

Site Information & Density	
Official Plan Designation:	"Urban Residential Area - Medium Density Area"
Zoning Designation:	RH/MU-3 & OS-HL
Survey Information	
Plan Survey of Part of Lot 19, Concession 2 Registered Plan 29297 City of Pickering Prepared by: VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. 944 OTTAWA STREET WINDSOR ON T: 519-258-1772	

Lot / Site Area	
Total Lot Area:	50,478 sm
Developable Area:	13,115 sm
Area to be Conveyed:	37,363 sm
Proposed Density	
Units per hectare:	289.74
FSI:	2.28
Coverage	
Building Coverage:	36% 4745 sm
Softscape:	25% 3285 sm
Hardscape:	39% 5085 sm
Gross Floor Area	
Proposed Building A:	21,867 sm
Proposed Building B:	1,662 sm
Proposed Building C:	3,207 sm
Proposed Building D:	3,207 sm
Total GFA:	29,942 sm

Building Heights		
Proposed Height of Building A		
Stores	Height	
Podium / Tower	4 / 20	61.60 m
Established Grade:		91.22 m
Proposed Height of Building B		
Stores	Height	
Established Grade:	3	10.38 m
		90.05 m
Proposed Height of Building C		
Stores	Height	
Established Grade:	3	15.30 m
		88.92 m
Proposed Height of Building D		
Stores	Height	
Established Grade:	3	15.30 m
		88.92 m

Residential Unit Count			
Proposed Total Unit Count			
380			
Proposed Building A Unit Count			
'Apartment Dwelling'			
Bachelor	1 Bed	2 Bed	3 Bed
0	186	97	24
0%	61%	32%	8%
Total Building A Unit Count: 307			
Proposed Building B Unit Count			
'Street Townhouse Dwelling'			
Bachelor	1 Bed	2 Bed	3 Bed
0	0	0	9
100%			
Total Building B Unit Count: 9			

Proposed Building C Unit Count			
'Stacked Dwelling'			
Bachelor	1 Bed	2 Bed	3 Bed
0	0	32	0
100%			
Total Building C Unit Count: 32			
Proposed Building D Unit Count			
'Stacked Dwelling'			
Bachelor	1 Bed	2 Bed	3 Bed
0	0	32	0
100%			
Total Building D Unit Count: 32			

Vehicular Parking		
As per Zoning Bylaw 7085/10		
Rate	Required	Proposed
Apartment Dwelling:	1.0 / unit	307
Apartment Visitor:	0.25 / unit	77
Stacked TH Dwelling:	1.25 / unit	80
Stacked Visitor:	0.25 / unit	16
Townhouse Dwelling:	2.0 / unit	18
Townhouse Visitor:	0.25 / unit	3
Surplus:		1
Total:	501	502
Vehicular Parking Summary		
Surface	Proposed	
Attached Garage	32	
Townhouse Driveway	9	
U/G Garage	P1 Level	310
	P2 Level	142
TOTAL:	502	

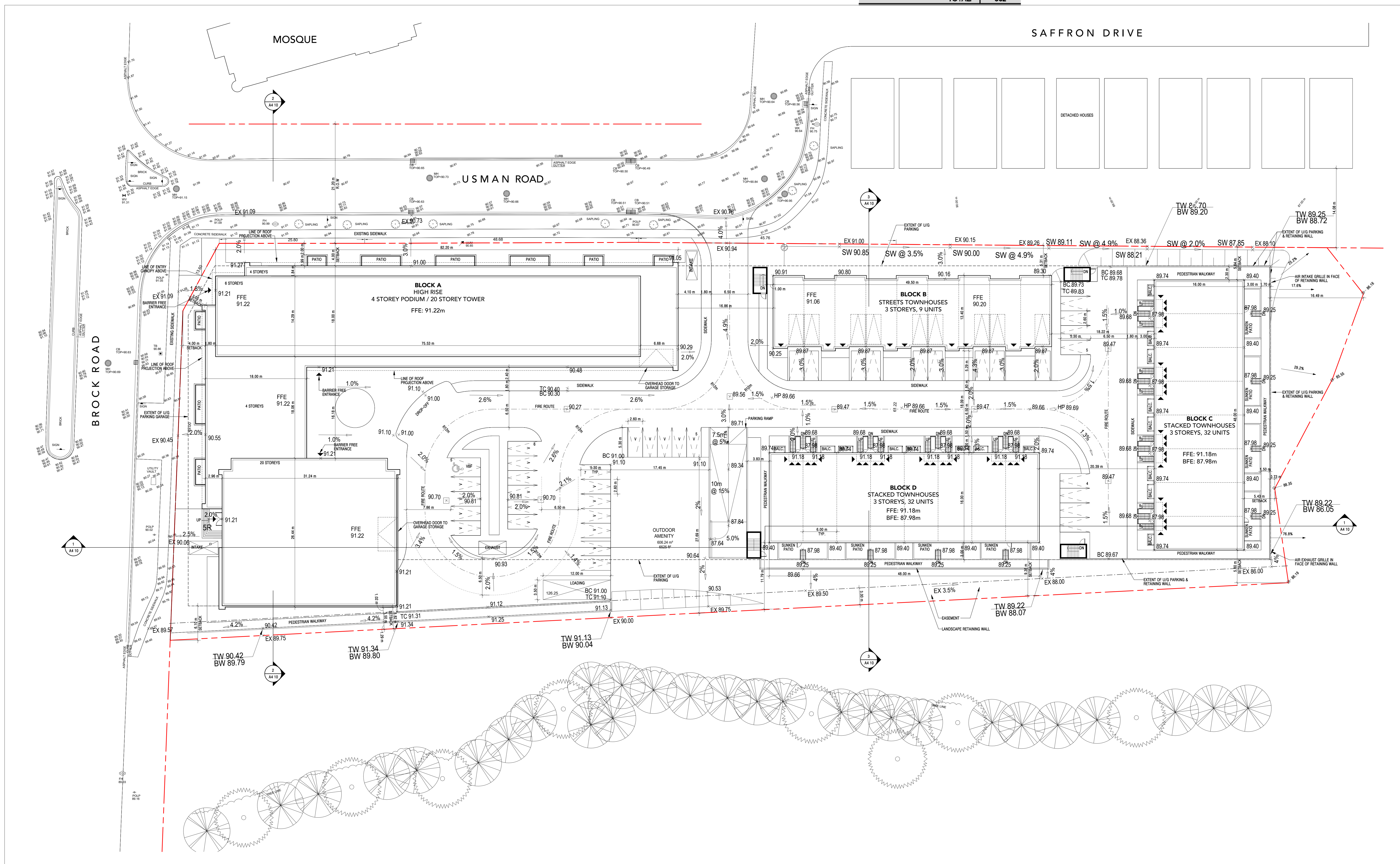
Bicycle Parking		
As per Zoning Bylaw 7553/17		
Rate	Required	Proposed
Apartment Dwelling:	0.5 / unit	154
Stacked TH Dwelling:	1.0 / unit	64
Total:	218	218
Loading Spaces		
As per Zoning Bylaw 7553/17		
Rate	Required	Proposed
		1 Type G
Total:	1	1

Amenity Area		
*As per Zoning Bylaw 7553/17		
Rate	Required	Proposed
Indoor	23m / unit	614 sm
Outdoor	23m / unit	614 sm
Total:	1,228	1,228
*Outdoor Amenity Includes Park (606m2)		

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	2019-08-28	ISSUED FOR COORDINATION
2	2019-10-30	ISSUED FOR COORDINATION
3	2019-11-21	ISSUED FOR COORDINATION
4	2020-02-20	ISSUED FOR COORDINATION
5	2020-03-03	ISSUED FOR COORDINATION
6	2020-03-10	ISSUED FOR COORDINATION
7	2020-04-03	ISSUED FOR ZBA #1



SITE PLAN SYMBOL AND SIGN LEGEND:

- PRINCIPLE ENTRANCE (FOR FIRE FIGHTING)
- ENTRANCE TO RETAIL OR GRADE RELATED RES. UNIT
- CATCH BASIN (REFER TO CIVIL DWGS.)
- AREA DRAIN (REFER TO CIVIL DWGS.)
- TRENCH DRAIN (REFER TO CIVIL DWGS.)
- MANHOLE (REFER TO CIVIL DWGS.)
- FIRE HYDRANT
- SIAMASEE (STANDPIPE) CONNECTION
- ACCESSIBLE PARKING SIGNAGE
- FIRE ROUTE SIGNAGE
- LIGHT STANDARD (EXTERIOR POLE FIXTURE)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- ACCESSIBLE CURB CUT
- BARRIER FREE PARKING SPACE

ONTARIO ASSOCIATION OF ARCHITECTS
HARRY KOHN LICENCE 5337 SEAL

PROJECT NORTH TRUE NORTH

Project: **2055 BROCK ROAD**
BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title: **ENLARGED SITE PLAN & STATISTICS**

Project Manager Team: ES Date Plotted: 2020-04-02 11:04:34 AM Building No.: 17-119 Scale: As indicated