

SITE STATS - ZENTS-BROCK TOWNHOUSES - 2680 BROCK ROAD, PICKERING, ONTARIO

ITEM	QUANTITY	UNIT	AREA (SQM)	AREA (SQFT)
NET SITE AREA (DEVELOPMENT BLOCK)	2630.0	SQ M	2630.0	28304.4
(1) - OPEN SPACE (PER OPUS)	1640.0	SQ M	1640.0	17688.0
(2) - SHOUT TRIANGLE (PER OPUS)	180.0	SQ M	180.0	1937.0
(3) - ROADWAY STREET (PER OPUS)	180.0	SQ M	180.0	1937.0
TOTAL BUILDING COVERAGE	1114.0	SQ M	1201.0	13000.0
TOTAL PAVED AREA	740.0	SQ M	798.0	8600.0
TOTAL LANDSCAPE AREA	760.0	SQ M	824.0	8910.0
TOTAL GROUND FLOOR AREA	2003.7	SQ M	2144.0	23000.0
NO. OF UNITS	275			
PER UNIT	1.22			
COVERAGE (LIMITS/ACTUAL)	104.56%			

BLOCK UNIT STATS

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 1 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2	970	90.1	4,890	450.6
	& Mech. Room on roof	SF	LOWER 2 STOREY UNIT	2	970	90.1	4,890	450.6
	SF/L2	LOWER 2 STOREY UNIT	2	999	92.8	1,998	185.6	
	SF/LV L2	LOWER 2 STOREY UNIT	2	1,067	99.1	2,134	198.3	
	SF/LV L1	LOWER 2 STOREY UNIT	2	0	0.0	0.0	0.0	
BLOCK 2 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2	970	90.1	5,820	540.7
	& Mech. Room on roof	SF	LOWER 2 STOREY UNIT	2	999	92.8	999	92.8
	SF/L2	LOWER 2 STOREY UNIT	2	1,067	99.1	1,067	99.1	
	SF/LV L2	LOWER 2 STOREY UNIT	2	1,000	94.8	1,000	94.8	
	SF/LV L1	LOWER 2 STOREY UNIT	2	1,094	101.7	1,094	101.7	

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 3 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2	970	90.1	5,820	540.7
	& Mech. Room on roof	SF	LOWER 2 STOREY UNIT	2	999	92.8	999	92.8
	SF/L2	LOWER 2 STOREY UNIT	2	1,067	99.1	1,067	99.1	
	SF/LV L2	LOWER 2 STOREY UNIT	2	1,000	94.8	1,000	94.8	
	SF/LV L1	LOWER 2 STOREY UNIT	2	1,094	101.7	1,094	101.7	

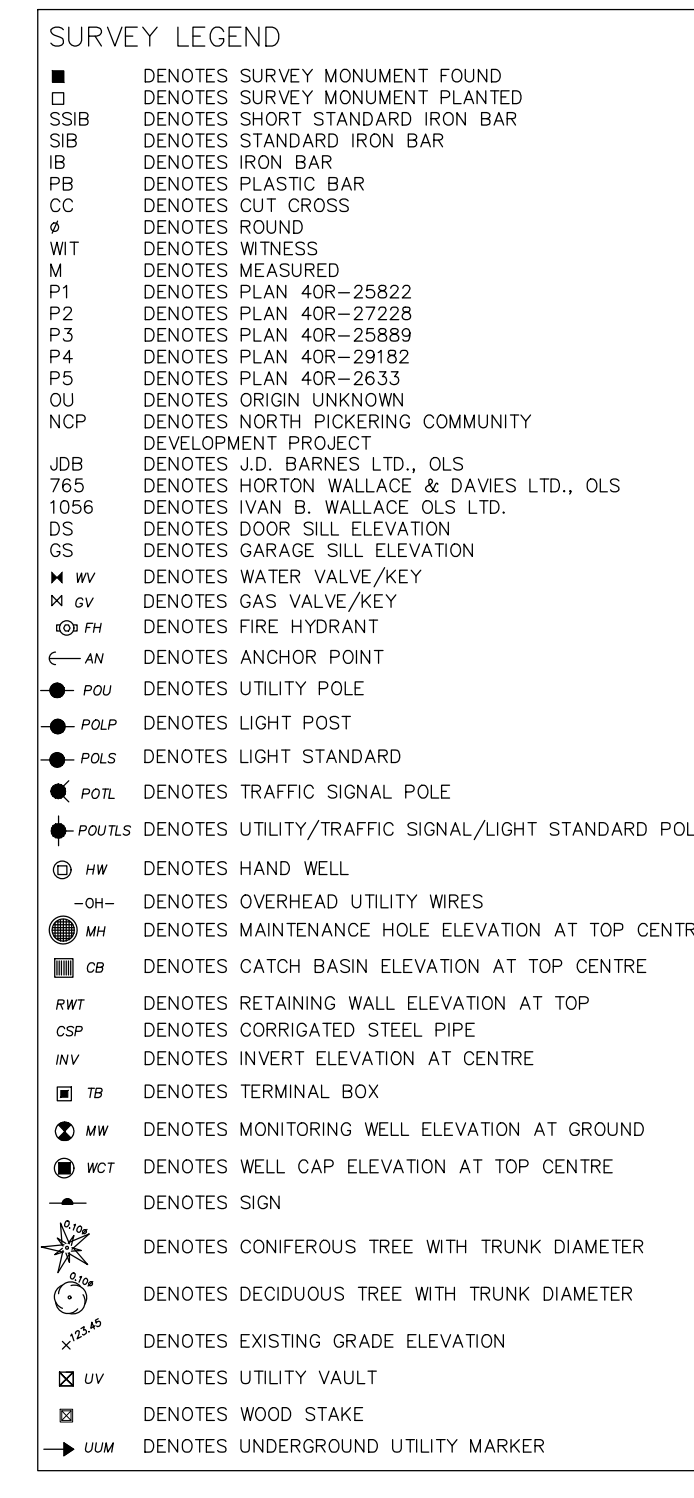
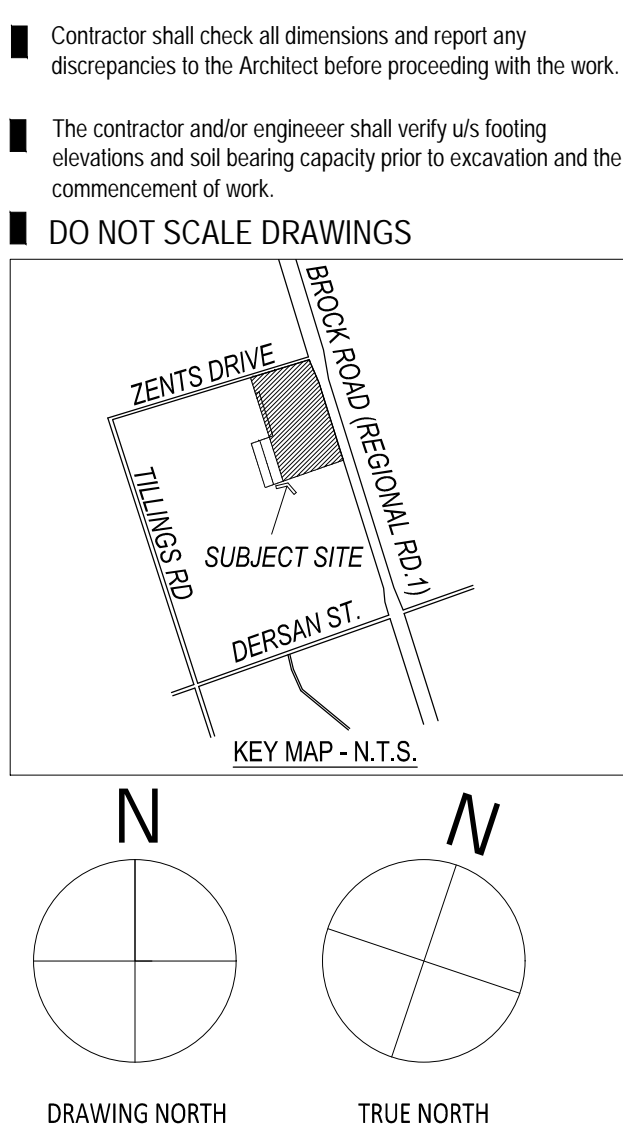
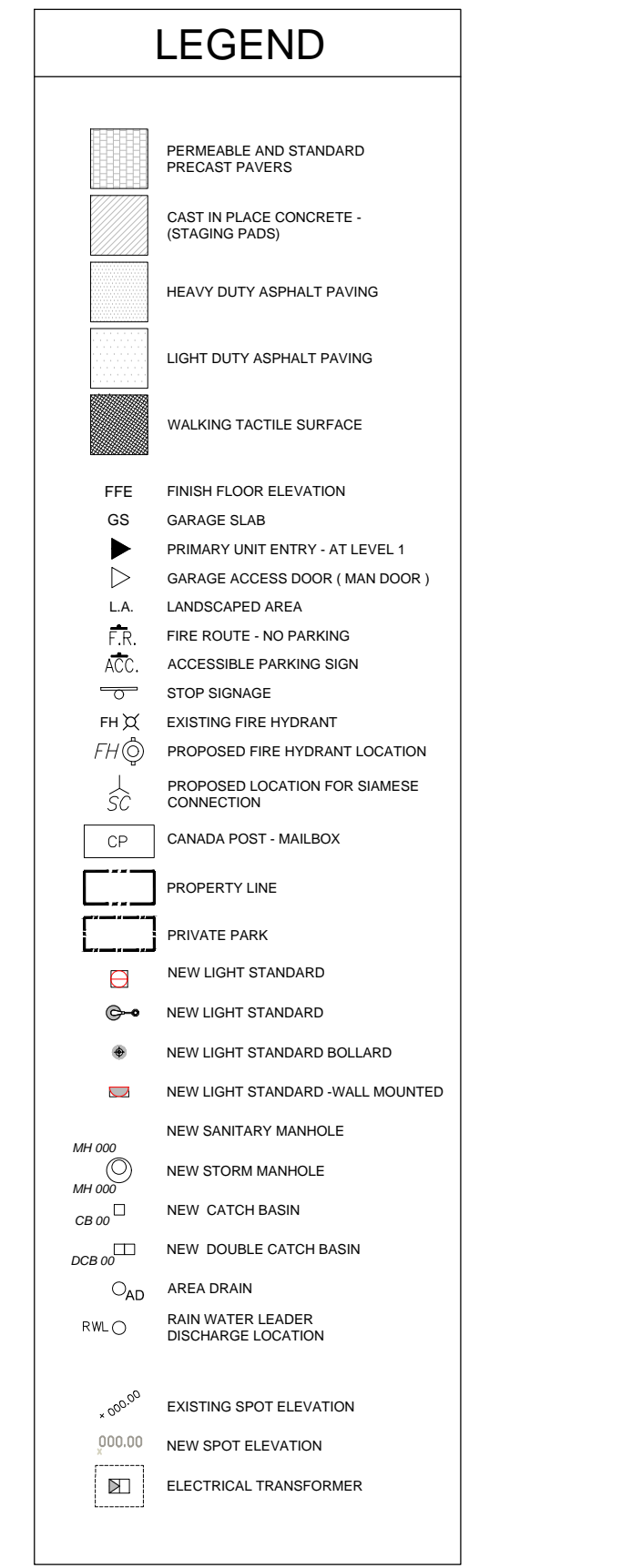
Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 4 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2	970	90.1	5,820	540.7
	& Mech. Room on roof	SF	LOWER 2 STOREY UNIT	2	999	92.8	999	92.8
	SF/L2	LOWER 2 STOREY UNIT	2	1,067	99.1	1,067	99.1	
	SF/LV L2	LOWER 2 STOREY UNIT	2	1,000	94.8	1,000	94.8	
	SF/LV L1	LOWER 2 STOREY UNIT	2	1,094	101.7	1,094	101.7	

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 5 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2	970	90.1	5,820	540.7
	& Mech. Room on roof	SF	LOWER 2 STOREY UNIT	2	999	92.8	999	92.8
	SF/L2	LOWER 2 STOREY UNIT	2	1,067	99.1	1,067	99.1	
	SF/LV L2	LOWER 2 STOREY UNIT	2	1,000	94.8	1,000	94.8	
	SF/LV L1	LOWER 2 STOREY UNIT	2	1,094	101.7	1,094	101.7	

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 6 (3 STOREY - 16 REAR LANE STACKED TOWNS UNITS)	Includes staircase	S1	LOWER 1 STOREY UNIT	2	887	81.7	7,876	731.6
	& opens to below	S2	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	on every floor	S3	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	S4	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	
	S5	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 7 (3 STOREY - 18 REAR LANE STACKED TOWNS UNITS)	Includes staircase	S1	LOWER 1 STOREY UNIT	2	887	81.7	7,876	731.6
	& opens to below	S2	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	on every floor	S3	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	S4	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	
	S5	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	

Block	Type	Bedroom	Quantity	Area (sqft)	Area (sqm)	Total (sqft)	Total (sqm)	
BLOCK 8 (3 STOREY - 18 REAR LANE STACKED TOWNS UNITS)	Includes staircase	S1	LOWER 1 STOREY UNIT	2	887	81.7	7,876	731.6
	& opens to below	S2	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	on every floor	S3	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5
	S4	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	
	S5	UPPER 2 STOREY UNIT	2	887	81.7	5,226	485.5	



ISSUED FOR REVIEW
 3 JUN 29, 2024

ISSUED FOR SPA
 1 SEP 19, 2024

ISSUED FOR REZONING APPLICATION
 1 MAR 28, 2024

no. date revision



BROCK-ZENTS PARTNERSHIP
 181 EGLINTON AVE EAST, SUITE 204
 TORONTO, ONTARIO

ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

SITE PLAN
SITE/BLOCK/UNIT STATS

scale 1:500
 date JUNE 2024
 drawn BB/SY
 ch'd BB

project number 22.185

SP-1