

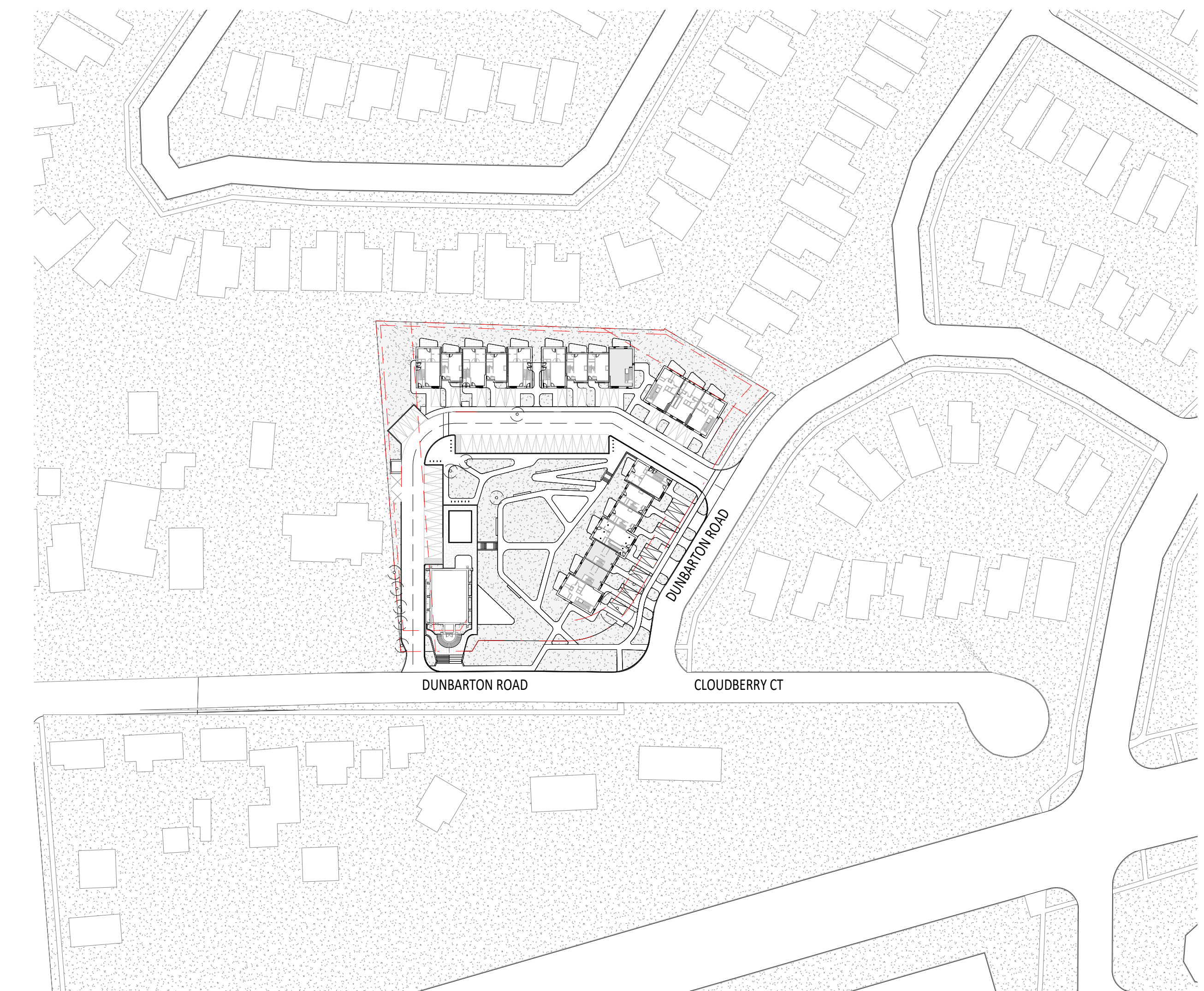
# DUNBARTON FAIRPORT

October 14th, 2022



## ZONING BY-LAW & OFFICIAL PLAN AMENDMENT

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A5-00	GROUP 1 & 2 ELEVATIONS
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CONTEXT PLAN 1:1000

### PROJECT TEAM

<p><b>APPLICANT</b> United Property Resource Corp. 3250 Bloor St W, Suite 200 Toronto, ON M8X 2Y4 T: 416-618-2097</p>	<p><b>ARCHITECT</b> KPMB Architects Inc. 351 King St E, Suite 1200 Toronto, ON MSA 0L6 T: 416-977-5104</p>	<p><b>STRUCTURAL ENGINEERS</b> Aspect Structural Engineers 53 Jarvis St, Suite 200 Toronto, ON MSC 2H2 T: 647-954-4004</p>	<p><b>MECHANICAL ENGINEERS</b> Hammerschlag &amp; Joffe Inc. 43 Lesmill Road Toronto, ON M3B 2T8 T: 4164449263</p>	<p><b>ELECTRICAL ENGINEERS</b> Mulvey &amp; Banani International Inc. 90 Sheppard Ave E, Suite 500 Toronto, ON M2N 3A1 T: 416-751-2520</p>	<p><b>TRANSPORTATION, PARKING &amp; WASTE MANAGEMENT</b> BA Consulting Group Ltd 45 St Clair Ave W, Suite 300 Toronto, ON M4V 1K9 T: 416-961-7110</p>	
<p><b>LANDSCAPE ARCHITECT</b> Janet Rosenberg &amp; Studio 148 Kenwood Ave Toronto, ON M6C 2S3 T: 416-656-6665</p>	<p><b>ENVIRONMENTAL</b> JJ Acoustic Engineering Ltd. 21342 Klondyke Road Wheatley, ON NOP 2P0 T: 226-346-6473</p>	<p><b>PASSIVE HOUSE</b> JMV Consulting XXXXXXXXX Toronto, ON XXX XXX T: 819-230-0369</p>	<p><b>GEOTECH</b> Grounded Engineering 1 Banigan Drive Toronto, ON M4H 1G3 T: 647-264-7909</p>	<p><b>CIVIL ENGINEERS</b> WSP Global Inc. 500 -119 Spadina Ave Toronto, ON M5V 2L1 T: 416-260-1560</p>	<p><b>HERITAGE</b> ERA Architects Inc. 625 Church St, #600 Toronto, ON M4Y 2G1 T: 416-963-4497</p>	<p><b>PLANNING</b> MHBC 442 Brant St, Suite 204 Burlington, ON L7R 2G4 T: 905-639-8686</p>

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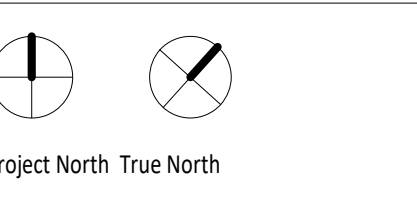
1. Drawing is to be used by the Client. Contractor will verify all existing conditions and dimensions before performing the work and will report any discrepancies to the Architect immediately.
2. The Architect and Client are to be held in conjunction with all other Contract Documents including the Project Manual and the Contract, Schedule of Values and Conditions of Contract. In case of discrepancy between the Contract Documents, each shall prevail in the order of precedence set forth in the Contract Documents.
3. All work shall be in accordance with the Project Manual, including the Specifications, and shall conform to the applicable codes and standards.
4. The Architect is not responsible for the design of any existing or proposed structures, including but not limited to, foundations, retaining walls, or other structures, unless specifically indicated on the drawings.
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No.	Date	Issued
1	10/14/2022	Site Submission

**KPMB Architects**  
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UPRC  
**Dunbarton - Fairport**

1066 Dunbarton Rd  
Pickering, ON L1V 1G8



Project No. 2119  
Scale: 1:1000  
Plot Date: 2024/02/11

**COVER PAGE**

**A0-00**



IMAGE 3 - EXISTING CHURCH FROM DUNBARTON ROAD



IMAGE 2 - GROUP 1 NORTH TOWNHOUSES

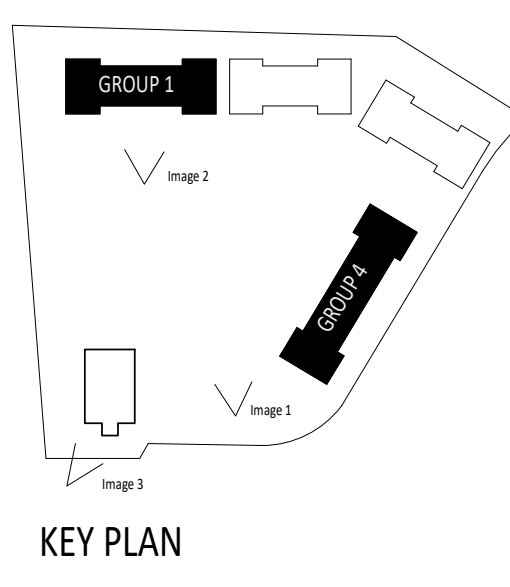


IMAGE 1 - GREEN SPACE

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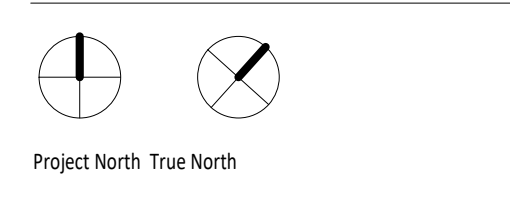


No.	Date	Revised
1	10/14/2022	Site Submission

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 Pickering, ON L1V 1G8



Project No. 219  
 Scale 1/2"=1'-0"  
 Plot Date 10/14/2022

**RENDERINGS**

- GENERAL NOTES:**
- Contractor is to be advised that the Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the General Contractor to the Architect before commencing work.
  - The Architect and Designer are to be made a contractor with all other General Contractors including the Trade Contractors and the Electrical, Mechanical and Civil Contractors. In case of difference between the Contractor's drawings and those of the Architect, the Contractor shall prevail.
  - Supplier of specified products, mechanical or electrical devices, fittings and fixtures are indicated in the Architectural Drawings. Conditions shall not be met unless the supplier provides a certificate of compliance and is approved by the Architect.
  - Dimensions indicated on this drawing are the basis of finished surfaces unless otherwise noted.
  - The architect is not responsible for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
  - Field quantities are to be used for construction unless specifically noted for each purpose.

1066 Dunbarton Rd, Pickering, ON L1V 1G8		1066 Dunbarton Rd, Pickering, ON L1V 1G8
1 Municipal Address		1066 Dunbarton Rd, Pickering, ON L1V 1G8
2 Applicable Zoning By-Laws		Pickering By-Law 2285/96
3 Zoning Designation		I(C)-DN
4 Current Lot Area (m2)		7,893m <sup>2</sup>
5 Total Building GFA (m2) (Pickering By-Law 2285/21)		4,005m <sup>2</sup>
6 Coverage (Area at Grade, m2)		1,338m <sup>2</sup>
7 Sustainability Target		n/a
8 Established Grade Group 1 (Pickering By-Law 2285/21)		Geodetic el. 99.850
9 Established Grade Group 2 (Pickering By-Law 2285/21)		Geodetic el. 99.550
10 Established Grade Group 3 (Pickering By-Law 2285/21)		Geodetic el. 98.550
11 Established Grade Group 4 (Pickering By-Law 2285/21)		Geodetic el. 96.900
<b>Proposed Building Height Group 1 from Est. Grade to Mid Point of Peak</b>		<b>9.805m</b>
<b>Proposed Building Height Group 2 from Est. Grade to Mid Point of Peak</b>		<b>10.105m</b>
<b>Proposed Building Height Group 3 from Est. Grade to Mid Point of Peak</b>		<b>9.805m</b>
<b>Proposed Building Height Group 4 from Est. Grade to Mid Point of Peak</b>		<b>10.355m</b>

- Pickering By-Law 2285/21 4. Definitions (9) "Grade" or "Established Grade" means the average elevation of the finished level of the ground adjoining all exterior walls of a building."
- Pickering By-Law 2285/21 "Height, Building" shall mean the vertical distance between the established grade, and in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge.
- Floor heights are measured from Principal Entrance Grade at Geodetic el. to top of floor levels

Project Area Breakdown (m2)				
Level	Gross Constructed Area (GCA)	Existing Heritage Chapel	New Community	New Residential
BASEMENT	347.50 m <sup>2</sup>	206.44 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
LEVEL 1	1,338.04 m <sup>2</sup>	185.73 m <sup>2</sup>	0.00 m <sup>2</sup>	1,338.04 m <sup>2</sup>
LEVEL 2	1,340.20 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	1,340.20 m <sup>2</sup>
LEVEL 3	1,326.36 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	1,326.36 m <sup>2</sup>
	<b>4,352.10 m<sup>2</sup></b>	<b>392.17 m<sup>2</sup></b>	<b>0.00 m<sup>2</sup></b>	<b>4,004.60 m<sup>2</sup></b>
				<b>FSI</b>
				<b>0.60</b>

Residential Suite Mix				
Level	Standard Walkup	BF Walkup	Standard Townhouse	Total Count
LEVEL 1	0	11	8	19
LEVEL 2	11	0	0	11
LEVEL 3	11	0	0	11
	22	11	8	41

Bedroom Mix				
Level	1BR	2BR	3BR	Total Count
LEVEL 1	11	0	8	19
LEVEL 2	0	11	0	11
LEVEL 3	0	11	0	11
	11	22	8	41
	27%	54%	19%	

Barrier Free Units					
	% of total units required	# of Units Required	% of total units provided	# of units provided	Comments
	20%	8.2	27%	11	

% Site Greenspace			
	Area on Site (m2)	% of Site Greenspace	Comments
Greenspace	2,978m <sup>2</sup>	45%	

Site Amenity		
	Area on Site (m2)	Comments
Playground	68m <sup>2</sup>	
Community Courtyard	57m <sup>2</sup>	
Play Area	50m <sup>2</sup>	Site amenity not including greenspace lawn. See area for greenspace.
Total	174m <sup>2</sup>	

Car Parking				
Land Use	Units	Recommended Rates (per unit or m2)	Parking Provided	Spaces Provided/Notes
<b>Residential</b>				
Townhouses	8	1 per unit	8	
3 Storey Walkups	33	0.8 per unit	26	
Sub-Total			34	
Effective Resident Ratio (Spaces per unit)			0.83	
<b>Non-Residential</b>				
Visitors	41	0.15 per unit	6	
Community	100m2	3.5 spaces / 100m2	10	
Sub-Total			16	
Total			50	

1 Where the application of the parking standards results in a numeric fraction, fractions shall be rounded down to the nearest whole number

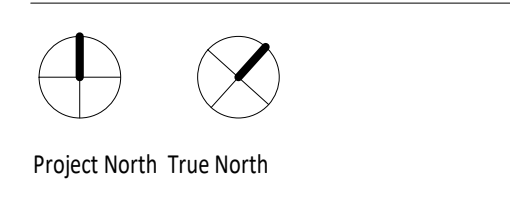
Bicycle Parking				
		Recommended Rates (per unit or m2)	Spaces Provided	Spaces Provided/Notes
Residential	41	1 per unit	42	
Community	100m2	Greater of 2 or 1.0 spaces per 1000sqm	2	8 Residential bike parking spots located in bike boxes in front of units.
Total Bicycle Parking			44	

1	10/02/2022	JRS/Salmassi
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UPRC  
**Dunbarton - Fairport**

1066 Dunbarton Rd  
 Pickering, ON L1V 1G8



Project No. 219  
 Scale 1:1  
 Plot Date 20/04/2022

**STATISTICS**

PLAN OF SURVEY WITH TOPOGRAPHY  
 OF  
**PART OF LOT 25, CONCESSION 1,  
 AND  
 LOTS 45, 46, 47, 48, 49, 50 AND 51,  
 PICKERING**  
 REGIONAL MUNICIPALITY OF  
**PICKERING**  
 1 : 250

LIMITED  
 ONTARIO LAND SURVEYORS  
 2022

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRIC UNITS. RE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING**  
**NOTE**  
 BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE WESTERLY LIMIT OF DUNBARTON ROAD AS SHOWN ON REGISTERED PLAN 40M-1272 BEARING OF N17°08'30"W.

**ELEVATION**  
**NOTE**  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF PICKERING BENCHMARK No. 1-064.

**LOCATION**  
 BRASS CAP SET VERTICALLY IN CHANCE ANCHOR, 33M WEST OF THE CENTRELINE OF DRIVE ROAD AND 27.7M SOUTH OF THE EASTERLY PRODUCTION OF THE CENTRELINE OF OCEANVIEW COURT. CAP IS LOCATED 0.20M BELOW GRADE.

**ELEVATION**  
 FINISHED ELEVATION = 91.914 metres.

**LEGEND**

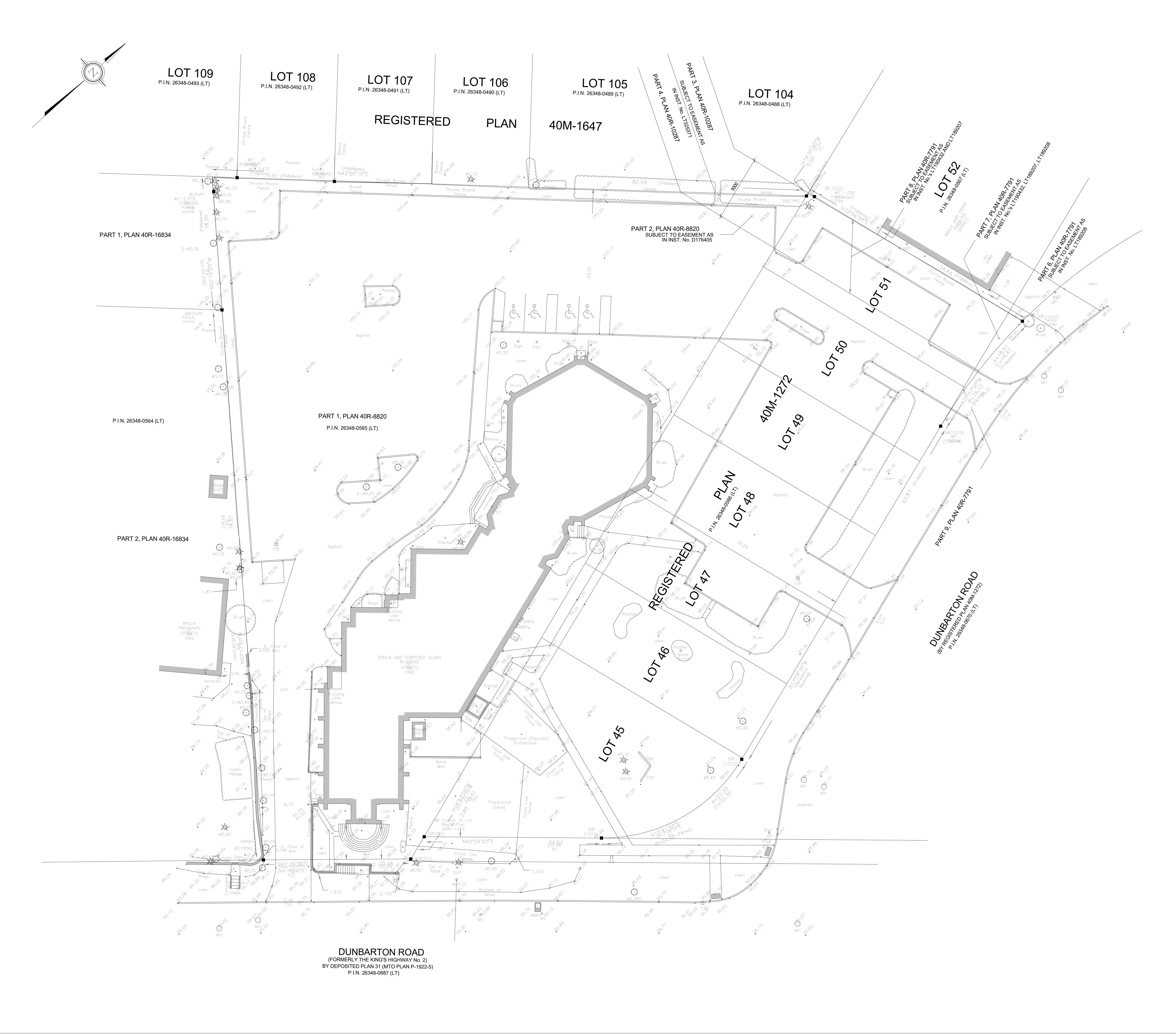
■	DENOTES	SURVEY MONUMENT
□	CONCRETE	BRICK
○	BRICK	METAL
○	WOODEN	ELEVATION
○	BRICK	
○	WOODEN	
○	CONCRETE	
○	BRICK	
○	WOODEN	
○	CONCRETE	

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEREOF.  
 2. THE SURVEY WAS COMPLETED ON APRIL 19, 2022.

DATE APRIL 22, 2022  
 SURVEYOR  
 SPEIGHT, VAN NOSTRAND & GIBSON

	<b>SPEIGHT, VAN NOSTRAND &amp; GIBSON</b> ONTARIO LAND SURVEYORS 750 DUNDAS STREET WEST, SUITE 605 TORONTO, ONTARIO M5G 1B5 TEL. 416-749-5828 (TOLL FREE) FAX 416-749-5829 E-MAIL: info@sveight.com	<b>ASSOCIATION OF ONTARIO LAND SURVEYORS</b> PLAN SURVEYORS 1009 2191529
	DRAWN MM CHECKED L.R. PLOT No. 220-0021 REF. No.	PLOT SCALE MET. 1:25 PLOTTED UPDATED



(394840)

1	16/04/2022	Site Survey
No.	Date	Issued

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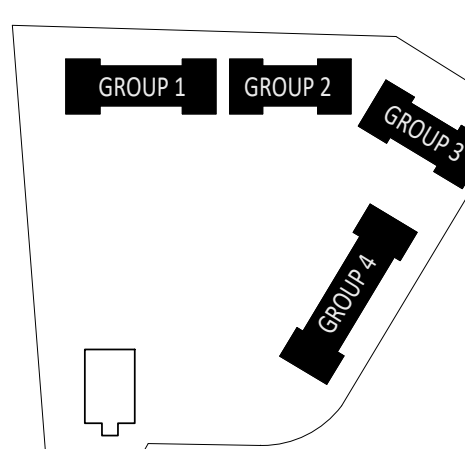
Project North True North

Project No. 219  
 Scale 1:200  
 Plot Date 2024/04/22

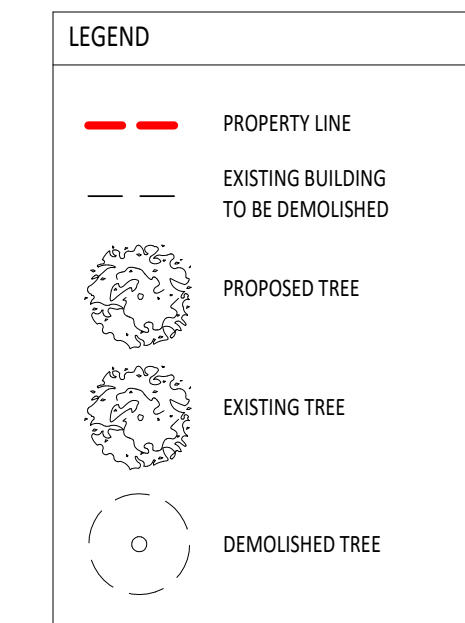
**SITE SURVEY**

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- GENERAL NOTES:**
1. The Client is responsible for obtaining all necessary permits and approvals from the relevant authorities.
  2. The Architect and Designer are to be held responsible for the accuracy of the information provided in this drawing.
  3. The Client is responsible for providing all necessary information and data for the design of the project.
  4. The Client is responsible for providing all necessary information and data for the design of the project.
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  6. The Client is responsible for providing all necessary information and data for the design of the project.



**KEY PLAN**



**ESTABLISHED GRADE CALCULATION**  
 2018, 2019, 2021, 4, Definitions (1)  
 "Grade" or "Established Grade" means the average elevation of the finished level of the ground adjoining all exterior walls of a building.  
 POINT A - POINT B = (rise/run) OF POINTS = A.G.  
 EXISTING BUILDING EST. GRADE: 98.22 ft.  
 GROUP 1 EST. GRADE: 99.850 ft.  
 GROUP 2 EST. GRADE: 99.550 ft.  
 GROUP 3 EST. GRADE: 98.500 ft.  
 GROUP 4 EST. GRADE: 96.900 ft.



1	1/8" = 1'-0"	1/4" = 3'-0"
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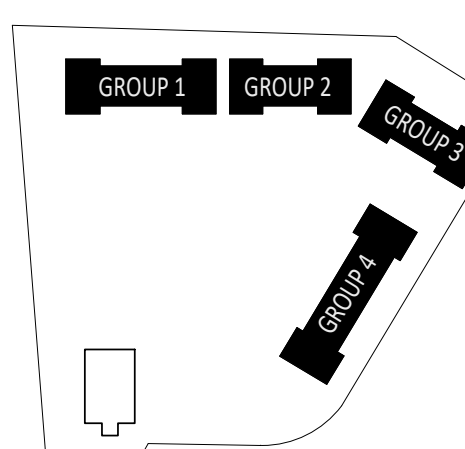
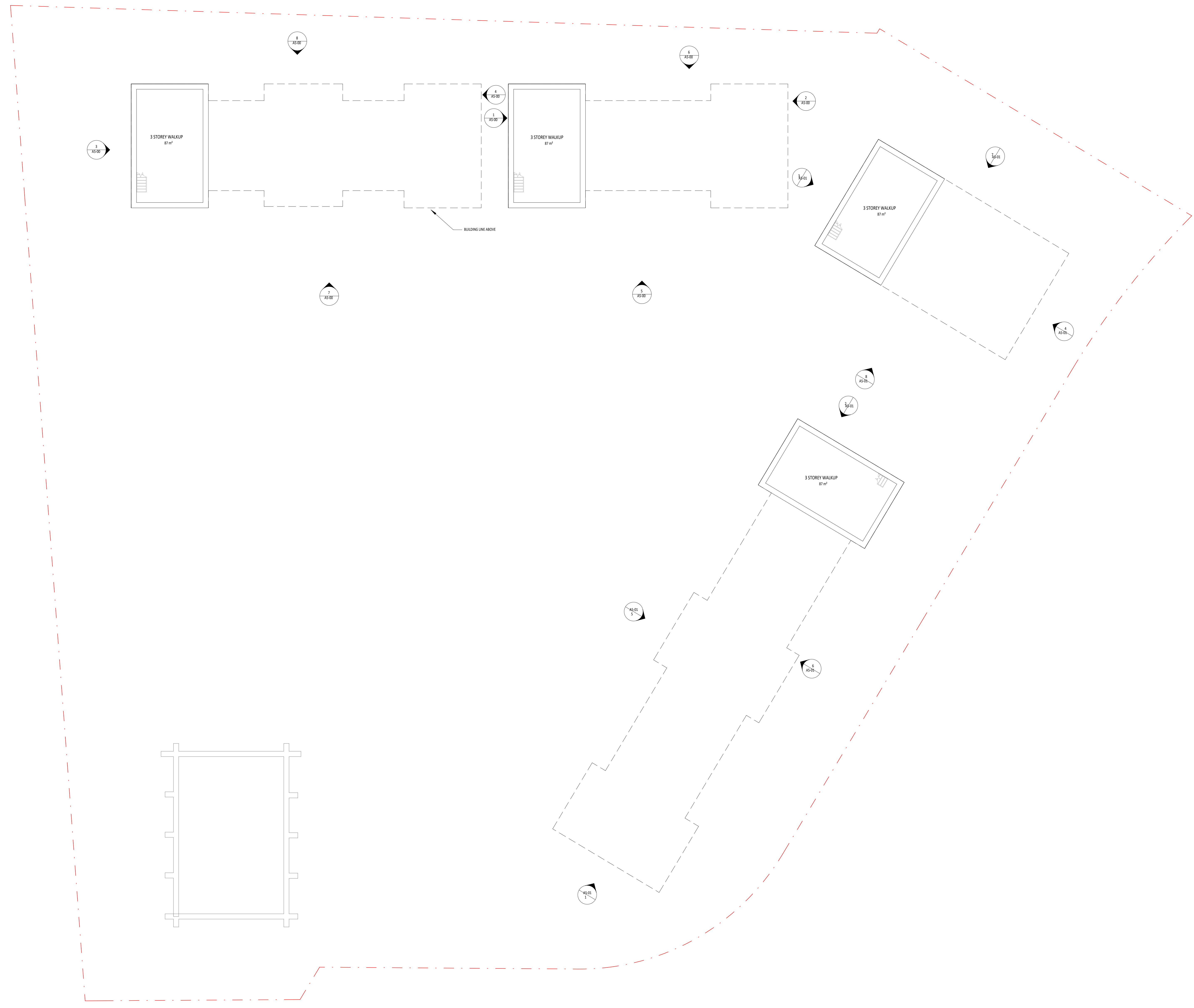
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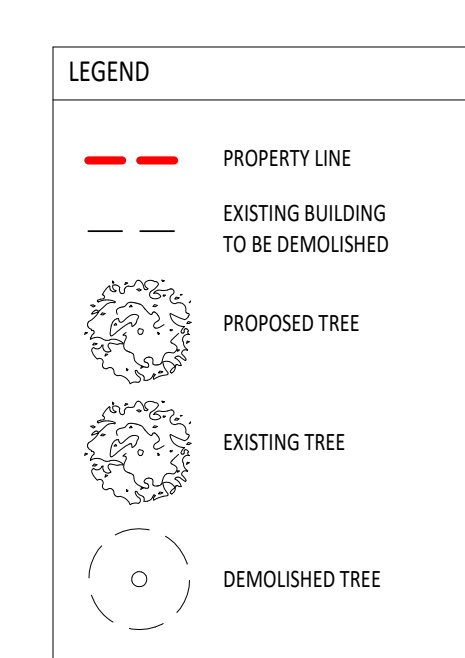
Project No. 2119  
 Scale: 1:150  
 Plot Date: 2024/02/21

**CONCEPTUAL SITE PLAN**

- GENERAL NOTES:**
1. Existing as not to be altered. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the General Contractor to the architect before commencing work.
  2. The Architect and Designer are to be made in conjunction with all other General Contractor including the Trade Services and the Structural, Mechanical and Electrical Drawings. In case of difference between the General Contractor and the Architect, the Architect shall prevail.
  3. Installation of proposed Mechanical and Electrical Services, Ropes and Pulleys are indicated in the Architectural Drawings. Locations shown are for the installation of proposed equipment. Installation of proposed services, mechanical and electrical shall be done in accordance with the standards as set out by the Authority.
  4. Dimensions indicated are taken from the face of finished surfaces unless otherwise noted.
  5. The architect is not responsible for the accuracy of construction and materials to be used for the work, methods and techniques of construction.
  6. Field dimensions are to be used for construction unless specifically noted for each purpose.



**KEY PLAN**

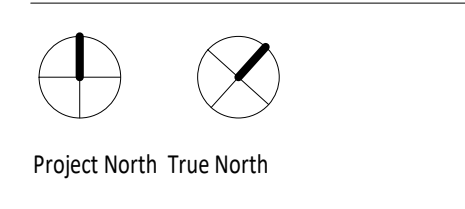


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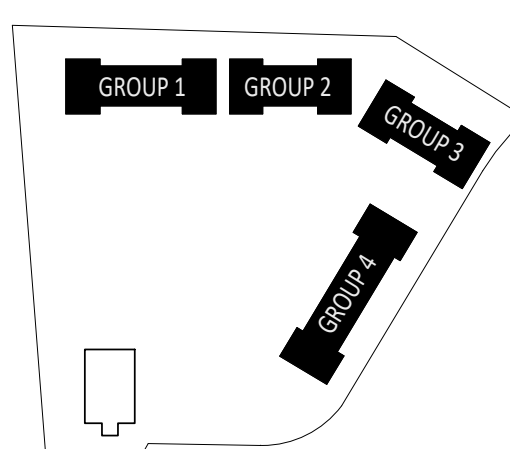


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 Plot Date 2024/02/21

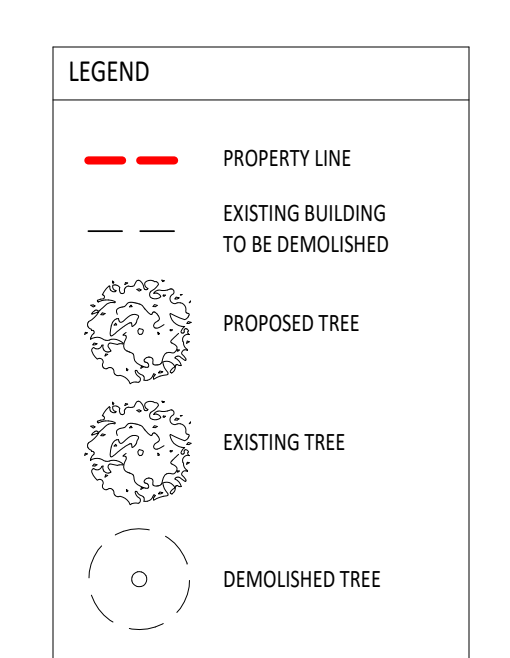
**BASEMENT FLOOR PLAN**

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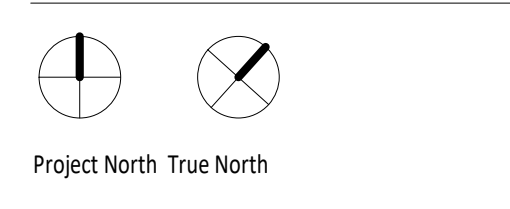


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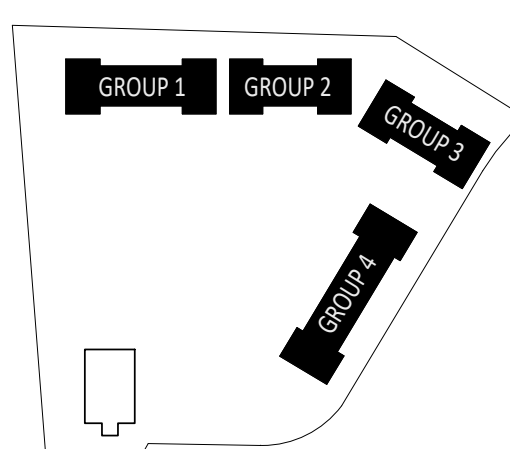
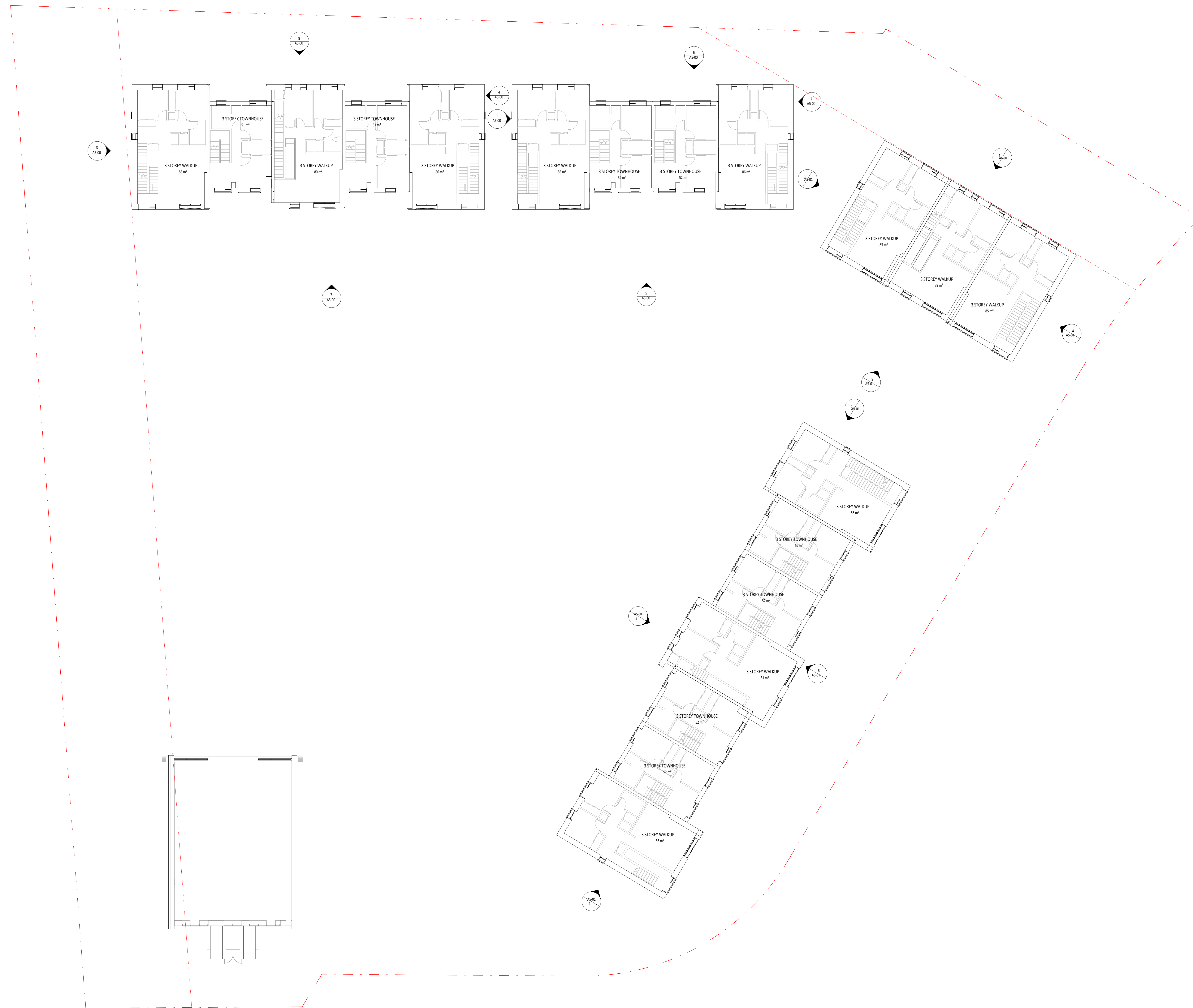


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 Plot Date 2024/02/21

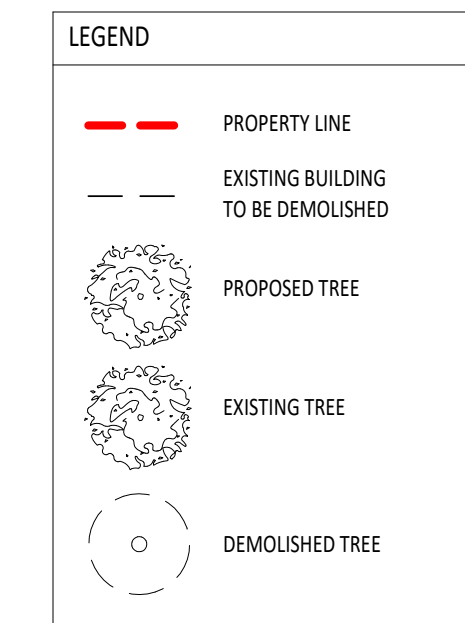
**GROUND FLOOR PLAN**



- GENERAL NOTES:**
1. Existing as per the related Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the Contract Documents to the architect before commencing the work.
  2. The architect and Contractor are to be made a contractor with all other Contract Documents including the Project Manual and the Contract Documents and shall be held liable for any errors or omissions in the Contract Documents and shall be held liable for any loss or damage of information resulting from subsequent reproduction of the original drawing.
  3. Installation of proposed Mechanical and Electrical Services, Ropes and Pulleys are indicated in the Architectural Drawings. Locations shown are for information only and shall not be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information shown in the drawings.
  4. Dimensions indicated on the drawings are the basis of the work unless otherwise noted.
  5. The architect is not responsible for the accuracy of construction and materials to be used for construction unless specifically noted for such purpose.
  6. Field dimensions are to be used for construction unless specifically noted for such purpose.



**KEY PLAN**

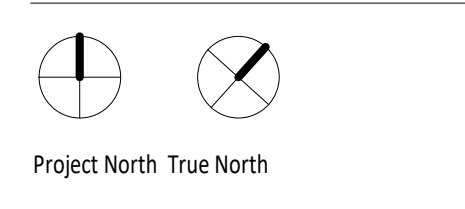


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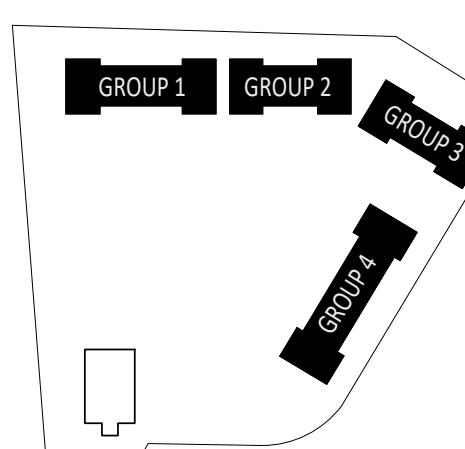
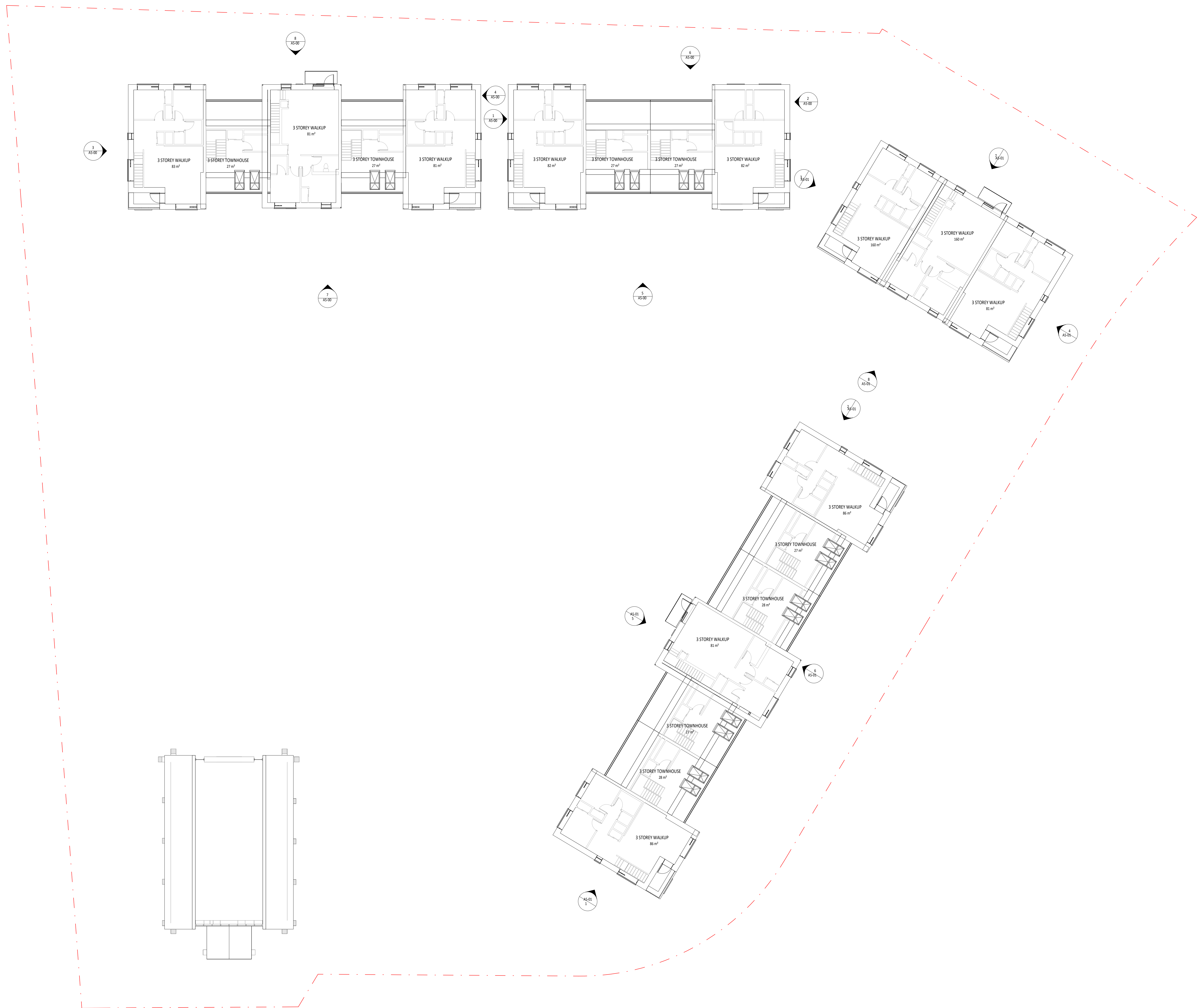


Project No. 219  
 Scale 1:150  
 Plot Date 2024/02/21

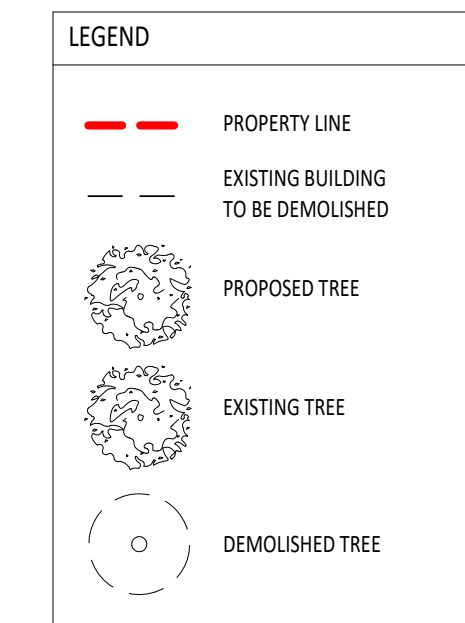
**LEVEL 2 FLOOR PLAN**



- GENERAL NOTES:**
1. Existing as not to be altered. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the General Contractor to the Architect before commencing work.
  2. The Architect and Designer are to be made a contractor with all other General Contractors including the Trade Contractors and the Structural, Mechanical and Electrical Design. In case of difference between the Contractor's drawings and those of the Architect, the Contractor shall prevail.
  3. Installation of proposed Mechanical and Electrical Services, Ropes and Cables are indicated in the Architectural Drawings. Locations shown are for information only and do not constitute a contract. All work shall be installed in accordance with the applicable codes and standards as required by the Authority.
  4. Dimensions indicated are for information only. The final dimensions shall be as shown on the drawings.
  5. The Architect and Designer are not responsible for the accuracy of construction and materials. It is the responsibility of the contractor to verify the accuracy of construction and materials.
  6. These drawings are to be used for construction unless specifically noted for other purposes.



**KEY PLAN**

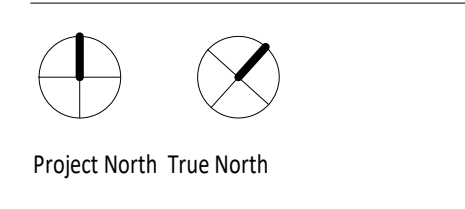


No.	Date	Issued
1	10/03/2022	Site Submission

**KPMB Architects**  
 251 King St. E., Suite 1200  
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**Dunbarton - Fairport**

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Project No. 219  
 Scale 1:150  
 Plot Date 2024/02/21

**LEVEL 3 FLOOR PLAN**



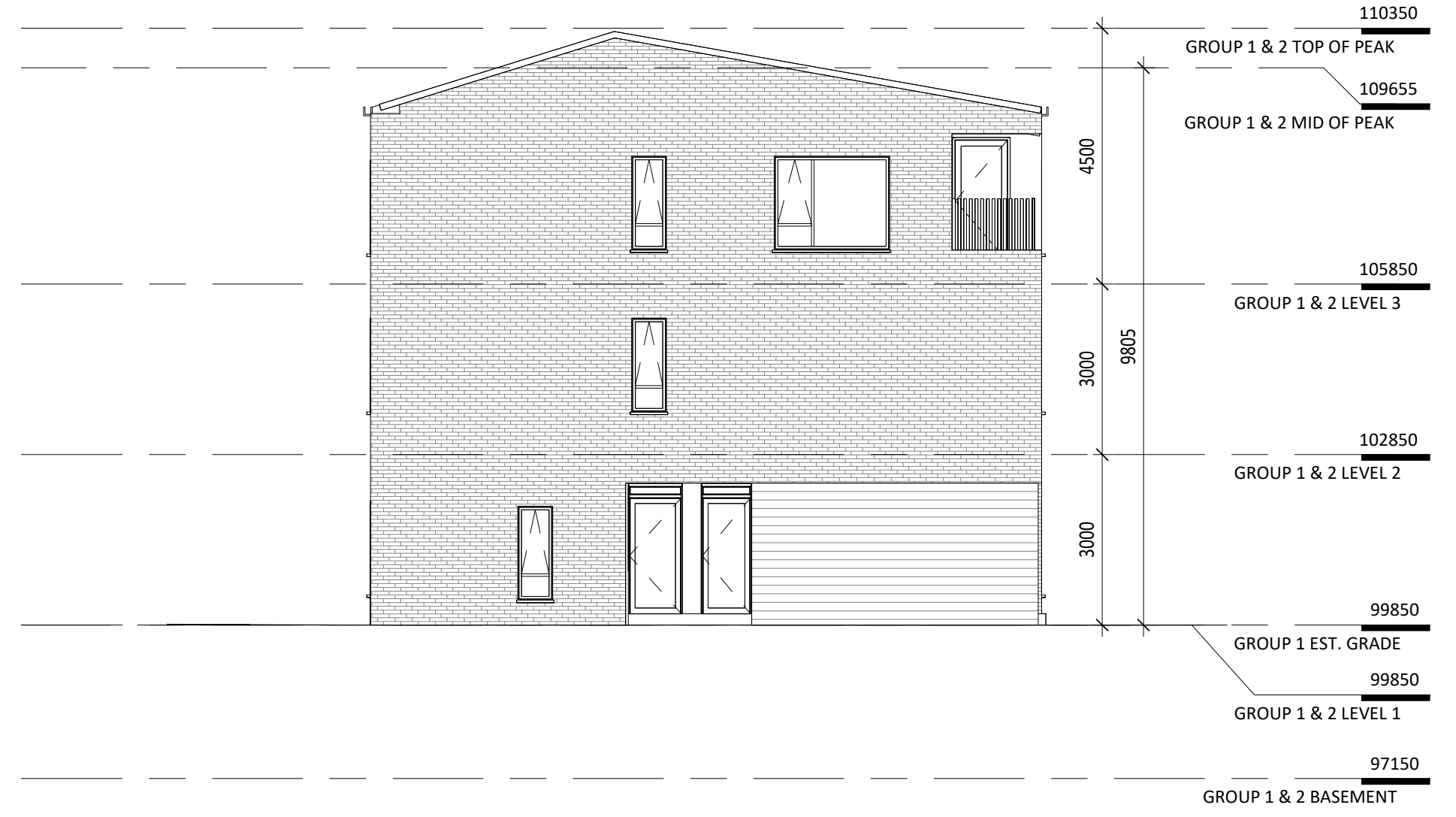
8 GROUP 1 NORTH ELEVATION  
1:100



4 GROUP 1 EAST ELEVATION  
1:100



7 GROUP 1 SOUTH ELEVATION  
1:100



3 GROUP 1 WEST ELEVATION  
1:100



6 GROUP 2 NORTH ELEVATION  
1:100



2 GROUP 2 EAST ELEVATION  
1:100



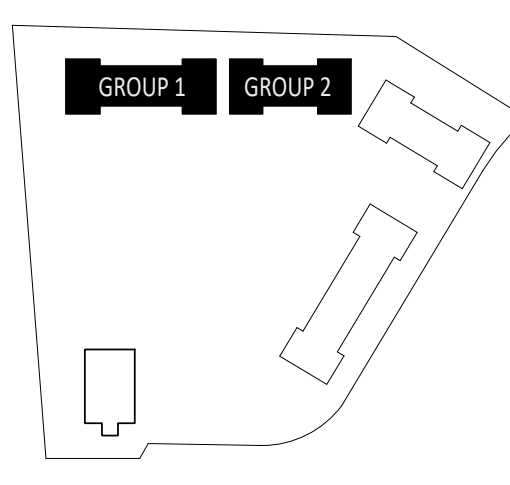
5 GROUP 2 SOUTH ELEVATION  
1:100



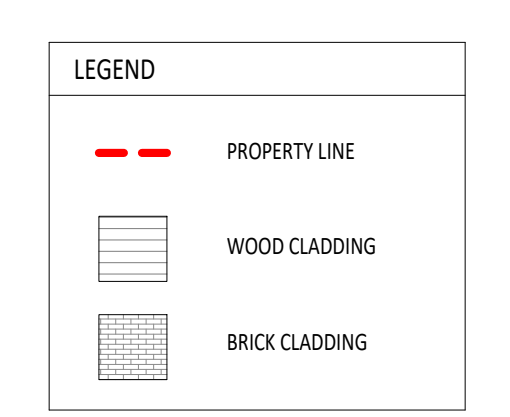
1 GROUP 2 WEST ELEVATION  
1:100

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- GENERAL NOTES:**
1. Drawing is not to be used for construction until all existing conditions and dimensions are verified by the client and all other drawings are complete.
  2. The Architect and Client are to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications. The Client is to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications.
  3. The Architect is not responsible for the design of mechanical, electrical, plumbing, or other services. The Client is to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications.
  4. The Client is to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications.
  5. The Client is to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications.
  6. The Client is to be made a copy of all drawings and specifications including the Report, Schedule of Work, Material and Method of Work, and all other drawings and specifications.



KEY PLAN



LEGEND

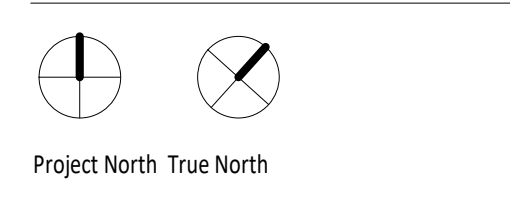
PROPERTY LINE  
WOOD CLADDING  
BRICK CLADDING

No.	Date	Issued
1	10/04/2024	Site Submission

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Project No. 219  
Scale 1:100  
Plot Date 2024/04/21

**GROUP 1 & 2 ELEVATIONS**

**A5-00**



8 GROUP 3 SOUTH ELEVATION  
1:100



4 GROUP 3 EAST ELEVATION  
1:100



7 GROUP 3 NORTH ELEVATION  
1:100



3 GROUP 3 WEST ELEVATION  
1:100



6 GROUP 4 EAST ELEVATION  
1:100



2 GROUP 4 NORTH ELEVATION  
1:100



5 GROUP 4 WEST ELEVATION  
1:100

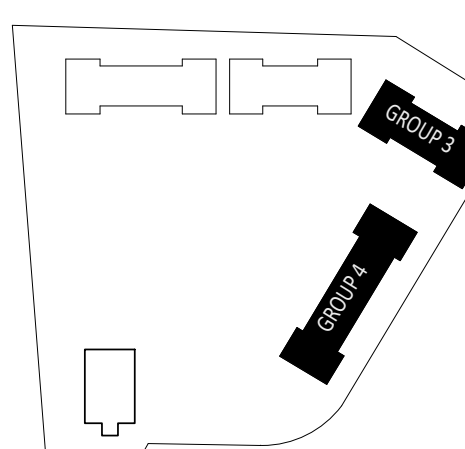


1 GROUP 4 SOUTH ELEVATION  
1:100

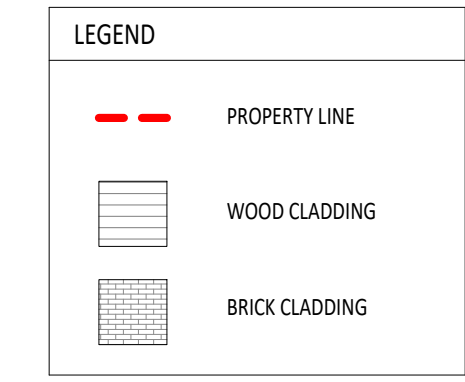
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**REVISIONS:**

1. To be used for the construction of the building.
2. To be used for the construction of the building.
3. To be used for the construction of the building.
4. To be used for the construction of the building.
5. To be used for the construction of the building.
6. To be used for the construction of the building.



KEY PLAN



LEGEND

PROPERTY LINE  
WOOD CLADDING  
BRICK CLADDING

1:100/0000 2014/01/01  
No. Date Issue

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Project No. 2119  
Scale 1:100  
Plot Date 2014/01/01

**GROUP 3 & 4 ELEVATIONS**

**A5-01**