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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	2019-08-28	ISSUED FOR COORDINATION
2	2020-02-20	ISSUED FOR COORDINATION
3	2020-04-02	ISSUED FOR ZBA #1
4	2022-02-07	ISSUED FOR ZBA RESUBMISSION



2055 BROCK ROAD

(ISSUED FOR ZONING BY-LAW AMENDMENT)

BROCK RD DUFFINS FOREST INC.
22 ROSS SHINER LANE, STOUFVILLE, ON L4A 0V4

ARCHITECTURAL CONSULTANT:	PLANNING CONSULTANT:	CIVIL CONSULTANT:	GEOTECHNICAL CONSULTANT:	ARCHEOLOGICAL CONSULTANT:	NOISE CONSULTANT:	TRANSPORTATION CONSULTANT:	ENVIRONMENTAL CONSULTANT:
KOHN PARTNERSHIP ARCHITECTS INC. 116 SPADINA AVENUE, SUITE 501 TORONTO, ON M5V 2K6 T: 416-703-6700	MHBC PLANNING LTD. 7050 WESTON ROAD, SUITE 320 WOODBRIIDGE, ON L4L 8G7 T: 905-761-5588	SABOURIN KIMBLE & ASSOCIATES LTD. 110 OLD KINGSTON RD AJAX, ON L1T 2Z9 T: 905-426-9451	SOIL ENGINEERS LTD. 100 NUGGET AVE TORONTO, ON M1S 5A7 T: 416-754-8515	ASI ARCHAEOLOGICAL & CULTURAL HERITAGE SERVICES 2321 FAIRVIEW STREET, UNIT 200 BURLINGTON, ON L7R 2E3 T: 416-966-1069	YCA ENGINEERING LTD. 9251 YONGE STREET, SUITE 8557 RICHMOND HILL, ON L4C 9T3 T: 416-894-3213	C.F. CROZIER & ASSOCIATES CONSULTING ENGINEERS 211 YONGE STREET, SUITE 301 TORONTO, ON M5B 1M4 T: 905-693-7849	DILLON 235 YORKLAND BOULEVARD, SUITE 800 TORONTO, ON M2J 4Y8 T: 416-229-4646

DRAWING LIST (ZBA SET)	
SHEET NUMBER	SHEET NAME
20ZBA5FA	
ZBA	
A0 00	COVER SHEET
A1 00	CONTEXT PLAN
A1 01	ENLARGED SITE PLAN & STATISTICS
A1 02	WASTE COLLECTION STANDARD
A2 00	LEVEL, P1 & P2 FLOOR PLANS
A2 01	BLOCK A - LEVEL 1, 2, 3, 4
A2 02	BLOCK A - LEVELS 5, 6, 7, 8-18
A2 03	BLOCK A - LEVEL 19-20, ROOF PLAN
A2 04	BLOCK B - C - FLOOR PLANS
A2 05	BLOCK D - FLOOR PLANS
A4 00	BLOCK A - ELEVATIONS
A4 01	BLOCK B, C & D - ELEVATIONS
A4 02	BLOCK B, C & D - ELEVATIONS
A4 10	OVERALL SITE SECTIONS



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

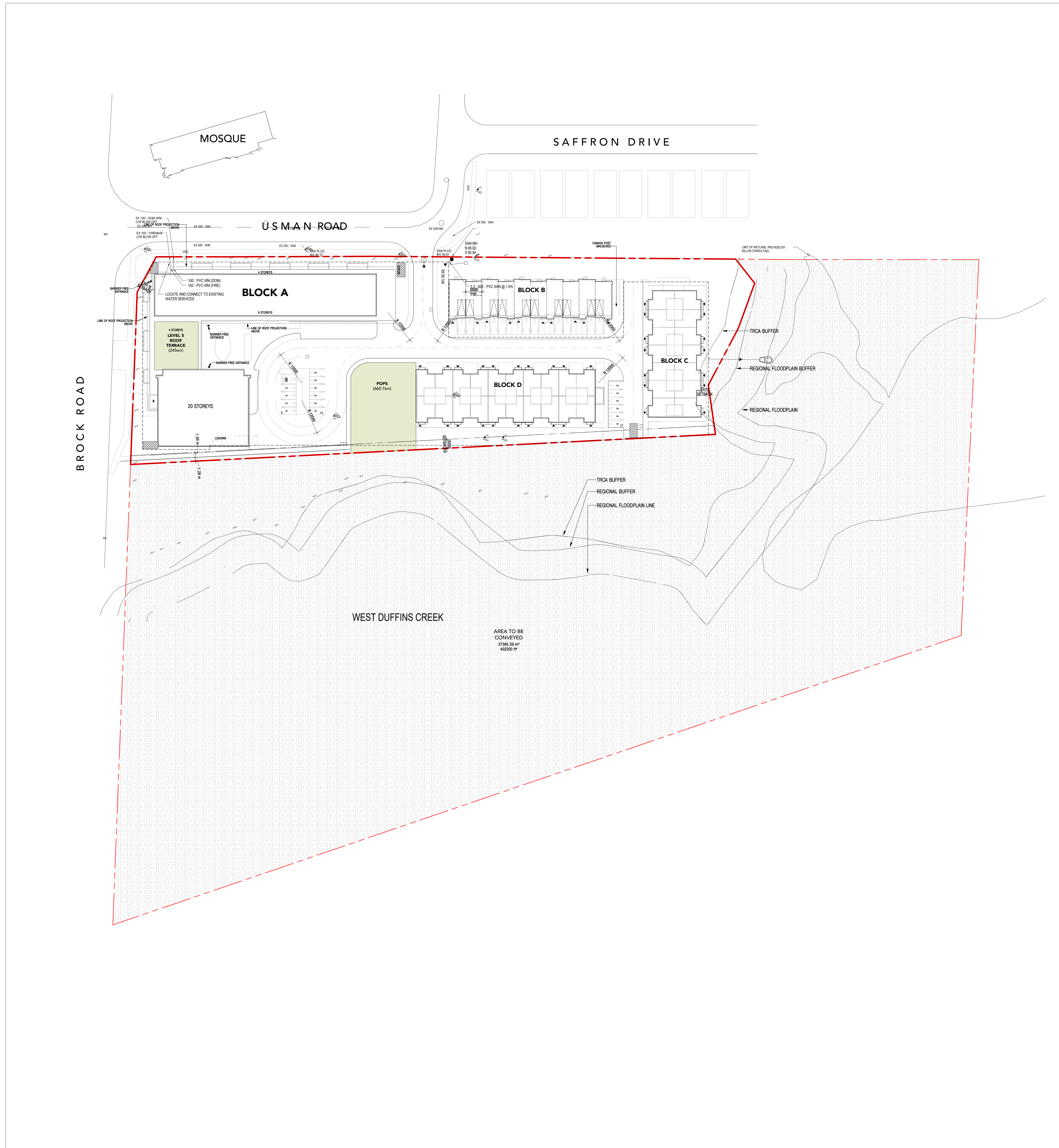
PICKERING ON

Drawing Title: **COVER SHEET**

Project Manager Team: ES
Date Plotted: 2/7/2022 3:16:30 PM
Project No: 17-119
Scale: 1:1
Drawing No.: A0 00

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CONTEXT PLAN LEGEND	
	COMPLETE OWNERSHIP
	DEVELOPABLE LANDS
	LANDS TO BE CONVEYED



Project: **2055 BROCK ROAD**

BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title: **CONTEXT PLAN**

Project Manager Team: ES Project No: 17-119
Date Plotted: 2/7/2022 3:00:57 PM Scale: 1 : 500
Building No.: Drawing No.:

A1 00

SITE STATISTICS	
BUILDING & SITE INFORMATION:	
ZONING DESIGNATION	RH/MUJ, OS-HL
LOT AREA	13,115.2m ² (3.24 AC) (1.3 ha)
LOT FRONTAGE	72.2m
LOT DEPTH	209.7m
PROPOSED GFA	30,389m ² (325,812sf)
PERMITTED DENSITY (units per hectare)	140 (182)
PROPOSED DENSITY (units per hectare)	286
POPS AREA (5% SITE AREA)	660.7m
COVERAGE	
BUILDING COVERAGE	4862m ² (37% of lot area)
PAVING (HARDSCAPING)	4460m ² (34% of lot area)
LANDSCAPING (SOFTSCAPING)	3793m ² (29% of lot area)
No. OF STOREYS (TOWER):	
HEIGHT (TOWER):	62m
GROSS FLOOR AREA	
BACK TO BACK TH	UNITS
BLOCK C	14
BLOCK D	20
TOWNHOUSES	10
TOWER	328
TOTAL:	372
AMENITY SPACES (INDOOR/OUTDOOR) FOR APARTMENT DWELLINGS	
INDOOR AMENITY AREA - 2m ² /UNIT	OUTDOOR AMENITY AREA - 2m ² /UNIT
INDOOR REQUIRED: 746m	OUTDOOR REQUIRED: 746m
INDOOR PROPOSED: 746m	OUTDOOR PROPOSED: 1,105m
NOTE:	
POPS IS INCLUDED IN OUTDOOR AMENITY SPACE	
PARKING SPACE RATES: AS PER OLD ZONING BY-LAW 7085-10	
MULTIPLE DWELLING VERTICAL USES TENANT - 1 SPACE PER UNIT	
MULTIPLE DWELLING VERTICAL USES VISITOR - 0.25 SPACE PER UNIT	
MULTIPLE DWELLING HORIZONTAL USES TENANT - 2 SPACES PER UNIT	
MULTIPLE DWELLING HORIZONTAL USES VISITOR - 0.25 SPACE PER UNIT	

PARKING SPACES:		REQUIRED	PROPOSED
STALL DIMENSION			
DRIVE AISLE WIDTH	2.4m x 5.3m	2.4m x 5.3m	6.5m
MULTIPLE DWELLING			
VERTICAL USES (TENANT+VISITOR)	410 SPACES	410 SPACES	
MULTIPLE DWELLING			
HORIZONTAL USES (TENANT+VISITOR)	99 SPACES	99 SPACES	
SURPLUS			
TOTAL SPACES:	509 SPACES	513 SPACES	
BICYCLE PARKING SPACE RATES			
APARTMENT DWELLING PARKING RATES			
BICYCLE PARKING NOT REQUIRED			
NOTE:			
WHERE THE NUMBER OF BICYCLE PARKING SPACES EXCEEDS 50 SPACES, A MIN OF 25% OF THE TOTAL REQUIRED MUST BE WITHIN AN ENCLOSED AREA			
BICYCLE PARKING SPACES:			
APARTMENT DWELLINGS:	0	177	
TOTAL SPACES:	0	177	
INDOOR STORAGE (25% MIN)			
OUTDOOR STORAGE:	177	0	
NOTE:			
1. ALL INDOOR STORAGE PARKING WILL BE LOCATED IN THE UNDERGROUND PARKING GARAGE			
RESIDENTIAL STORAGE LOCKERS			
TOTAL LOCKERS:	204		
LOADING SPACE RATES (BASED ON ZONING BY-LAW 7533/17)			
RESIDENTIAL LOADING SPACE IS 3.5m x 12m x 4.2m			
LOADING SPACES:			
REQUIRED	PROPOSED		
RESIDENTIAL:	-	2	

SURVEY INFORMATION	
PLAN SURVEY OF PART OF LOT 18, CONCESSION 2	
REGISTERED PLAN 29297	
CITY OF PICKERING	
PREPARED BY:	
VERMAGERS STUBBENHART FIELDS BREWER BEZARE INC.	
944 OTTAWA STREET	
WINDSOR ON	
T: 519-258-1772	
LEGEND	
	COMPLETE OWNERSHIP
	EXTENTS OF DEVELOPMENT

Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

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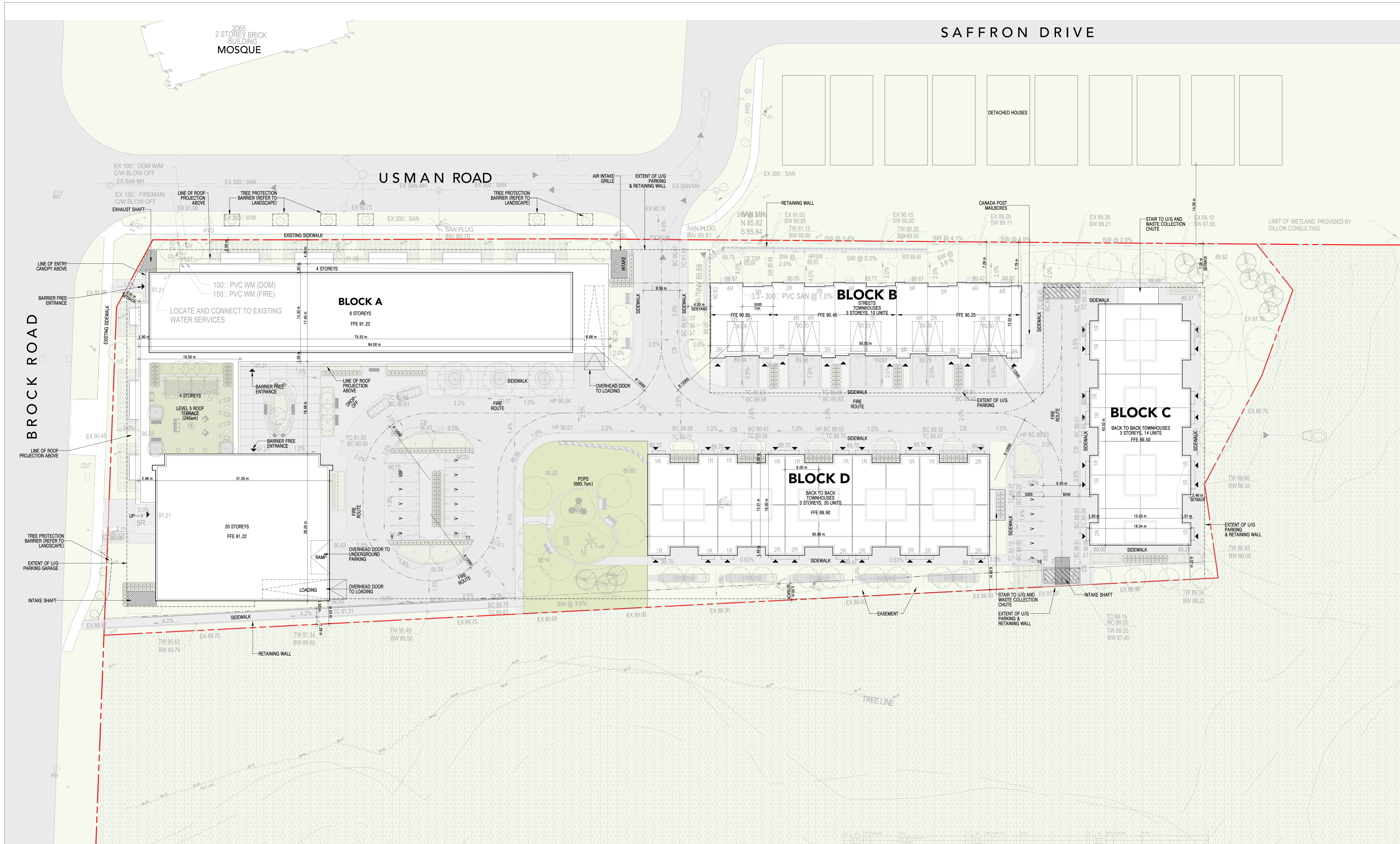
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SITE PLAN SYMBOL AND SIGN LEGEND:	
	PRINCIPLE ENTRANCE (FOR FIRE FIGHTING)
	ENTRANCE TO RETAIL OR GRADE RELATED RES. UNIT
	CATCH BASIN (REFER TO CIVIL DWGS.)
	AREA DRAIN (REFER TO CIVIL DWGS.)
	TRENCH DRAIN (REFER TO CIVIL DWGS.)
	MANHOLE (REFER TO 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



PROJECT NORTH TRUE NORTH SEAL
2055 BROCK ROAD
BROCK RD DUFFINS FOREST INC.

PICKERING ON
Drawing Title:
ENLARGED SITE PLAN & STATISTICS
Project Manager Team: Project No:
ES 17-119
Date Plotted: Scale:
2/7/2022 3:01:04 PM As indicated
Building No.: Drawing No.:

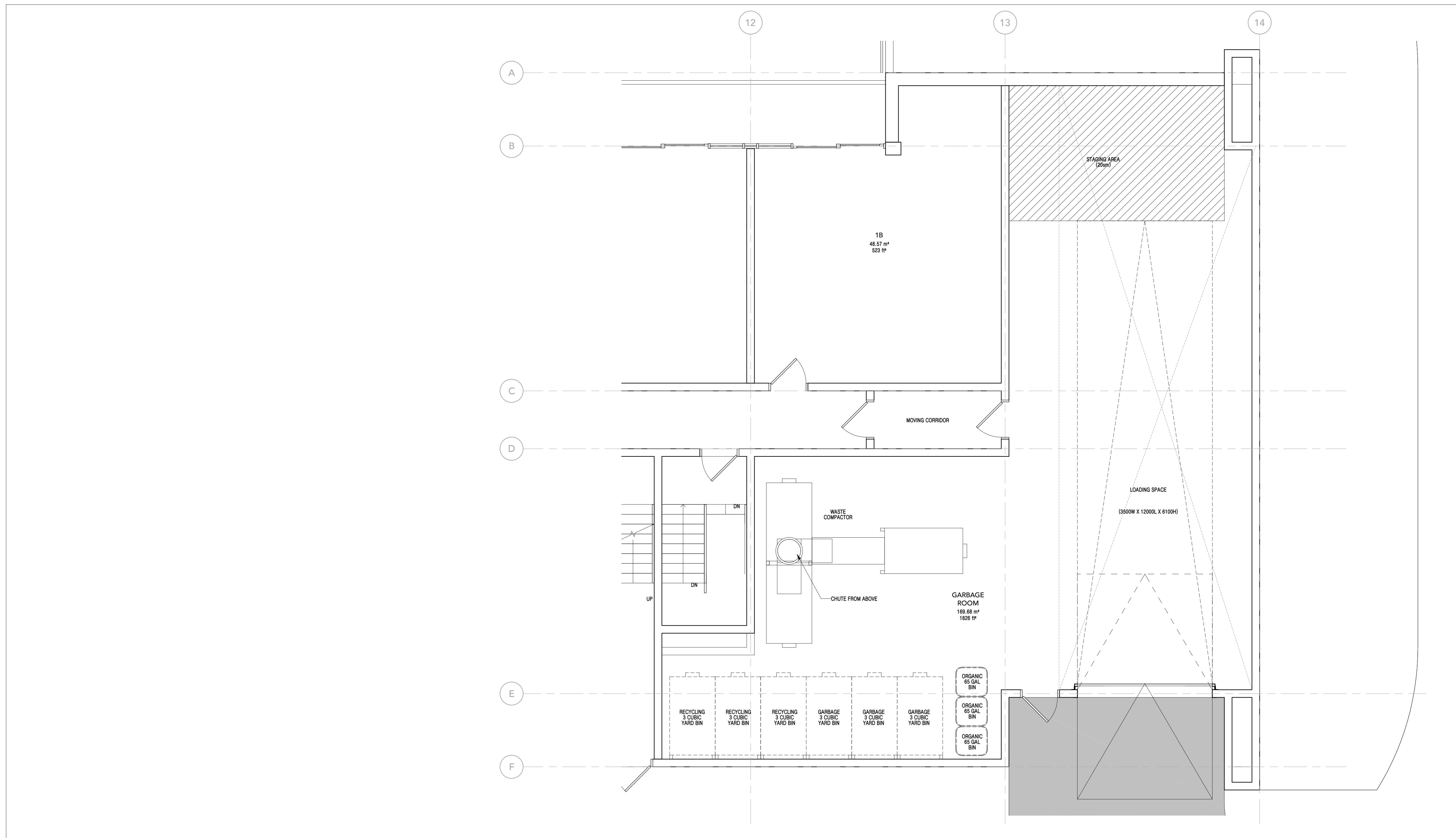
SITE PLAN 1
SCALE: 1 : 250 A1 01

A1 01

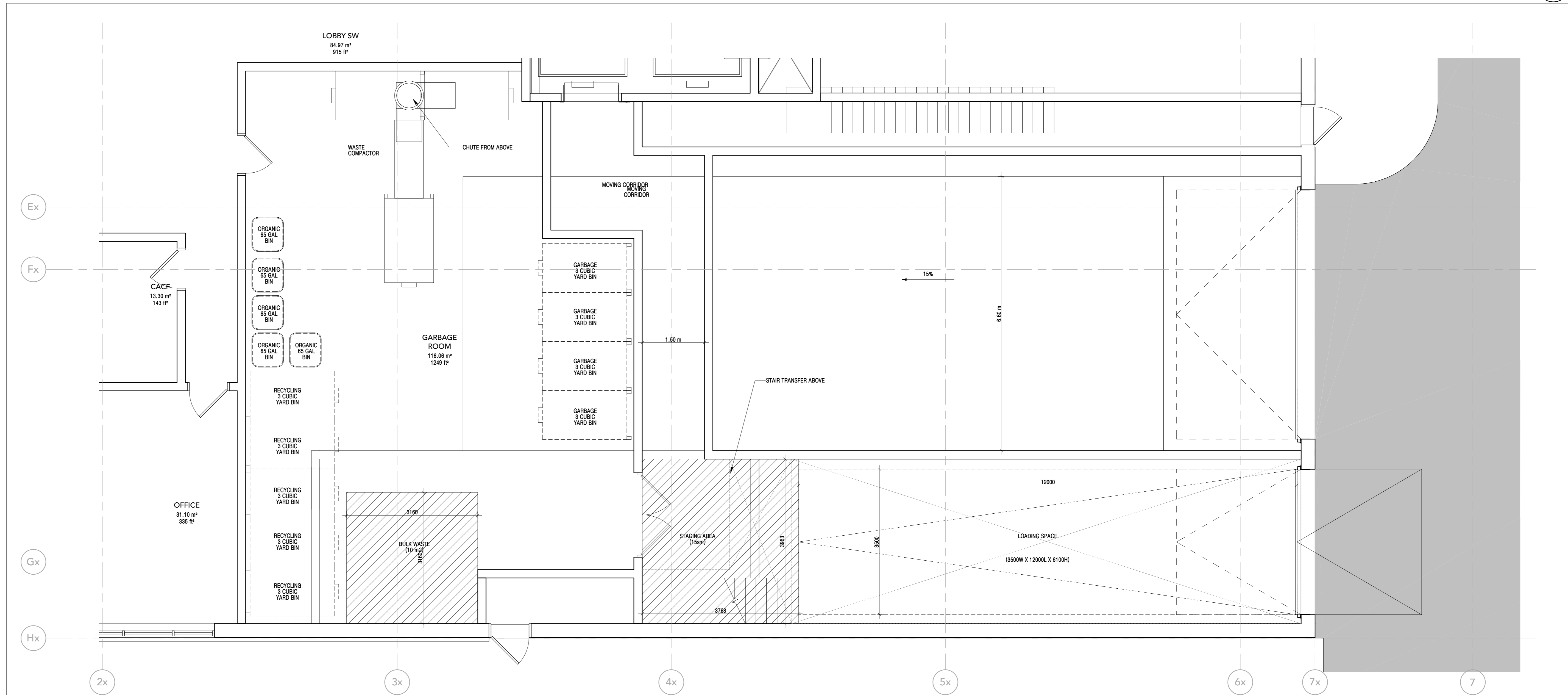
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1	2022-02-07	ISSUED FOR ZBA RESUBMISSION



WASTE ROOM PLAN - MID-RISE 2
SCALE: 1 : 50 A1 02



WASTE ROOM PLAN - TOWER 1
SCALE: 1 : 50 A1 02



2055 BROCK ROAD
BROCK RD DUFFINS FOREST INC.

PICKERING ON
Drawing Title:
WASTE COLLECTION STANDARD

Project Manager Team: Author
Date Plotted: 2/7/2022 3:01:05 PM
Project No: 17-119
Scale: 1 : 50
Drawing No.: A1 02

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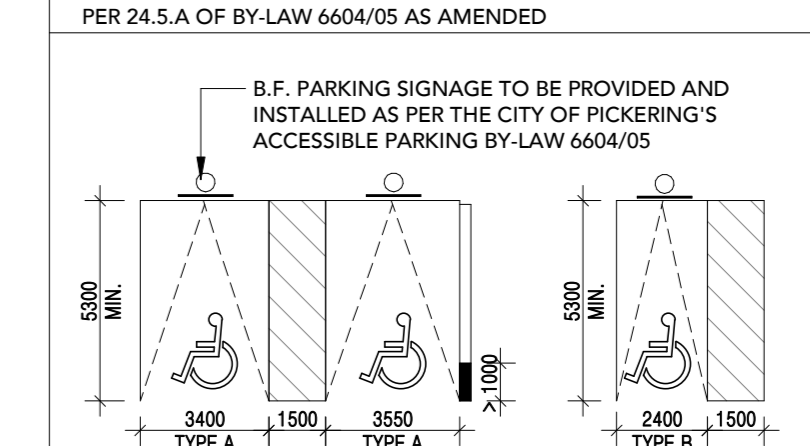
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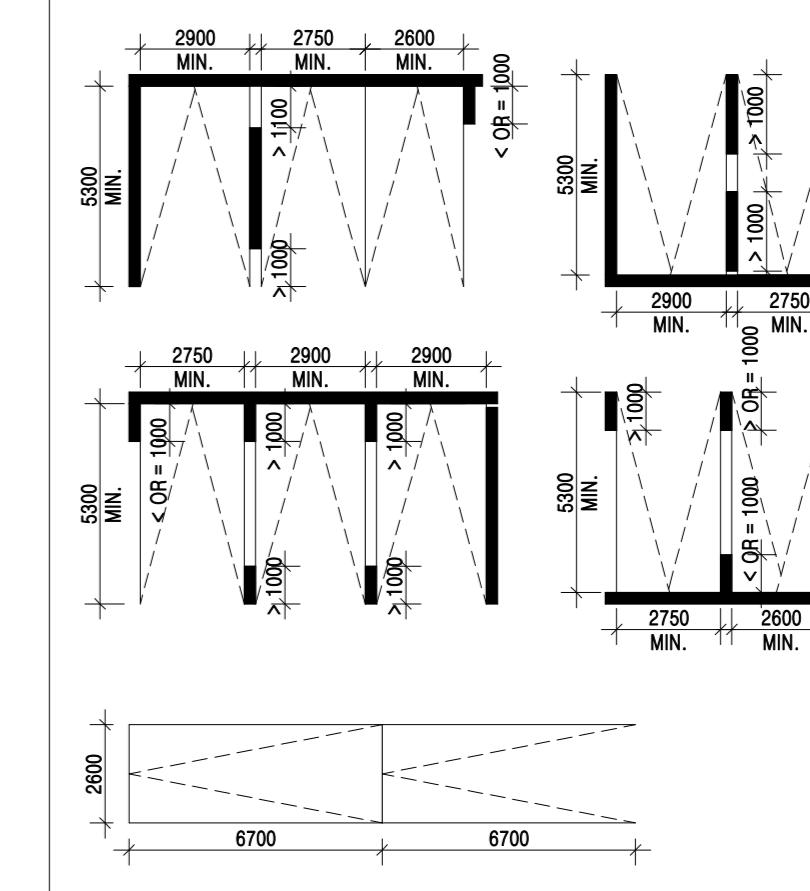
PROPOSED MIN. PARKING SPACE DIMENSIONS

TYPICAL BARRIER-FREE ACCESSIBLE PARKING SPACE TYPE A & B
PER 24.5.4 OF BY-LAW 660/05 AS AMENDED

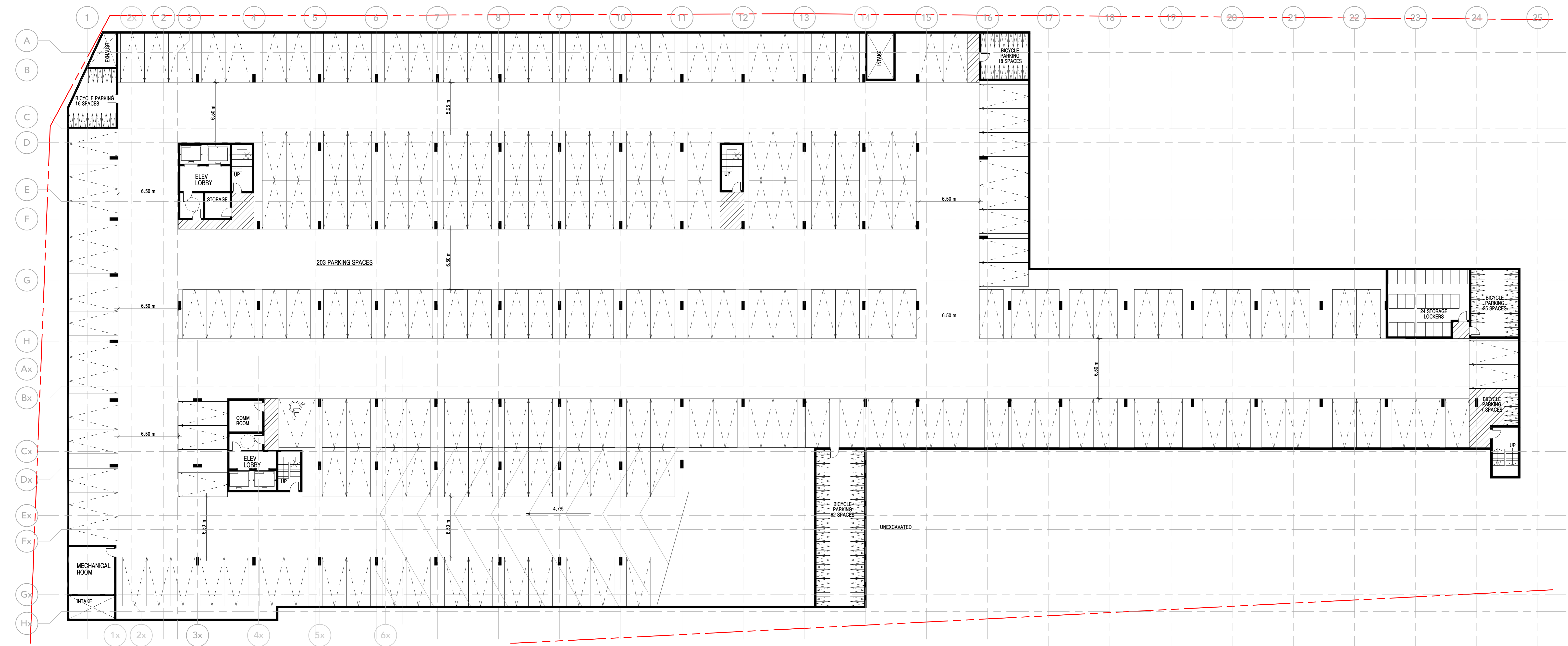


TYPICAL PARKING SPACES

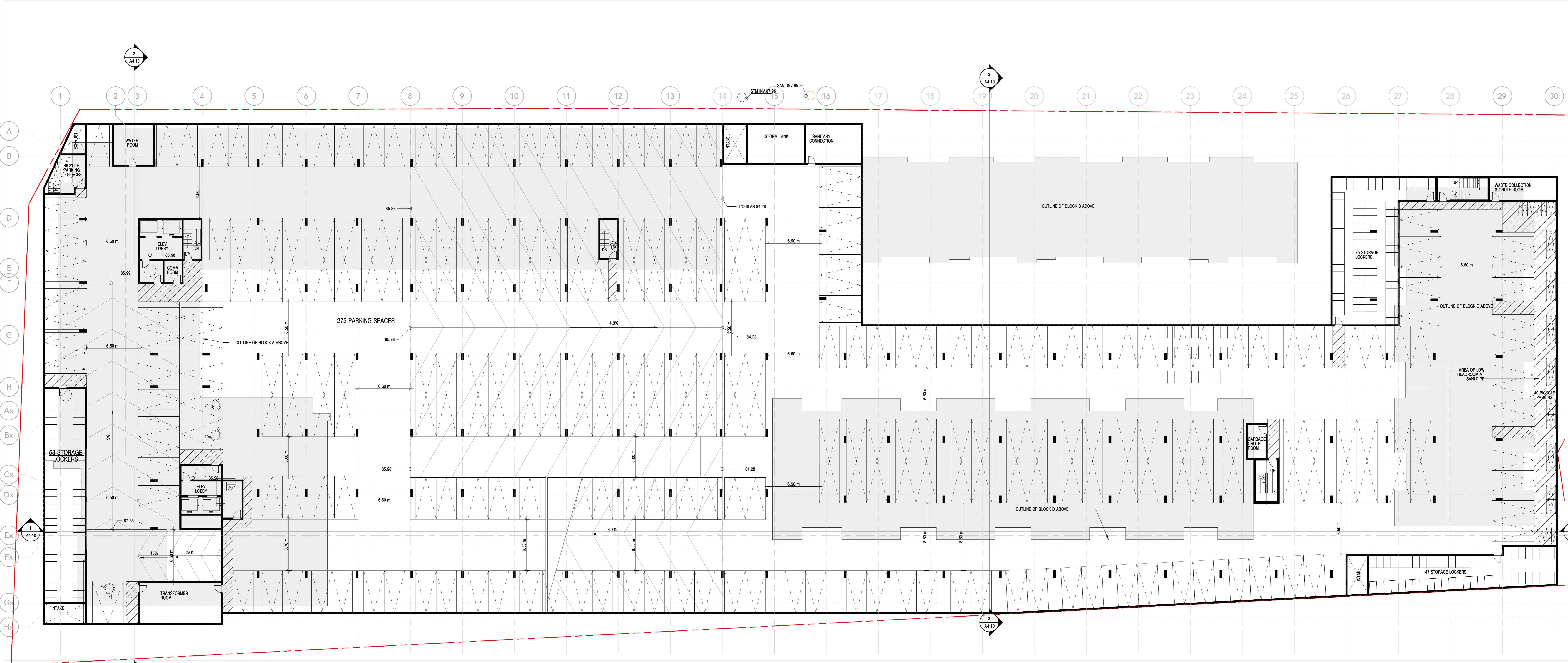
PER 3.3.A OF BY-LAW 7553/17 AS AMENDED



NOTES:
1. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm
2. DRIVE AISLE 6.5m WIDE



FLOOR PLAN - LEVEL P2
SCALE: 1 : 200
2
A2 00



FLOOR PLAN - LEVEL P1
SCALE: 1 : 200
1
A2 00

PARKING FLOOR PLAN (BELOW GRADE) LEGEND:

- CATCH BASIN (REFER TO CIVIL DWGS.)
- AREA DRAIN (REFER TO CIVIL DWGS.)
- TRENCH DRAIN (REFER TO CIVIL DWGS.)
- ELECTRIC VEHICLE CHARGING STATION
- WARNING SYSTEM FOR MOTORISTS
- CONVEX MIRROR
- FIRE HOSE CABINET
- PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS)
- PAINTED PARKING SPACE NUMBERING
- BICYCLE STORAGE (LONG TERM PARKING SPACE)
- STORAGE LOCKER
- ACCESSIBLE PARKING SIGNAGE
- BARRIER FREE PARKING SPACE



PROJECT NORTH TRUE NORTH SEAL
2055 BROCK ROAD
BROCK RD DUFFINS FOREST INC.

PICKERING ON
Drawing Title:
LEVEL P1 & P2 FLOOR PLANS
Project Manager Team: Project No. 17-119
ES Date Plotted: 2/7/2022 3:01:07 PM Scale: As indicated
Building No.: Drawing No.:

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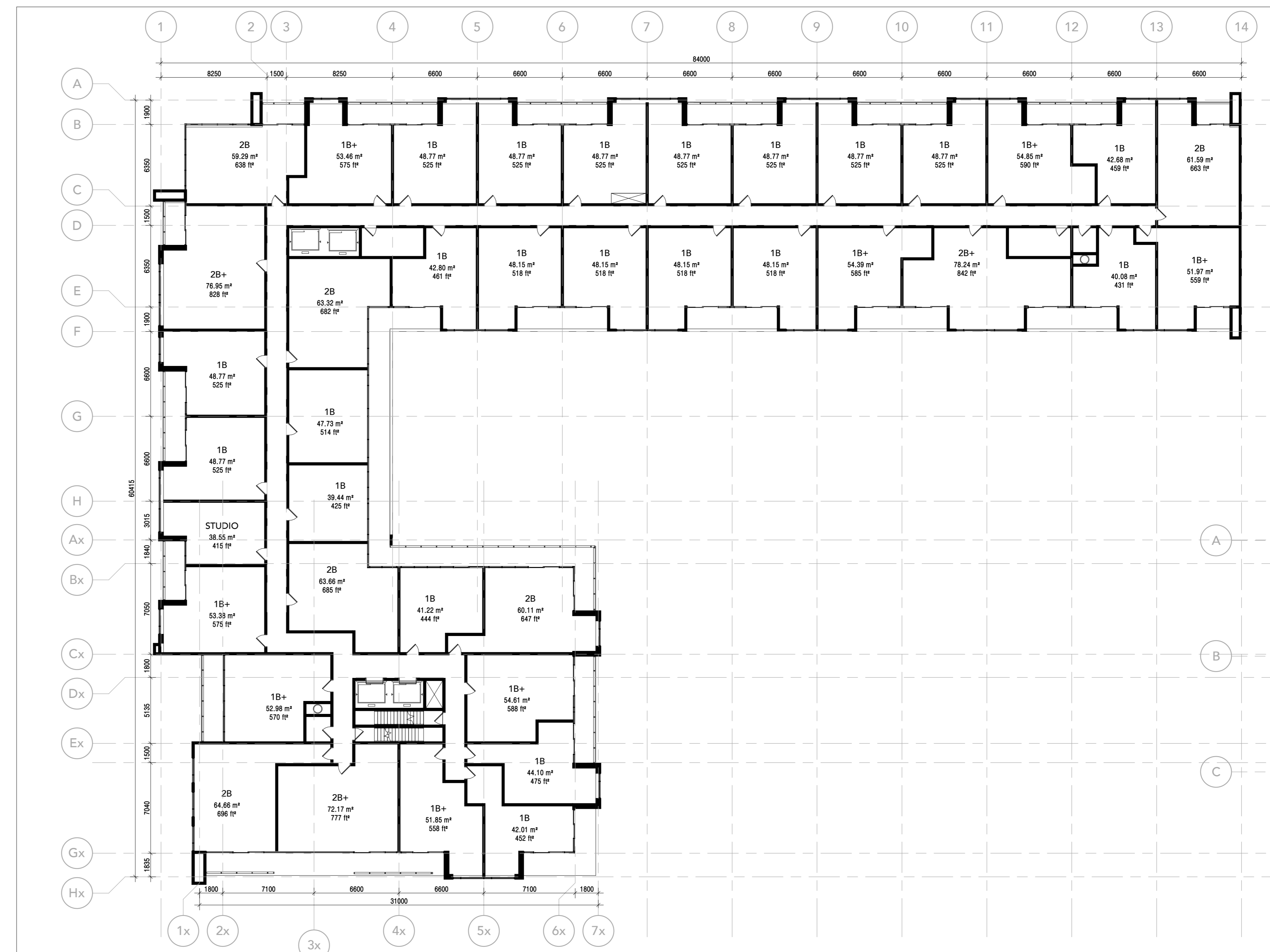
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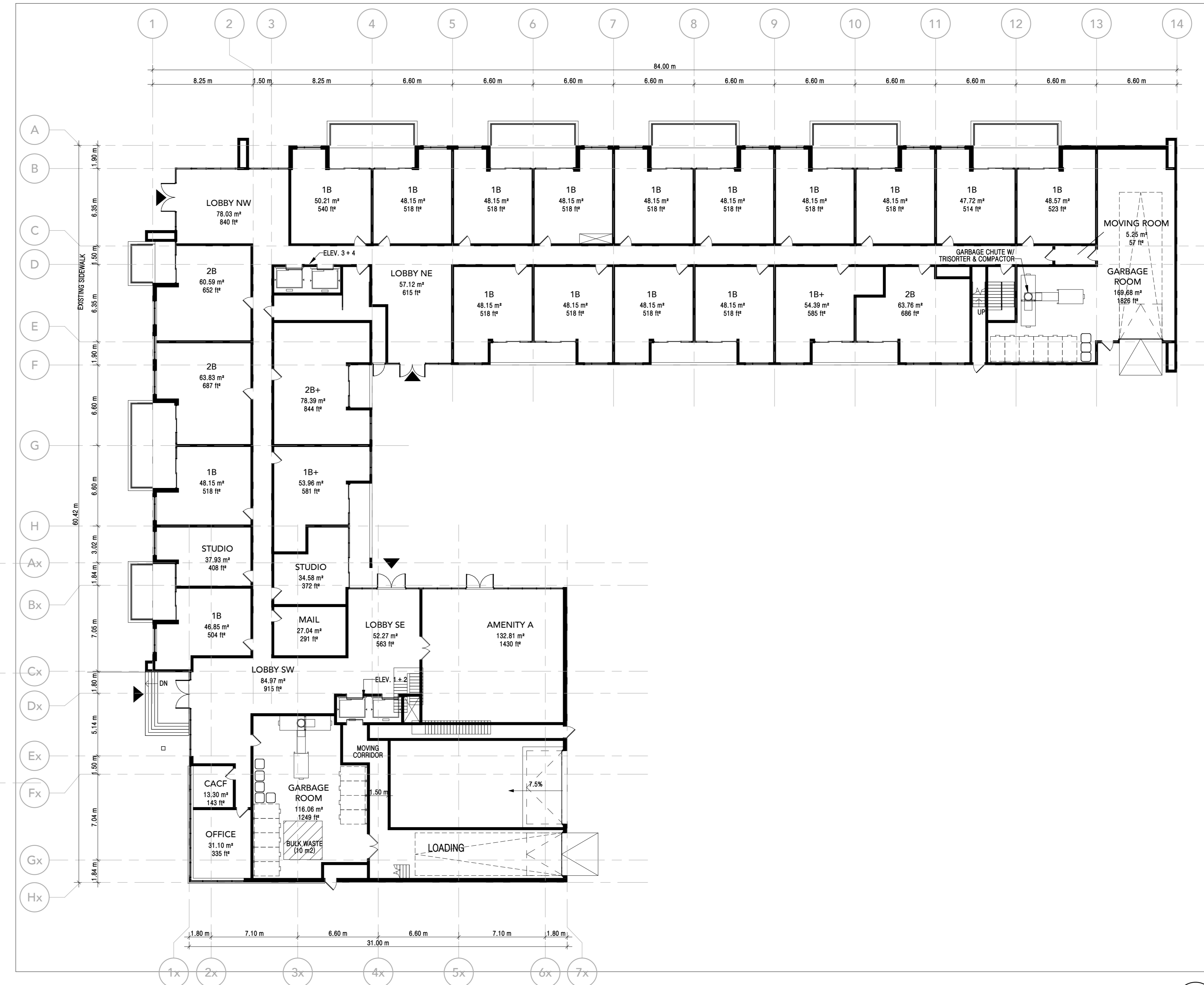
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BLOCK A - LEVEL 3-4
SCALE: 1 : 200



FLOOR PLAN - LEVEL 1
SCALE: 1 : 200

FLOOR PLAN (ABOVE GRADE) LEGEND:	
[Symbol]	AREA DRAIN (REFER TO MECH. DWGS.)
[Symbol]	FLOOR DRAIN (REFER TO MECH. DWGS.)
[Symbol]	ROOF DRAIN (REFER TO MECH. DWGS.)
[Symbol]	TRENCH DRAIN (REFER TO CIVIL DWGS.)
[Symbol]	WALL MOUNTED EXTERIOR LIGHT FIXTURE
[Symbol]	WARNING SYSTEM FOR MOTORISTS
[Symbol]	AUTO OPERATORS
[Symbol]	ELECTRICAL PANEL
[Symbol]	CONVEX MIRROR
[Symbol]	PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS)
[Symbol]	SIAMSESE STANDPIPE CONNECTION
[Symbol]	FIRE HOSE CABINET
[Symbol]	STANDPIPE HOSE VALVE CABINET
[Symbol]	FIRE EXTINGUISHER CABINET
[Symbol]	EXTENTS OF BUILDING ABOVE
[Symbol]	BARRIER FREE TURNING RADIUS



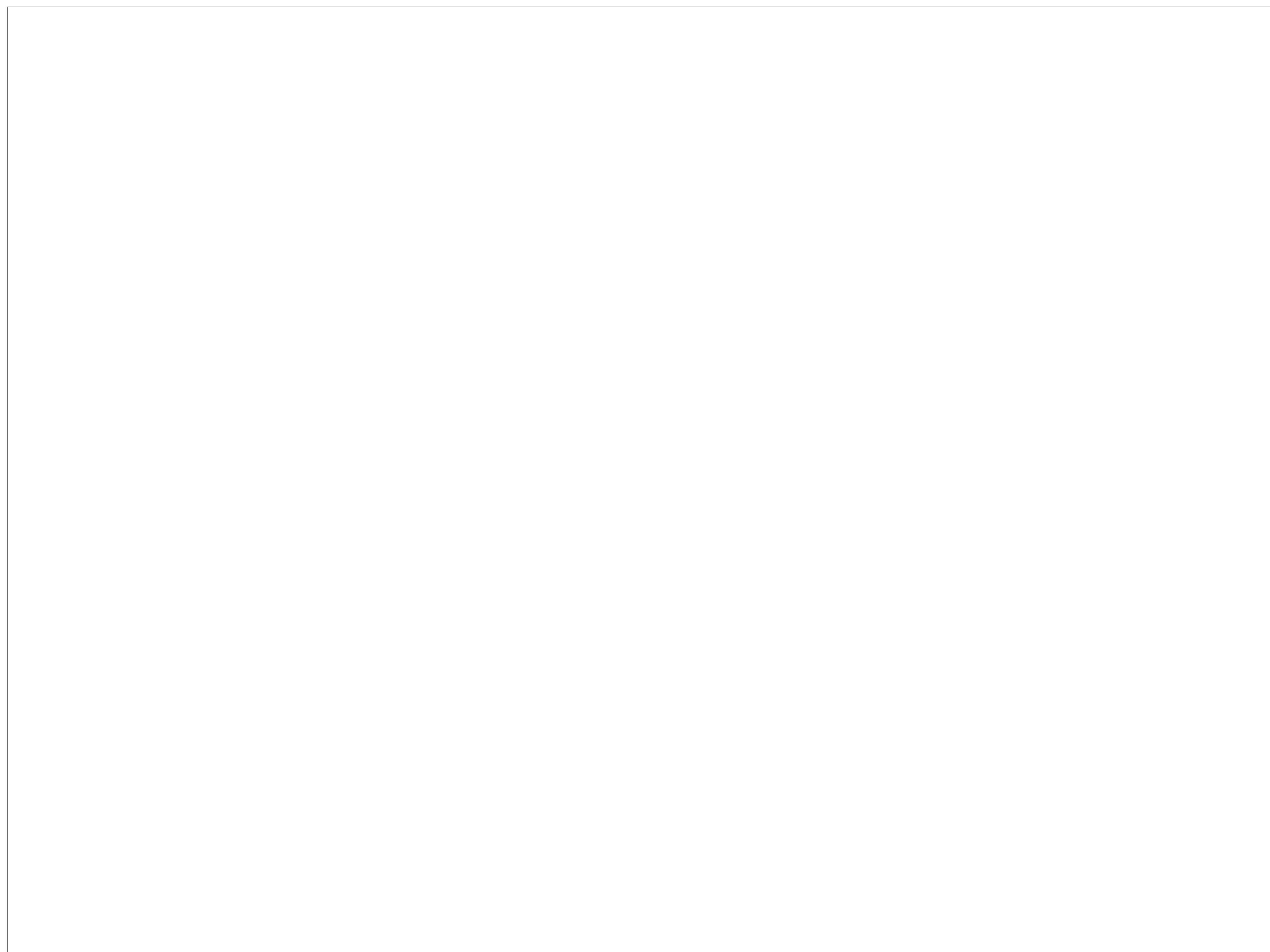
2055 BROCK ROAD
BROCK RD DUFFINS FOREST INC.

PICKERING ON
BLOCK A - LEVEL 1, 2, 3-4

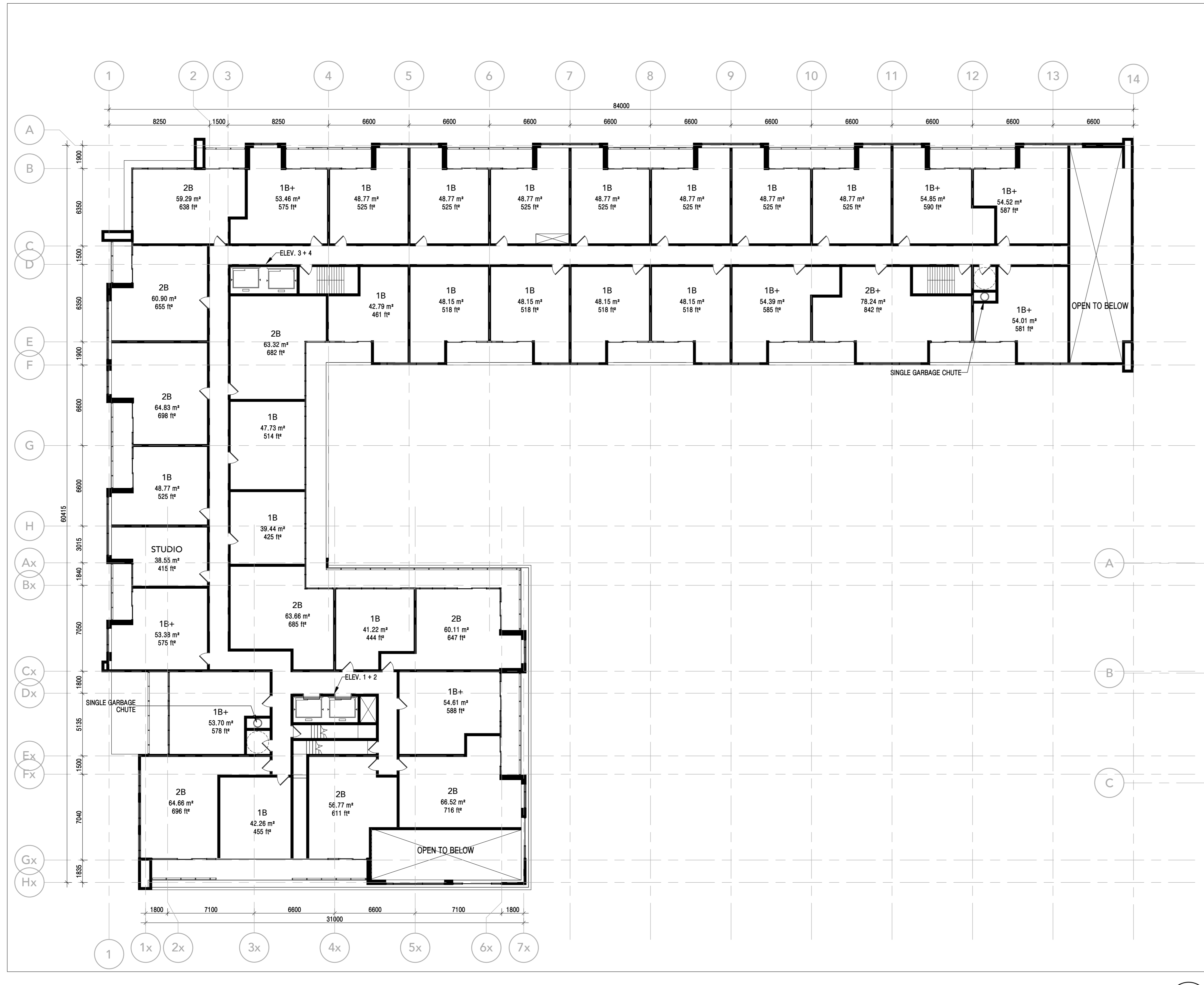
Project Manager Team: ES
Date Plotted: 2/7/2022 3:01:09 PM
Building No.: A

Project No: 17-119
Scale: As indicated
Drawing No.: A201

A A201



BLOCK A - LEVEL 2
SCALE: 1 : 200



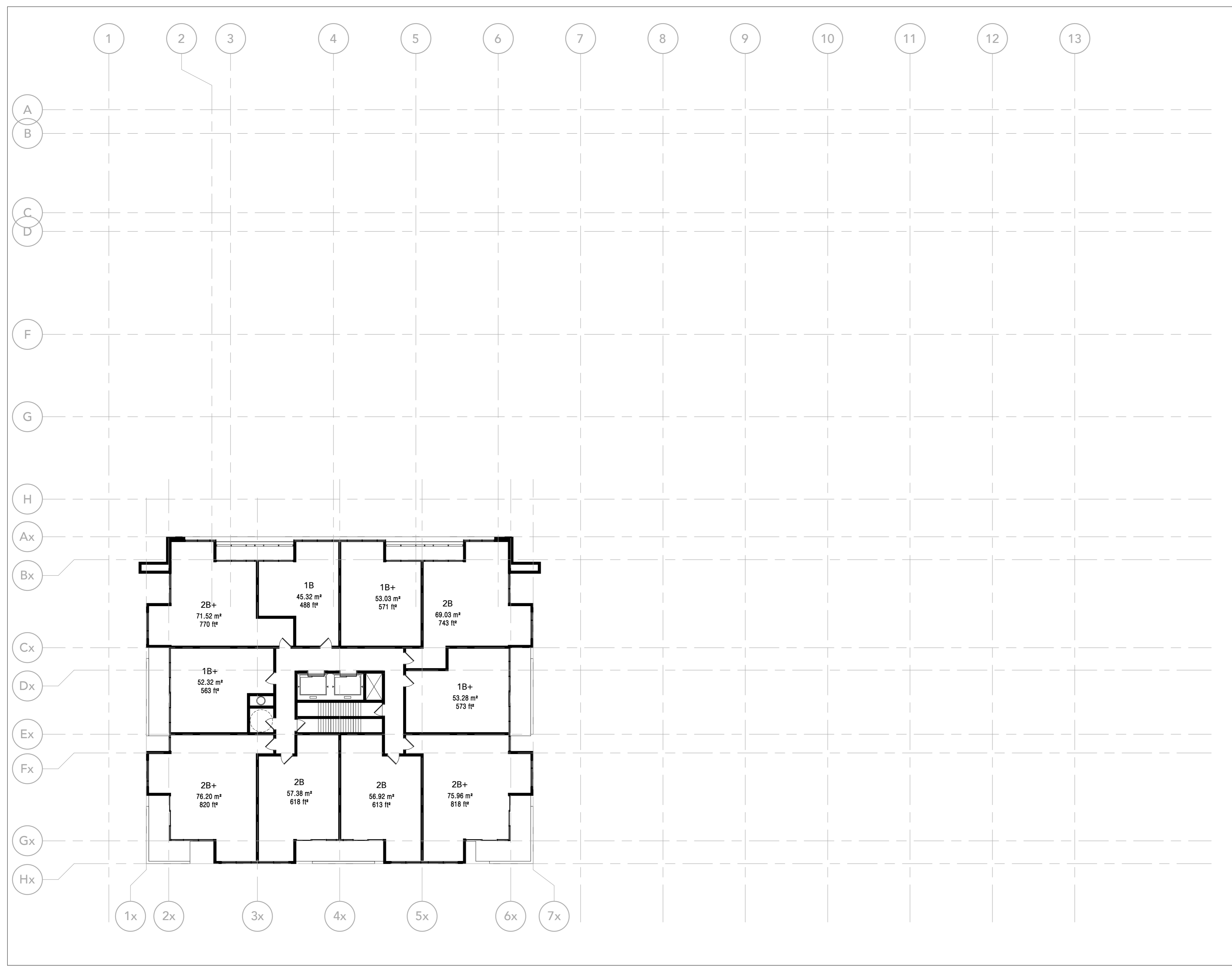
BLOCK A - LEVEL 2
SCALE: 1 : 200

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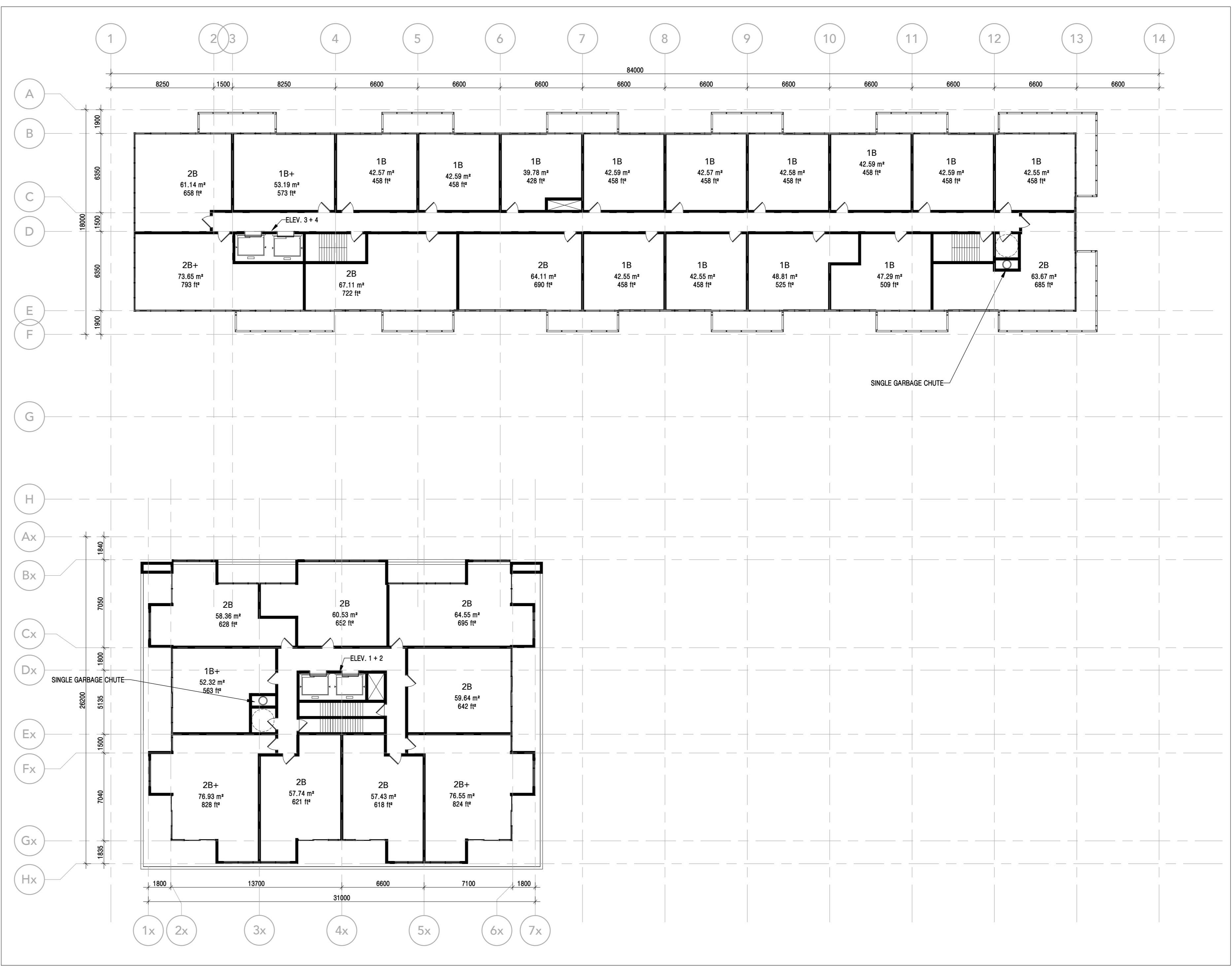
ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	2019-08-28	ISSUED FOR COORDINATION
2	2020-02-20	ISSUED FOR COORDINATION
3	2020-04-03	ISSUED FOR ZBA #1
4	2022-02-07	ISSUED FOR ZBA RESUBMISSION



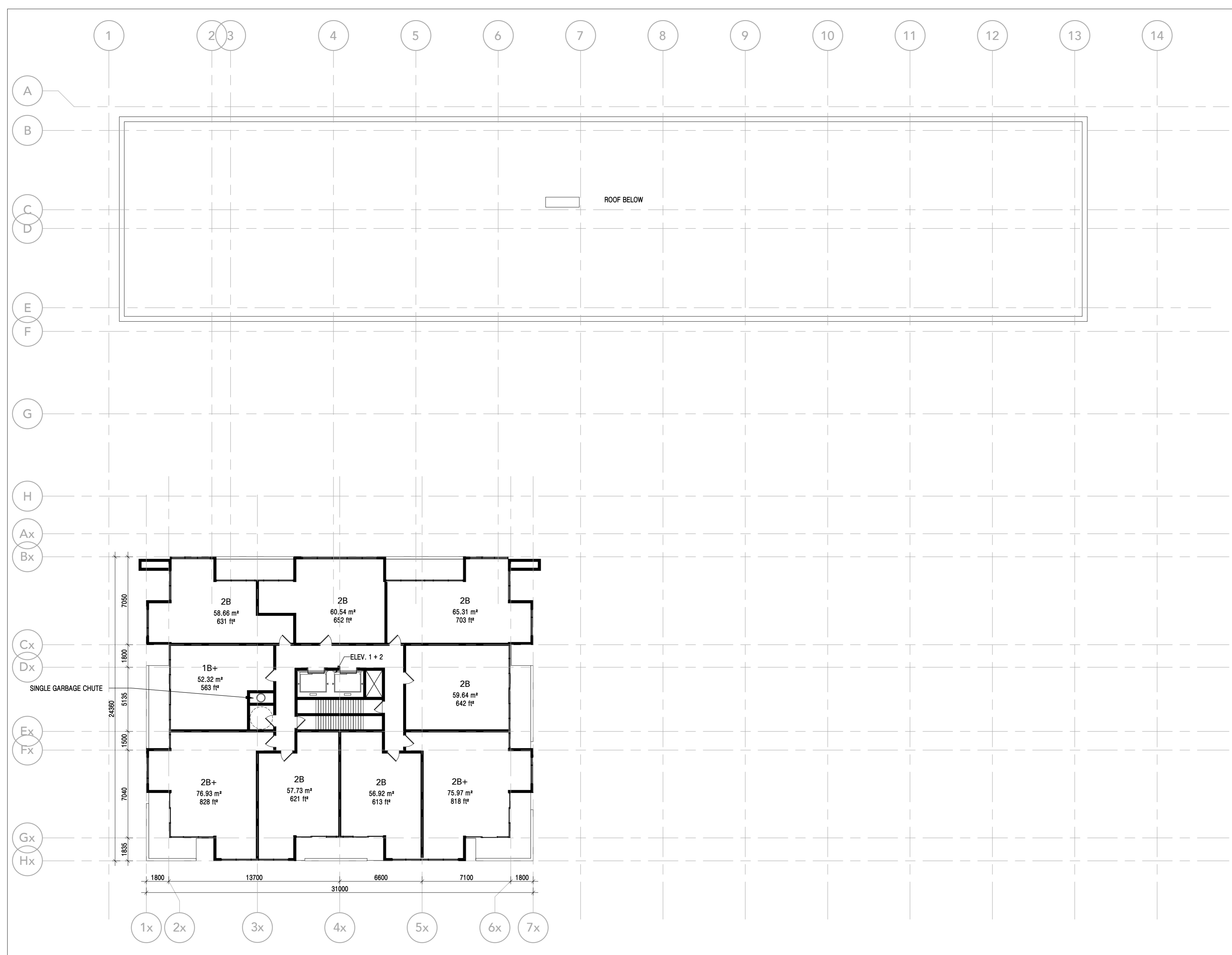
BLOCK A - LEVEL 8-18
SCALE: 1 : 200

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A2.02



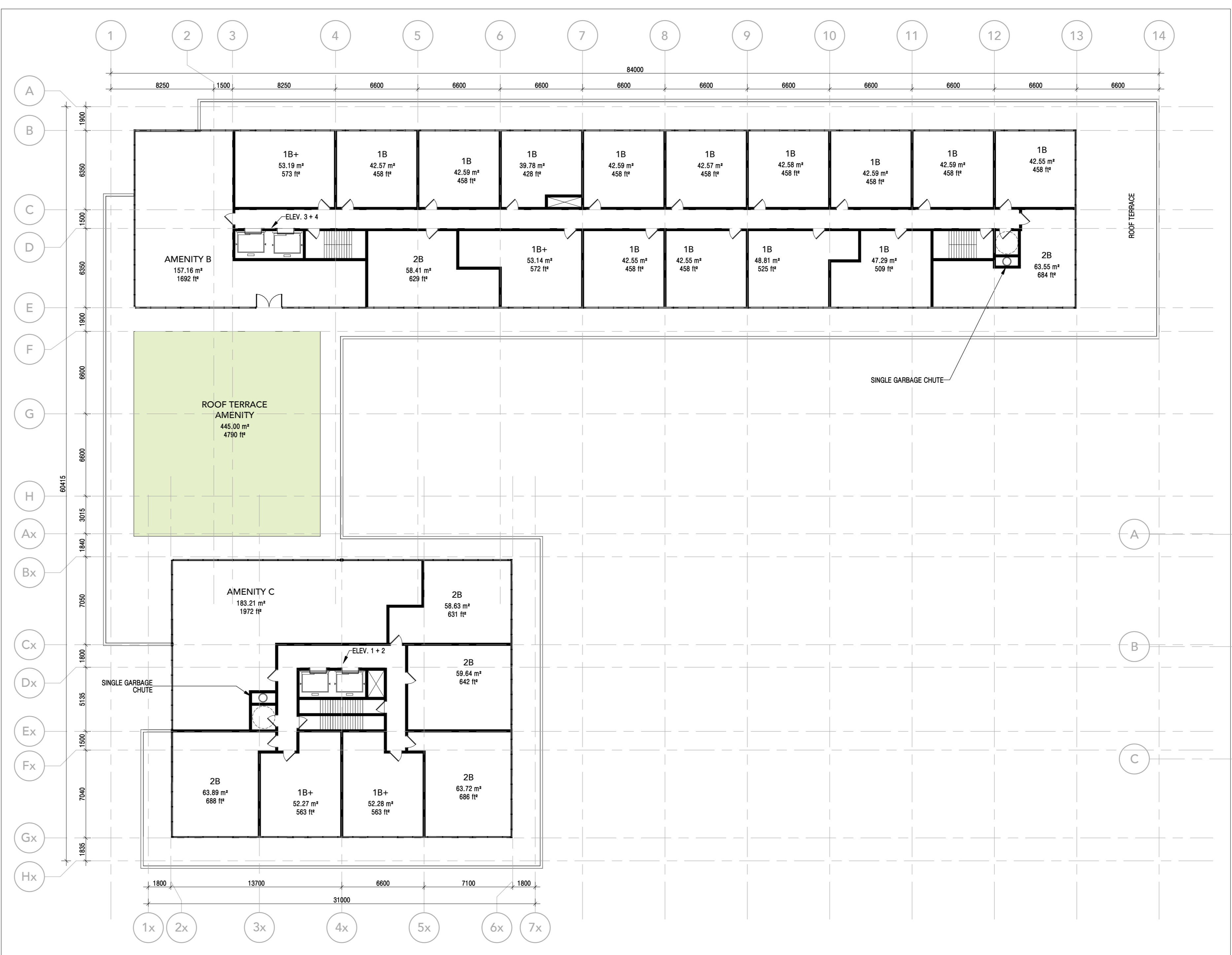
BLOCK A - LEVEL 6
SCALE: 1 : 200

3
A2.02



BLOCK A - LEVEL 7
SCALE: 1 : 200

4
A2.02



BLOCK A - LEVEL 5
SCALE: 1 : 200

2
A2.02



PROJECT NORTH TRUE NORTH SEAL

2055 BROCK ROAD

BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title:

BLOCK A - LEVEL 5, 6, 7, 8-18

Project Manager Team: ES

Project No.: 17-119

Date Plotted: 2/7/2022 3:01:11 PM

Scale: 1 : 200

Building No.: A

Drawing No.: A2.02

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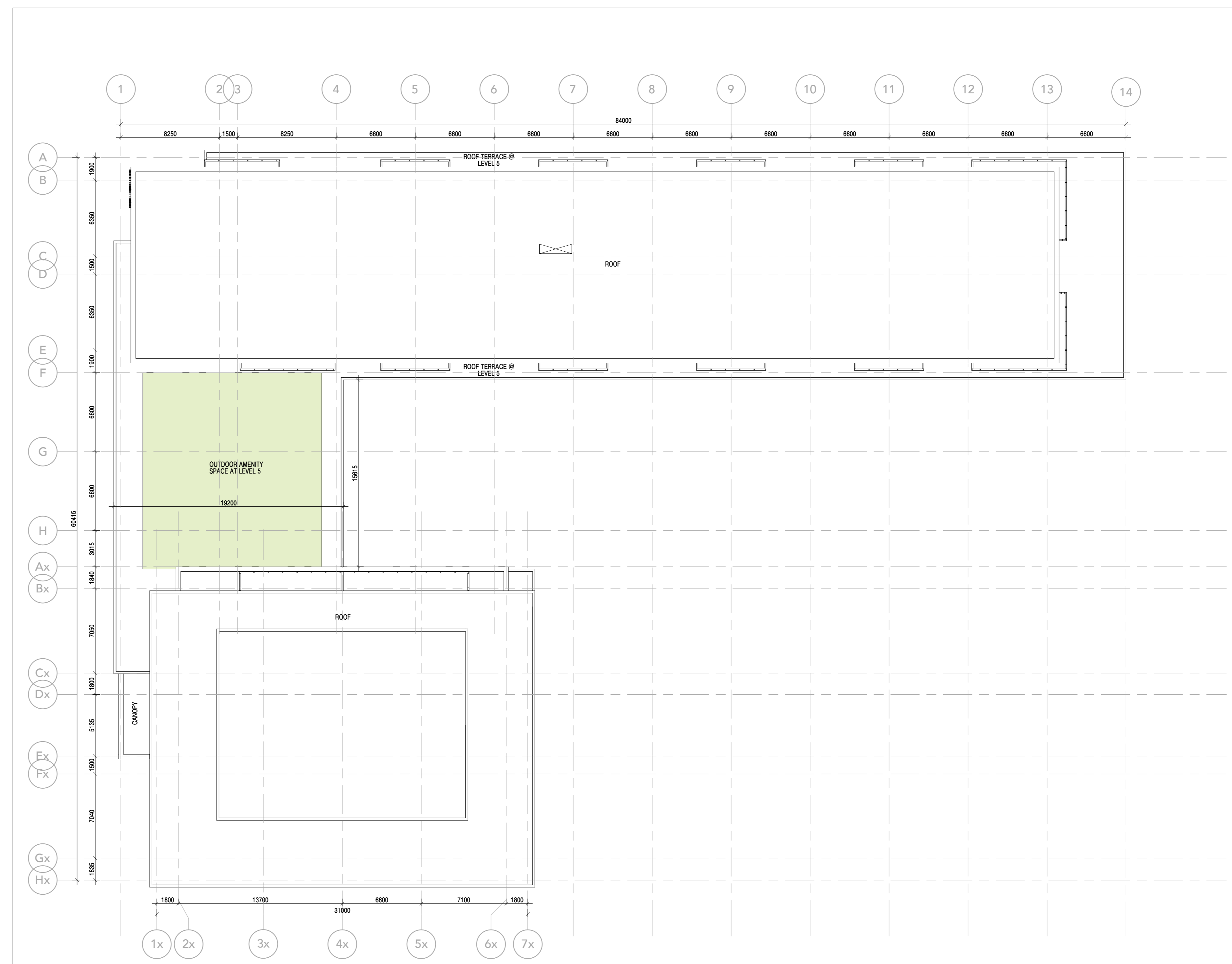
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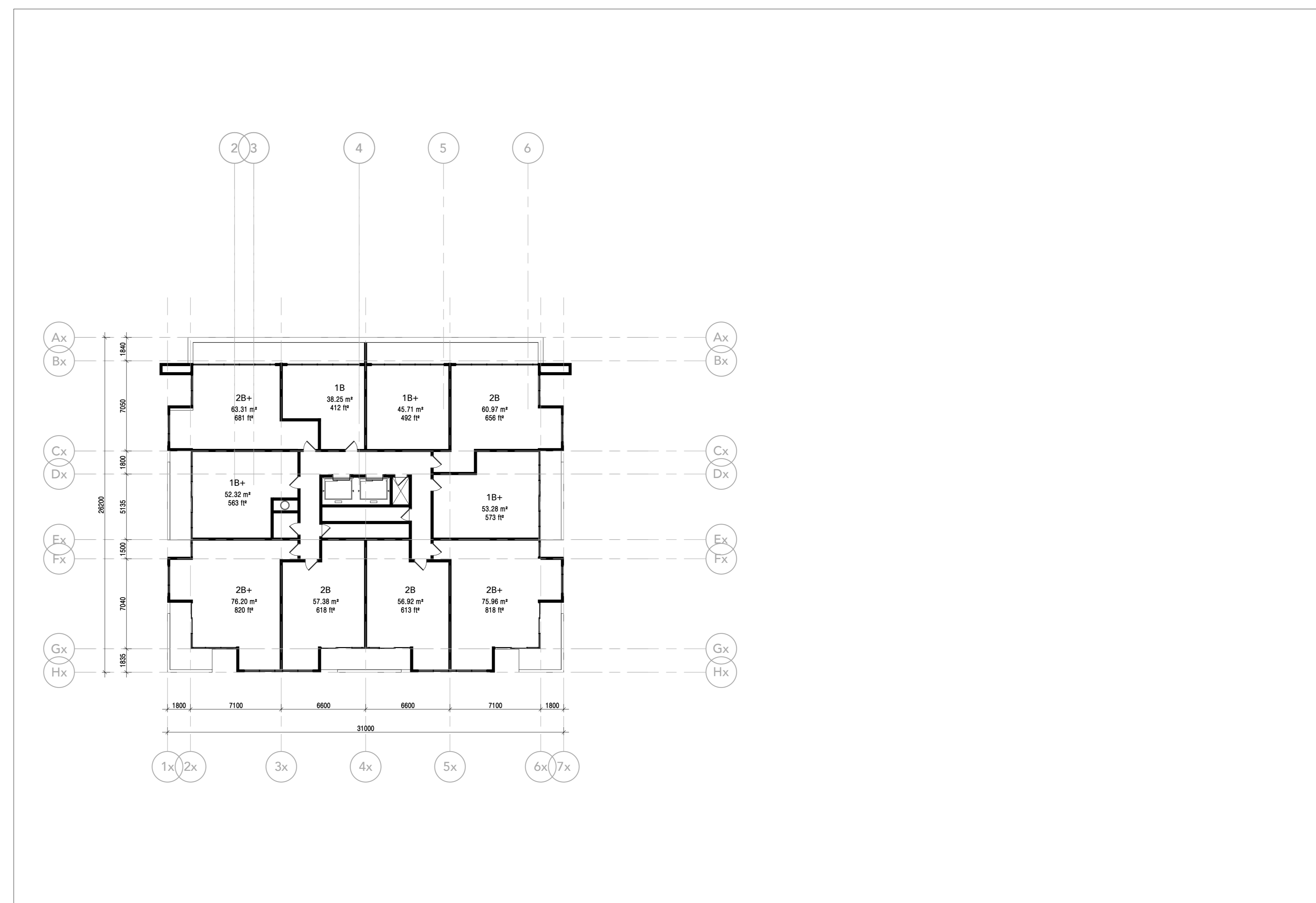
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3	2022-02-07	ISSUED FOR ZBA RESUBMISSION



BLOCK A - ROOF PLAN 1
SCALE: 1 : 200 A2 03



BLOCK A - LEVEL 19-20 2
SCALE: 1 : 200 A2 03



2055 BROCK ROAD

BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title: **BLOCK A - LEVEL 19-20, ROOF PLAN**

Project Manager Team: Author

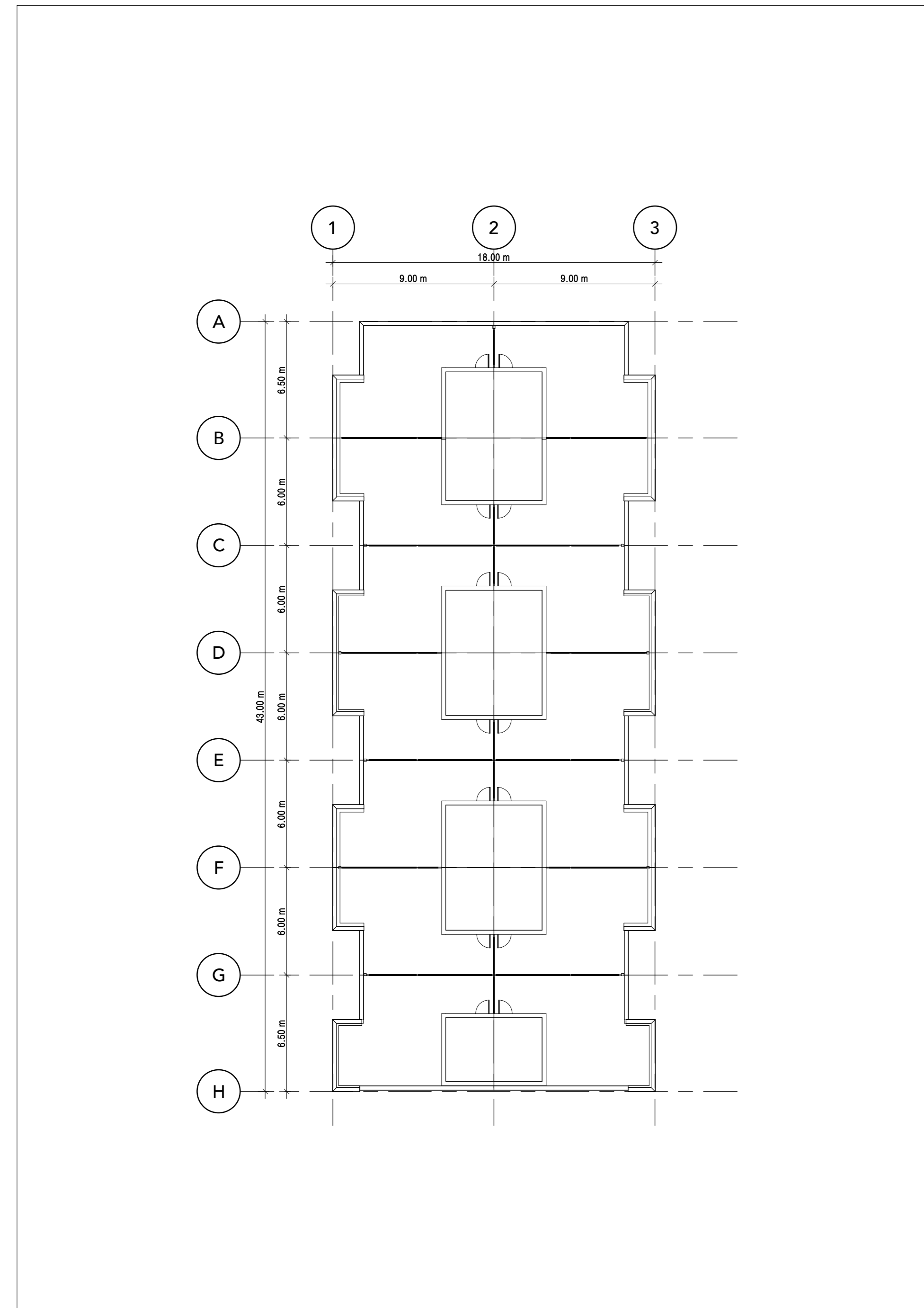
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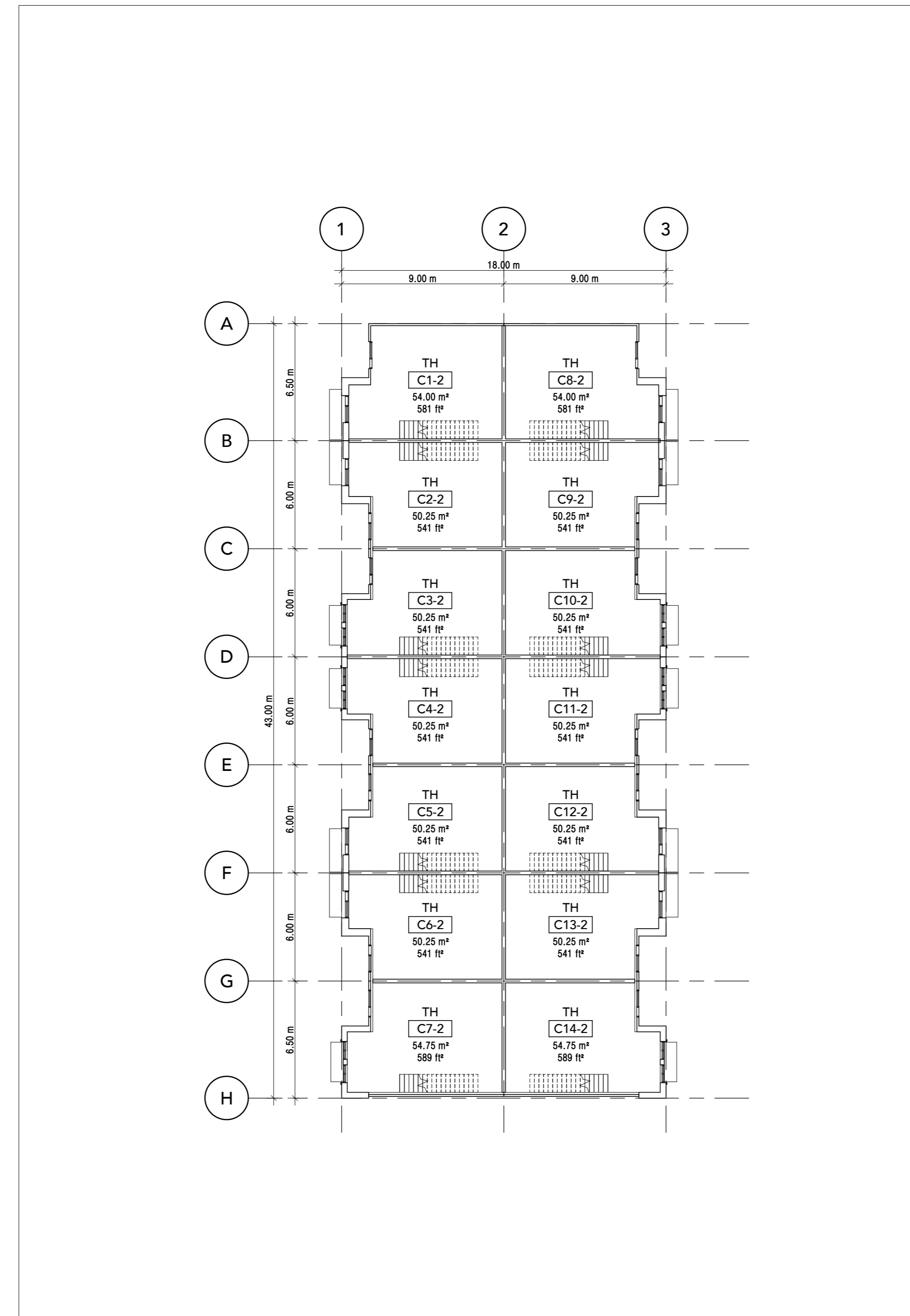
Drawing No.: A2 03

ISSUE DATES AND DISTRIBUTION LOG

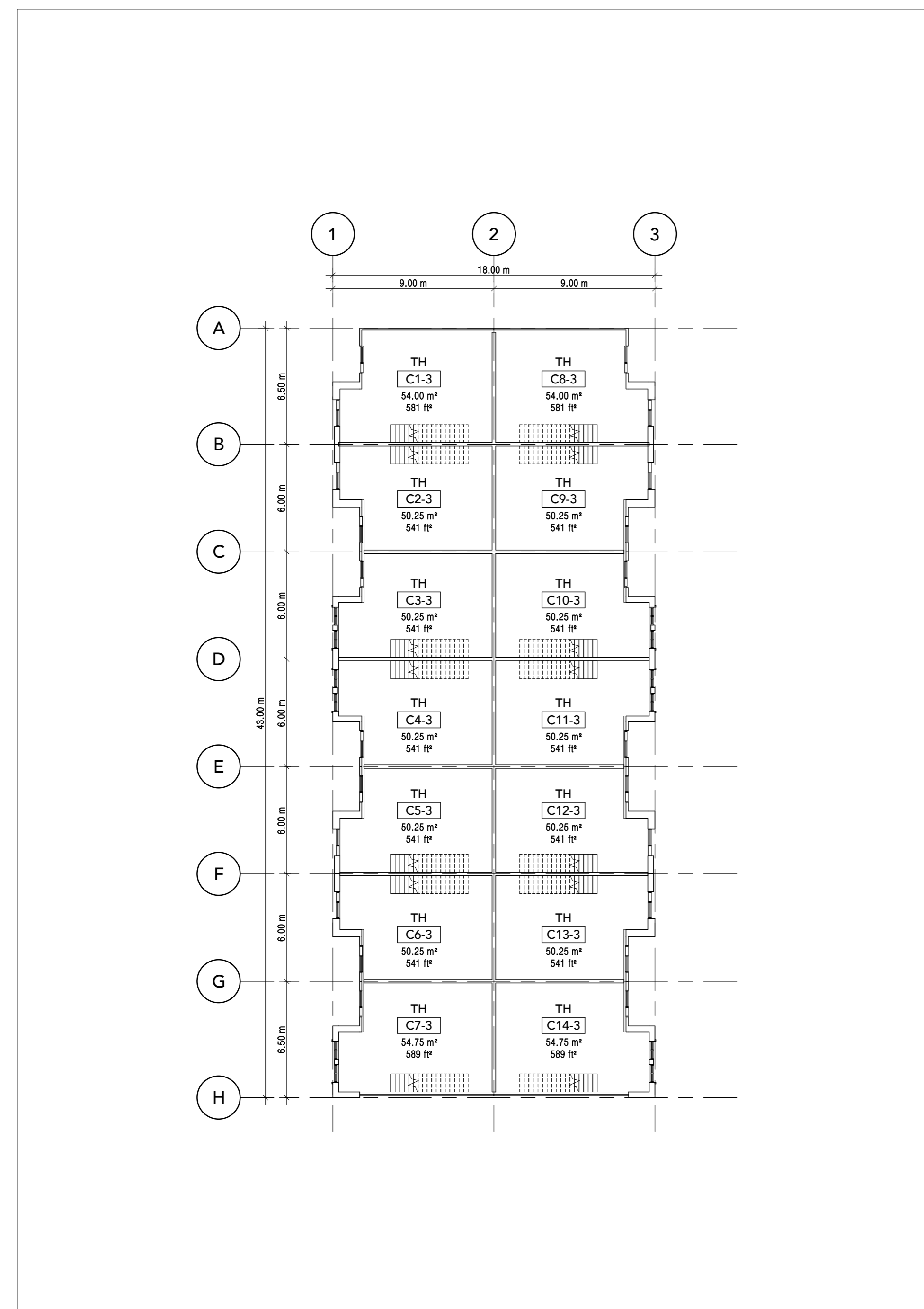
No.	Date	Note
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3	2022-02-07	ISSUED FOR ZBA RESUBMISSION



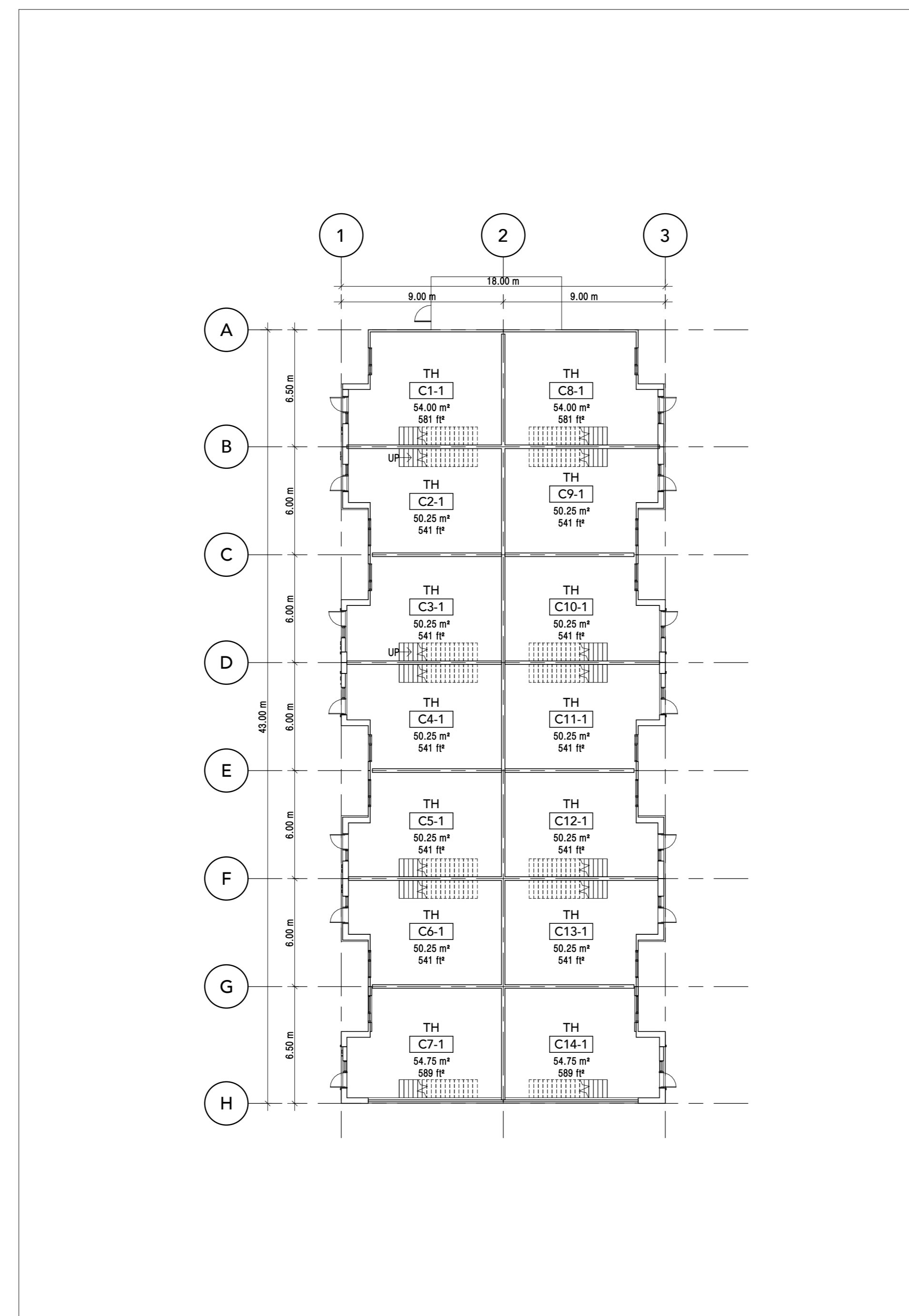
BLOCK C - ROOF PLAN 10
SCALE: 1 : 200 A2 04



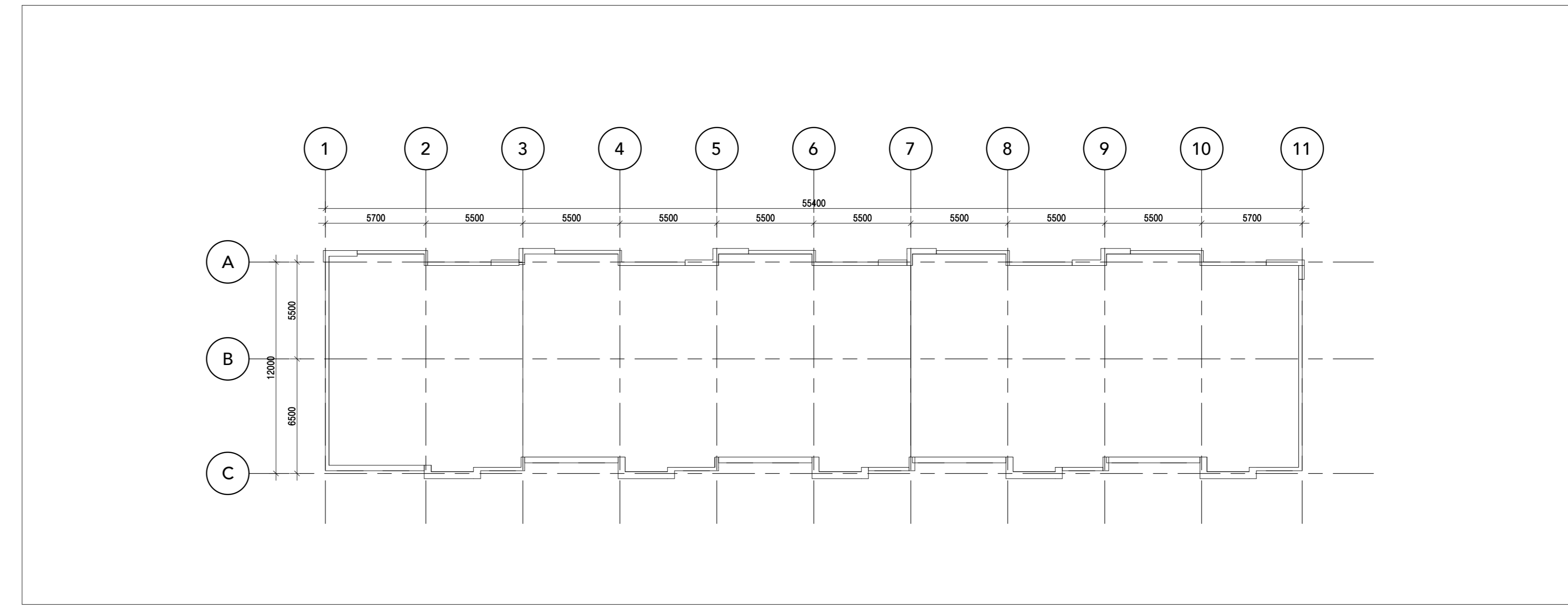
BLOCK C - LEVEL 2 7
SCALE: 1 : 200 A2 04



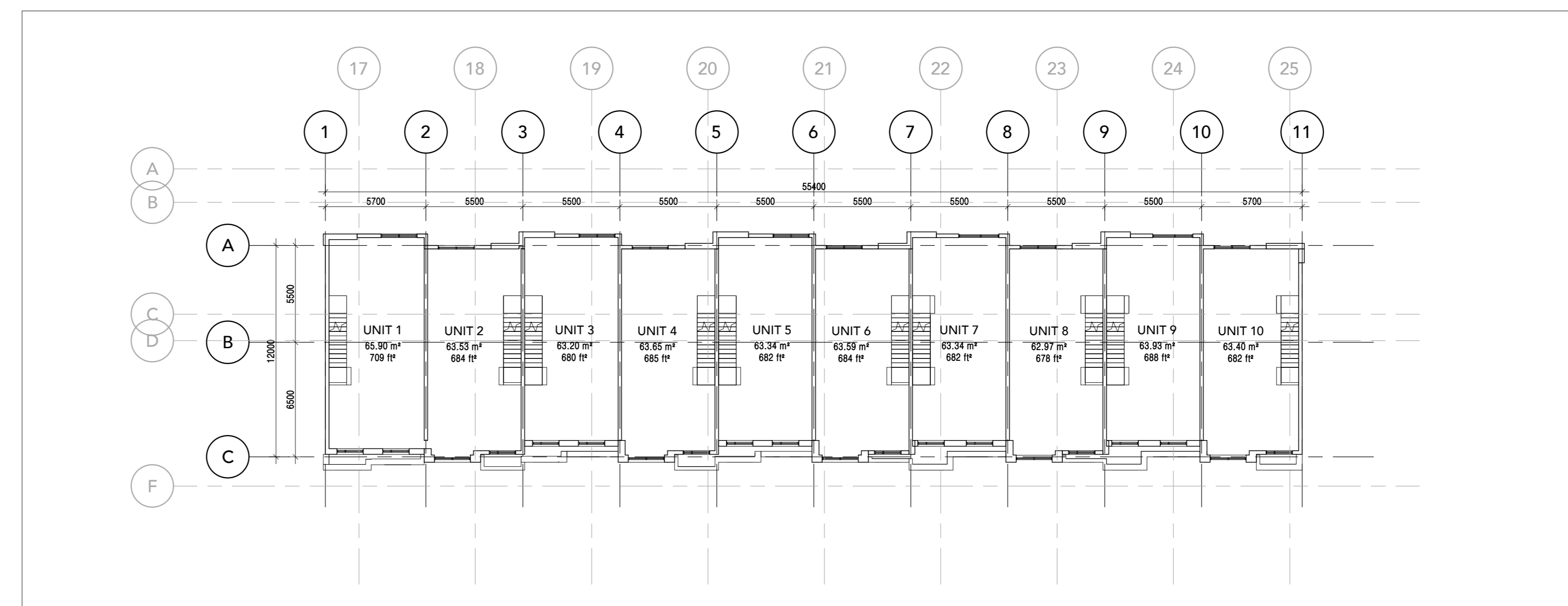
BLOCK C - LEVEL 3 8
SCALE: 1 : 200 A2 04



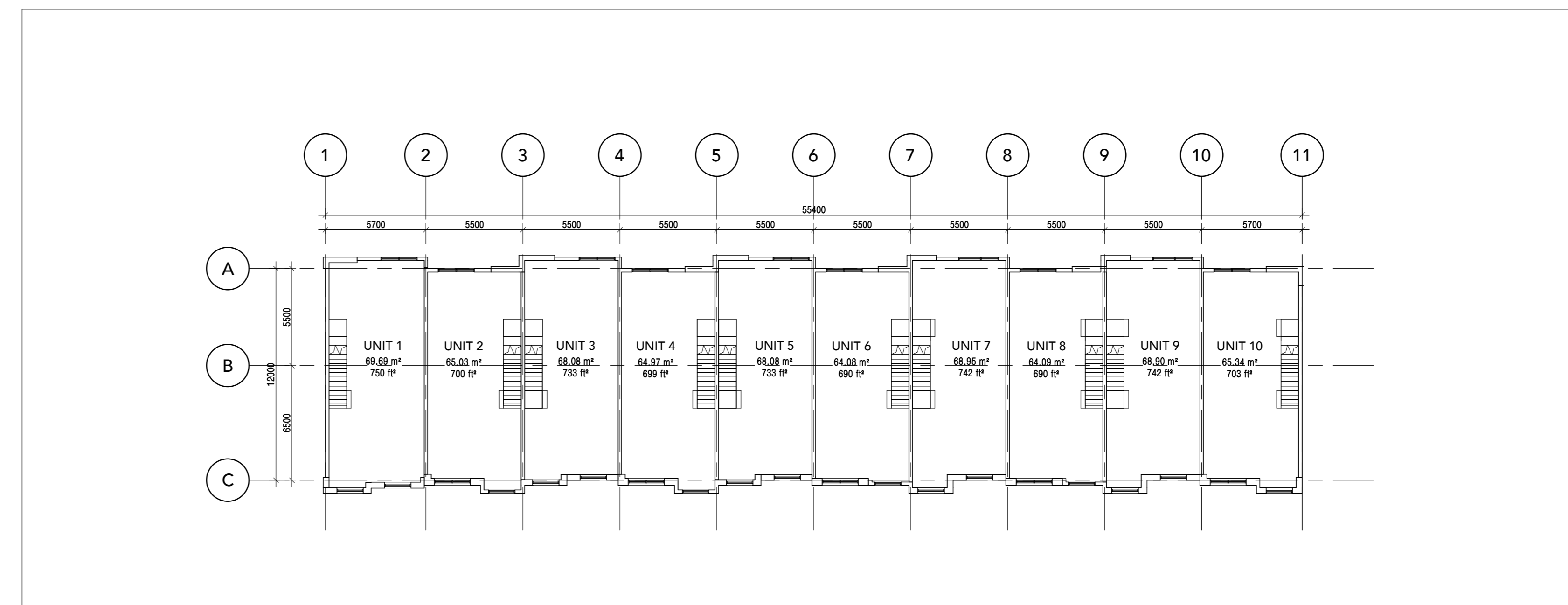
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SCALE: 1 : 200 A2 04



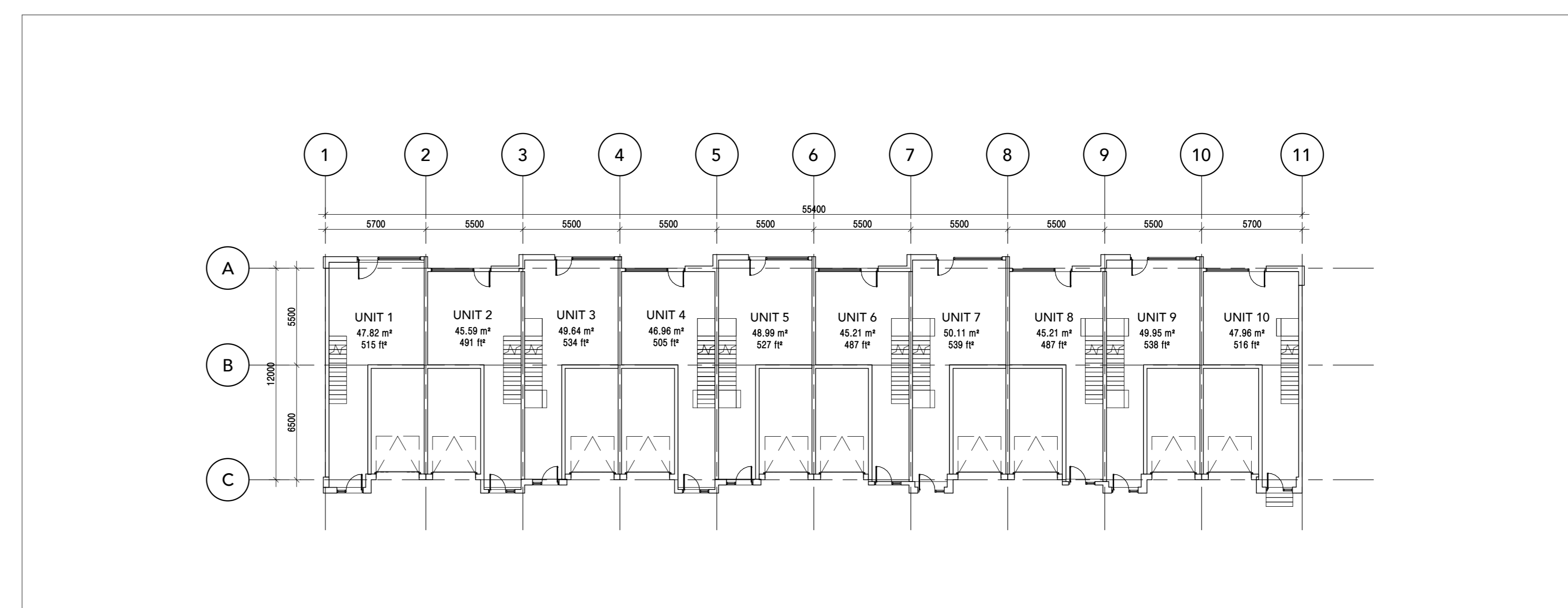
BLOCK B - ROOF PLAN 4
SCALE: 1 : 200 A2 04



BLOCK B - LEVEL 3 3
SCALE: 1 : 200 A2 04



BLOCK B - LEVEL 2 2
SCALE: 1 : 200 A2 04



BLOCK B - LEVEL 1 1
SCALE: 1 : 200 A2 04



PROJECT
NORTH



TRUE
NORTH

SEAL

2055 BROCK ROAD

BROCK RD DUFFINS FOREST INC.

PICKERING

ON

Drawing Title:
**BLOCK B, C - FLOOR
PLANS**

Project Manager Team: Author

Project No:
17-119

Date Plotted:
2/7/2022 3:01:14 PM

Scale:
1 : 200

Building No.: Drawing No.:

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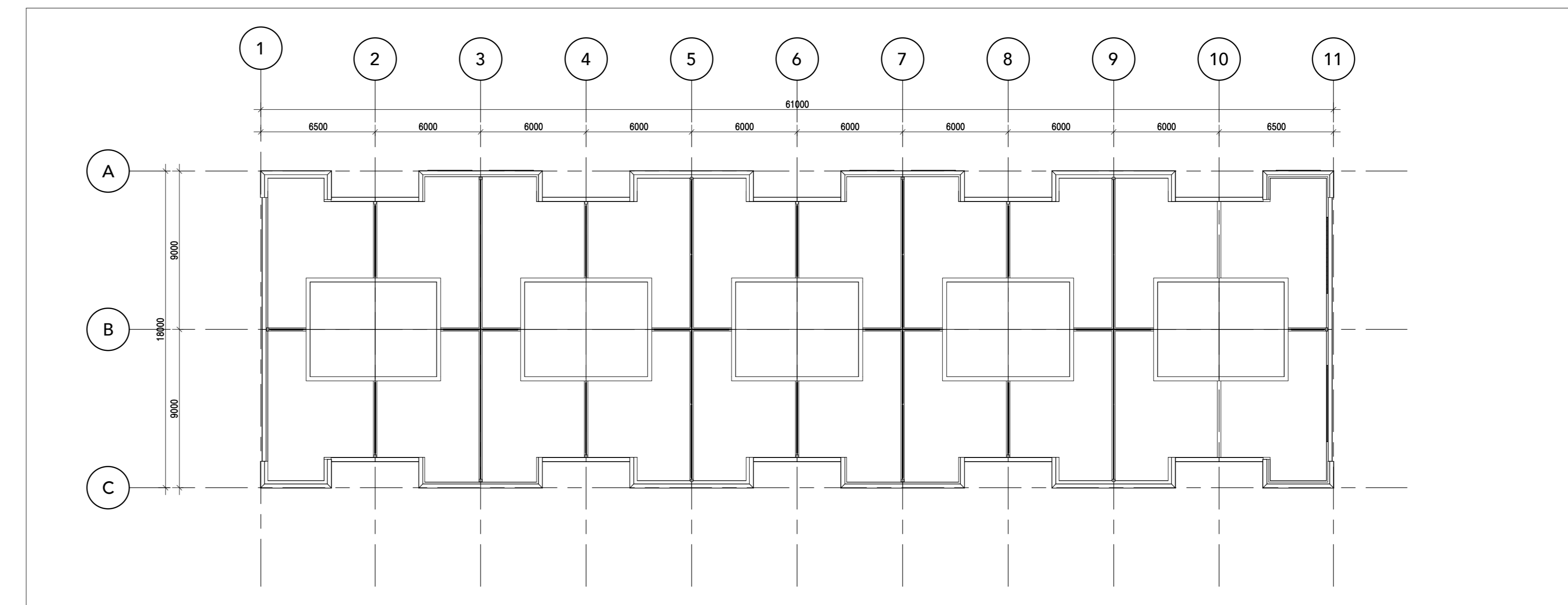
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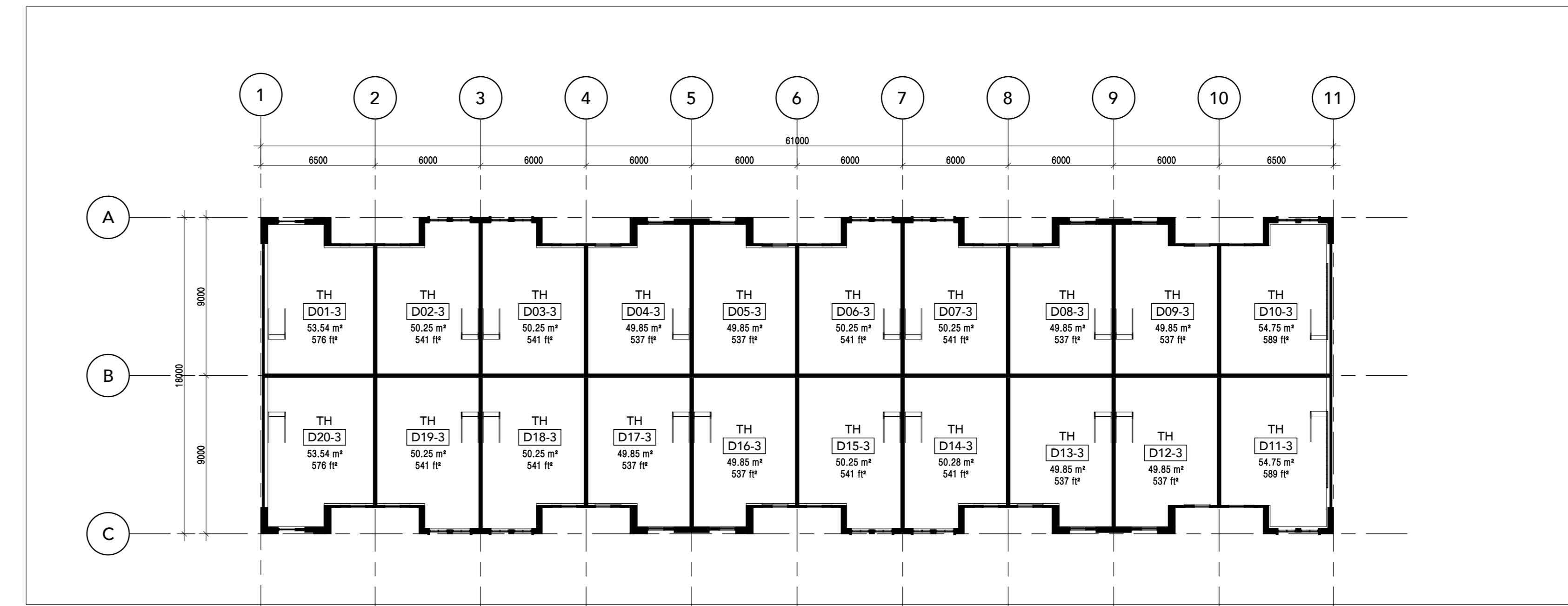
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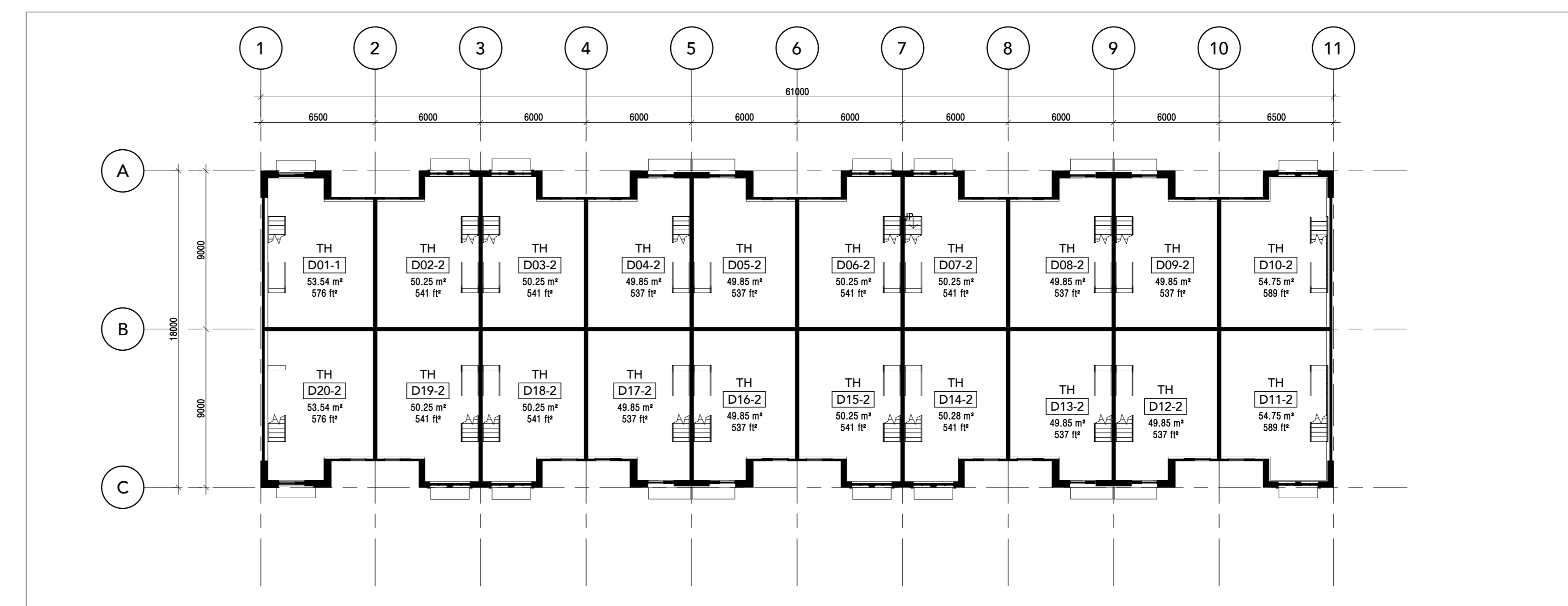
No.	Date	Note
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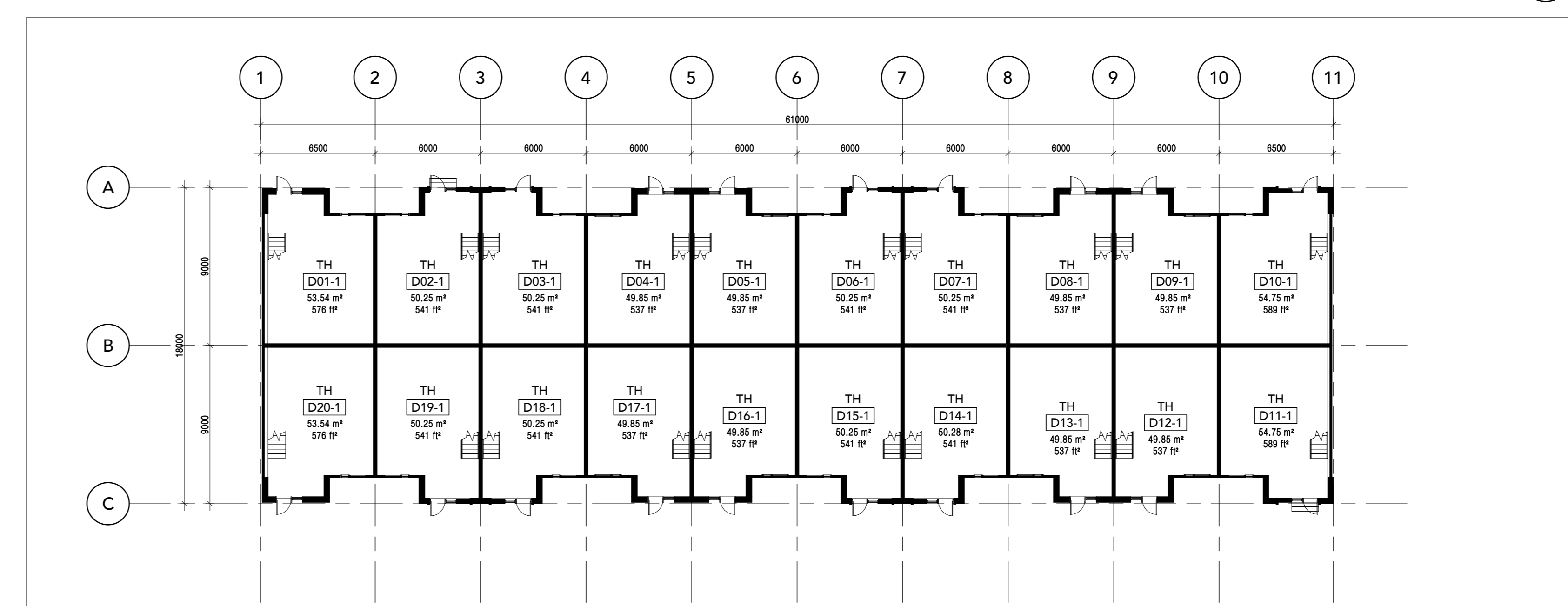
BLOCK D - ROOF PLAN 4
SCALE: 1 : 200 A2 05



BLOCK D - LEVEL 3 3
SCALE: 1 : 200 A2 05



BLOCK D - LEVEL 2 2
SCALE: 1 : 200 A2 05



BLOCK D - LEVEL 1 1
SCALE: 1 : 200 A2 05



PROJECT NORTH **TRUE NORTH** **SEAL**

2055 BROCK ROAD

BROCK RD DUFFINS FOREST INC.

PICKERING **ON**
BLOCK D - FLOOR PLANS

Project Manager Team: Author
Date Plotted: 2/7/2022 3:01:16 PM
Project No.: 17-119
Scale: 1 : 200
Drawing No.: 1

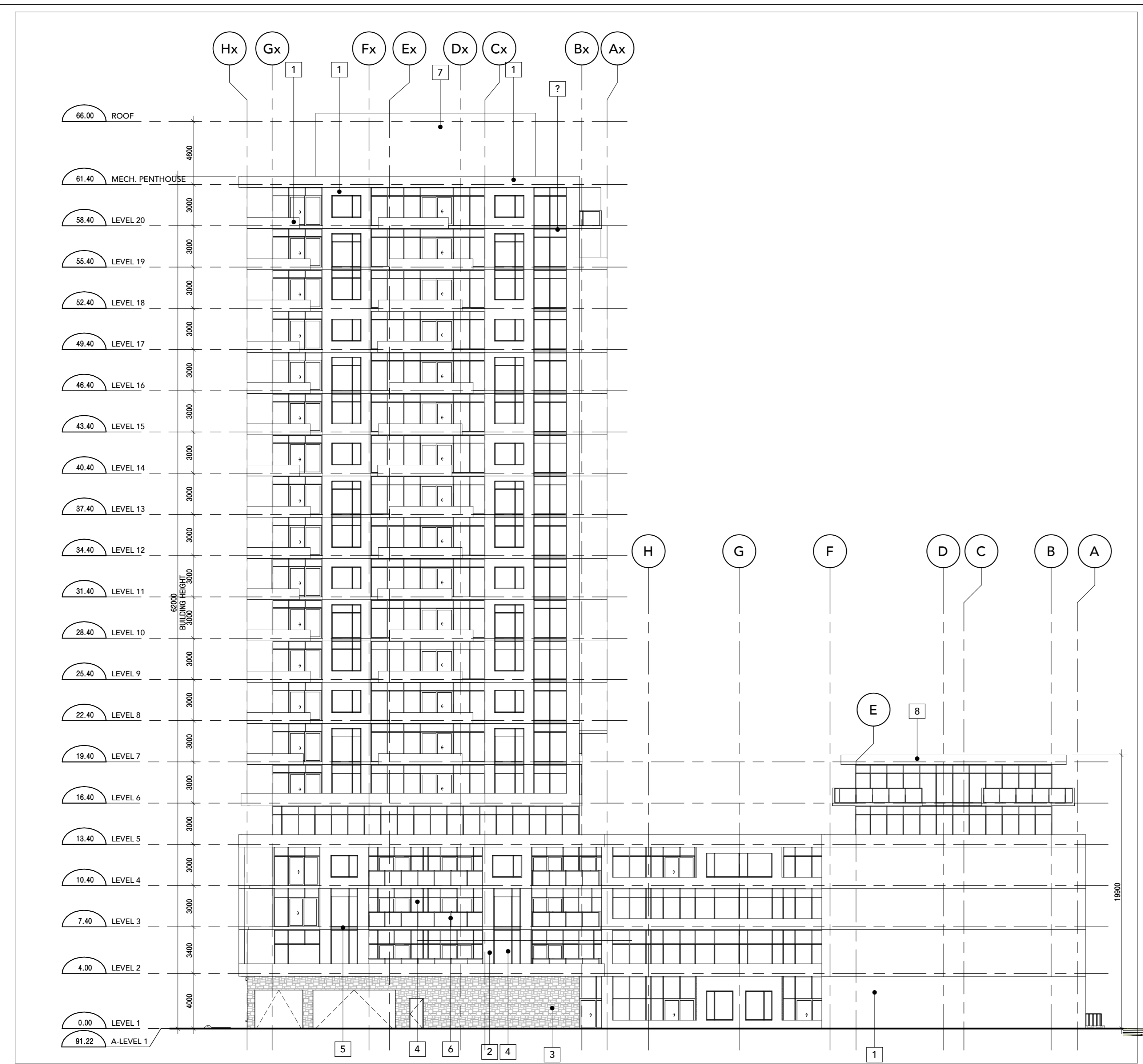
A2 05

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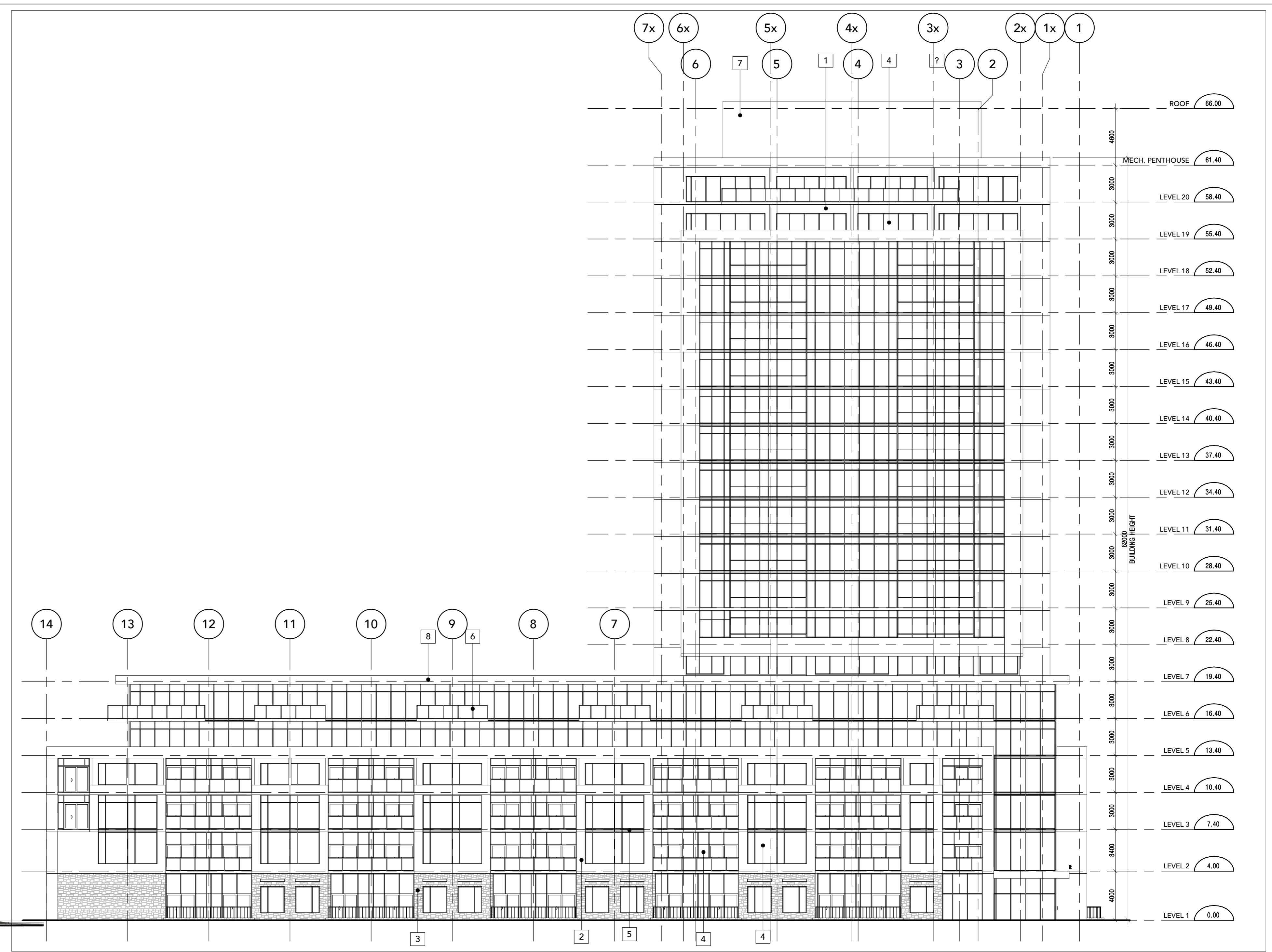
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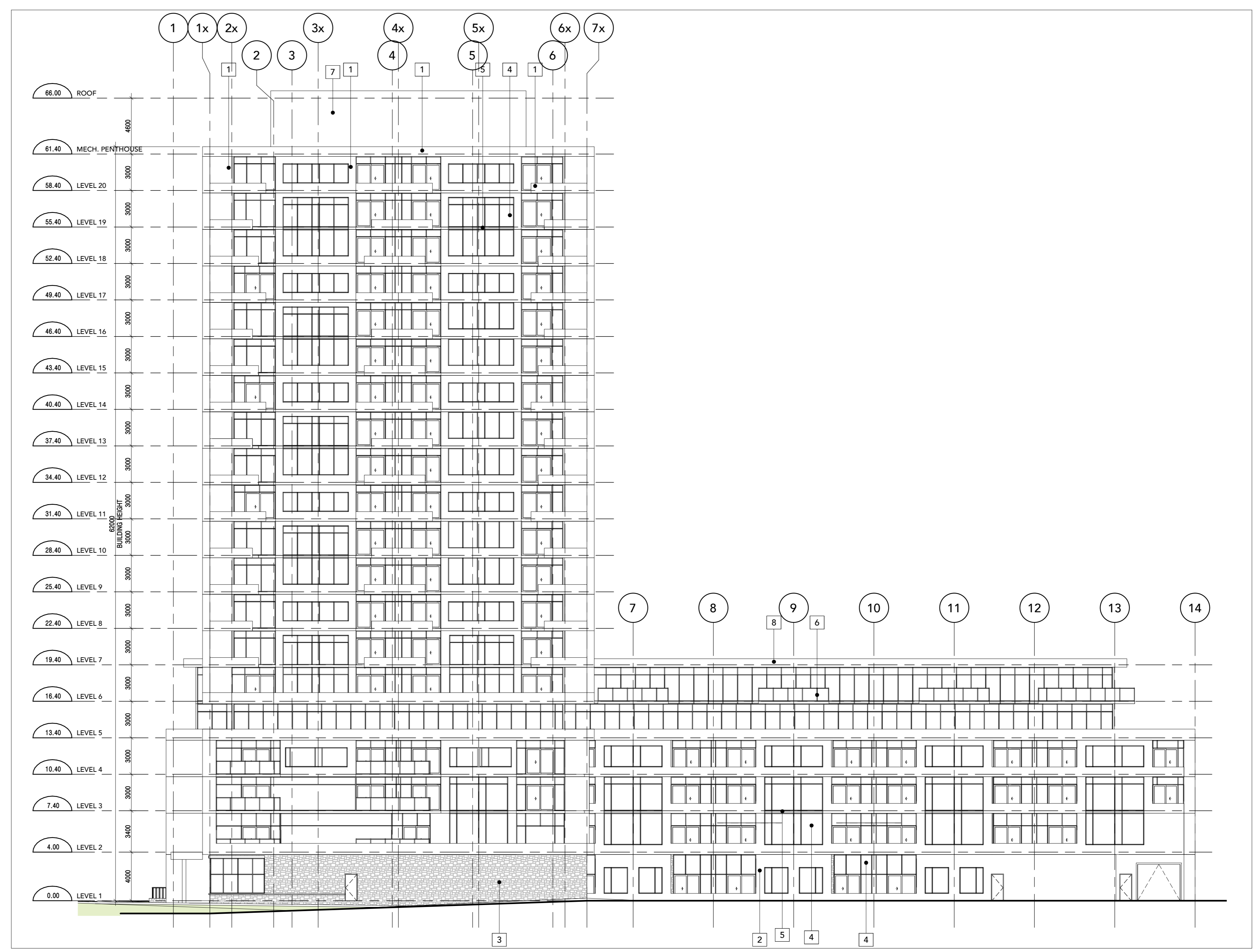
EAST ELEVATION 2
 SCALE: 1 : 200 A4 00



NORTH ELEVATION 3
 SCALE: 1 : 200 A4 00



WEST ELEVATION 1
 SCALE: 1 : 200 A4 00



SOUTH ELEVATION 4
 SCALE: 1 : 200 A4 00

MATERIAL LEGEND

1	PRECAST CONCRETE PANEL
2	METAL PANEL
3	ARCHITECTURAL STONE
4	WINDOW WALL
5	SPANDREL
6	GLASS GUARDRAIL
7	METAL SIDING
8	PREFINISHED METAL
9	BRICK
10	EIFS

SEAL

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

PICKERING ON
 Drawing Title: **BLOCK A - ELEVATIONS**

Project Manager Team: ES Date Plotted: 2/7/2022 3:01:28 PM Building No.:
 Project No: 17-119 Scale: As indicated Drawing No.:
A A4 00

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2	2020-04-03	ISSUED FOR ZBA #1
3	2022-02-07	ISSUED FOR ZBA RESUBMISSION



BLOCK C - EAST/WEST ELEVATION 2
SCALE: 1 : 100 A4 01



BLOCK B - NORTH ELEVATION 3
SCALE: 1 : 100 A4 01



BLOCK B - SOUTH ELEVATION 1
SCALE: 1 : 100 A4 01

MATERIAL LEGEND	
[1]	PRECAST CONCRETE PANEL
[2]	METAL PANEL
[3]	ARCHITECTURAL STONE
[4]	WINDOW WALL
[5]	SPANDREL
[6]	GLASS GUARDRAIL
[7]	METAL SIDING
[8]	PREFINISHED METAL
[9]	BRICK
[10]	EIFS

Project: 2055 BROCK ROAD ON

BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title:
BLOCK B, C & D - ELEVATIONS

Project Manager Team: 17-119

Author: As indicated

Date Plotted: 2/7/2022 3:01:30 PM

Building No.: Drawing No.:

B A4 01

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No.	Date	Note
1	2022-02-07	ISSUED FOR ZBA RESUBMISSION

MATERIAL LEGEND

1	PRECAST CONCRETE PANEL
2	METAL PANEL
3	ARCHITECTURAL STONE
4	WINDOW WALL
5	SPANDREL
6	GLASS GUARDRAIL
7	METAL SIDING
8	PREFINISHED METAL
9	BRICK
10	EPS



BLOCK D - NORTH/SOUTH ELEVATION
 SCALE: 1 : 100



2055 BROCK ROAD

BROCK RD DUFFINS FOREST INC.

PICKERING ON

Drawing Title:
BLOCK B, C & D - ELEVATIONS

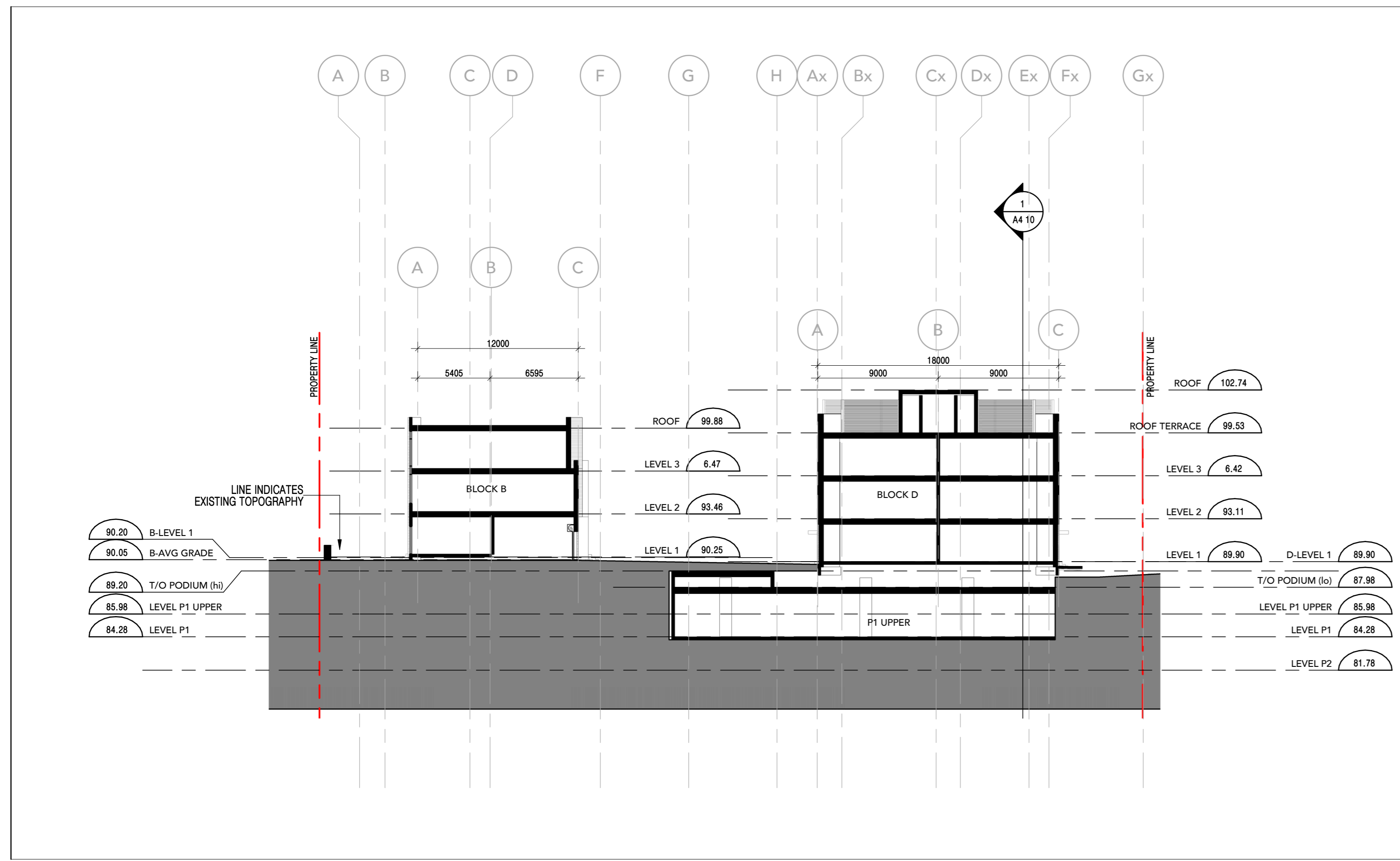
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 Scale: As indicated
 Drawing No.: A4 02

A4 02

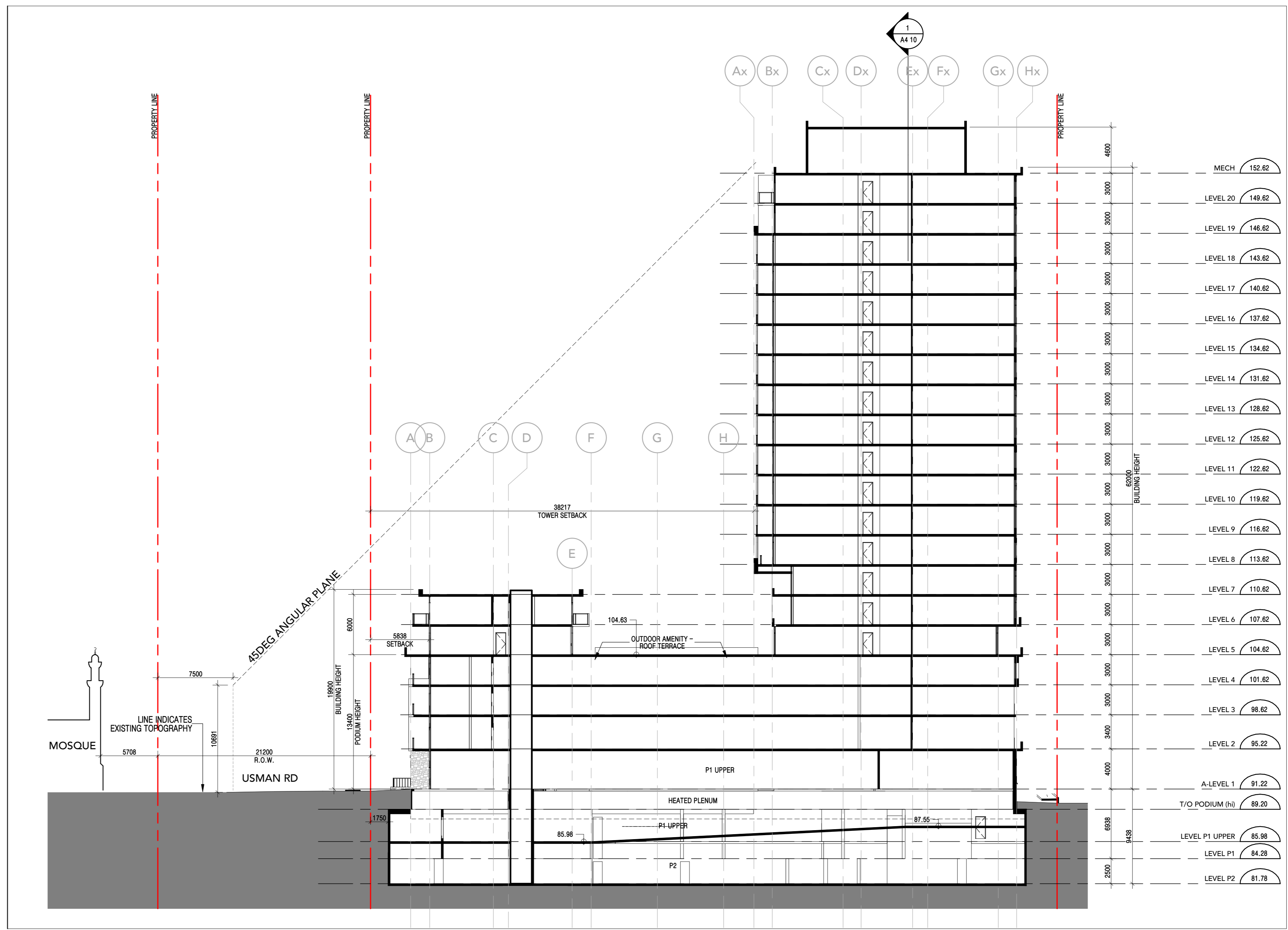
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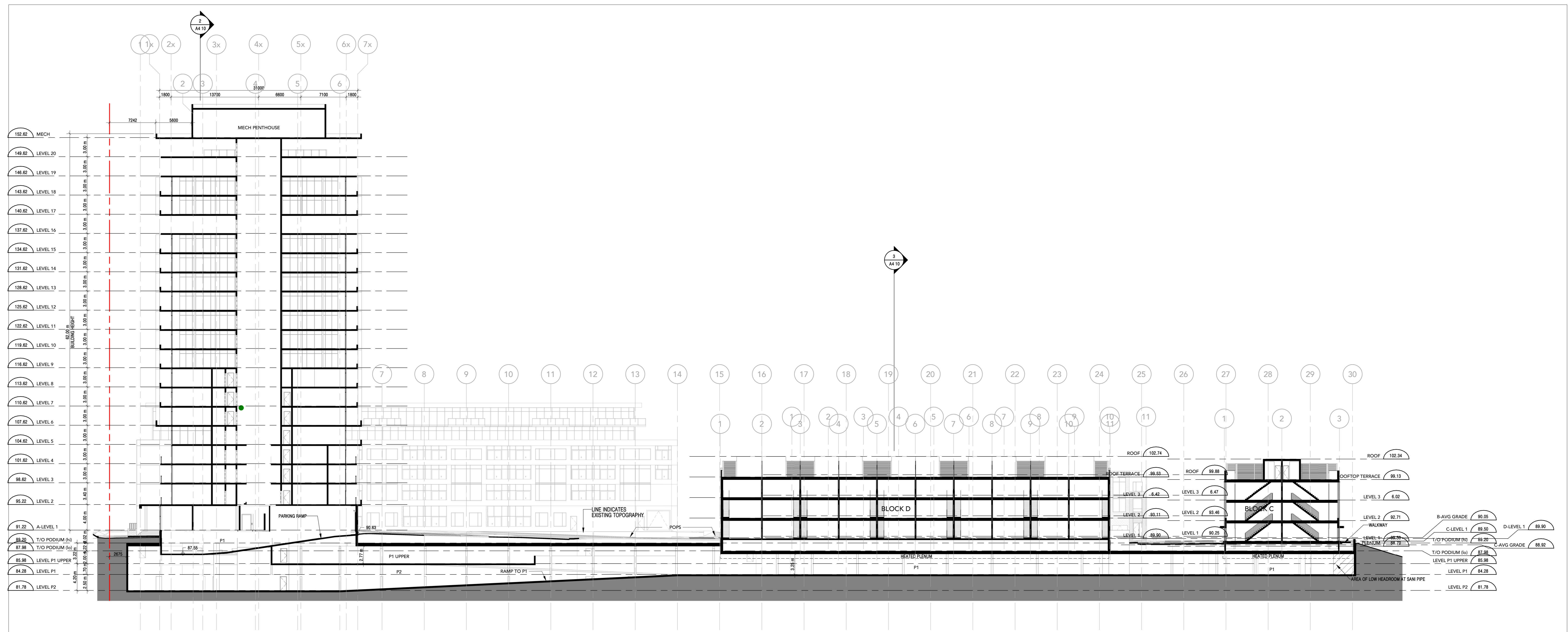
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3	2019-11-21	ISSUED FOR COORDINATION
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SITE SECTION - NORTH/SOUTH AT TOWNS
SCALE: 1 : 250
3
A4 10



SITE SECTION - NORTH/SOUTH AT BLOCK A
SCALE: 1 : 250
2
A4 10



SITE SECTION - EAST/WEST
SCALE: 1 : 250
1
A4 10

Project: 2055 BROCK ROAD
BROCK RD DUFFINS FOREST INC.
PICKERING ON
Drawing Title: OVERALL SITE SECTIONS
Project Manager Team: ES
Date Plotted: 2/7/2022 3:01:44 PM
Building No.:
Project No: 17-119
Scale: 1 : 250
Drawing No.: