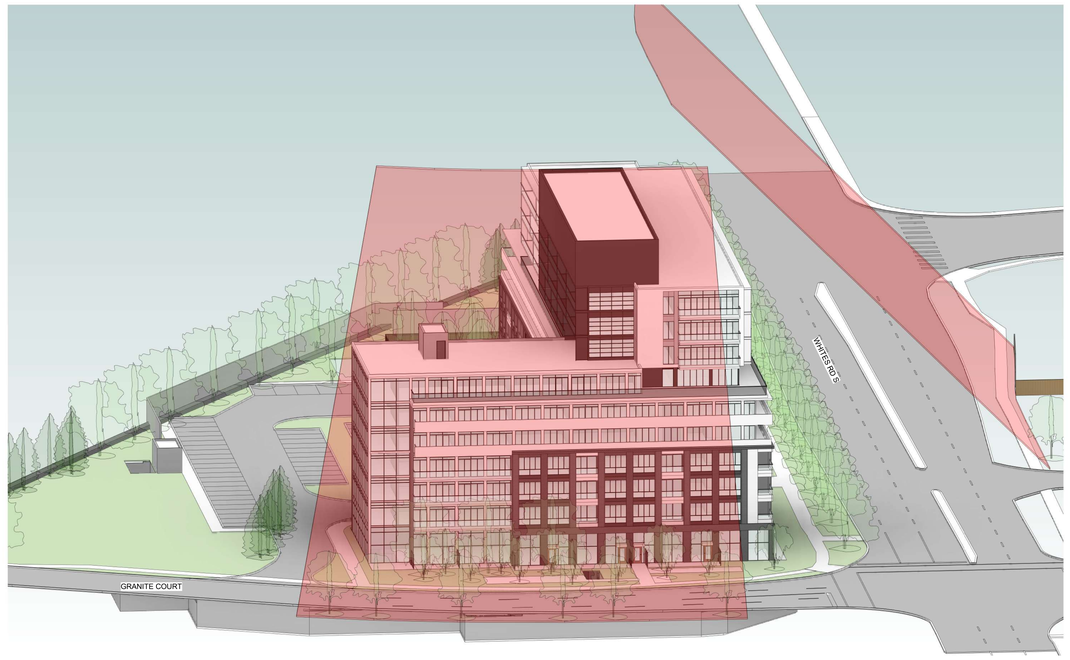
A-030



1 PERSPECTIVE A



2 PERSPECTIVE B



3 PERSPECTIVE C

*REQUIRED ANGULAR PLANE SHOWN IN RED

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DRAWING

Angular Plane Analysis

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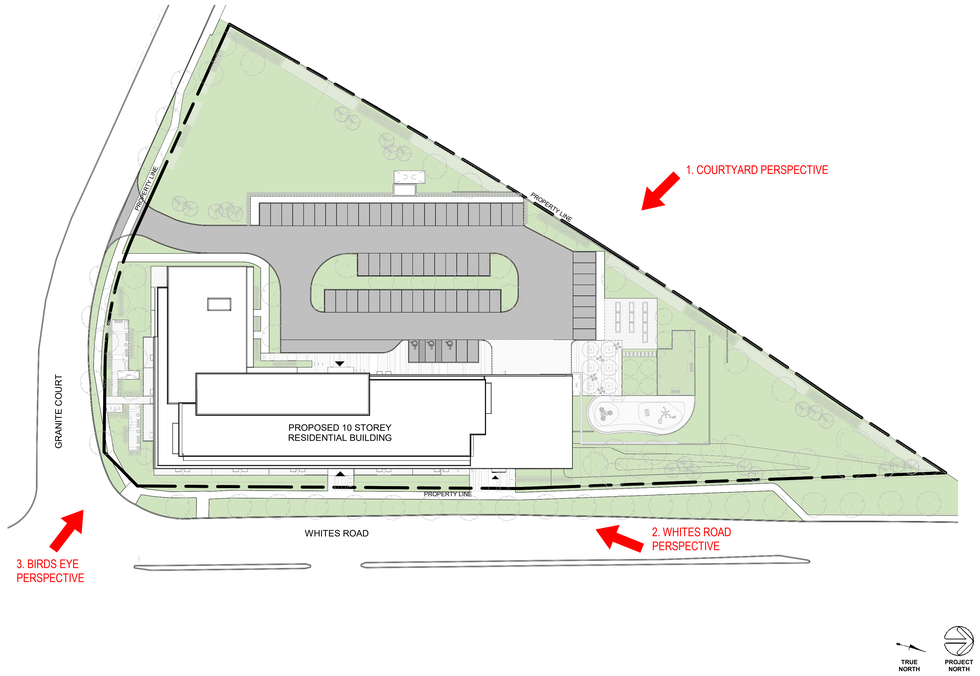
A-035

1 COURTYARD PERSPECTIVE

2 WHITES ROAD PERSPECTIVE

3 BIRDS EYE PERSPECTIVE



4 PERSPECTIVE KEY PLAN
1 : 500

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720 Granite Court
Pickering, ON L1W 4A3

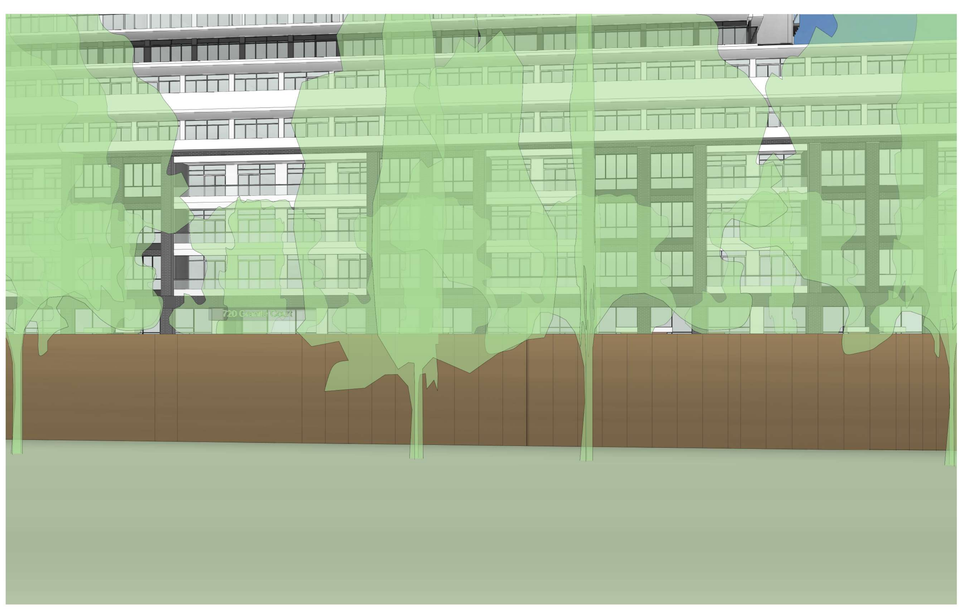
DRAWING
Perspectives

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 500	9/18/2024

A-036

1 REAR YARD ON GALLANT COURT

2 REAR YARD ON ABINGDON CT



3 REAR YARD ON HAMPTON CT

4 VIEW FROM WHITES ROAD

5 VIEW FROM GRANITE COURT

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No.	DATE	ISSUED
002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001		

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LICENCE
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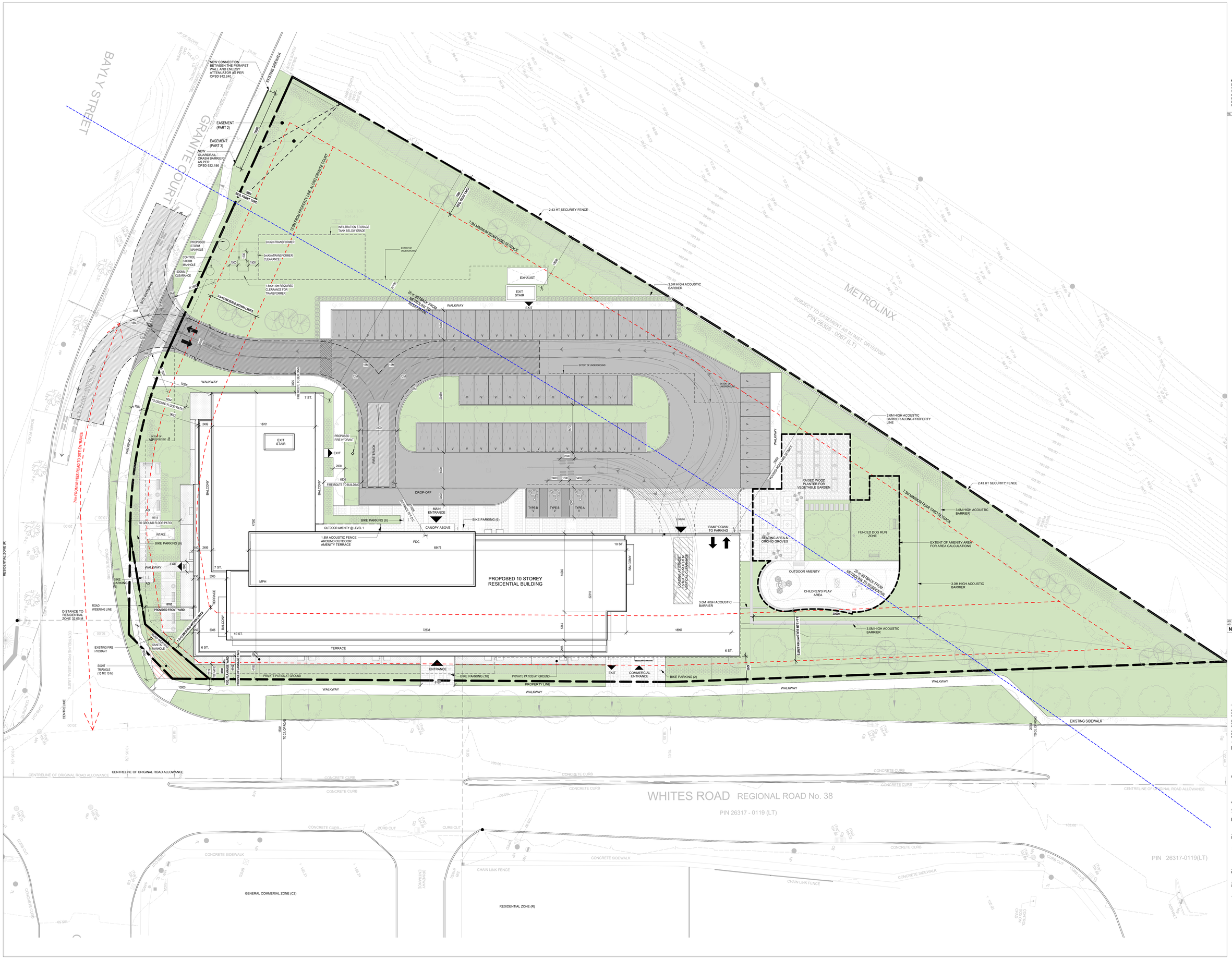
DRAWING
Perspectives

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
	9/18/2024

A-037



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No.	Date	Revision

TRUE NORTH

PROJECT NORTH

No.	DATE	ISSUED
002	19/SEP/2024	OPA AND ZBA RESUBMISSION
001	17/MAY/2023	OPA AND ZBA SUBMISSION

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FILE #: **OPA 23-004/P, A 10/23**

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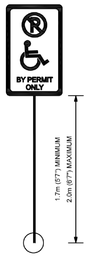
DRAWING

Site Plan

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 200	9/18/2024

A-040

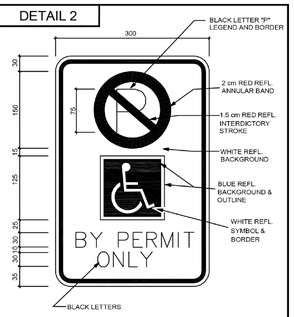
DETAIL 1



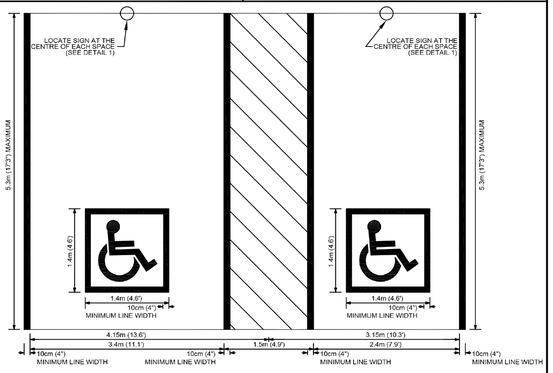
NOTE - FOR SIGN DIMENSIONS SEE DETAIL 2

All dimensions are in metres unless otherwise noted.

DETAIL 2



All dimensions are in millimetres unless otherwise noted.

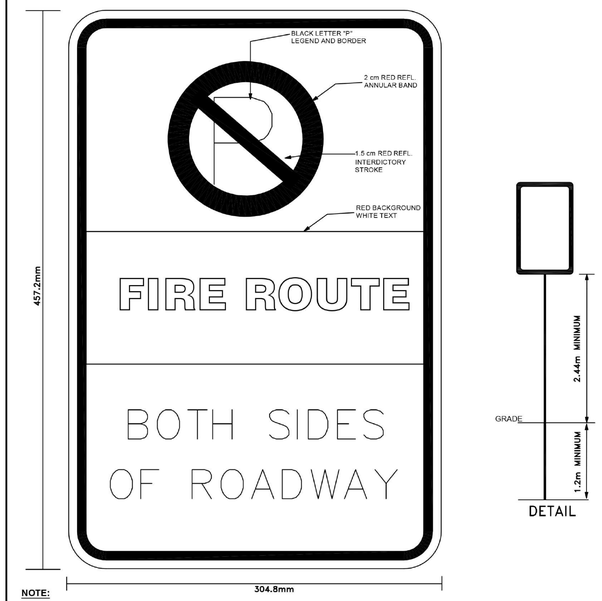


NOTE - 1) A MINIMUM VERTICAL CLEARANCE OF 2.75 METRES IS REQUIRED.
2) INTERNATIONAL SYMBOL OF ACCESSIBILITY AND BORDER PAINTED IN WHITE OR YELLOW PAINT OVER LAID ON A BRIGHT BLUE BACKGROUND.
3) ACCESS AISLE TO BE PAINTED WITH A RECOMMENDED LINE WIDTH OF 10cm AND PAINTED WITH A NON SLIP PAINT IN WHITE OR YELLOW
4) WHEN SINGLE SPACE IS REQUIRED ONLY, USE WIDER DIMENSIONS PROVIDED AND INCLUDE ACCESSIBLE AISLE PAINTING.
5) REFER TO CITY OF PICKERING BY-LAW NO. 6604/05 FOR FURTHER INFORMATION.

All dimensions are in metres unless otherwise noted.

City of Pickering — Engineering Services Department

DRAWN: J. BARKER	PERSONS WITH A DISABILITY SIGNAGE & PAVEMENT MARKINGS	REVISION NO. 3
APPROVED: T. BARNETT		DATE: SEPTEMBER 2019
DATE: JUNE 27, 2005		P-812



NOTE:

1) SIGN TO BE MOUNTED ON A 3.65X75mm O.D. GALVANIZED STEEL POST UNLESS OTHERWISE DIRECTED AND/OR APPROVED BY THE CITY.

2) REFLECTIVE BACKGROUND TO BE WHITE HIGH INTENSITY TYPE II MATERIAL.

3) TEXT TO BE 75mm IN HEIGHT, UPPER CASE HIGHWAY 'C' OR 'B' LETTERING.

4) TO BE USED ON INTERNAL PRIVATE ROADWAYS AND PUBLIC LANE WAYS ONLY.

All dimensions are in millimetres and metres unless otherwise noted.

City of Pickering — Engineering Services Department

DRAWN: J. BARKER	NO PARKING FIRE ROUTE SIGN	REVISION NO. 3
APPROVED: R. STARR		DATE: SEPTEMBER 2019
DATE: NOVEMBER 2005		P-813

FIRE ROUTE SIGNAGE

1. Minimum of two fire route signs are to be provided on one side of fire access route and where practical, located alternating side to side of the fire access route.

2. Where parking is located adjacent to the fire access route and is not delineated from the fire access route by curbs, signs may be located on the side of the fire access route opposite the parking only.

3. Setback from the fire access route: fire route signs shall be at least 0.3 metres and no more than 4 metres from the edge of the fire route. Buildings, lamp standards, etc., can be utilized if they are within the setback distances.

4. Fire Route signs should not be placed more than 45 metres apart and be placed 90 degrees to the fire access route or as determined by the Chief Fire Official or appointed designate.

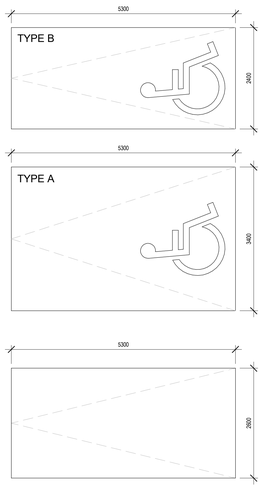
5. Bottom of sign to be a minimum of 2.4 metres above the fire access route and not exceed 3 metres to the top of the sign above the fire access route.

6. Signage graphics, lettering and colouring is to be provided in accordance with City of Pickering Fire Services Department guidelines and procedures.

7. A detailed fire access route and signage plan shall be submitted for approval prior to final site plan approval in a legible format. Plan detail must include width and centerline turning radius of the fire access route, all fire hydrants or other water supplies, sprinkler or standpipe system fire department connections relative to the buildings, and the location of all fire route signage. This information may be included on the site plan submission.

8. Fire route signs shall be installed before any occupancy is granted by the City of Pickering, City Development Department, Building Services. The Chief Fire Official or designate shall inspect the route for compliance when requested to do so by the developer and may order modifications if it does not comply with all requirements.

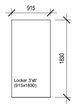
9. The property owner is responsible to ensure that the visibility and legibility of the signs are maintained at all times.



PARKING STALL AS PER ZONING BYLAW 2511

TYPICAL BICYCLE STORAGE LOCKER

TYPICAL STORAGE LOCKER



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No.	Date	Revision

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001	17/MAY/2023	OPA AND ZBA SUBMISSION

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FILE #: **OPA 23-004/P, A 10/23**

CLIENT
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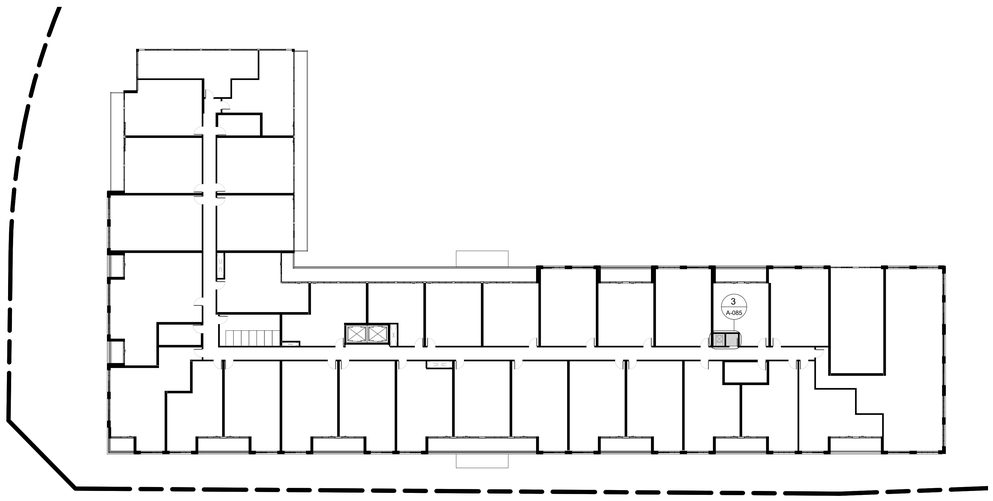
Pickering, ON L1W 4A3

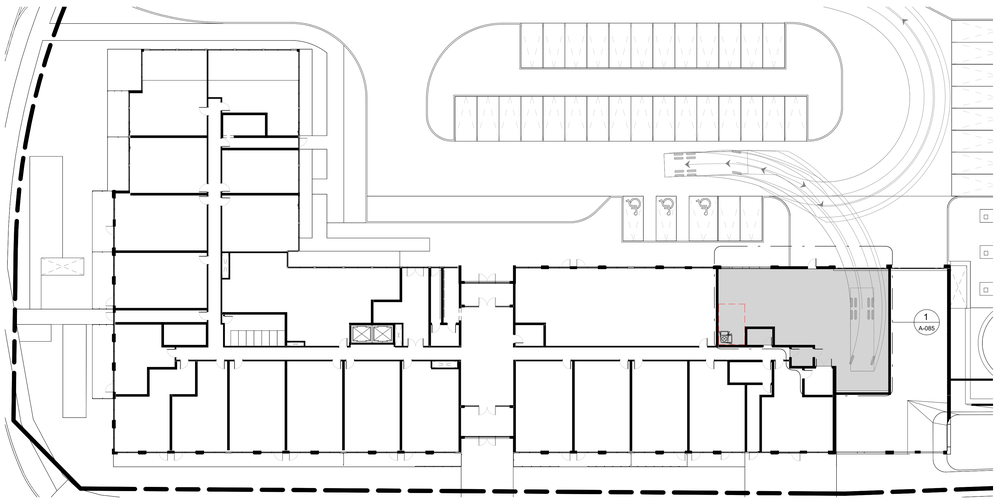
DRAWING
Site Plan Typical Details

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 50	9/18/2024

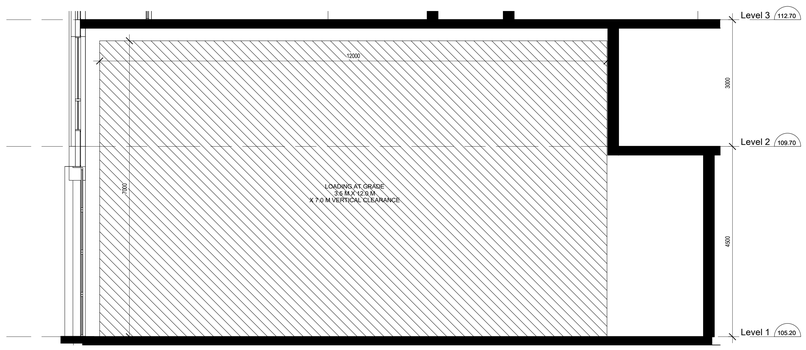
A-045



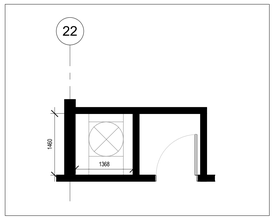
5 A-085 Key Plan - Level 2
Scale: 1 : 250



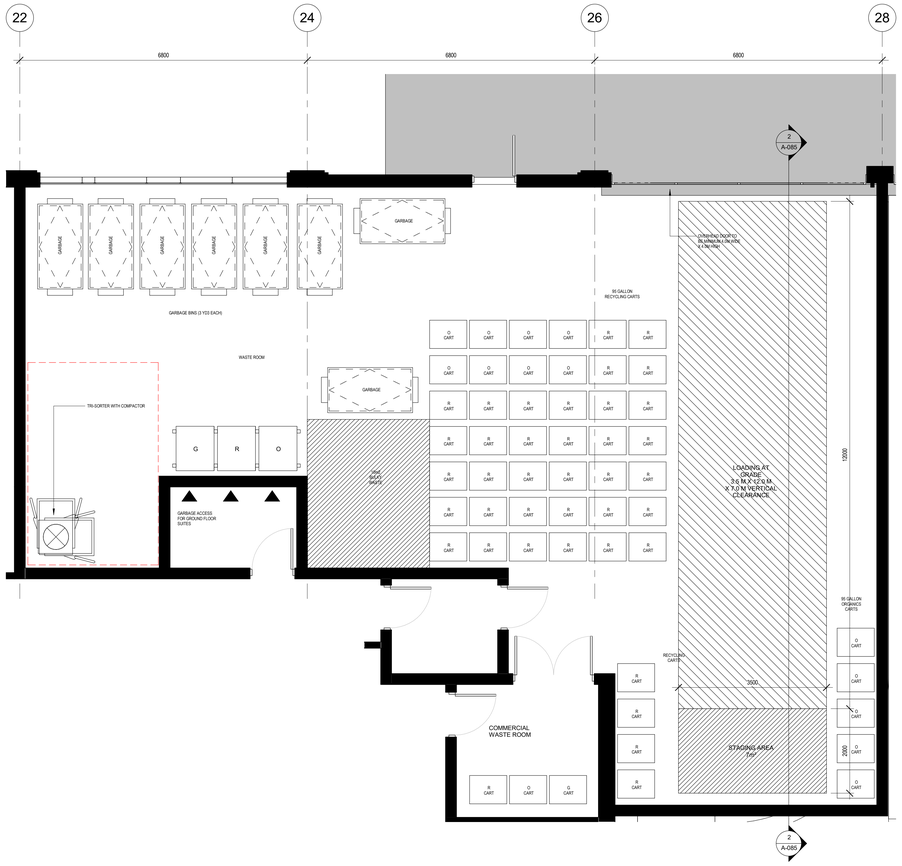
4 A-085 Key Plan - Level 1
Scale: 1 : 250



2 A-085 Waste Management Room Section
Scale: 1 : 50



3 A-085 Waste Management Chute
Scale: 1 : 50



1 A-085 Waste Management Room
Scale: 1 : 50

WASTE MANAGEMENT STATISTICS			
		REQUIRED	PROPOSED
TYPE G LOADING SPACE AND STAGING AREA	VERTICAL LOADING CLEARANCE	7m	7m
	WIDTH	3.5m	3.5m
	LENGTH	12m	12m (STAGING AREA= 7m²)
	GRADE	+/-2%	+/-2%
OVERHEAD DOORS	OPENING WIDTH	4.0m	6.0m
	OPENING HEIGHT	4.0m	4.0m
WASTE STORAGE SPACE	WASTE STORAGE ROOM FLOOR AREA	N/A	213.94m²
	BULKY WASTE AREA	N/A	10m²
WASTE COLLECTION BINS	RECYCLING	38 carts (1 cart per 7 units)	38 (95 Gallon Recycling Carts)
	GARBAGE	8 3yd3 bins	8 3yd3 bins
	ORGANICS	13 carts	13 carts

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No.	Date	Revision
001	19/SEP/2024	OPA AND ZBA RESUBMISSION

TRUE NORTH
PROJECT NORTH

No.	DATE	ISSUED
001	19/SEP/2024	OPA AND ZBA RESUBMISSION

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FILE #: **OPA 23-004/P, A 10/23**

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720 Granite Court
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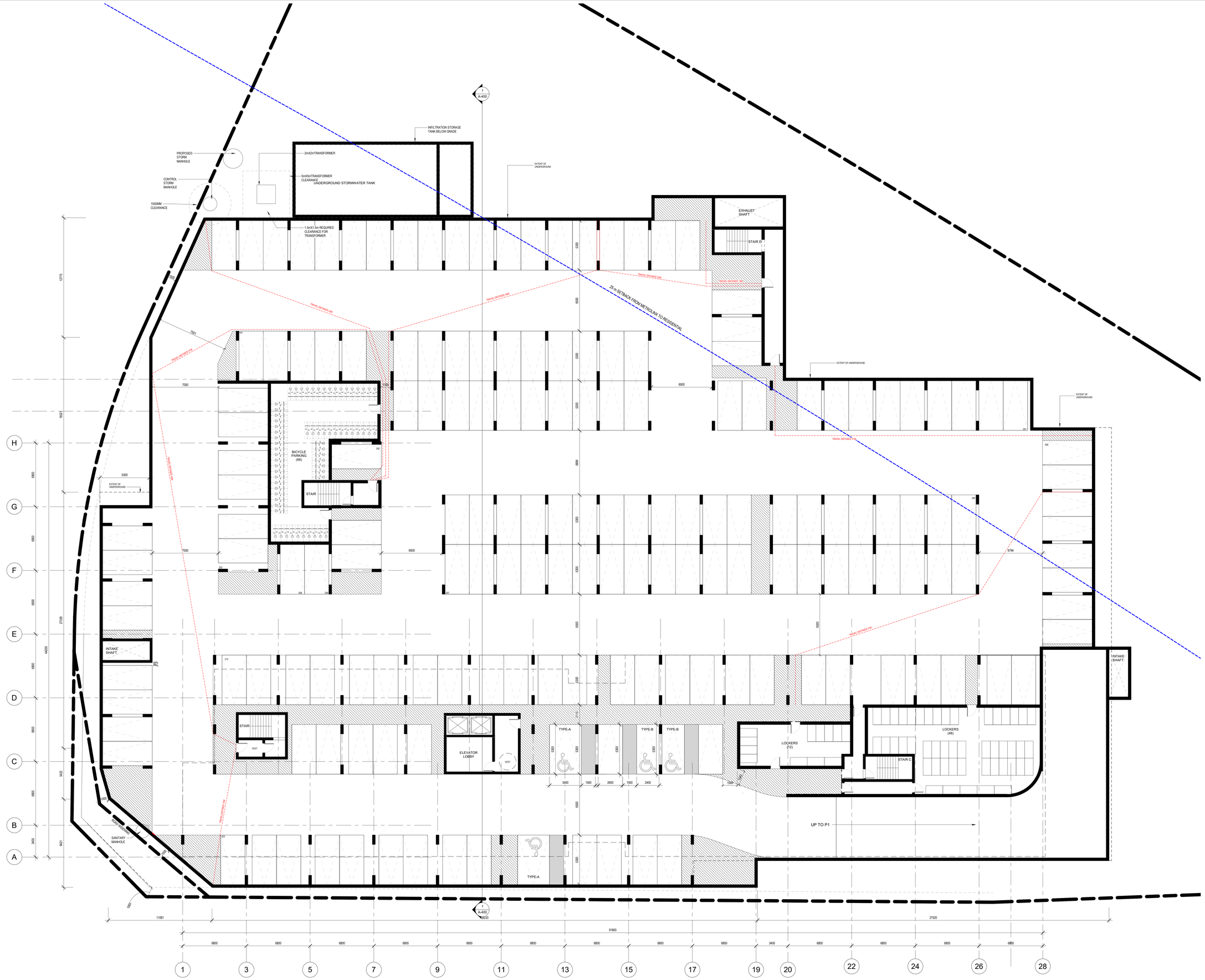
DRAWING
Waste Management Plans

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
As indicated	9/18/2024

A-085



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002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001	17/MAY/2023	OPA AND ZBA SUBMISSION

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FILE #: **OPA 23-004/P, A 10/23**

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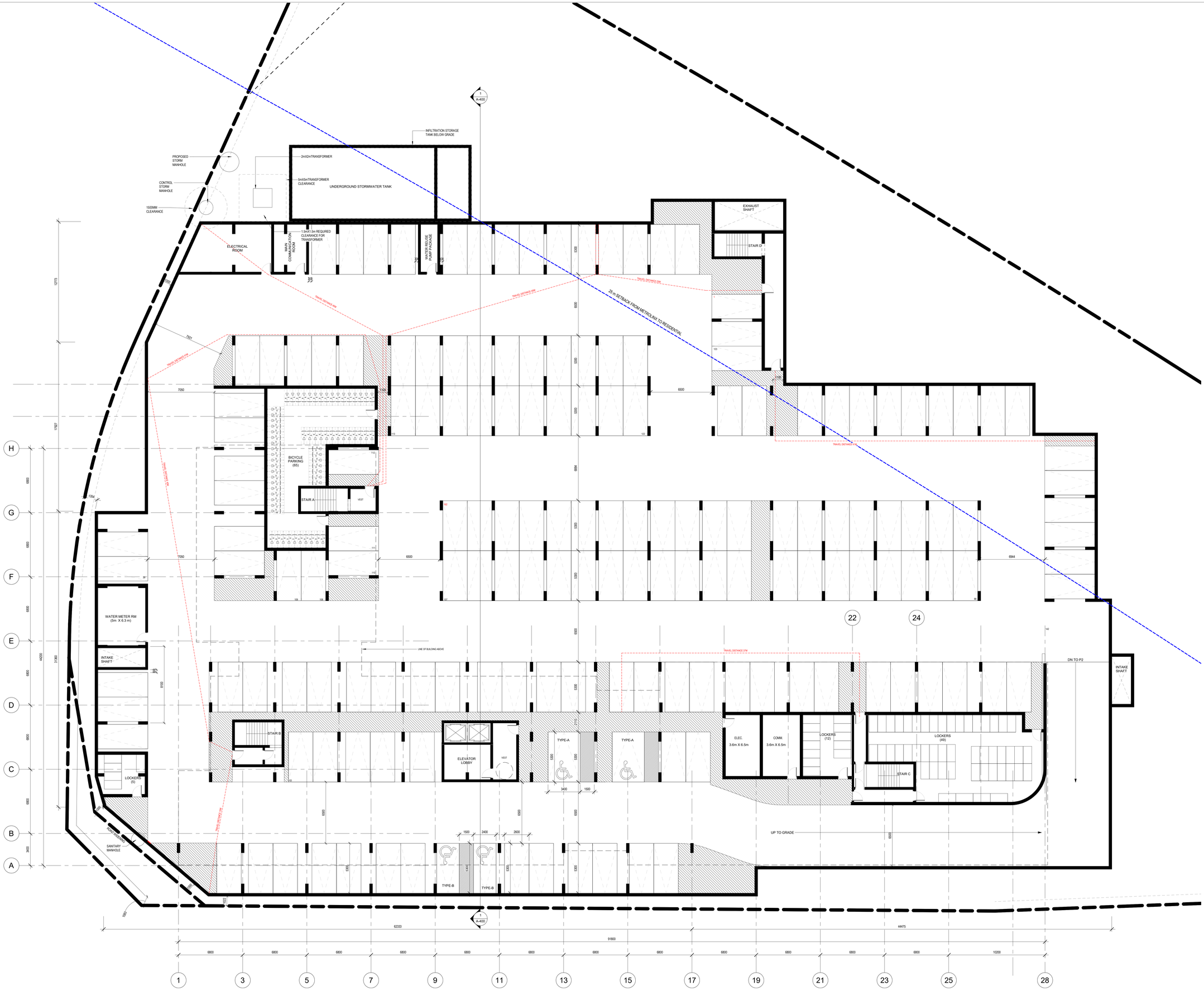
DRAWING

Parking Level - 2

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-100



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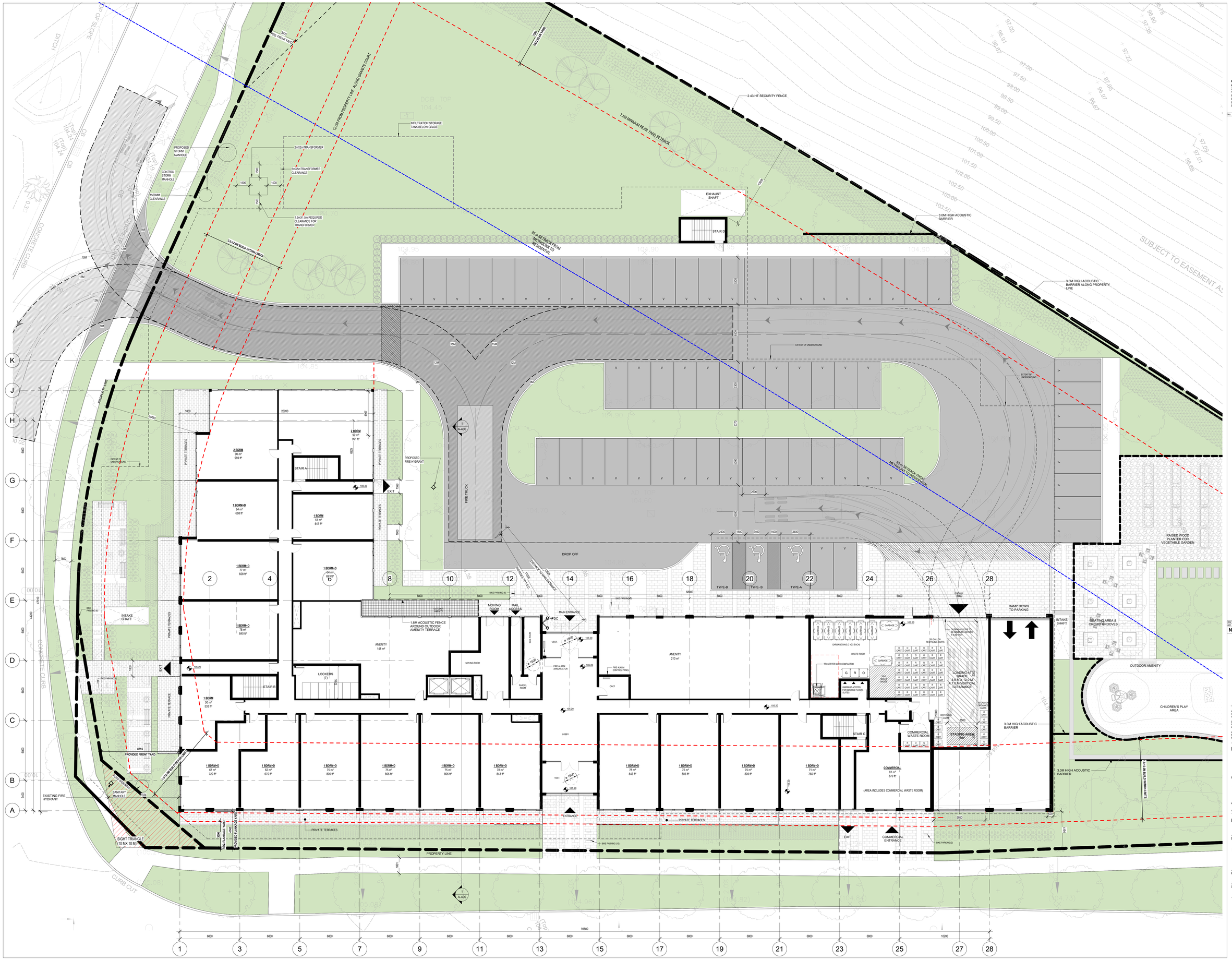
DRAWING
Parking Level - 1

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-101



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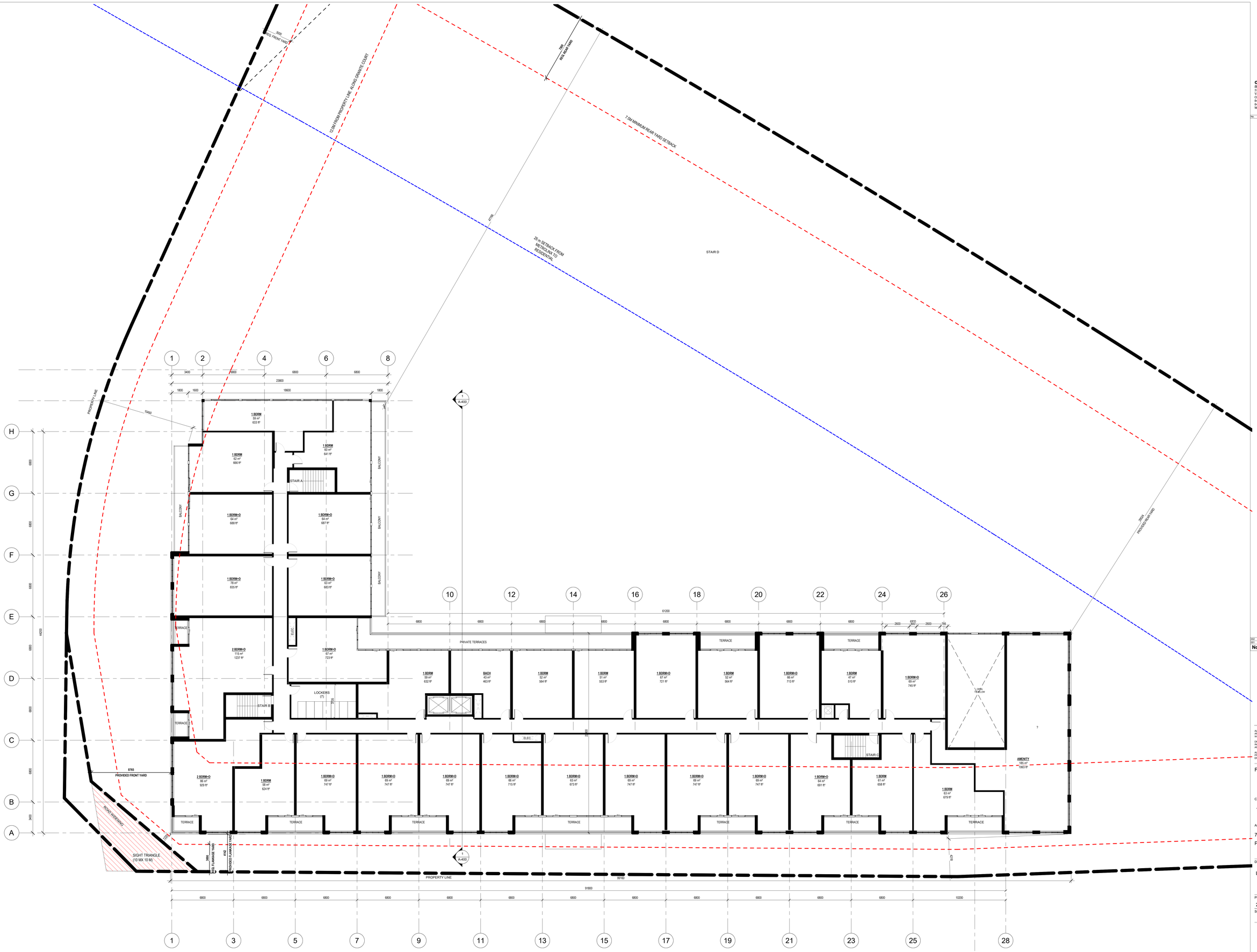
DRAWING

Level 1

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-102



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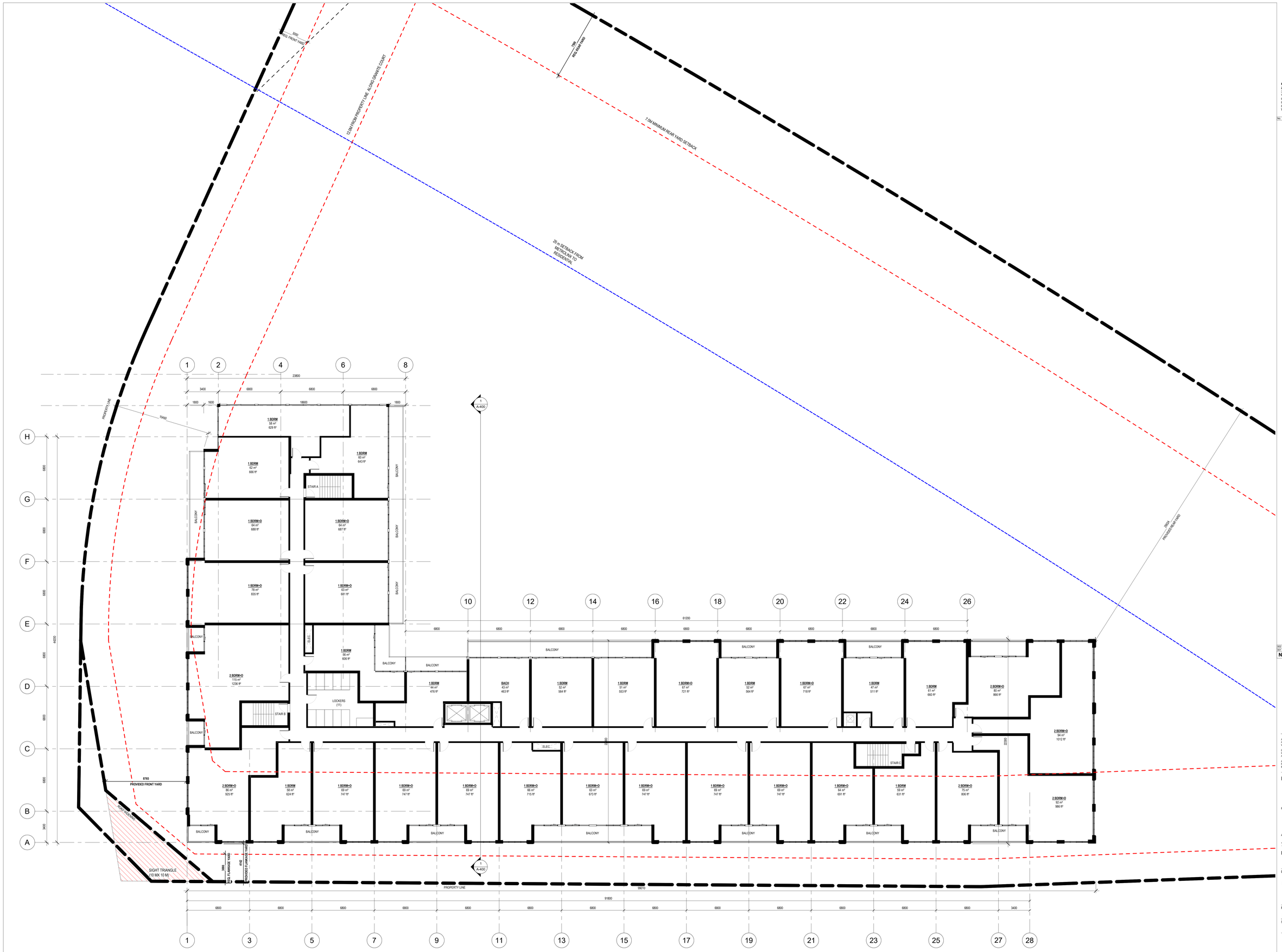
DRAWING

Level 2

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-103



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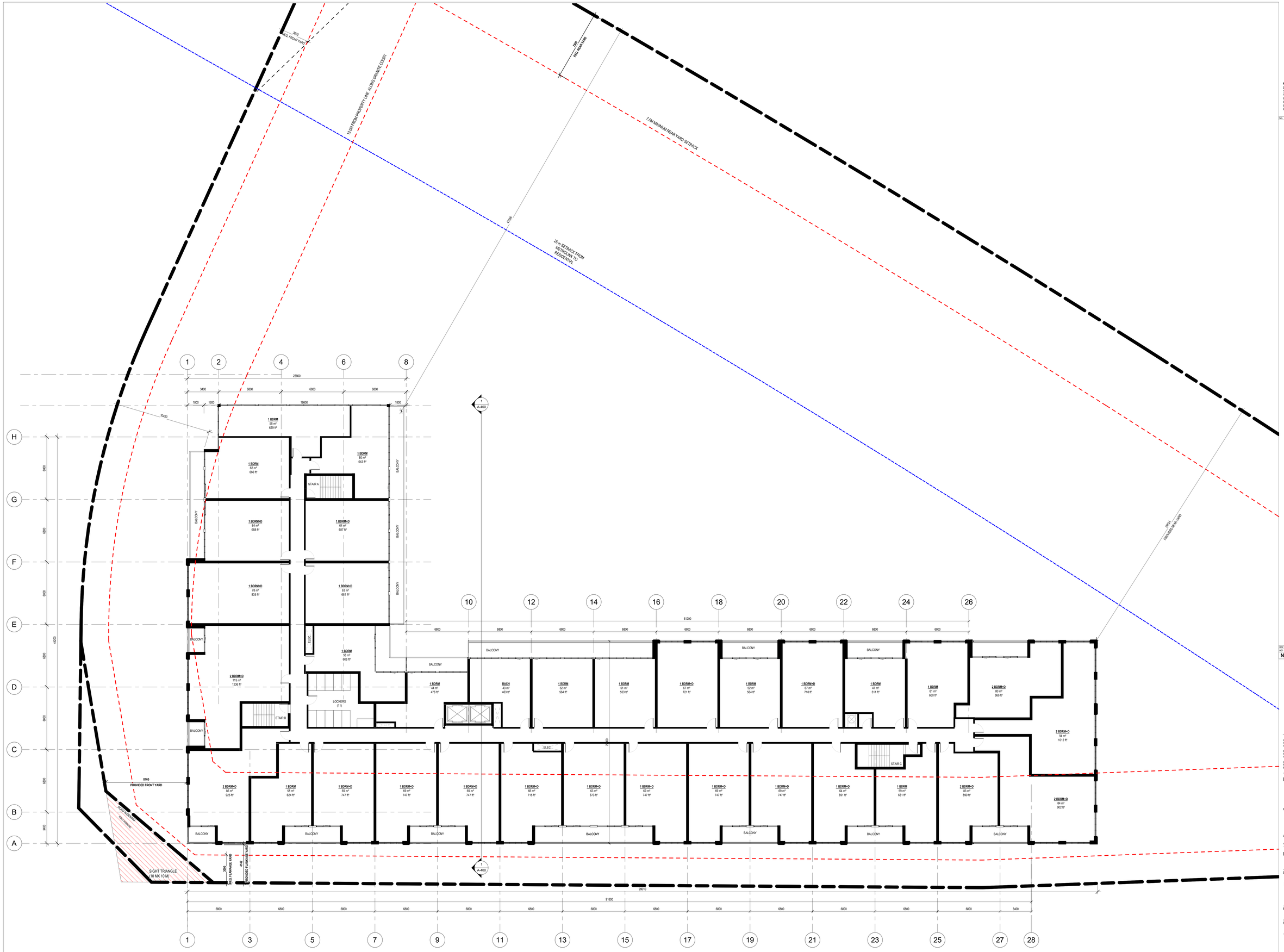
DRAWING

Level 3

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-104



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PROJECT NORTH

No.	DATE	ISSUED
002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001	17/MAY/2023	OPA AND ZBA SUBMISSION

ONTARIO ASSOCIATION OF ARCHITECTS
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FILE #: **OPA 23-004/P, A 10/23**

CLIENT

1334281 Ontario Limited

ADDRESS

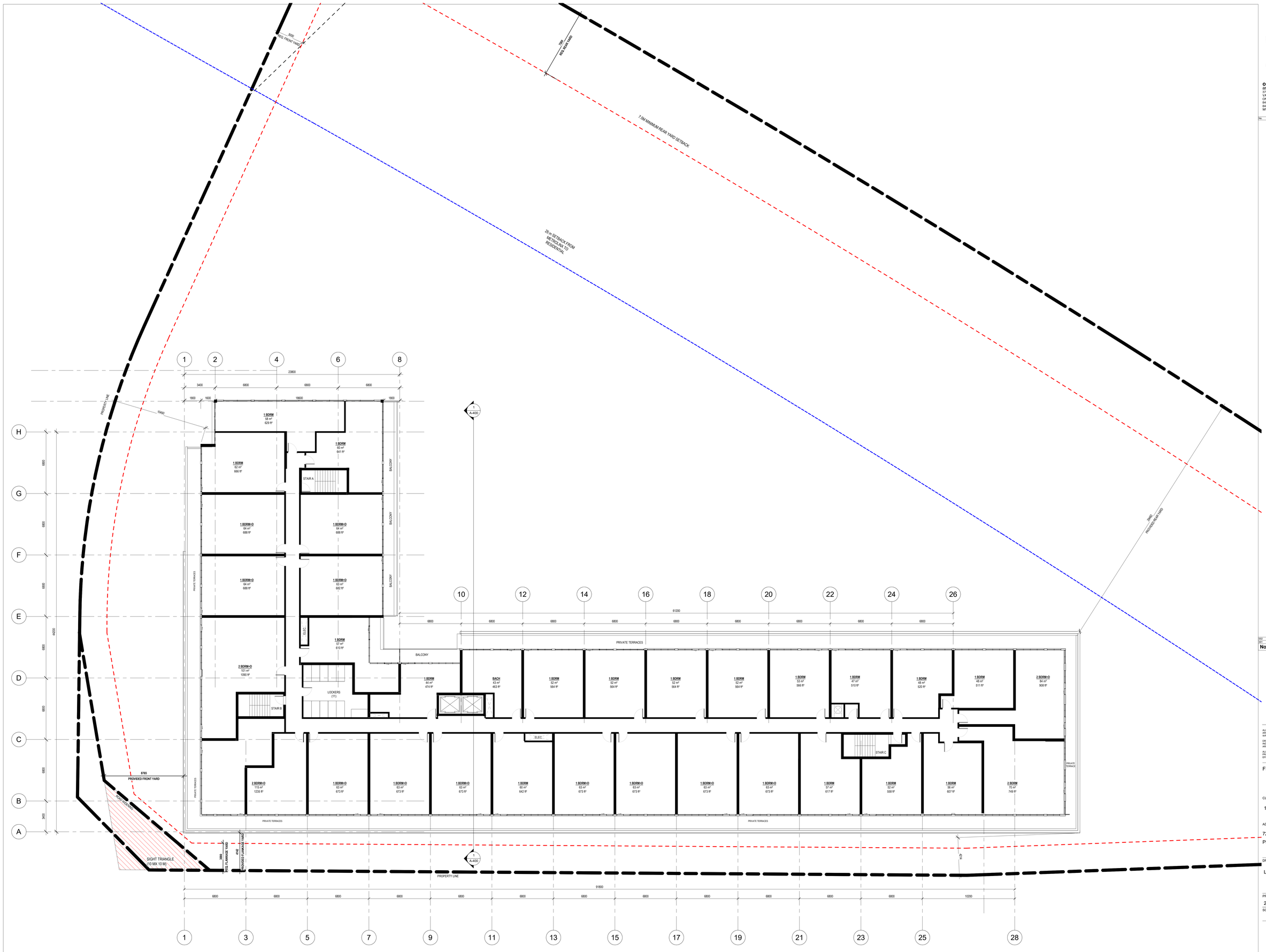
720 Granite Court
Pickering, ON L1W 4A3

DRAWING

Level 4

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-105



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No.	Date	Revision

TRUE NORTH

PROJECT NORTH

No.	DATE	ISSUED
002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001	17/MAY/2023	OPA AND ZBA SUBMISSION

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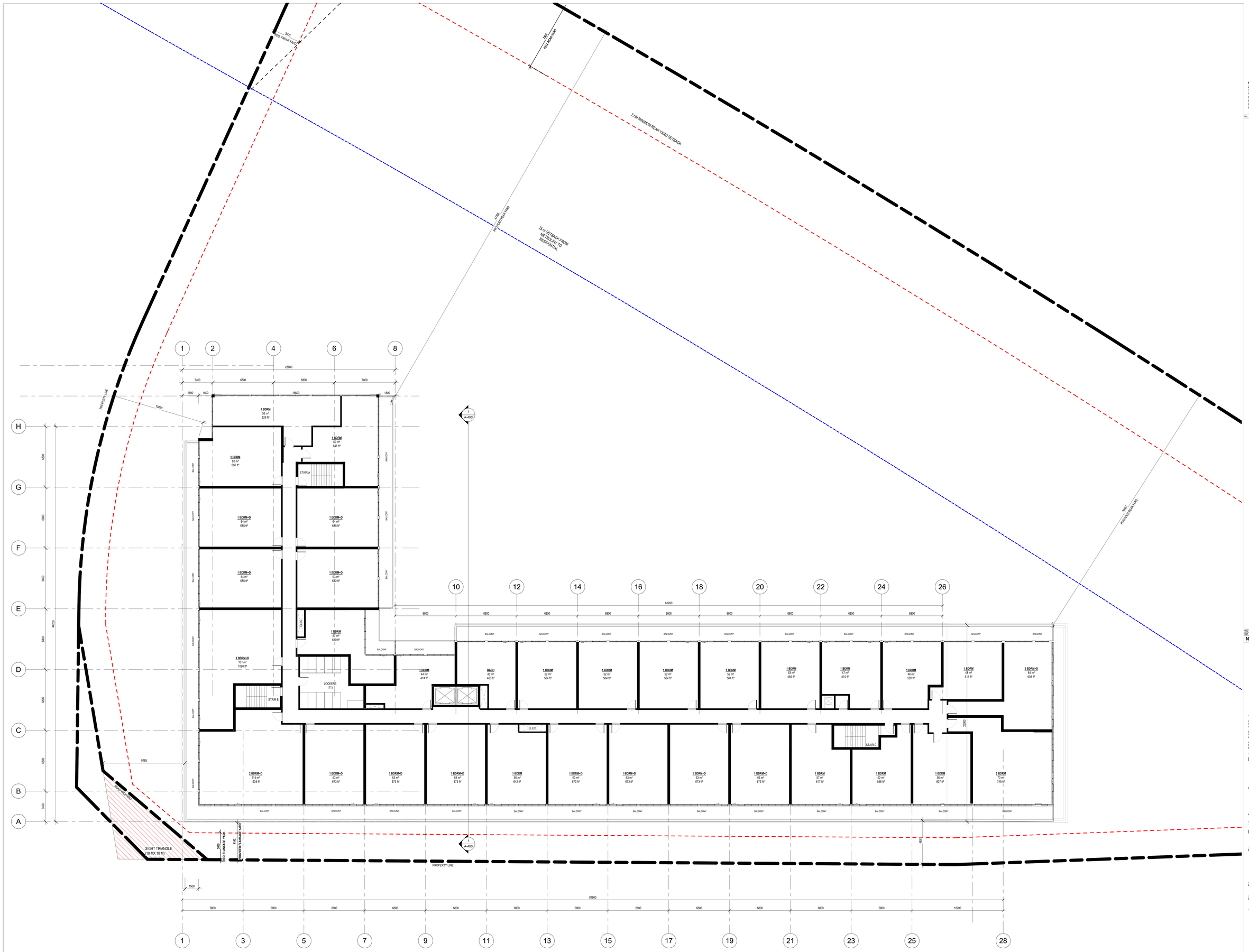
DRAWING

Level 5

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-106



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PROJECT NORTH

No.	DATE	ISSUED
002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001	11/MAY/2023	OPA AND ZBA SUBMISSION

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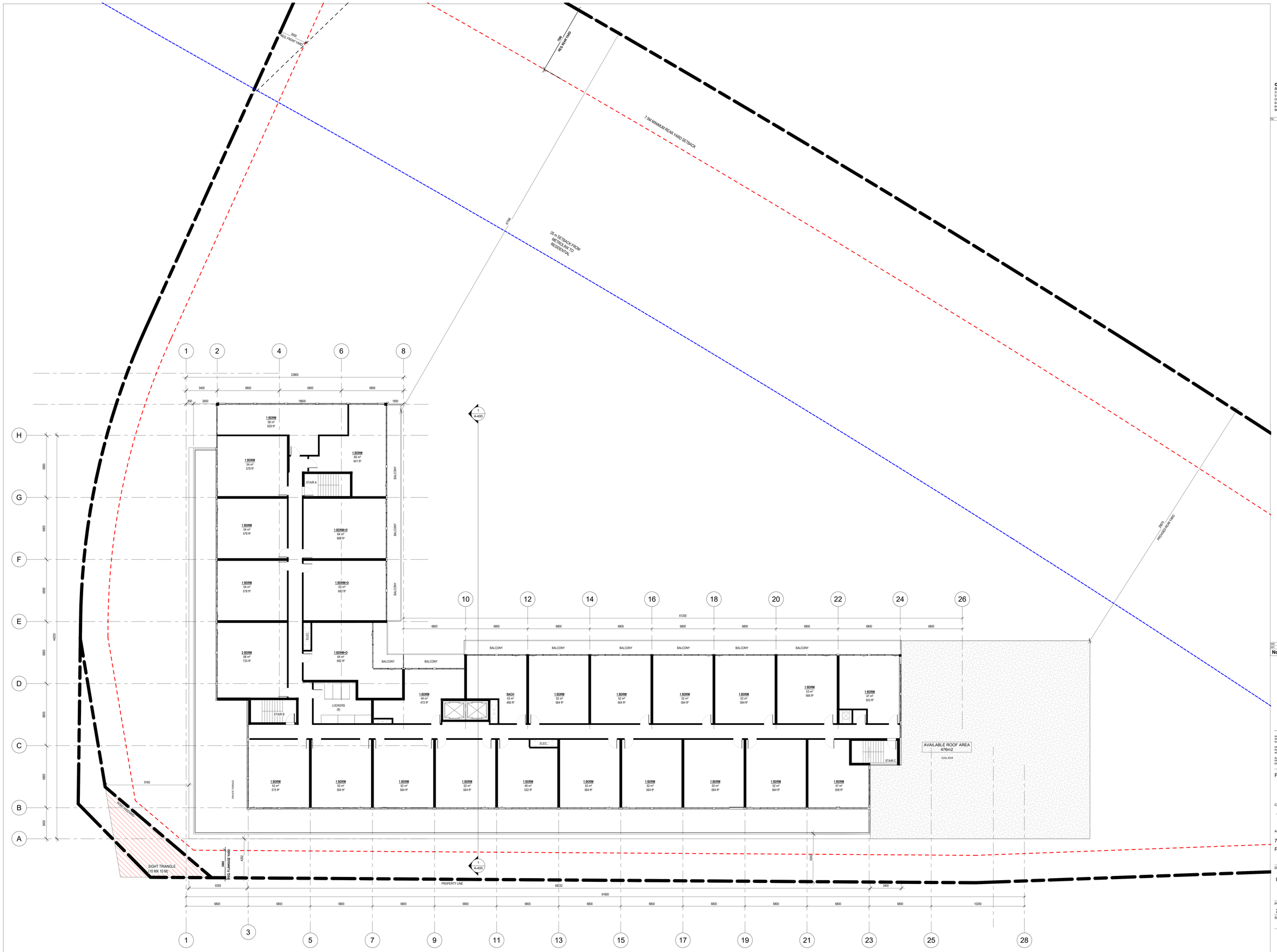
DRAWING

Level 6

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-107



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PROJECT NORTH

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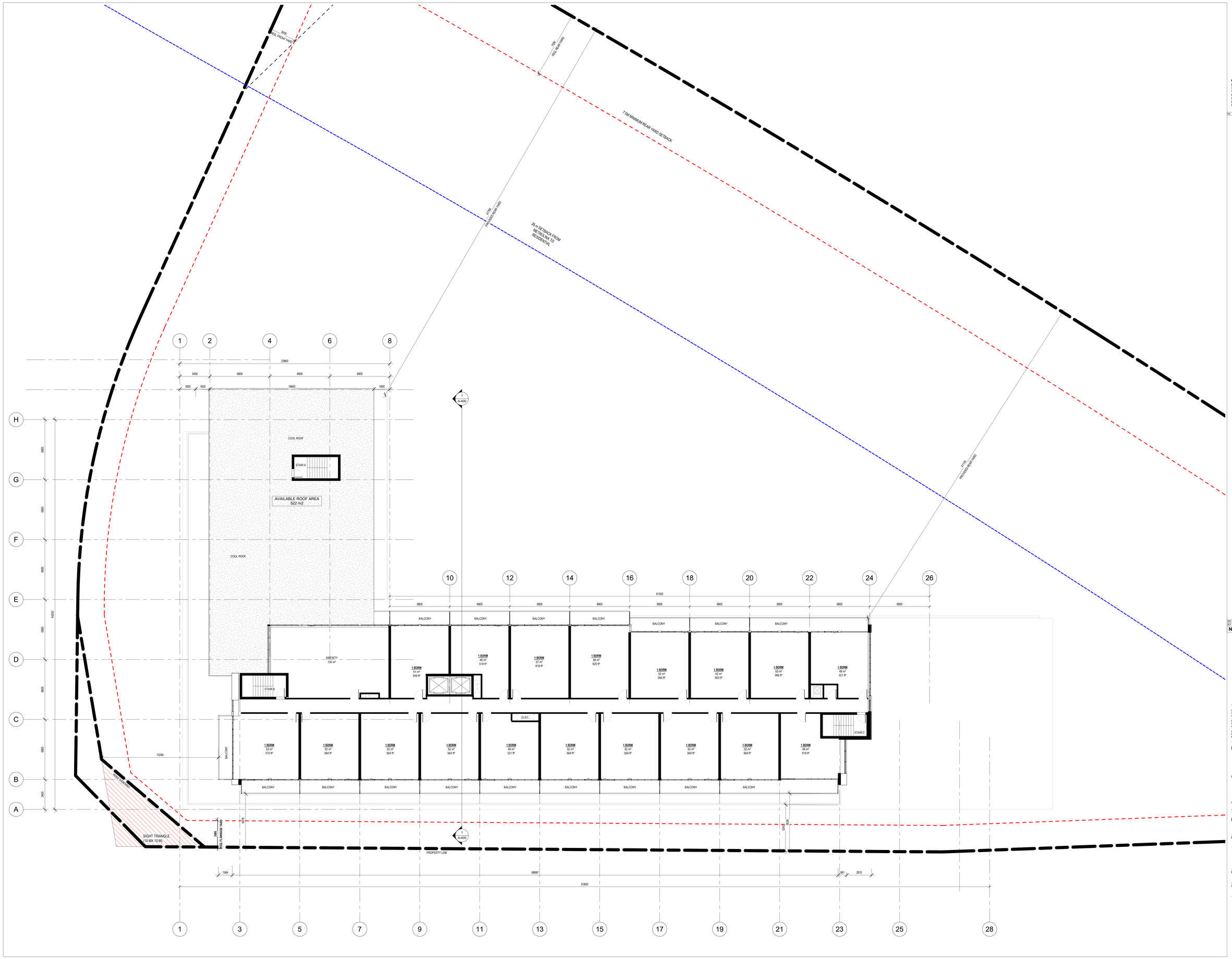
DRAWING

Level 7

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-108



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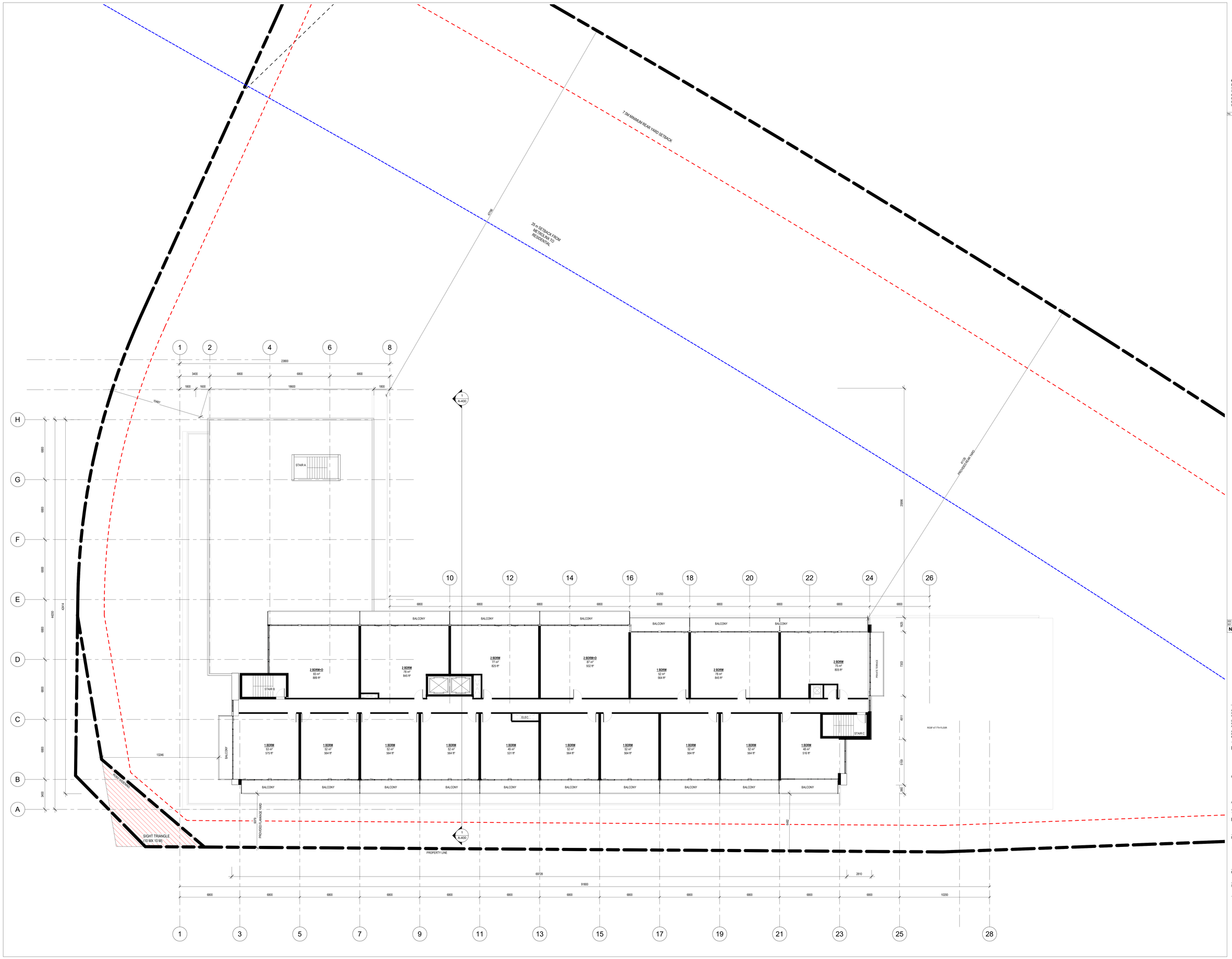
Level 8

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-109



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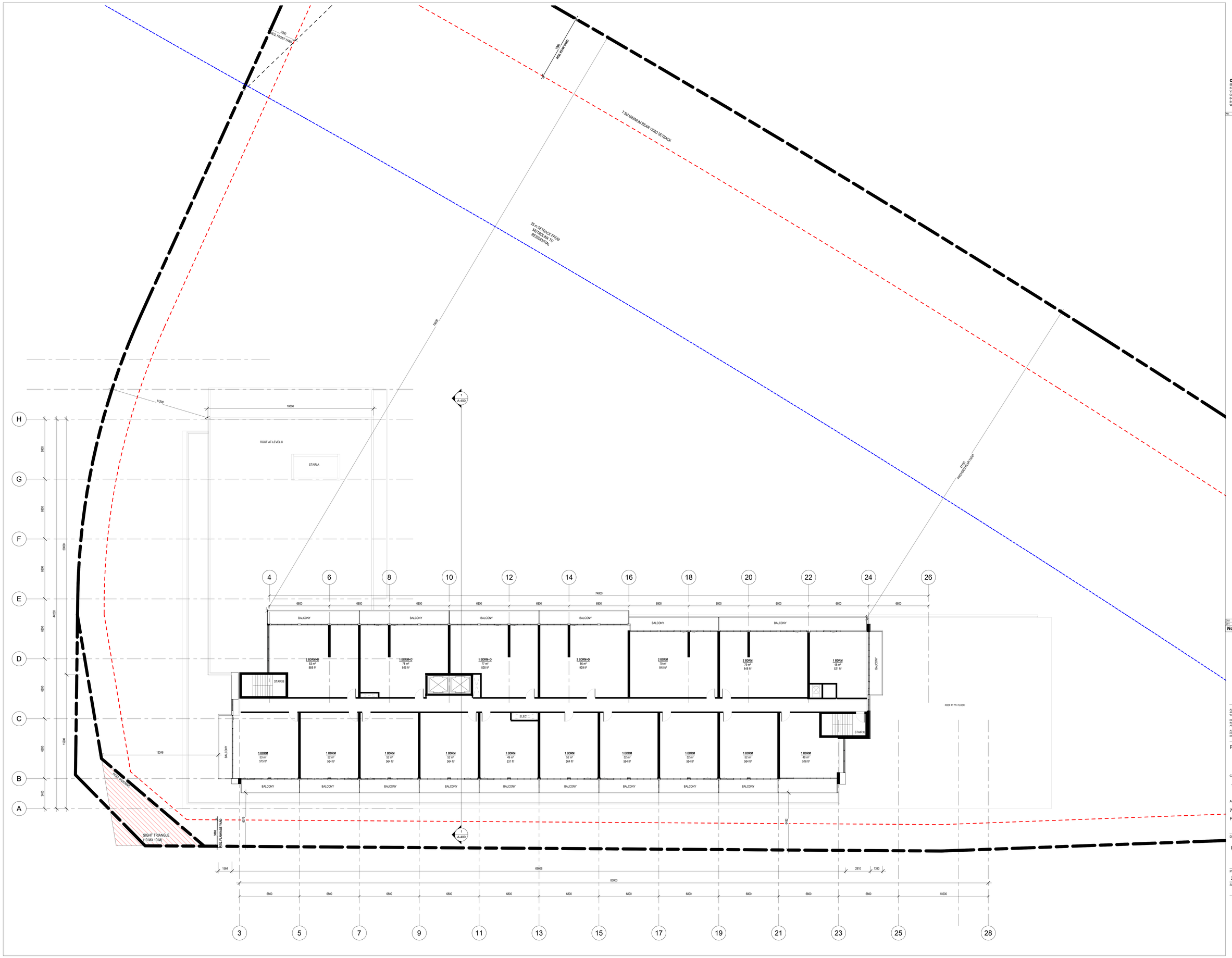
DRAWING

Level 9

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-110



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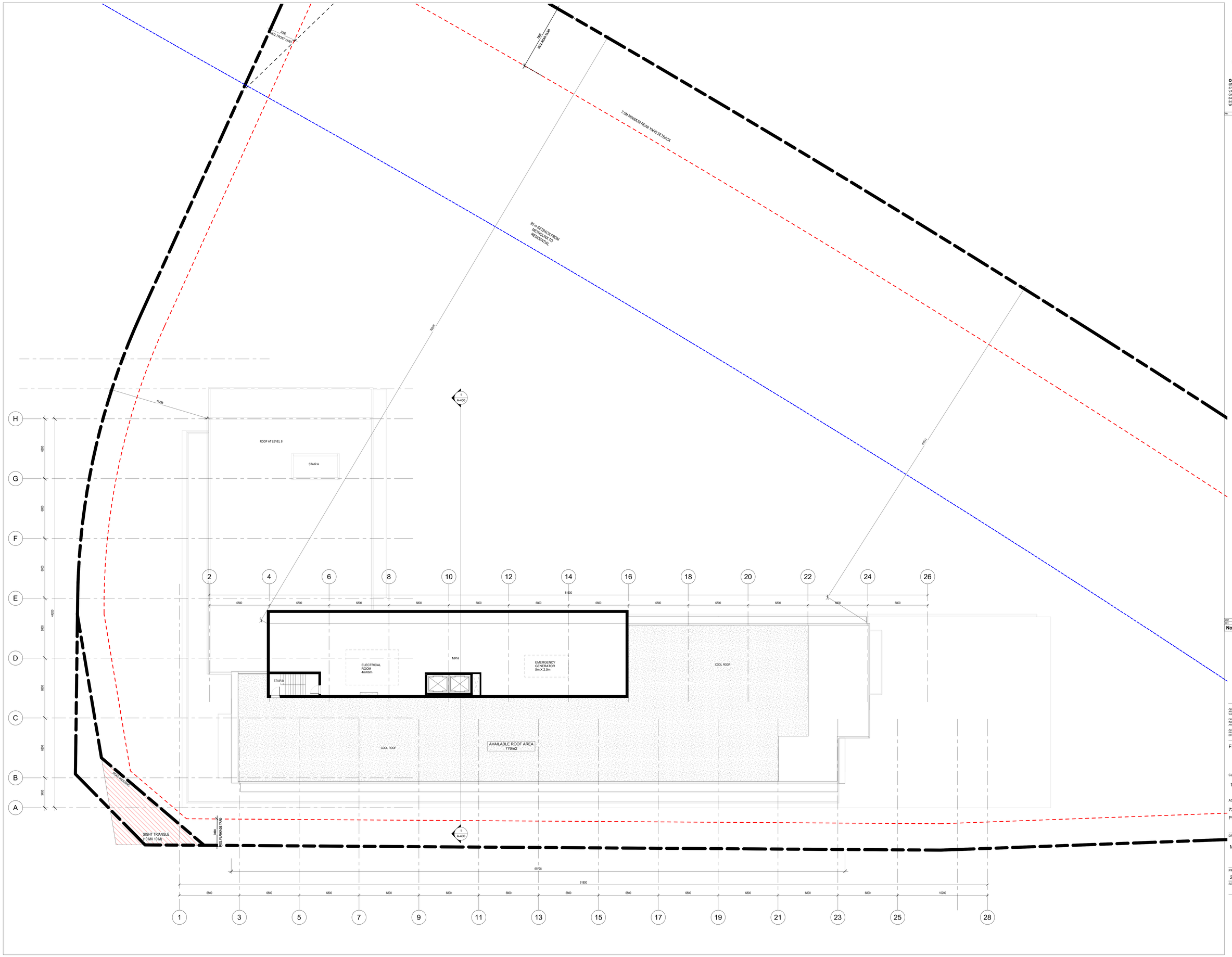
Level 10

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-111



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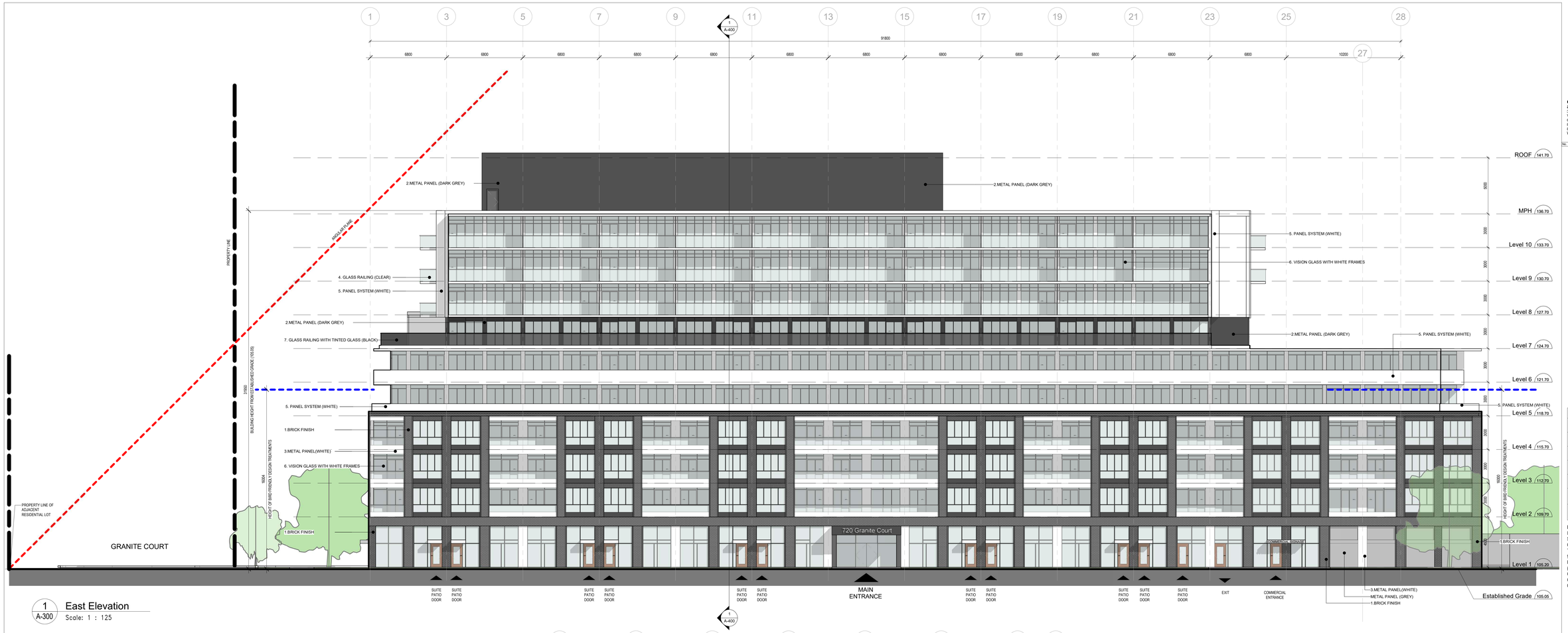
DRAWING

MPH Plan

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 125	9/18/2024

A-112



1 A-300 East Elevation
Scale: 1 : 125

2 A-300 South Elevation
Scale: 1 : 125

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No.	Date	Revision

EXTERIOR MATERIALS LEGEND

1	BRICK FINISH
2	METAL PANEL (DARK GREY)
3	METAL PANEL (WHITE)
4	GLASS RAILING (CLEAR)
5	PANEL SYSTEM (WHITE)
6	VISION GLASS WITH WHITE FRAMES
7	GLASS RAILING WITH TINTED GLASS (BLACK)

BIRD FRIENDLY DESIGN AS PER PICKERING INTEGRATED SUSTAINABLE DESIGN STANDARDS (MID TO HIGH-RISE). A COMBINATION OF BIRD-FRIENDLY DESIGN TREATMENTS REQUIRED FOR A MINIMUM OF 90% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 16M OF THE BUILDING ABOVE GRADE (INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS).

No.	DATE	ISSUED
002	18/SEP/2024	OPA AND ZBA RESUBMISSION
001	17/MAY/2023	OPA AND ZBA SUBMISSION

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FILE #: **OPA 23-004/P, A 10/23**

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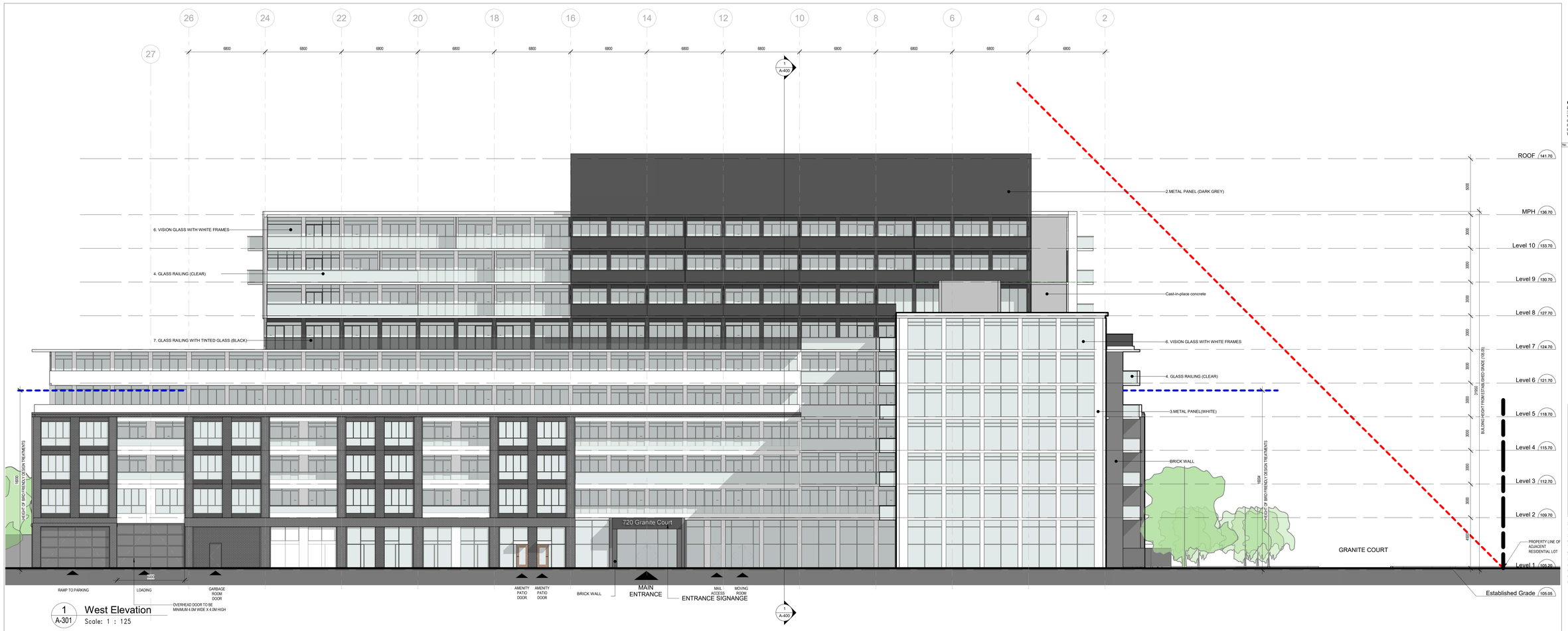
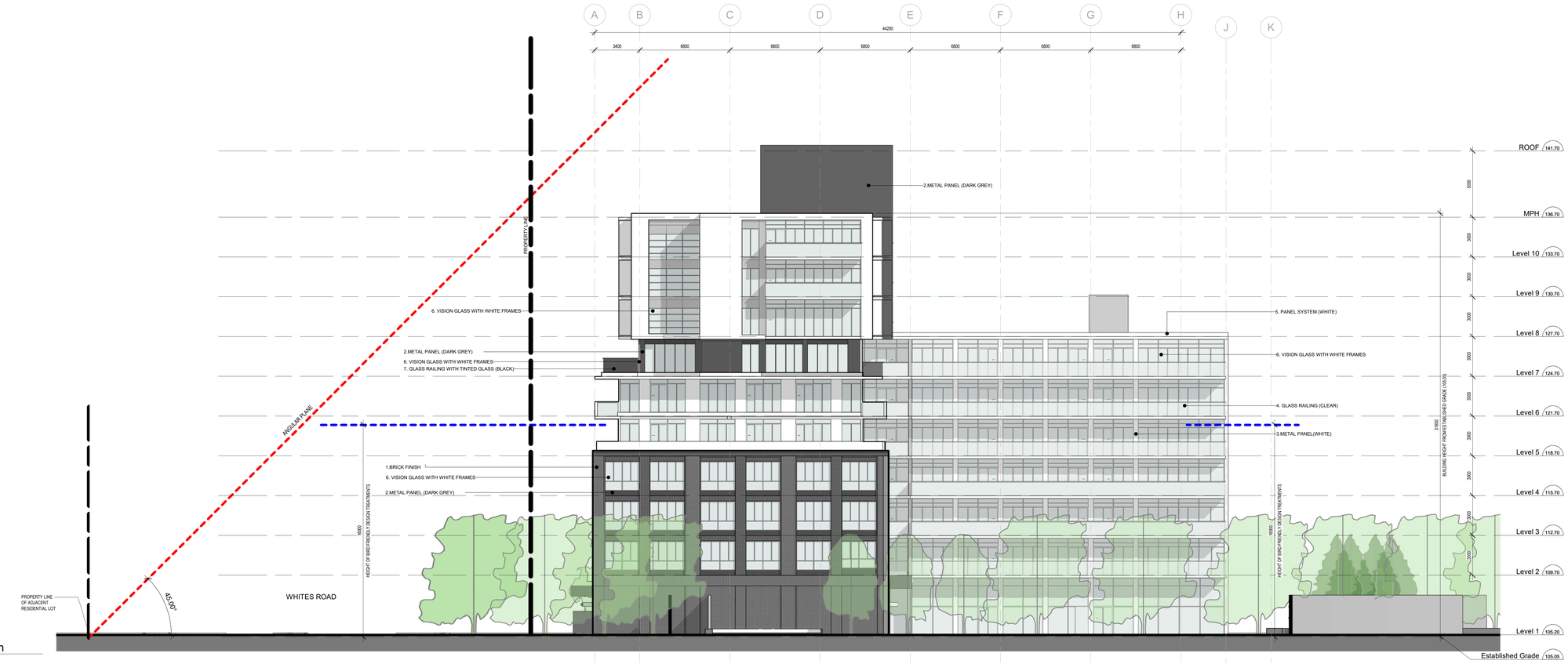
DRAWING
Building Elevations

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	**PLOTTED DATE**
As indicated	9/18/2024

A-300



1 A-301 West Elevation
Scale: 1 : 125



2 A-301 North Elevation
Scale: 1 : 125

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No.	Date	Revision

EXTERIOR MATERIALS LEGEND

1	BRICK FINISH
2	METAL PANEL (DARK GREY)
3	METAL PANEL (WHITE)
4	GLASS RAILING (CLEAR)
5	PANEL SYSTEM (WHITE)
6	VISION GLASS WITH WHITE FRAMES
7	GLASS RAILING WITH TINTED GLASS (BLACK)

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No.	DATE	ISSUED
002	19/SEP/2024	OPA AND ZBA RESUBMISSION
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FILE #: **OPA 23-004/P, A 10/23**

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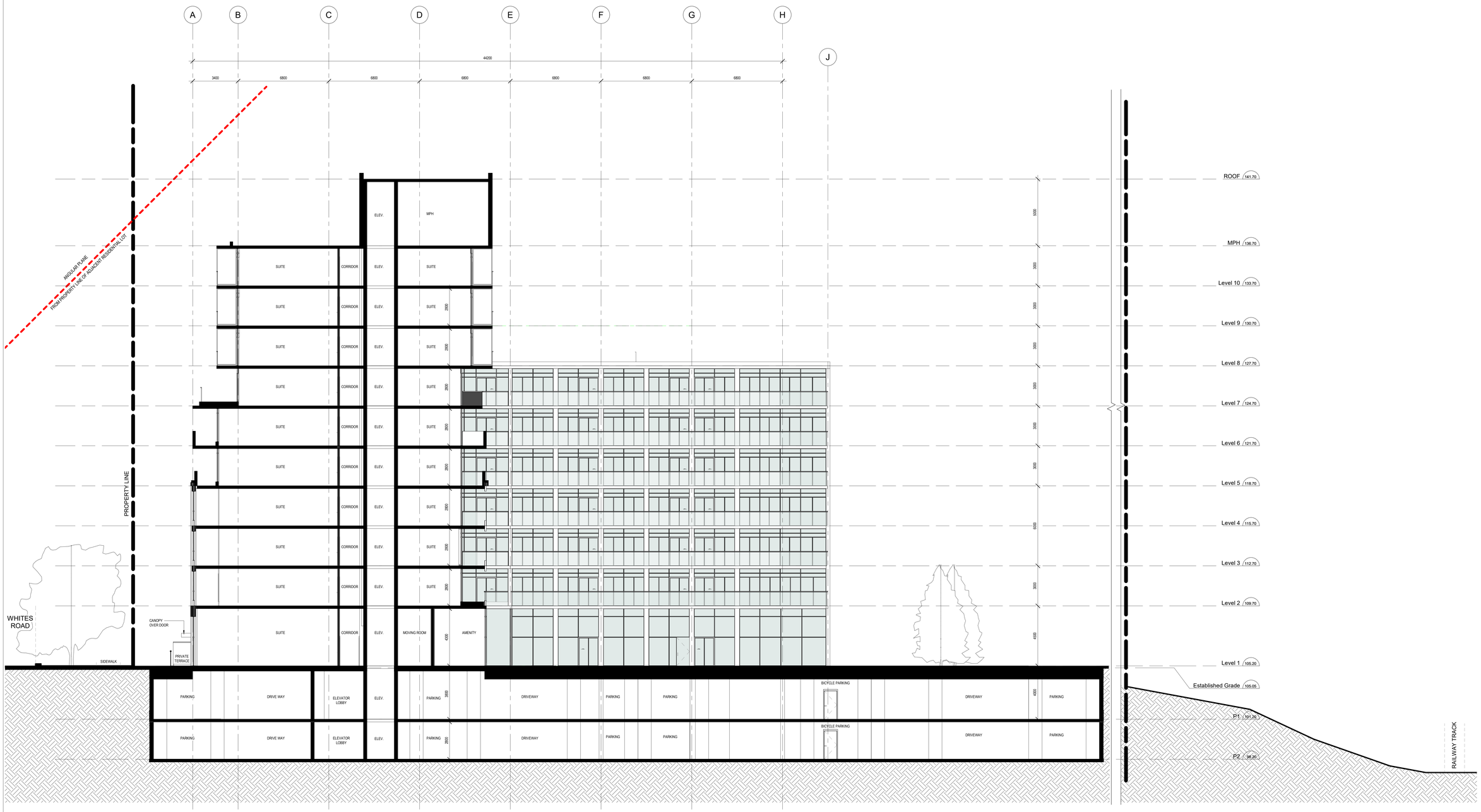
DRAWING
Building Elevations

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
As indicated	9/18/2024

A-301



1 A-400 BUILDING SECTION
Scale: 1 : 100

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No.	DATE	ISSUED

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DRAWING
Building Sections

PROJECT NUMBER	DATE
22035	18/SEP/2024
SCALE	PLOTTED DATE
1 : 100	9/18/2024

A-400