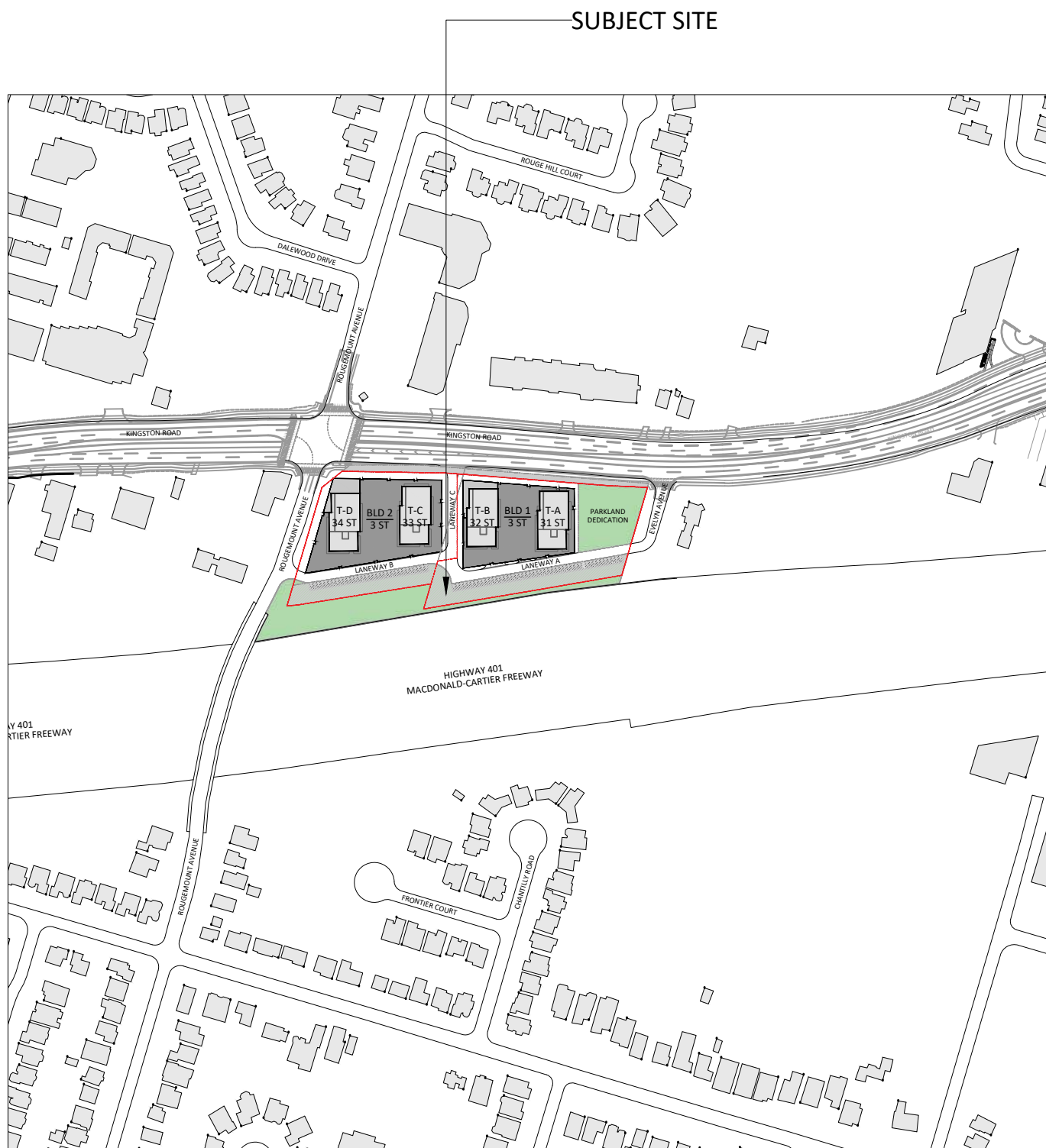




3D IMAGE
PERSPECTIVE VIEW AT KINGSTON AND ROUGEMOUNT INTERSECTION



CONTEXT PLAN
Scale: 1:4000

PROPOSED MIXED USE DEVELOPMENT

375-409 KINGSTON ROAD, PICKERING, ON L1V 1A3

ARCHITECTURAL DRAWING LIST

- A 0.00 COVER
- A 0.01 PROJECT STATISTICS (TOTAL)
- A 0.02A PROJECT STATISTICS (BUILDING 1)
- A 0.02B PROJECT STATISTICS (BUILDING 2)
- A 1.00 CONTEXT PLAN
- A 1.01 PROJECT DIAGRAM AND EXISTING BUILDINGS
- A 1.02A BUILDING 1 SITE PLAN
- A 1.02B BUILDING 1 GROUND FLOOR SITE PLAN
- A 1.03A BUILDING 1 AND BUILDING 2 SITE PLAN
- A 1.03B BUILDING 1 AND BUILDING 2 GROUND FLOOR SITE PLAN
- A 1.10 AERIAL VIEWS
- A 1.11 RENDERED VIEWS
- A 1.12 RENDERED VIEWS
- A 1.13 RENDERED VIEWS
- A 3.0X P2 FLOOR PLAN
- A 3.0Y P1 FLOOR PLAN
- A 3.02 UNDERGROUND MEZZANINE
- A 3.01 GROUND FLOOR PLAN
- A 3.02 MEZZANINE
- A 3.03 2ND FLOOR PLAN
- A 3.04 3RD FLOOR PLAN
- A 3.05 4TH FLOOR PLAN
- A 3.06 5TH FLOOR PLAN
- A 3.07 6TH - 30TH FLOOR PLAN
- A 3.08 31ST FLOOR PLAN
- A 3.09 32ND FLOOR PLAN
- A 3.10 33RD FLOOR PLAN
- A 3.11 34TH FLOOR PLAN
- A 3.12 MECHANICAL PENTHOUSE
- A 3.13 T.O. ROOF PLAN
- A 5.00 WEST ELEVATIONS
- A 5.01 SOUTH ELEVATION
- A 5.02 EAST ELEVATIONS
- A 5.03 NORTH ELEVATION
- A 6.00 SECTION A
- A 6.01 SECTION 1 AND SECTION 2
- A 6.02 SECTION 3
- A 6.03 SECTION 1 AND SECTION 3 (1:200)

Issued

RE ISSUED FOR ZBA #2 Feb 14, 2025
RE ISSUED FOR ZBA #1 Dec 17, 2021

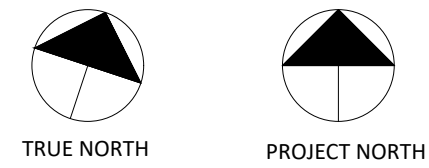
Description Date

General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



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PROPOSED MIXED-USE
DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

COVER

Project No.: 2423
Scale:
Date: February 14, 2025
Drawn by:

Drawing No.:

A 0.00

PROPOSED MIXED USE DEVELOPMENT
375-409 KINGSTON ROAD, PICKERING, ON L1V 1A3

PROJECT SUMMARY - TOTAL (BUILDING 1 AND BUILDING 2)

01. SITE AREA - TOTAL		
	m²	sf
Existing lot area	17,601.9	189,465.3
MTO lands	1,337.7	14,398.9
Net Lot Area	18,067.1	194,472.6
Parkland Dedication (10% of net lot area)	1,806.7	19,447.3
TOTAL LOT AREA	16,260.4	175,025.4

02. GROSS FLOOR AREA - TOTAL		
	m²	sf
Estimated GFA	92,767.5	998,541.1

03. F.S.I - TOTAL	PROPOSED
(Including Parkland dedication)	5.13
(excluding Parkland dedication)	6.39

04. LOT COVERAGE - TOTAL	%
(Including Parkland dedication)	49.0%
(excluding Parkland dedication)	54.4%

05. RETAIL - TOTAL	PROPOSED	
	m²	sf
Estimated Commercial	2,911.4	31,338.0

06. RESIDENTIAL UNITS - TOTAL	ESTIMATED	
1 Bedroom and 1 Bedroom +Den	899	66%
2 Bedroom and 2 Bedroom + Den	449	33%
3 Bedroom	8	1%
TOTAL	1356	100%

07. CAR PARKING - TOTAL	ESTIMATED	
	REGULAR	ACCESSIBLE
P2	300	4
P1	259	4
Underground Mezzanine	70	3
Ground Floor	40	4
Mezzanine	58	6
Floor 2	197	4
Floor 3	201	4
TOTAL PARKING SPACES (per type)	1125	29
TOTAL PARKING SPACES	1154	
RATIO (Parking Spaces per Unit)	0.85	

PARKING SPACES WITHIN MTO SETBACK	77
TOTAL RATIO (Parking Spaces per Unit)	0.91

08. BIKE PARKING - TOTAL	ESTIMATED	
	LONG-TERM	SHORT-TERM
P2	254	0
P1	248	0
Underground Mezzanine	232	0
Ground Floor	0	137
TOTAL	734	137

09. STORAGE - TOTAL	ESTIMATED	
	m²	sf
ESTIMATED STORAGE AREA	2,874.9	30,945.2
ESTIMATED LOCKER COUNT (26sf per Locker)	1190	

10. AMENITY - TOTAL	ESTIMATED	
	m ²	sf
Indoor	1399.4	15,063.0
Outdoor	4209.1	45,306.4
TOTAL	5608.5	60,369.4
Proposed Amenity Rate per Unit	4.1	44.5

11. BUILDING HEIGHT - TOWER A	ESTIMATED (m)
Building height	102.63
Building height (including mech)	107.63

11. BUILDING HEIGHT - TOWER B	ESTIMATED (m)
Building height	105.58
Building height (including mech)	110.58

11. BUILDING HEIGHT - TOWER C	ESTIMATED (m)
Building height	106.77
Building height (including mech)	111.77

11. BUILDING HEIGHT - TOWER D	ESTIMATED (m)
Building height	109.72
Building height (including mech)	114.72

AREA SUMMARY - TOTAL (BUILDING 1 AND BUILDING 2)

LEVEL	ESTIMATED GCA		GFA EXEMPTION		ESTIMATED GFA		RESIDENTIAL		COMMON		STORAGE		INDOOR AMENITY		OUTDOOR AMENITY		COMMERCIAL		PARKING	
	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
P2	12,003.2	129,201.4	11895.0	128,036.7	108.2	1,164.7	0.0	0.0	483.5	5,204.4	723.2	7,784.5	0.0	0.0	0.0	0.0	0.0	0.0	10,813.6	116,396.6
P1	11,965.0	128,790.2	11856.8	127,625.5	108.2	1,164.7	0.0	0.0	1,444.6	15,549.5	412.6	4,441.2	0.0	0.0	0.0	0.0	0.0	0.0	10,649.5	114,630.3
UNDERGROUND MEZZANINE	4,936.6	53,137.1	4882.5	52,554.8	54.1	582.3	0.0	0.0	187.3	2,016.1	780.4	8,400.2	0.0	0.0	0.0	0.0	0.0	0.0	10,650.5	114,641.0
GROUND FLOOR	4,960.7	53,396.5	934.8	10,062.1	4,025.9	43,334.4	0.0	0.0	2,097.0	22,571.9	0.0	0.0	0.0	0.0	0.0	0.0	2,911.4	31,338.0	504.2	5,427.2
MEZZANINE	4,952.8	53,311.5	3999.5	43,050.3	953.3	10,261.2	0.0	0.0	1,238.6	13,332.2	309.1	3,327.1	0.0	0.0	0.0	0.0	0.0	0.0	2,857.1	30,753.6
FLOOR 2	8,846.3	95,220.8	8613.1	92,710.6	233.2	2,510.1	0.0	0.0	541.6	5,829.7	395.6	4,258.2	0.0	0.0	0.0	0.0	0.0	0.0	7,863.4	84,640.9
FLOOR 3	8,846.3	95,220.8	8618.1	92,764.5	228.2	2,456.3	0.0	0.0	738.6	7,950.2	254.0	2,734.0	0.0	0.0	0.0	0.0	0.0	0.0	7,863.4	84,640.9
FLOOR 4 (AMENITY)	3,567.2	38,397.0	1627.0	17,512.9	1,940.2	20,884.1	1,611.5	17,346.0	556.3	5,988.0	0.0	0.0	1,399.4	15,063.0	4,209.1	45,306.4	0.0	0.0	0.0	0.0
FLOOR 5	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 6	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 7	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 8	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 9	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 10	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 11	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 12	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 13	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 14	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 15	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 16	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 17	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 18	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 19	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 20	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 21	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 22	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 23	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 24	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 25	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 26	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 27	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 28	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 29	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 30	3,279.8	35,303.5	227.6	2,449.9	3,052.2	32,853.6	2,812.4	30,272.4	467.4	5,031.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 31	3,040.3	32,725.5	456.0	4,908.3	2,584.3	27,817.2	2,330.0	25,079.9	710.3	7,645.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 32	2,689.4	28,948.5	868.1	9,344.2	1,821.3	19,604.3	1,627.0	17,512.9	1,062.4	11,435.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 33	1,869.4	20,122.1	811.2	8,731.7	1,058.2	11,390.4	923.7	9,942.6	945.7	10,179.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 34	1,049.5	11,296.7	754.3	8,119.2	295.2	3,177.5	220.8	2,376.7	828.7	8,920.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MPH	469.0	5,048.3	469.0	5,048.3	0.0	0.0	0.0	0.0	469.0	5,048.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	154,470.5	1,662,706.6	61,703.0	664,165.6	92,767.5	998,541.1	79,835.4	859,341.1	23,456.0	252,478.3	2,874.9	30,945.2	1,399.4	15,063.0	4,209.1	45,306.4	2,911.4	31,338.0	51,201.7	551,130.5

UNIT BREAKDOWN - TOTAL (BUILDING 1 AND BUILDING 2)

UNIT COUNT - TOTAL (BUILDING 1 AND BUILDING 2)				
TYPE	COUNT	%	AVERAGE AREA	
			m²	sf
1B/1B+D	899	66%	52.8	568.4
2B/2B+D	449	33%	70.0	753.5
3B	8	1%	110.4	1,188.3
TOTAL	1356	100%	58.8	633.3

UNIT BREAKDOWN BY LEVEL - TOTAL (BUILDING 1 AND BUILDING 2)				
LEVEL	1B/1B+D	2B/2B+D	3B	TOTAL
GROUND FLOOR	0	0	0	0
FLOOR 2	0	0	0	0
FLOOR 3	0	0	0	0
FLOOR 4	19	9	0	28
FLOOR 5	32	16	0	48
FLOOR 6	32	16	0	48
FLOOR 7	32	16	0	48
FLOOR 8	32	16	0	48
FLOOR 9	32	16	0	48
FLOOR 10	32	16	0	48
FLOOR 11	32	16	0	48
FLOOR 12	32	16	0	48
FLOOR 13	32	16	0	48
FLOOR 14	32	16	0	48
FLOOR 15	32	16	0	48
FLOOR 16	32	16	0	48
FLOOR 17	32	16	0	48
FLOOR 18	32	16	0	48
FLOOR 19	32	16	0	48
FLOOR 20	32	16	0	48
FLOOR 21	32	16	0	48
FLOOR 22	32	16	0	48
FLOOR 23	32	16	0	48
FLOOR 24	32	16	0	48
FLOOR 25	32	16	0	48
FLOOR 26	32	16	0	48
FLOOR 27	32	16	0	48
FLOOR 28	32	16	0	48
FLOOR 29	32	16	0	48
FLOOR 30	32	16	0	48
FLOOR 31	24	12	2	38
FLOOR 32	16	8	2	26
FLOOR 33	8	4	2	14
FLOOR 34	0	0	2	2
TOTAL	899	449	8	1356

PROPOSED MIXED USE DEVELOPMENT
375-409 KINGSTON ROAD, PICKERING, ON L1V 1A3

PROJECT SUMMARY - BUILDING 1		
01. SITE AREA - BUILDING 1		
	m²	sf
Existing lot area	9,154.2	98,535.0
Road widening	484.5	5,215.1
MTO lands	1,337.7	14,398.9
Net Lot Area	10,007.4	107,718.8
Parkland Dedication (10% of TOTAL net lot area)	1,806.7	19,447.3
BUILDING 1 LOT AREA	8,200.7	88,271.5
02. GROSS FLOOR AREA - BUILDING 1		
	m²	sf
Total GCA (including Parking below grade)	73,041.7	786,214.3
Estimated GFA	44,432.5	478,267.4
03. F.S.I.* - BUILDING 1		
	PROPOSED	
(including Parkland dedication)	4.44	
(excluding Parkland dedication)	6.89	
04. LOT COVERAGE* - BUILDING 1		
	%	
(including Parkland dedication)	40.4%	
(excluding Parkland dedication)	62.7%	
05. RETAIL - BUILDING 1		
	PROPOSED	
	m²	sf
Estimated Commercial	1,242.7	13,376.3
06. RESIDENTIAL UNITS - BUILDING 1		
	ESTIMATED	
1 Bedroom and 1 Bedroom + Den	434	66%
2 Bedroom and 2 Bedroom + Den	216	33%
3 Bedroom	4	1%
TOTAL	654	100%
07. CAR PARKING - BUILDING 1		
	ESTIMATED	
	REGULAR	ACCESSIBLE
P2	132	1
P1	110	1
Underground Mezzanine	26	2
Ground Floor	16	2
Mezzanine	32	3
Floor 2	88	2
Floor 3	91	2
TOTAL PARKING SPACES (per type)	495	13
TOTAL PARKING SPACES	508	
RATIO (Parking Spaces per Unit)	0.78	
PARKING SPACES WITHIN MTO SETBACK	45	
TOTAL RATIO (Parking Spaces per Unit)	0.85	
08. BIKE PARKING - BUILDING 1		
	ESTIMATED	
	LONG-TERM	SHORT-TERM
P2	126	0
P1	80	0
Underground Mezzanine	126	0
Ground Floor	0	66
TOTAL	332	66
09. STORAGE - BUILDING 1		
	ESTIMATED	
	m²	sf
ESTIMATED STORAGE AREA	1,313.0	14,133.0
ESTIMATED STORAGE LOCKER COUNT (26sf per Locker)	544	
10. AMENITY - BUILDING 1		
	ESTIMATED	
	m²	sf
Indoor	664.6	7,153.7
Outdoor	1643.6	17,691.6
TOTAL	2308.2	24,845.3
Proposed Amenity Rate per Unit	3.5	38.0
11. BUILDING HEIGHT - TOWER A		
	ESTIMATED (m)	
Building height	102.63	
Building height (including mech)	107.63	
11. BUILDING HEIGHT - TOWER B		
	ESTIMATED (m)	
Building height	105.58	
Building height (including mech)	110.58	

AREA SUMMARY - BUILDING 1																				
LEVEL	ESTIMATED GCA		GFA EXEMPTION		ESTIMATED GFA		RESIDENTIAL		COMMON		STORAGE		INDOOR AMENITY		OUTDOOR AMENITY		COMMERCIAL		PARKING	
	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
P2	5,343.3	57,514.8	5,289.2	56,932.5	54.1	582.3	0.0	0.0	239.2	2,574.7	241.5	2,599.5	0.0	0.0	0.0	0.0	0.0	0.0	4,862.6	52,340.6
P1	5,325.5	57,323.2	5,271.4	56,740.9	54.1	582.3	0.0	0.0	595.0	6,404.5	202.3	2,177.5	0.0	0.0	0.0	0.0	0.0	0.0	4,528.2	48,741.1
UNDERGROUND MEZZANINE	2,321.3	24,986.3	2,294.3	24,695.6	27.0	290.6	0.0	0.0	101.2	1,089.3	616.8	6,639.2	0.0	0.0	0.0	0.0	0.0	0.0	1,603.4	17,258.9
GROUND FLOOR	2,231.9	24,024.0	452.1	4,866.4	1,779.8	19,157.6	0.0	0.0	1,036.9	11,161.1	0.0	0.0	0.0	0.0	0.0	0.0	1,242.7	13,376.3	0.0	0.0
MEZZANINE	2,435.2	26,212.3	2,094.9	22,549.3	340.3	3,663.0	0.0	0.0	625.6	6,733.9	66.9	720.1	0.0	0.0	0.0	0.0	0.0	0.0	1,831.5	19,714.1
FLOOR 2	4,041.0	43,497.0	3,952.3	42,542.2	88.7	954.8	0.0	0.0	284.7	3,064.5	100.6	1,082.8	0.0	0.0	0.0	0.0	0.0	0.0	3,655.7	39,349.6
FLOOR 3	4,041.0	43,497.0	3,952.3	42,542.2	88.7	954.8	0.0	0.0	355.8	3,829.8	84.9	913.9	0.0	0.0	0.0	0.0	0.0	0.0	3,600.2	38,752.2
FLOOR 4 (AMENITY)	1,746.2	18,795.9	778.4	8,378.6	967.8	10,417.3	804.7	8,661.7	276.9	2,980.5	0.0	0.0	664.6	7,153.7	1,643.6	17,691.6	0.0	0.0	0.0	0.0
FLOOR 5	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 6	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 7	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 8	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 9	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 10	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 11	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 12	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 13	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 14	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 15	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 16	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 17	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 18	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 19	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 20	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 21	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 22	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 23	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 24	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 25	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 26	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 27	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 28	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 29	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 30	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 31	1,400.4	15,073.8	342.2	3,683.4	1,058.2	11,390.4	923.8	9,943.7	476.6	5,130.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 32	1,049.5	11,296.7	754.3	8,119.2	295.2	3,177.5	220.8	2,376.7	828.7	8,920.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 33	469.0	5,048.3	469.0	5,048.3	0.0	0.0	0.0	0.0	469.0	5,048.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 34	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MPH	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	73,041.7	786,214.3	28,609.2	307,946.9	44,432.5	478,267.4	38,510.5	414,523.6	11,365.8	122,340.5	1,313.0	14,133.0	664.6	7,153.7	1,643.6	17,691.6	1,242.7	13,376.3	20,081.6	216,156.5

UNIT COUNT - BUILDING 1				
TYPE	COUNT	%	AVERAGE AREA	
			m²	sf
1B/1B+D	434	66%	52.8	568.4
2B/2B+D	216	33%	70.0	753.5
3B	4	1%	110.4	1,188.3
TOTAL	654	100%	58.8	633.3

PROPOSED MIXED USE DEVELOPMENT
375-409 KINGSTON ROAD, PICKERING, ON L1V 1A3

PROJECT SUMMARY - BUILDING 2

01. SITE AREA - BUILDING 2		
	m ²	sf
Existing lot area	8,447.7	90,930.3
Road widening	388.0	4,176.4
BUILDING 2 LOT AREA	8,059.7	86,753.9
02. GROSS FLOOR AREA - BUILDING 2		
	m ²	sf
Total GCA (including Parking below grade)	81,428.8	876,492.3
Estimated GFA	33,093.8	356,218.7
03. F.S.I - BUILDING 2		
	PROPOSED	
	4.11	
04. LOT COVERAGE - BUILDING 2		
	%	
	59.6%	
05. RETAIL - BUILDING 2		
	PROPOSED	
	m ²	sf
Estimated Commercial	1,668.7	17,961.7
06. RESIDENTIAL UNITS - BUILDING 2		
	ESTIMATED	
1 Bedroom and 1 Bedroom + Den	466	66%
2 Bedroom and 2 Bedroom + Den	232	33%
3 Bedroom	4	1%
TOTAL	702	100%
07. CAR PARKING - BUILDING 2		
	ESTIMATED	
	REGULAR	ACCESSIBLE
P2	168	3
P1	149	3
Underground Mezzanine	44	1
Ground Floor	24	2
Mezzanine	26	3
Floor 2	109	2
Floor 3	110	2
TOTAL PARKING SPACES (per type)	630	16
TOTAL PARKING SPACES	646	
RATIO (Parking Spaces per Unit)	0.92	
PARKING SPACES AT MTO SETBACK	32	
TOTAL RATIO	0.97	
08. BIKE PARKING - BUILDING 2		
	ESTIMATED	
	LONG-TERM	SHORT-TERM
P2	128	0
P1	168	0
Underground Mezzanine	106	0
Ground Floor	0	71
TOTAL	402	71
09. STORAGE - BUILDING 2		
	ESTIMATED	
	m ²	sf
ESTIMATED STORAGE AREA	1,561.9	0.0
ESTIMATED STORAGE LOCKER COUNT (26sf per Locker)	647	
10. AMENITY - BUILDING 2		
	ESTIMATED	
	m ²	sf
Indoor	734.8	7,909.3
Outdoor	2565.5	27,614.8
TOTAL	3300.3	35,524.1
Proposed Amenity Rate per Unit	4.7	50.6
11. BUILDING HEIGHT - TOWER C		
	ESTIMATED (m)	
Building height	106.77	
Building height (including mech)	111.77	
11. BUILDING HEIGHT - TOWER D		
	ESTIMATED (m)	
Building height	109.72	
Building height (including mech)	114.72	

AREA SUMMARY - BUILDING 2

LEVEL	ESTIMATED GCA		GFA EXEMPTION		ESTIMATED GFA		RESIDENTIAL		COMMON		STORAGE		INDOOR AMENITY		OUTDOOR AMENITY		COMMERCIAL		PARKING	
	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
P2	6,659.9	71,686.6	6,605.8	71,104.2	54.1	582.3	0.0	0.0	244.3	2,629.6	481.7	5,185.0	0.0	0.0	0.0	0.0	0.0	0.0	5,933.8	63,870.9
P1	6,639.5	71,467.0	6,585.4	70,884.7	54.1	582.3	0.0	0.0	849.6	9,145.0	210.3	2,263.7	0.0	0.0	0.0	0.0	0.0	0.0	5,579.5	60,057.2
UNDERGROUND MEZZANINE	2,615.3	28,150.9	2,588.2	27,859.2	27.1	291.7	0.0	0.0	86.1	926.8	163.6	1,761.0	0.0	0.0	0.0	0.0	0.0	0.0	2,365.6	25,463.1
GROUND FLOOR	2,728.8	29,372.6	482.7	5,195.7	2,246.1	24,176.8	0.0	0.0	1,060.1	11,410.8	0.0	0.0	0.0	0.0	0.0	0.0	1,668.7	17,961.7	0.0	0.0
MEZZANINE	2,517.6	27,099.2	1,904.6	20,500.9	613.0	6,598.3	0.0	0.0	613.0	6,598.3	242.2	2,607.0	0.0	0.0	0.0	0.0	0.0	0.0	1,662.4	17,893.9
FLOOR 2	4,805.3	51,723.8	4,660.8	50,168.4	144.5	1,555.4	0.0	0.0	256.9	2,765.2	295.0	3,175.4	0.0	0.0	0.0	0.0	0.0	0.0	4,253.4	45,783.2
FLOOR 3	4,805.3	51,723.8	4,665.8	50,222.3	139.5	1,501.6	0.0	0.0	382.8	4,120.4	169.1	1,820.2	0.0	0.0	0.0	0.0	0.0	0.0	4,253.4	45,783.2
FLOOR 4 (AMENITY)	1,821.0	19,601.1	848.6	9,134.3	972.4	10,466.8	806.8	8,684.3	279.4	3,007.4	0.0	0.0	734.8	7,909.3	2,565.5	27,614.8	0.0	0.0	0.0	0.0
FLOOR 5	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 6	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 7	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 8	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 9	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 10	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 11	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 12	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 13	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 14	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 15	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 16	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 17	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 18	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 19	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 20	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 21	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 22	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 23	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 24	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 25	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 26	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 27	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 28	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 29	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 30	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 31	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 32	1,639.9	17,651.7	113.8	1,224.9	1,526.1	16,426.8	1,406.2	15,136.2	233.7	2,515.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 33	1,400.4	15,073.8	342.2	3,683.4	1,058.2	11,390.4	923.7	9,942.6	476.7	5,131.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOOR 34	1,049.5	11,296.7	754.3	8,119.2	295.2	3,177.5	220.8	2,376.7	828.7	8,920.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MPH	469.0	5,048.3	469.0	5,048.3	0.0	0.0	0.0	0.0	469.0	5,048.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	81,428.8	876,492.3	33,093.8	356,218.7	48,335.0	520,273.6	41,324.9	444,817.5	12,090.2	130,137.8	1,561.9	16,812.2	734.8	7,909.3	2,565.5	27,614.8	1,668.7	17,961.7	24,048.1	258,851.6

UNIT BREAKDOWN - BUILDING 2

UNIT COUNT - BUILDING 2				
TYPE	COUNT	%	AVERAGE AREA	
			m²	sf
1B/1B+D	466	66%	52.8	568.4
2B/2B+D	232	33%	70.0	753.5
3B	4	1%	110.4	1,188.3
TOTAL	702	100%	58.8	633.1

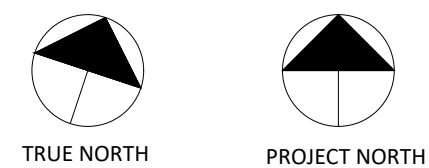
UNIT BREAKDOWN BY LEVEL - BUILDING 2				
LEVEL	1B/1B+D	2B/2B+D	3B	TOTAL
GROUND FLOOR	0	0	0	0
FLOOR 2	0	0	0	0
FLOOR 3	0	0	0	0
FLOOR 4	10	4	0	14
FLOOR 5	16	8	0	24
FLOOR 6	16	8	0	24
FLOOR 7	16	8	0	24
FLOOR 8	16	8	0	24
FLOOR 9	16	8	0	24
FLOOR 10	16	8	0	24
FLOOR 11	16	8	0	24
FLOOR 12	16	8	0	24
FLOOR 13	16	8	0	24
FLOOR 14	16	8	0	24
FLOOR 15	16	8	0	24
FLOOR 16	16	8	0	24
FLOOR 17	16	8	0	24
FLOOR 18	16	8	0	24
FLOOR 19	16	8	0	24
FLOOR 20	16	8	0	24
FLOOR 21	16	8	0	24
FLOOR 22	16	8	0	24
FLOOR 23	16	8	0	24
FLOOR 24	16	8	0	24
FLOOR 25	16	8	0	24
FLOOR 26	16	8	0	24
FLOOR 27	16	8	0	24
FLOOR 28	16	8	0	24
FLOOR 29	16	8	0	24
FLOOR 30	16	8	0	24
FLOOR 31	16	8	0	24
FLOOR 32	16	8	0	24
FLOOR 33	8	4	2	14
FLOOR 34	0	0	2	2
TOTAL	466	232	4	702



Issued

RE ISSUED FOR ZBA #2	Feb 14, 2025
RE ISSUED FOR ZBA #1	Dec 17, 2021
Description	Date

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Architects:

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PROPOSED MIXED-USE
DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

CONTEXT PLAN

Project No.: 2423
Scale: 1:1000
Date: February 14, 2025
Drawn by:

Drawing No.:

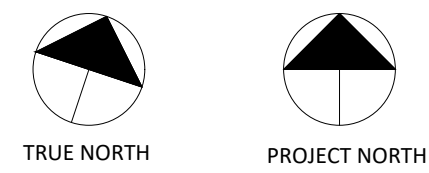
A 1.00



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PROPOSED MIXED-USE
DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

**PROJECT DIAGRAM AND
EXISTING BUILDINGS**

Project No.: 2423
Scale: 1:400
Date: February 14, 2025
Drawn by:

Drawing No.:

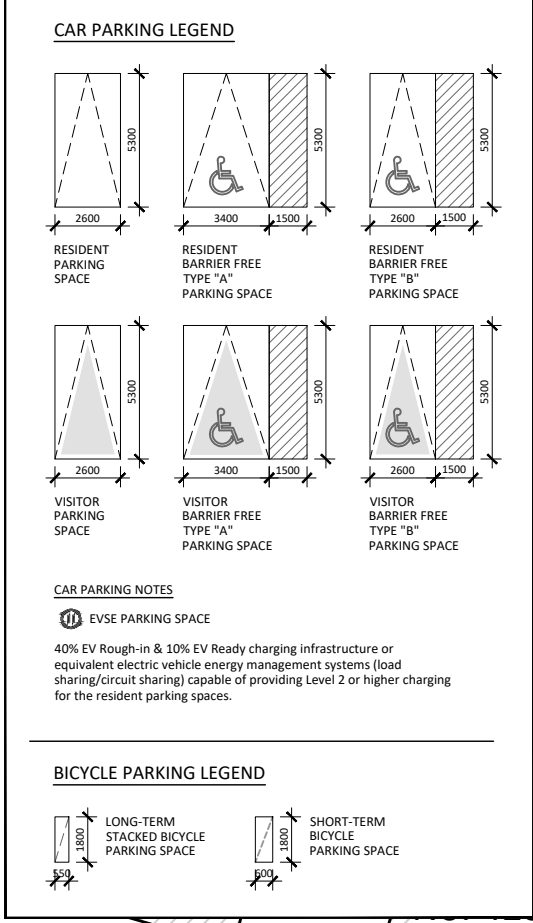
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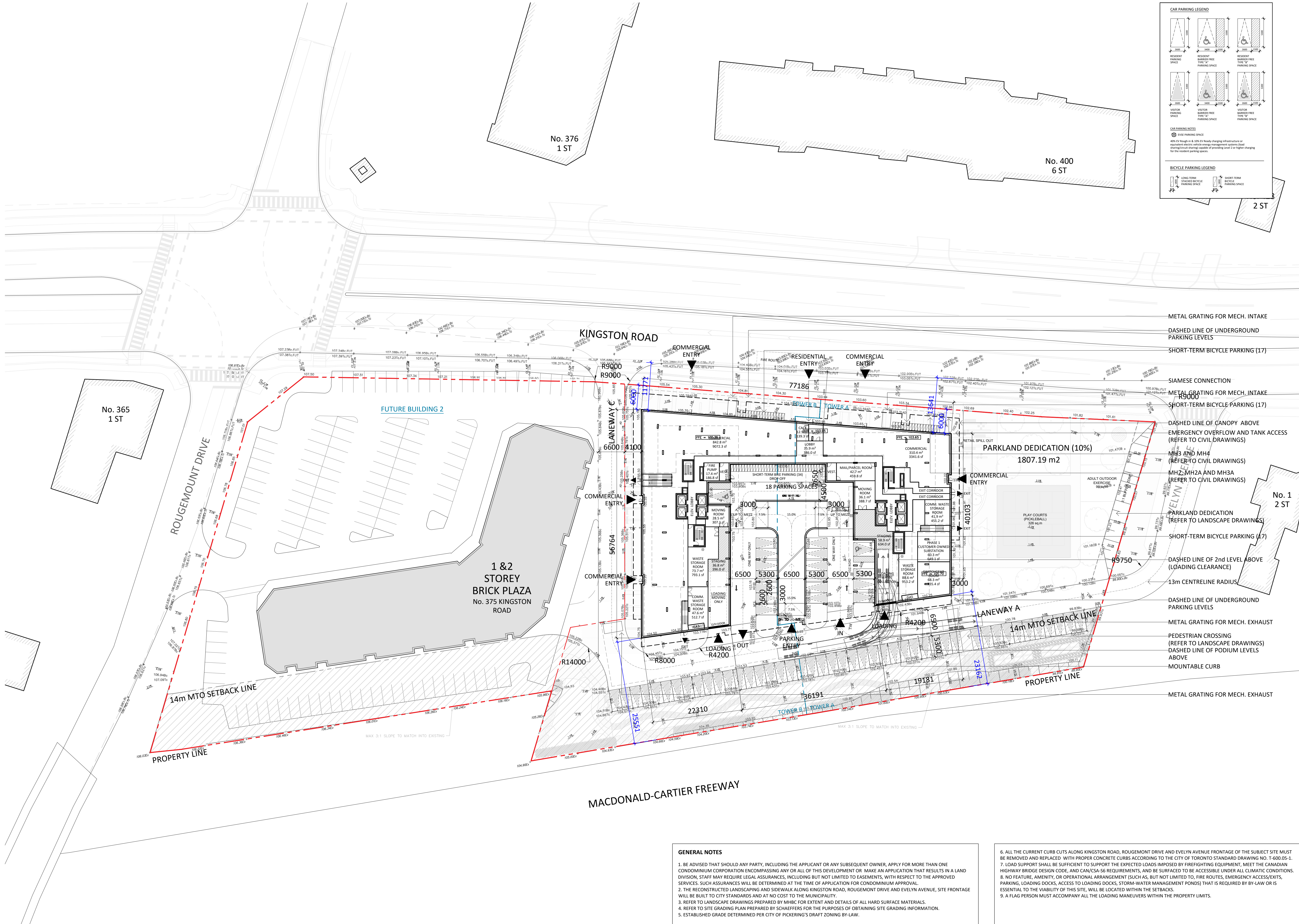
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2. THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSTON ROAD, ROUGEBOUNT DRIVE AND EVELYN AVENUE, SITE FRONTAGE BEING SET TO CITY STREET FRONTAGE, SHALL BE SET TO CITY STREET FRONTAGE. THERE SHALL BE NO COST TO THE APPLICANT.
3. REFER TO LANDSCAPE DRAWINGS PREPARED BY MHBC FOR EXTENT AND DETAILS OF ALL HARD SURFACE MATERIALS.
4. REFER TO SITE GRADING PLAN PREPARED BY SCHAEFFERS FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
5. ESTABLISHED GRADE DETERMINED PER CITY OF PICKERING'S DRAFT ZONING BY-LAW.

6. ALL THE CURRENT CURB CUTS ALONG KINGSTON ROAD, ROUGEBOURNE DRIVE AND EVELYN AVENUE FRONTAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. T-600-05.1.

7. LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT, MEET THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, AND CAN/CSA-S6 REQUIREMENTS, AND BE SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

8. NO FEATURE, AMENITY, OR OPERATIONAL ARRANGEMENT (SUCH AS, BUT NOT LIMITED TO, FIRE ROUTES, EMERGENCY ACCESS/EXITS, PARKING, LOADING DOCKS, ACCESS TO LOADING DOCKS, STORM-WATER MANAGEMENT PONDS) THAT IS REQUIRED BY BY-LAW OR IS ESSENTIAL TO THE VIABILITY OF THIS SITE, WILL BE LOCATED WITHIN THE SETBACKS.

9. A FLAG PERSON MUST ACCOMPANY ALL THE LOADING MANEUVERS WITHIN THE PROPERTY LIMITS.



CAR PARKING LEGEND

RESIDENT PARKING SPACE
VISITOR PARKING SPACE
VISITOR PARKING SPACE WITH BARRIER FREE SPACE

CAR PARKING NOTES

① EYE PARKING SPACE

40% Ey Rough in 8 10% Ey Ready charging infrastructure or equivalent electric vehicle energy management systems (load management) charging spaces at providing Level 2 or higher charging for the resident parking spaces.

BICYCLE PARKING LEGEND

LONG-TERM BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE WITH BARRIER FREE SPACE

Issued

RE ISSUED FOR ZBA #2

Feb 14, 2025

RE ISSUED FOR ZBA #1

Dec 17, 2021

Description

Date

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- METAL GRATING FOR MECH. INTAKE
- DASHED LINE OF UNDERGROUND PARKING LEVELS
- SHORT-TERM BICYCLE PARKING (17)
- SIAMESE CONNECTION
- METAL GRATING FOR MECH. INTAKE
- SHORT-TERM BICYCLE PARKING (17)
- DASHED LINE OF CANOPY ABOVE EMERGENCY OVERFLOW AND TANK ACCESS (REFER TO CIVIL DRAWINGS)
- MH3 AND MH4 (REFER TO CIVIL DRAWINGS)
- MH2, MH2A AND MH3A (REFER TO CIVIL DRAWINGS)
- PARKLAND DEDICATION (REFER TO LANDSCAPE DRAWINGS)
- SHORT-TERM BICYCLE PARKING (17)
- DASHED LINE OF 2nd LEVEL ABOVE (LOADING CLEARANCE)
- 13m CENTRELINE RADIUS
- DASHED LINE OF UNDERGROUND PARKING LEVELS
- METAL GRATING FOR MECH. EXHAUST
- PEDESTRIAN CROSSING (REFER TO LANDSCAPE DRAWINGS)
- DASHED LINE OF PODIUM LEVELS ABOVE MOUNTABLE CURB
- METAL GRATING FOR MECH. EXHAUST

GENERAL NOTES

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- THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSTON ROAD, ROUGEMONT DRIVE AND EVELYN AVENUE, SITE FRONTAGE WILL BE BUILT TO CITY STANDARDS AND AT NO COST TO THE MUNICIPALITY.
- REFER TO LANDSCAPE DRAWINGS PREPARED BY MHBC FOR EXTENT AND DETAILS OF ALL HARD SURFACE MATERIALS.
- REFER TO SITE GRADING PLAN PREPARED BY SCHAEFFERS FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
- ESTABLISHED GRADE DETERMINED PER CITY OF PICKERING'S DRAFT ZONING BY-LAW.

- ALL THE CURRENT CURB CUTS ALONG KINGSTON ROAD, ROUGEMONT DRIVE AND EVELYN AVENUE FRONTAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. T-600.05-1.
- LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT, MEET THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, AND CAN/CSA-S6 REQUIREMENTS, AND BE SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
- NO FEATURE, AMENITY, OR OPERATIONAL ARRANGEMENT (SUCH AS, BUT NOT LIMITED TO, FIRE ROUTES, EMERGENCY ACCESS/EXITS, PARKING, LOADING DOCKS, ACCESS TO LOADING DOCKS, STORM-WATER MANAGEMENT PONDS) THAT IS REQUIRED BY BY-LAW OR IS ESSENTIAL TO THE VIABILITY OF THIS SITE, WILL BE LOCATED WITHIN THE SETBACKS.
- A FLAG PERSON MUST ACCOMPANY ALL THE LOADING MANEUVERS WITHIN THE PROPERTY LIMITS.

TRUE NORTH

PROJECT NORTH

Architects:

STUDIO JCI

20 De Boers Drive, Suite 525

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www.studiojci.com

PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

BUILDING 1 GROUND FLOOR SITE PLAN

Project No.: 2423

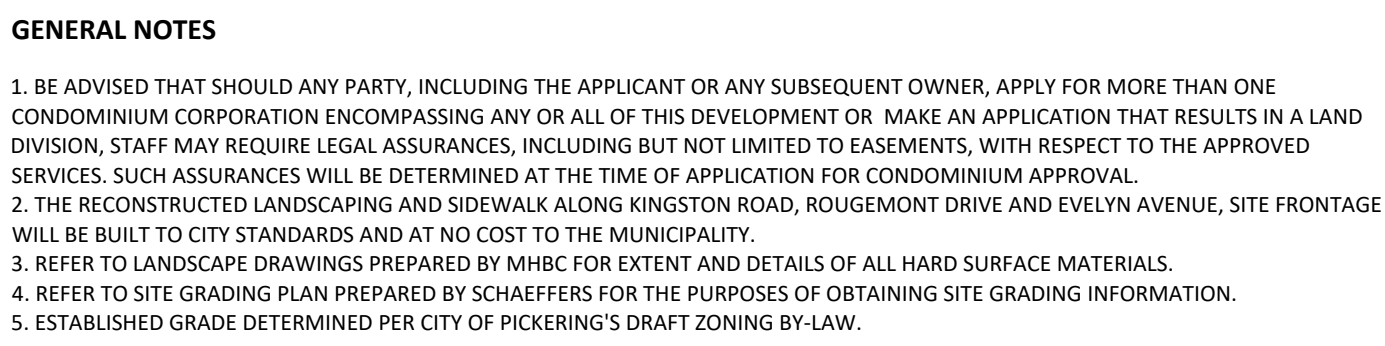
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Date: February 14, 2025

Drawn by:

Drawing No.:

A 1.02B



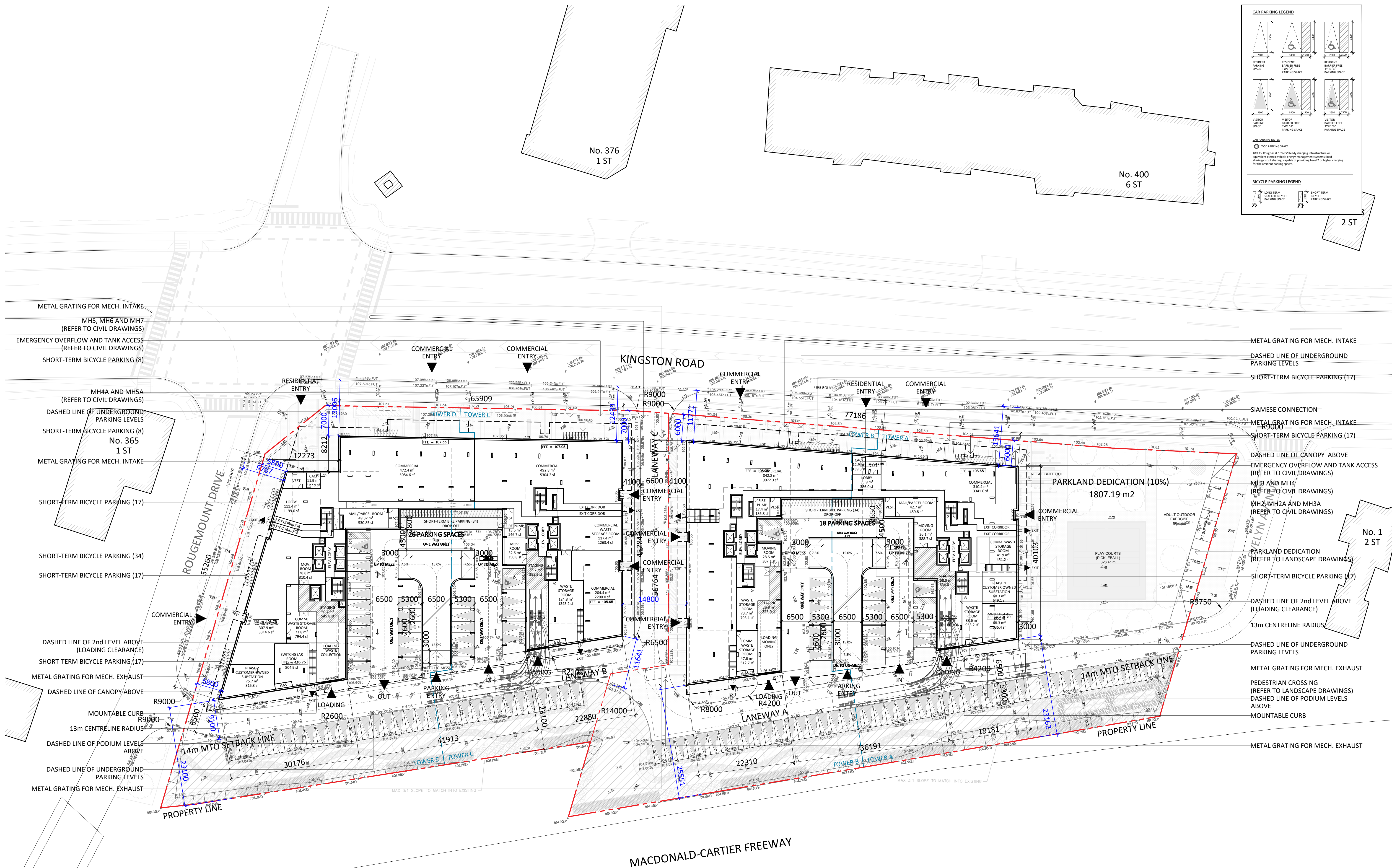
The diagram shows two circles representing a dome. The left circle, labeled 'TRUE NORTH', has a vertical line from the center to the bottom and a line from the center to the top-right edge. The area between these two lines is shaded black. The right circle, labeled 'PROJECT NORTH', has a vertical line from the center to the bottom and a horizontal line from the center to the top edge. The area between these two lines is shaded black.

STUDIO JCI

PROPOSED MIXED-USE DEVELOPMENT

BUILDING 1 AND BUILDING 2 SITE PLAN

Drawing No.:



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2. THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSFORD ROAD, ROUGEBOURNE DRIVE AND EVELYN AVENUE, SITE FRAUGHTON WILL BE ADDED TO CITY STREET SCAPING PROJECTS TO BE COMPLETED IN THE NEAR FUTURE.
3. REFER TO LANDSCAPE DRAWINGS PREPARED BY MHRC FOR EXTENT AND DETAILS OF ALL HARD SURFACE MATERIALS.
4. REFER TO SITE GRADING PLAN PREPARED BY SCHAFFERS FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
5. ESTABLISHED GRADE DETERMINED PER CITY OF PICKERING'S DRAFT ZONING BY-LAW.

6. ALL THE CURRENT CURB CUTS AT KING HIGHWAY ROAD, ROUGE/MOUNT DRIVE AND EVELYN AVENUE FRONTAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. 1-6005.01-1.
7. LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT, MEET THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, AND CAN/CSA-S6 REQUIREMENTS, AND BE SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
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1 SOUTH WEST AERIAL VIEW



2 NORTH WEST AERIAL VIEW



3 SOUTH EAST AERIAL VIEW



4 NORTH EAST AERIAL VIEW

Issued	

RE ISSUED FOR ZBA #2	Feb 14, 2025
RE ISSUED FOR ZBA #1	Dec 17, 2021

Description	Date
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PROPOSED MIXED-USE
DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

AERIAL VIEWS

Project No.: 2423
Scale:
Date: February 14, 2025
Drawn by:

Drawing No.:

A 1.10



4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Drawing No.:

A 1.11



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PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

Drawing No.:

A 1.12



NORTH EAST PEDESTRIAN VIEW FROM KINGSTON ROAD

Issued	

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PROPOSED MIXED-USE
DEVELOPMENT

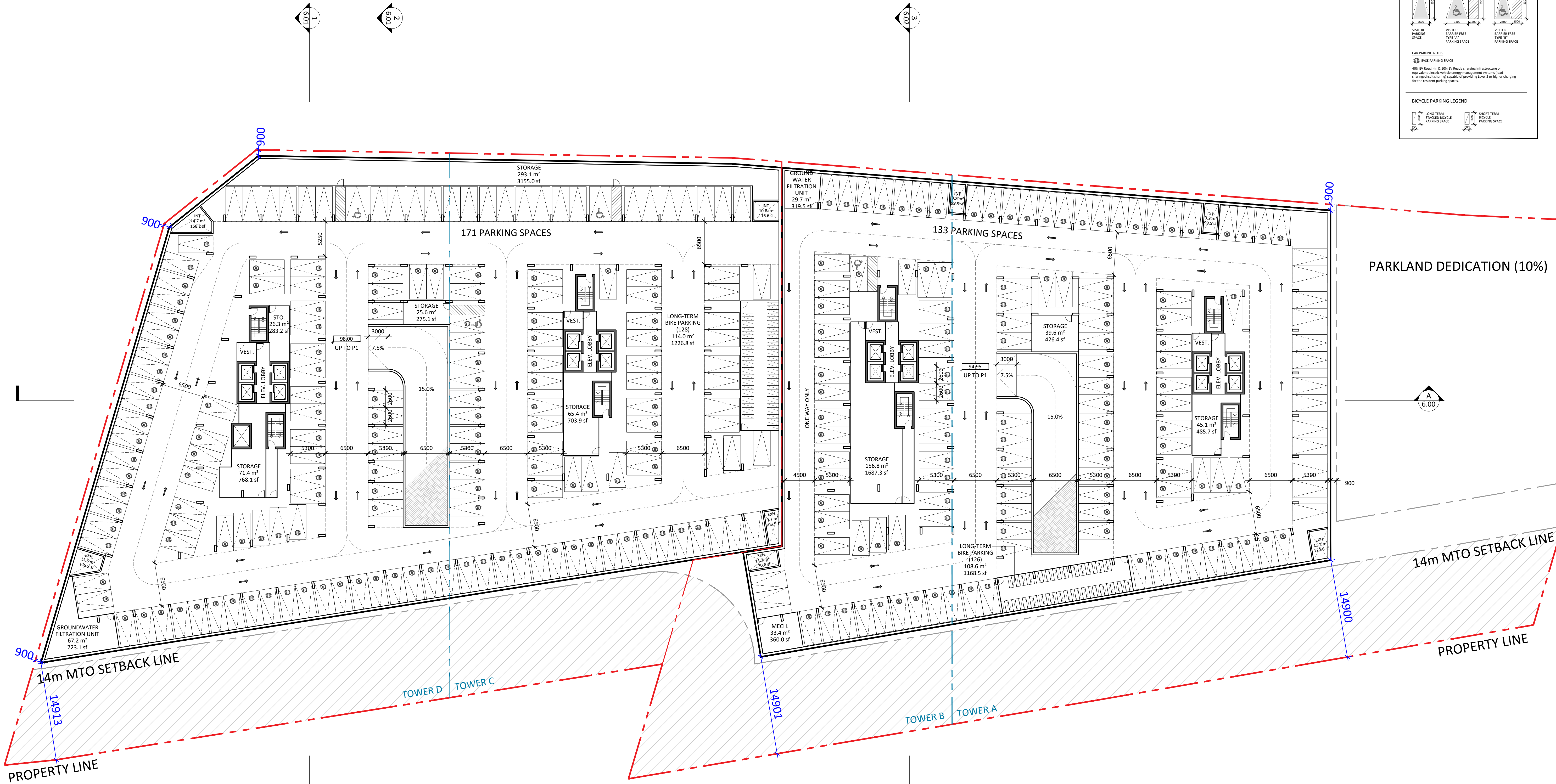
375-409 Kingston Rd, Pickering, ON L1V 1A3

RENDERED VIEWS

Project No.: 2423
Scale: 1:1000
Date: February 14, 2025
Drawn by:

Drawing No.:

A 1.13



CAR PARKING LEGEND

RESIDENT PARKING SPACE
RESIDENT PARKING SPACE
RESIDENT PARKING SPACE

VISITOR PARKING SPACE
VISITOR PARKING SPACE
VISITOR PARKING SPACE

CAR PARKING NOTES

① EYE PARKING SPACE
40% EV Ready in 8 & 10% EV Ready charging infrastructure or equivalent electric vehicle charging management systems (load management) charging capacity of providing Level 2 or higher charging for the resident parking spaces.

BICYCLE PARKING LEGEND

LONG-TERM STACKED BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE

Issued

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RE ISSUED FOR ZBA #1 Dec 17, 2021

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Architects:

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PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

P2 FLOOR PLAN

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.0X



STUDIO 101

20 De Beers Drive, Suite

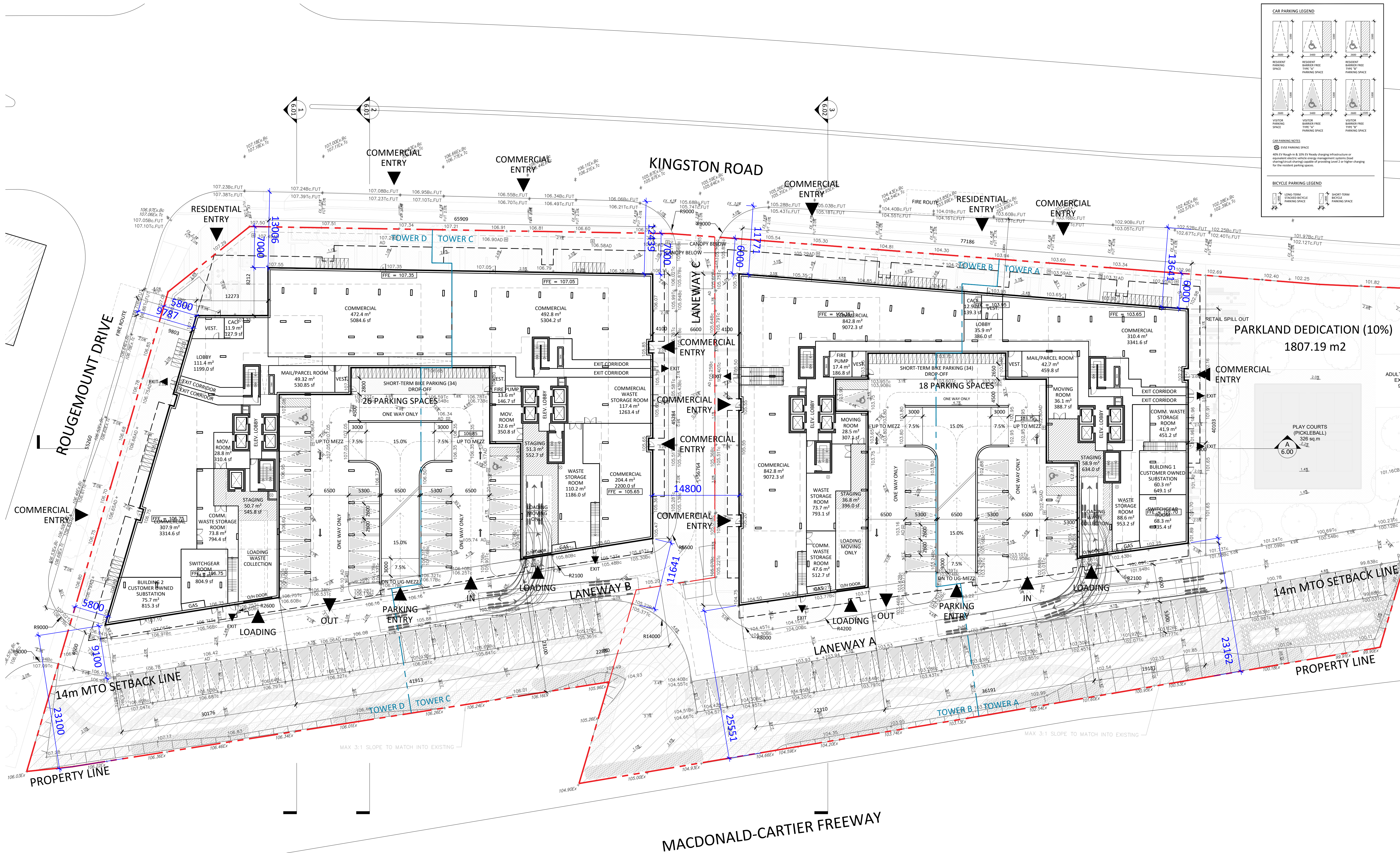
PROPOSED MIXED-USE

Project No.: 2423

Routing No. _____

A3.0Y

ASIST



Issued

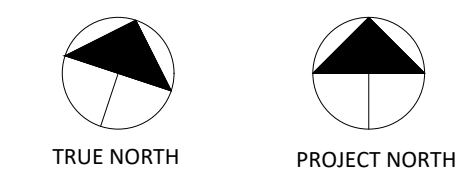
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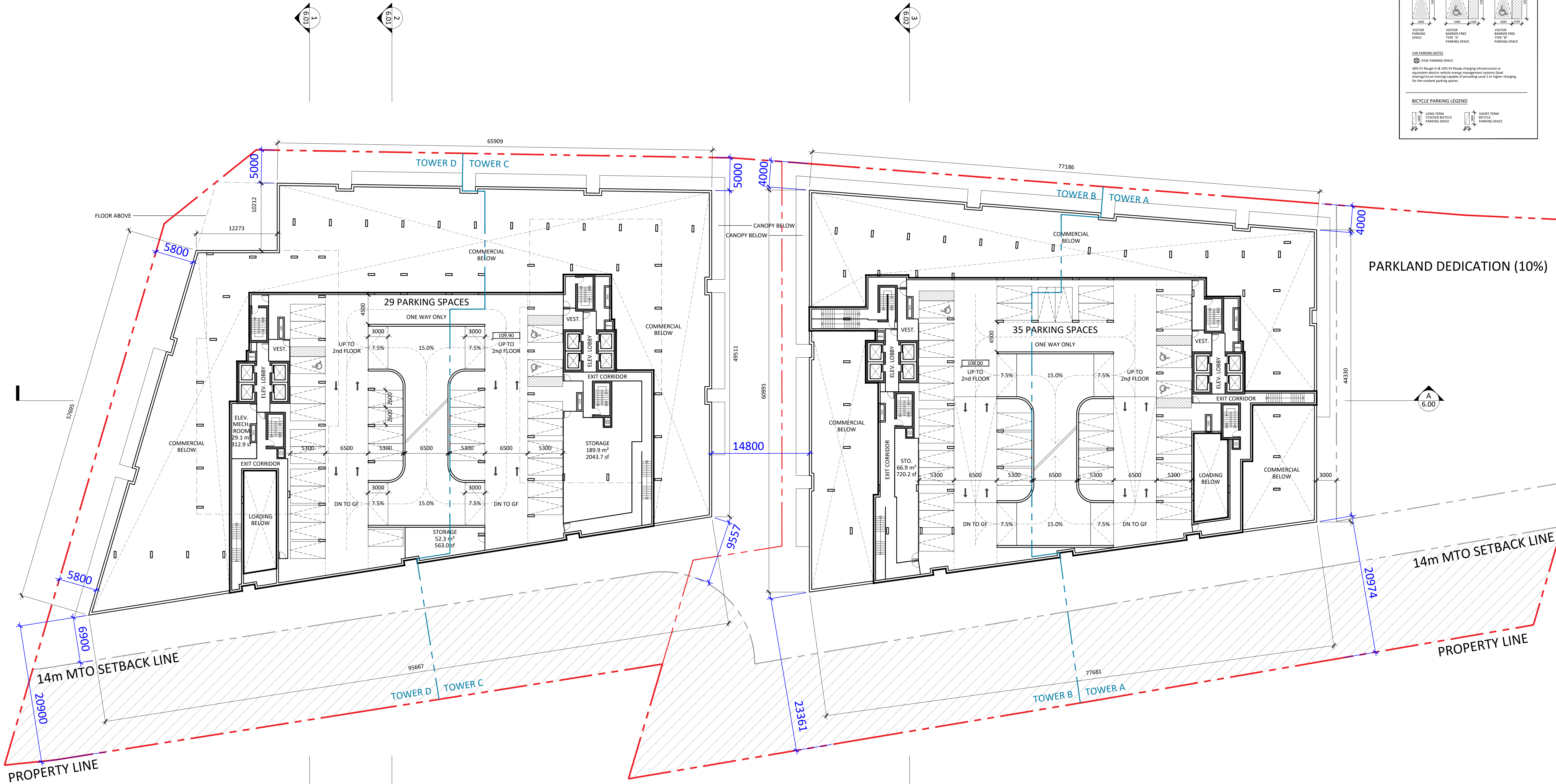
PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

GROUND FLOOR PLAN

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.: **A3.01**



CAR PARKING LEGEND

RESIDENT PARKING SPACE
RESIDENT PARKING SPACE
RESIDENT PARKING SPACE

VISITOR PARKING SPACE
VISITOR PARKING SPACE
VISITOR PARKING SPACE

CAR PARKING NOTES

① EYE PARKING SPACE
40% EV Rough in & 10% EV Ready charging infrastructure or equivalent electric vehicle energy management systems load sharing control charging capable of providing Level 2 or higher charging for the resident parking spaces.

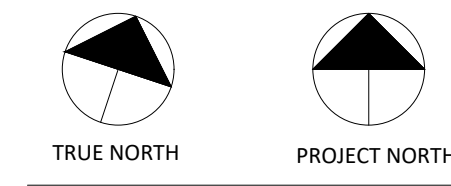
BICYCLE PARKING LEGEND

LONG-TERM STACKED BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE

Issued		

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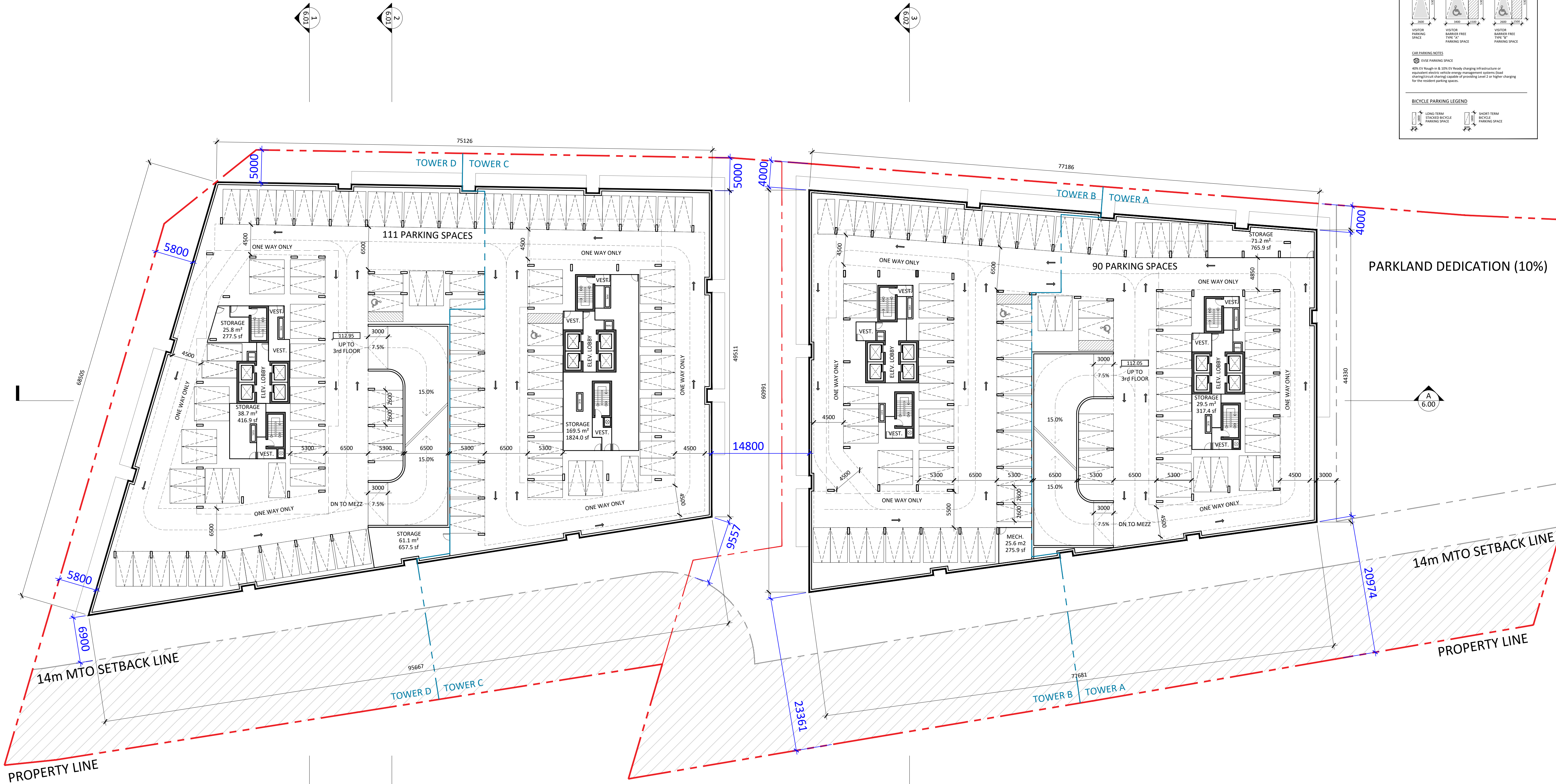
375-409 Kingston Rd, Pickering, ON L1V 1A3

MEZZANINE

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.02



CAR PARKING LEGEND

RESIDENT PARKING SPACE
RESIDENT PARKING SPACE
RESIDENT PARKING SPACE

VISITOR PARKING SPACE
VISITOR PARKING SPACE
VISITOR PARKING SPACE

CAR PARKING NOTES

EVSE PARKING SPACE
40% EV Ready - 8 & 10% EV Ready charging infrastructure or equivalent electric vehicle charging management systems (EVCMS) charging management systems (EVCMS) for the resident parking spaces.

BICYCLE PARKING LEGEND

LONG-TERM STACKED BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE

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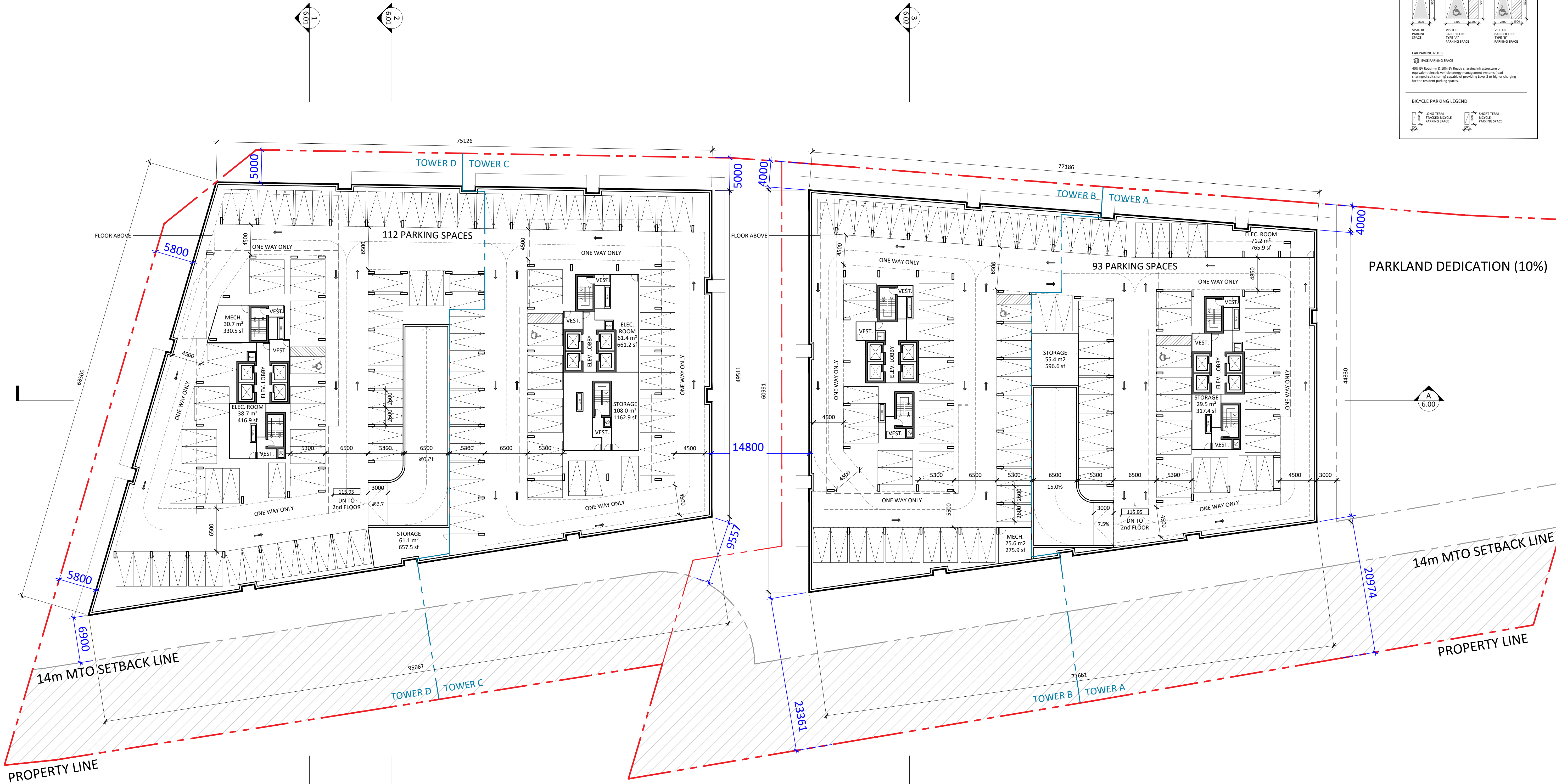
375-409 Kingston Rd, Pickering, ON L1V 1A3

2ND FLOOR PLAN

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.03



CAR PARKING LEGEND

RESIDENT PARKING SPACE
RESIDENT PARKING SPACE
RESIDENT PARKING SPACE

VISITOR PARKING SPACE
VISITOR PARKING SPACE
VISITOR PARKING SPACE

CAR PARKING NOTES

① EYE PARKING SPACE

40% EV Ready - n/a & 10% EV Ready charging infrastructure or equipment electric vehicle charging management systems load management charging capacity of providing Level 2 or higher charging for the resident parking spaces.

BICYCLE PARKING LEGEND

LONG-TERM STACKED BICYCLE PARKING SPACE
SHORT-TERM BICYCLE PARKING SPACE

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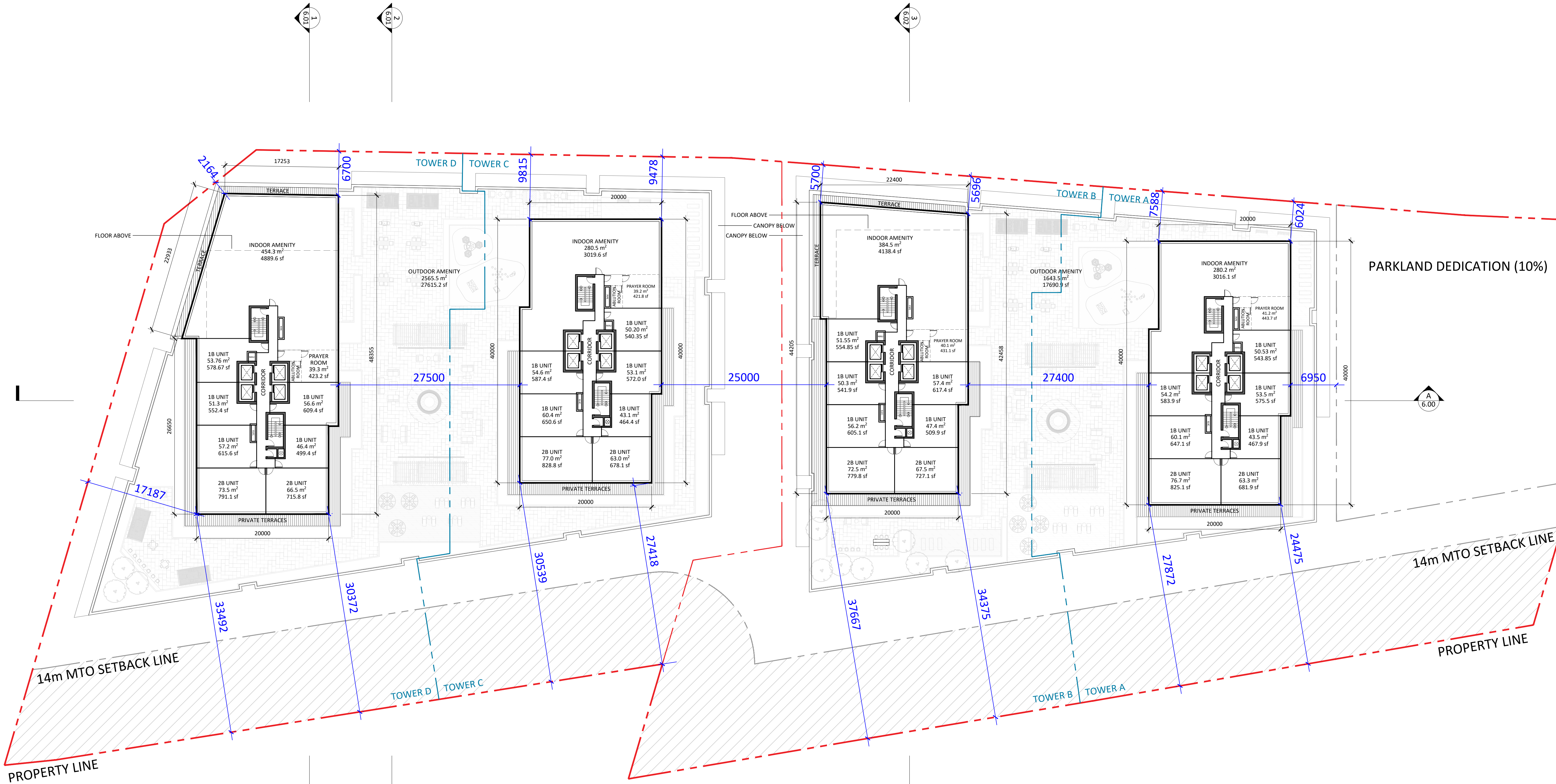
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3RD FLOOR PLAN

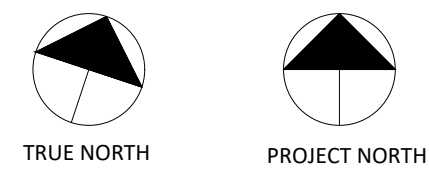
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4TH FLOOR PLAN

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

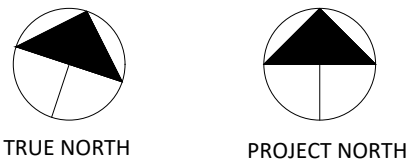
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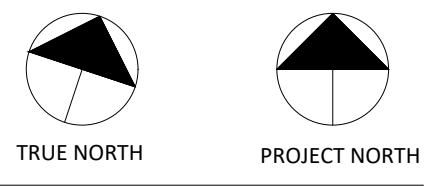
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5-409 Kingston Rd, Pickering, ON L1V 1A3

TH FLOOR PLAN

Project No.: 2423
 Sale: 1:300
 Date: February 14, 2025
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Drawing No.:



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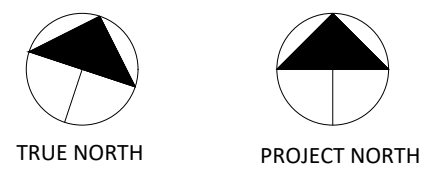
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Drawing NO.: **A2-07**

A3.07

Notes



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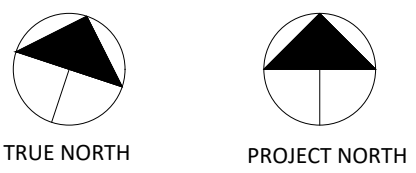
31ST FLOOR PLANS

Drawing No.:

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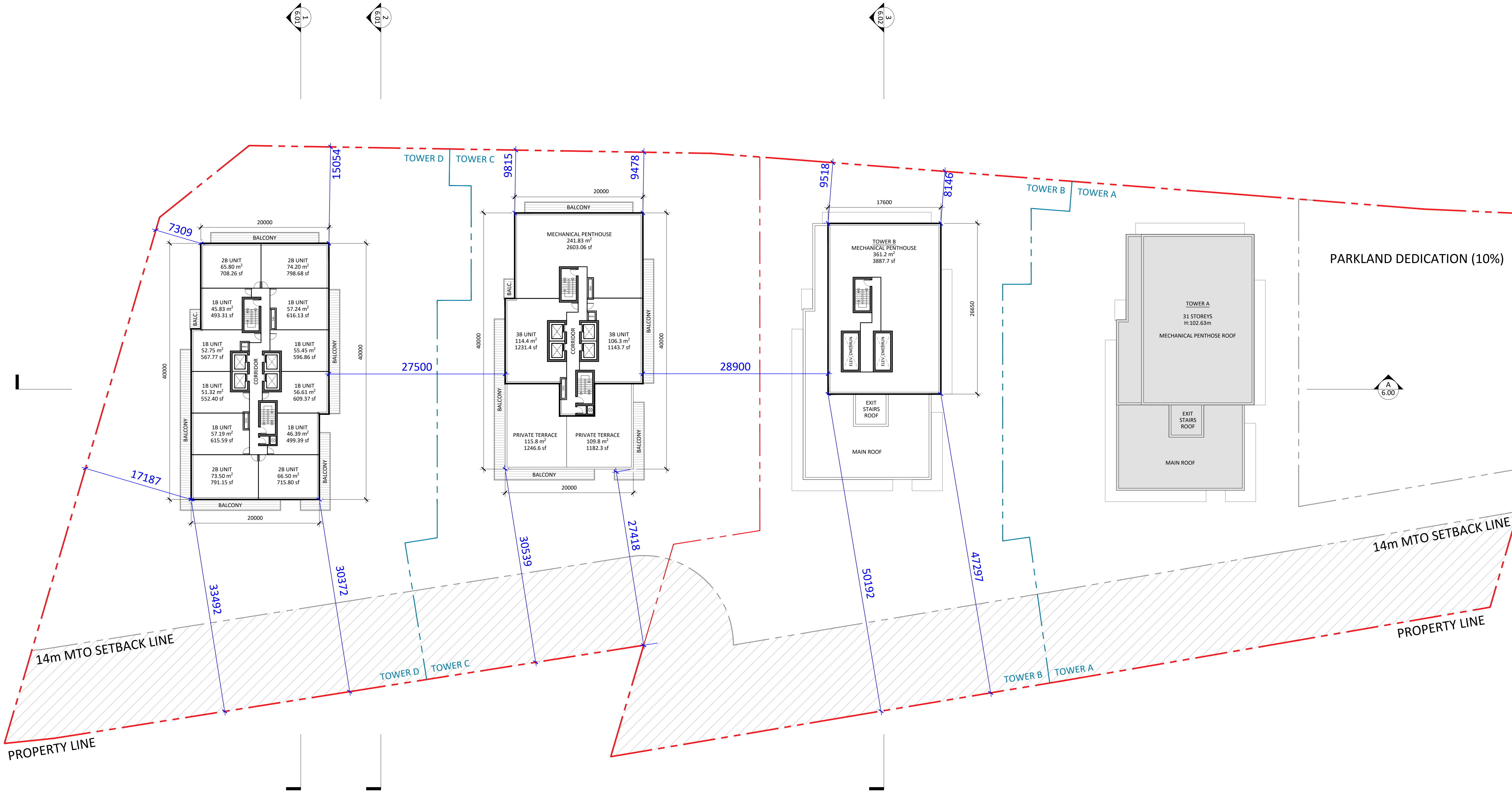


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2ND FLOOR PLAN

Drawing No.:



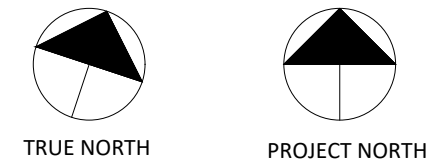
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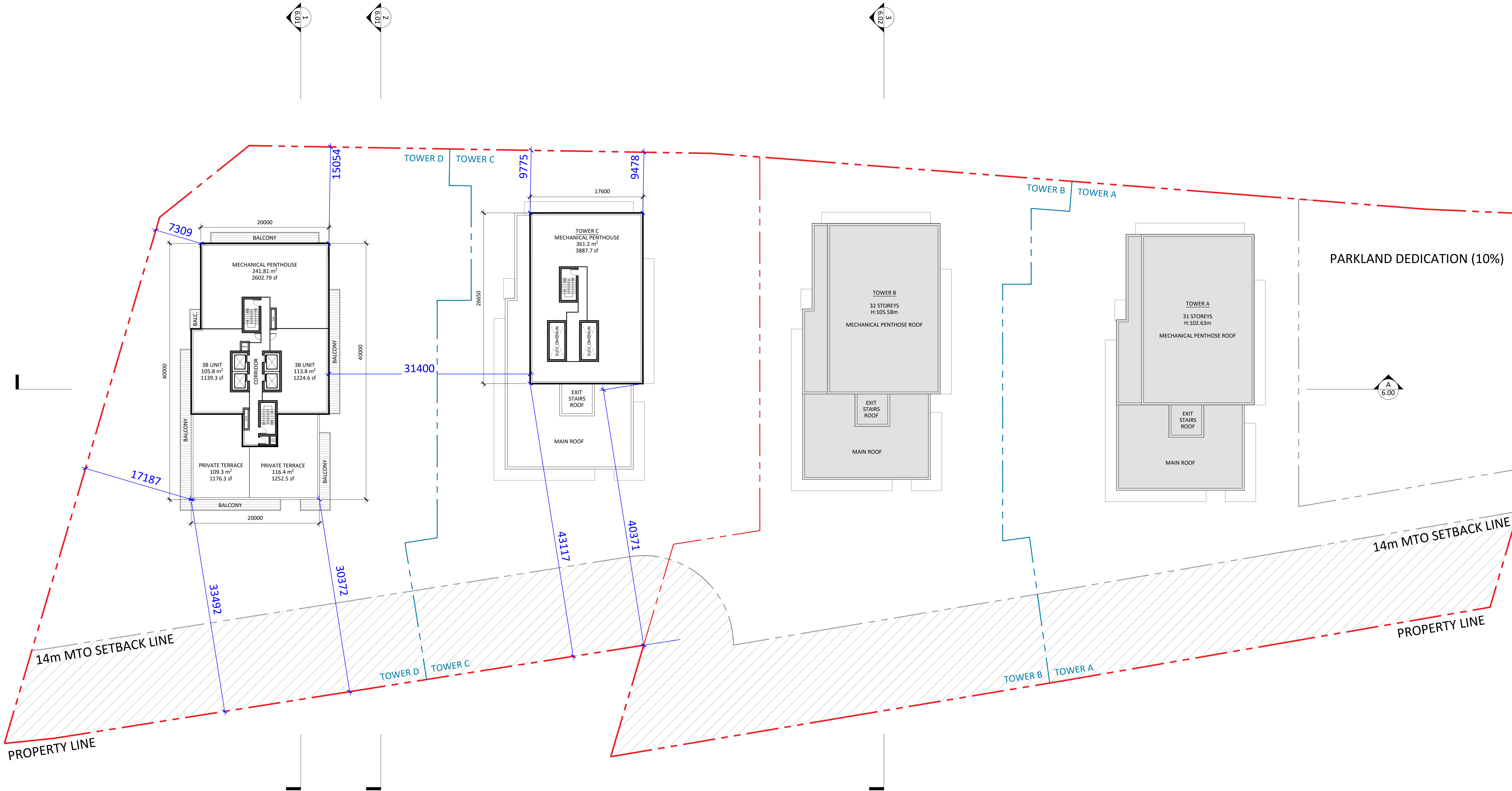
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33RD FLOOR PLAN

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
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Drawing No.:

A3.10



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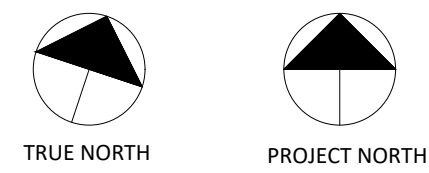
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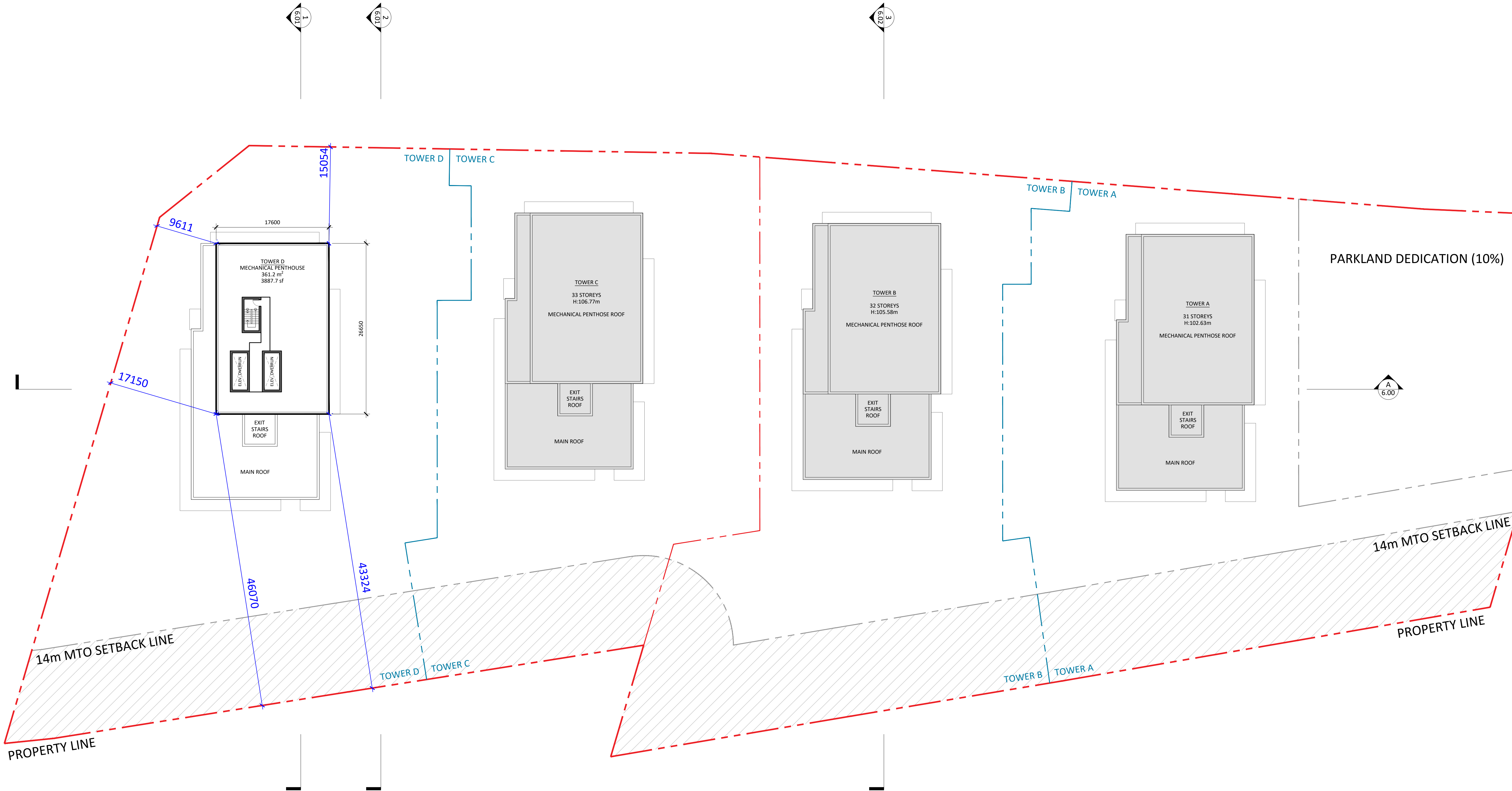
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34TH FLOOR PLAN

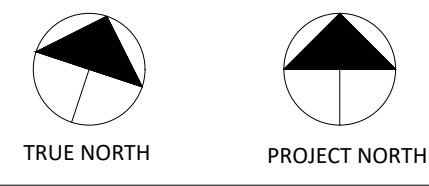
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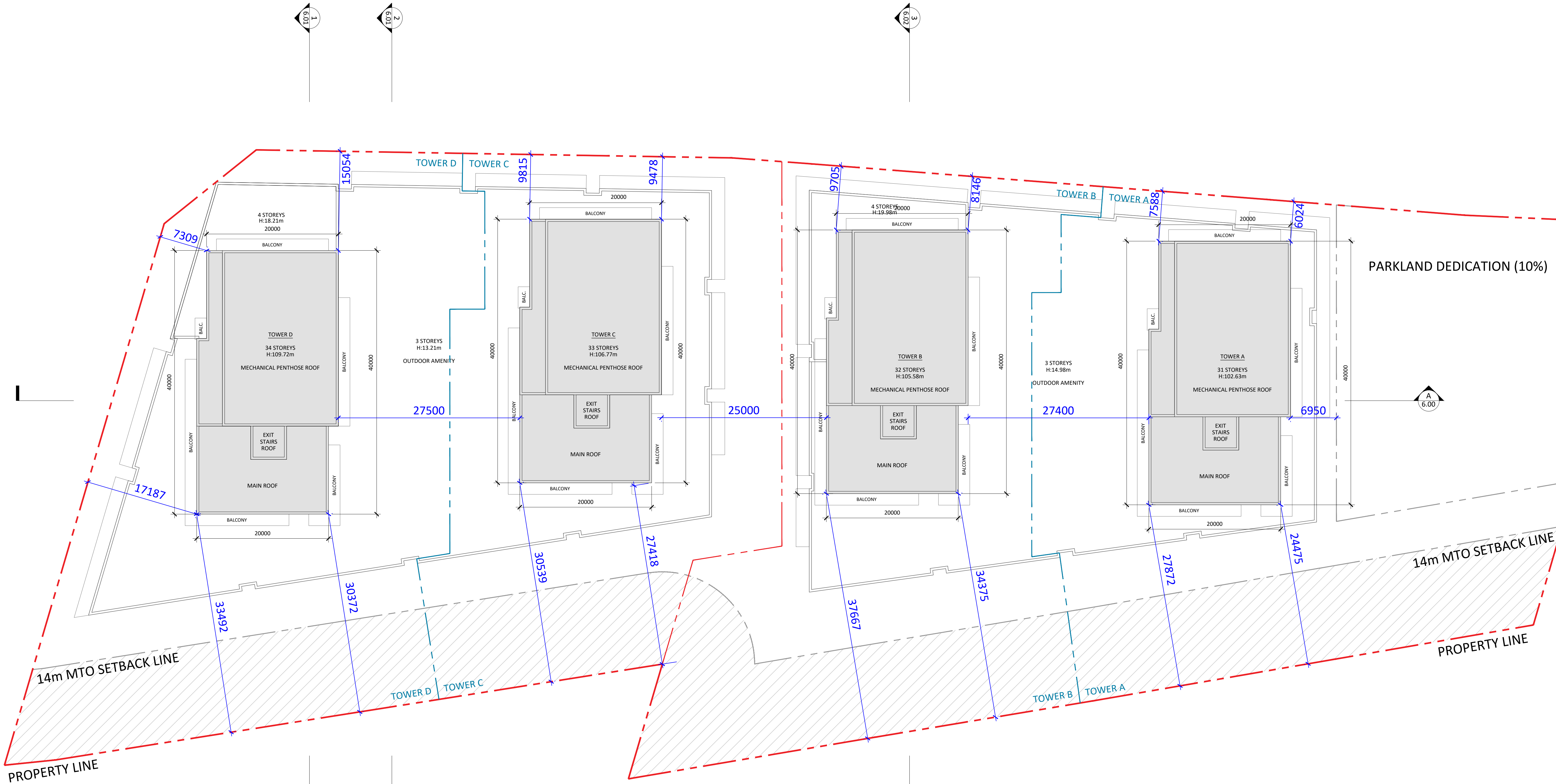
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MECHANICAL PENTHOUSE

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.12



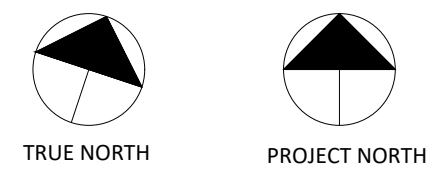
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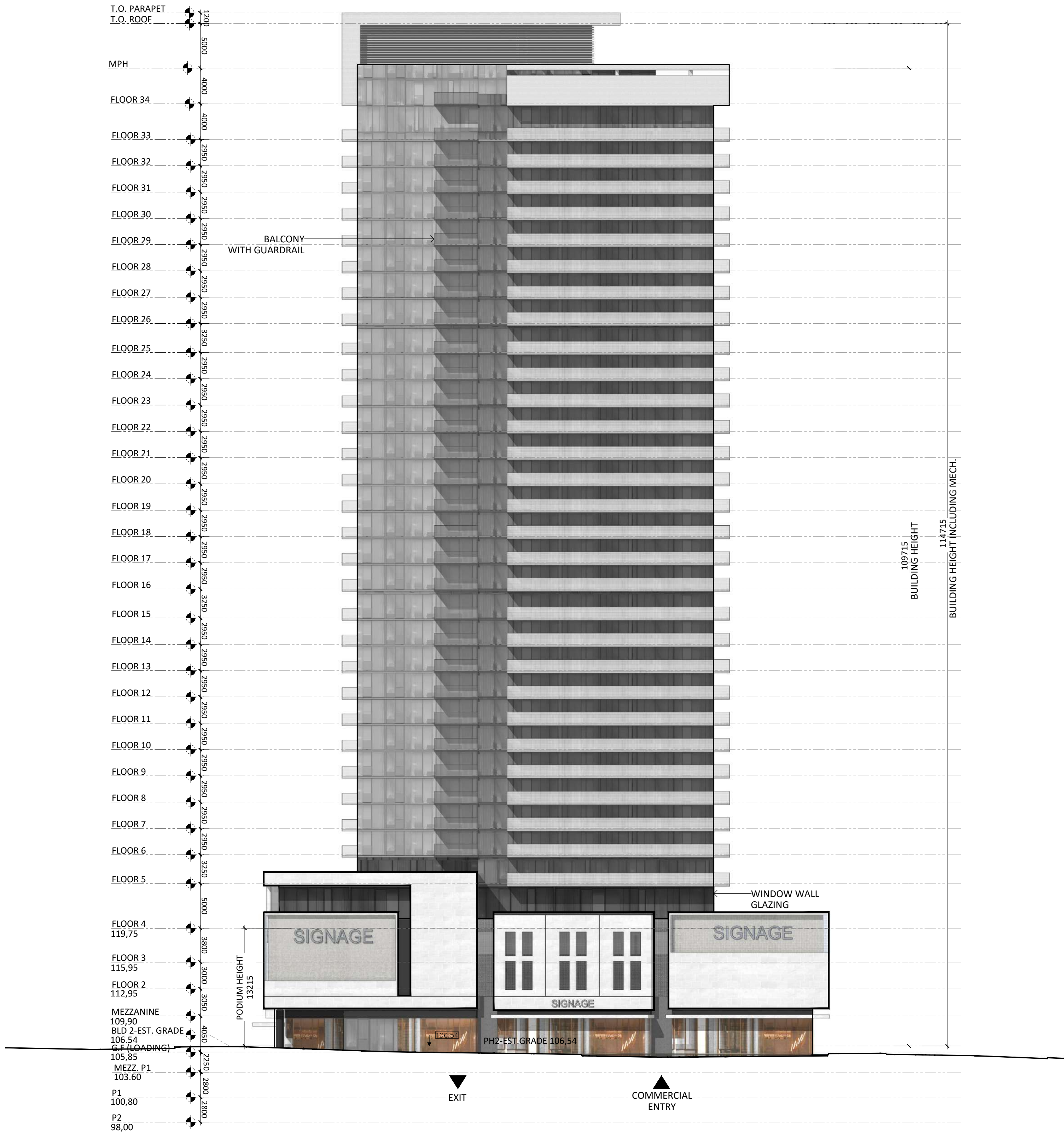
375-409 Kingston Rd, Pickering, ON L1V 1A3

T.O. ROOF PLAN

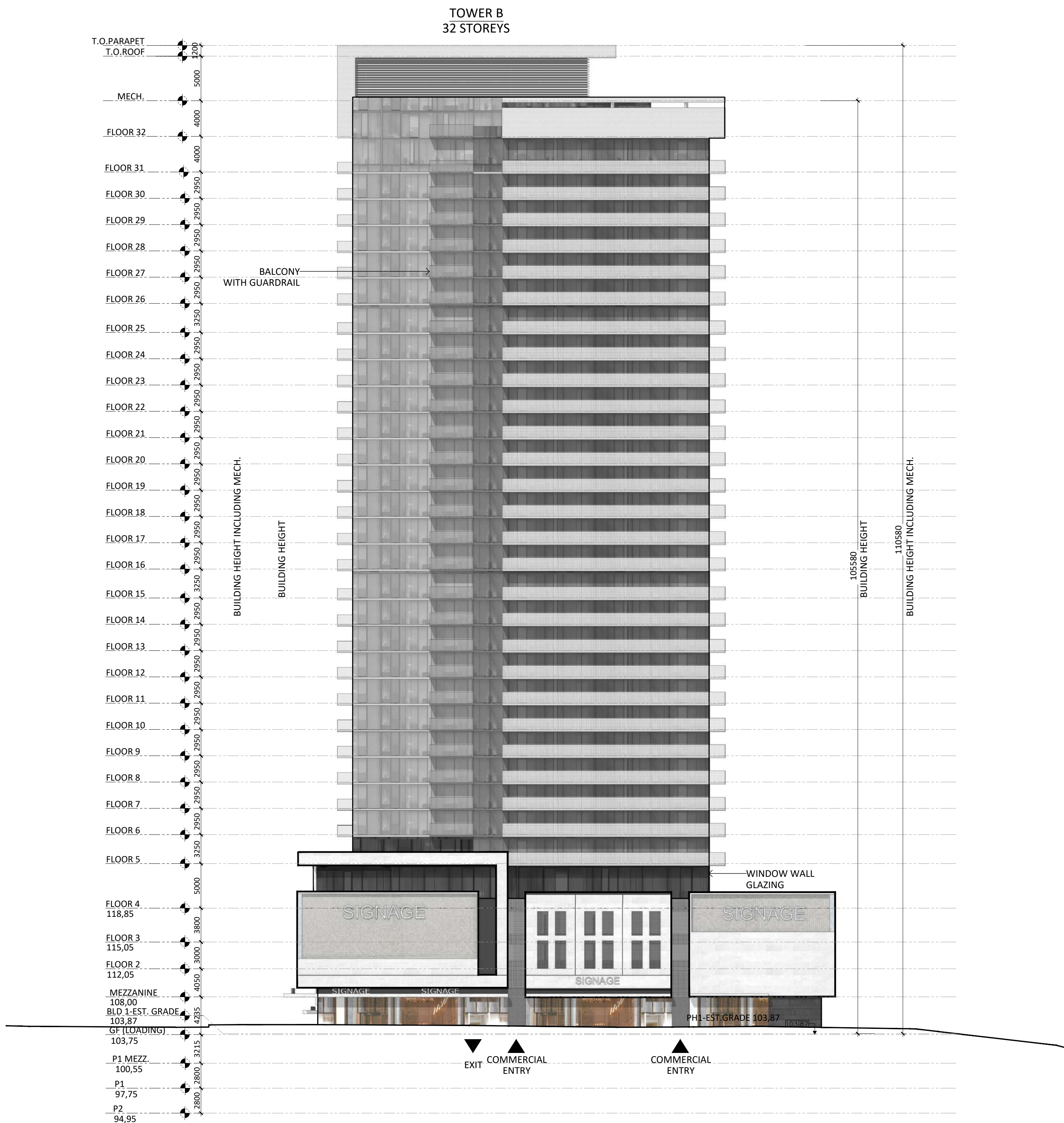
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Drawing No.:

A3.13



1 WEST ELEVATION - BUILDING 2



1 WEST ELEVATION - BUILDING 1

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WEST ELEVATIONS

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

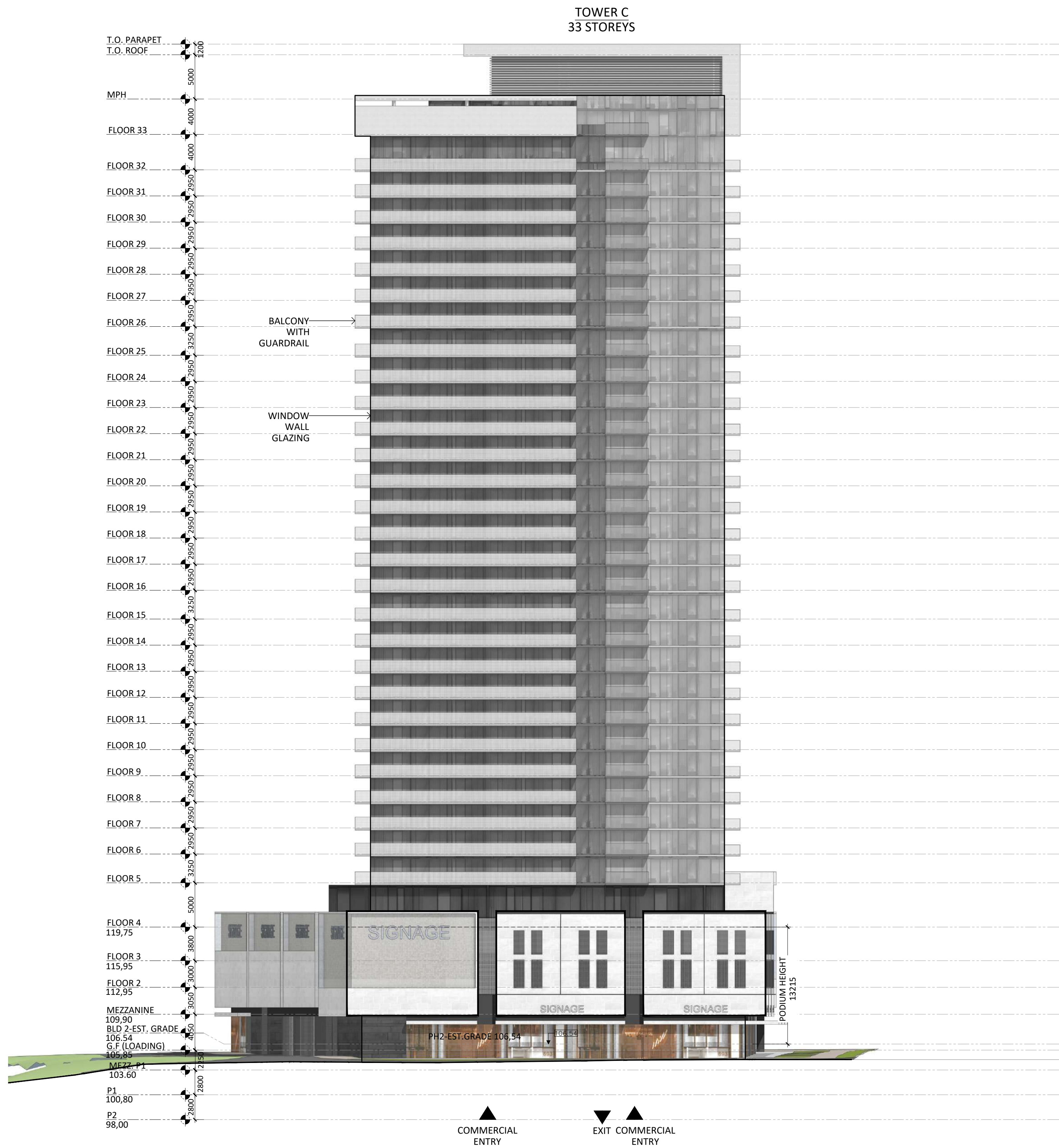
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1 EAST ELEVATION - BUILDING 1



1 EAST ELEVATION - BUILDING 2

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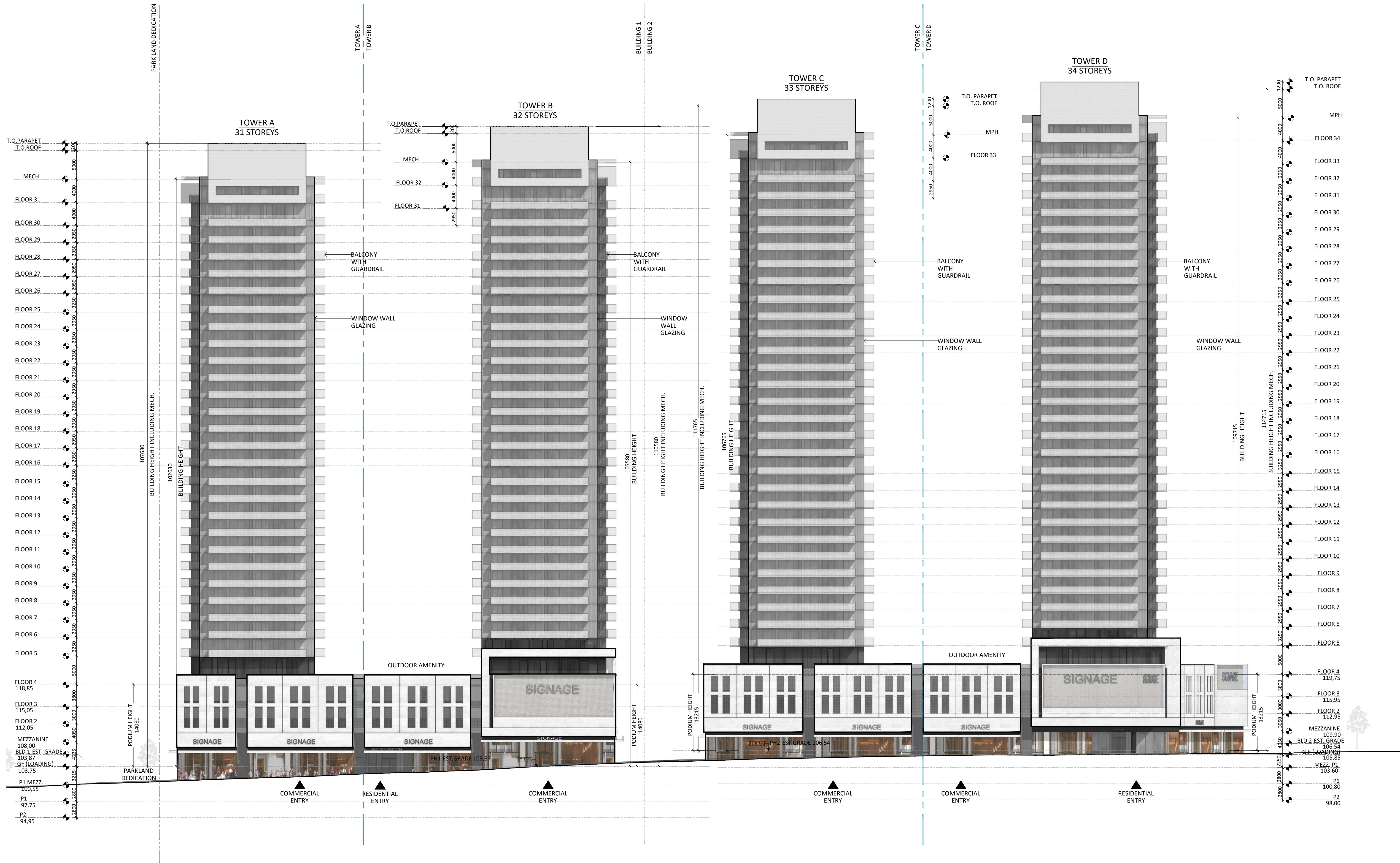
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EAST ELEVATIONS
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1 NORTH ELEVATION

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Architects:

STUDIO JCI

20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE DEVELOPMENT

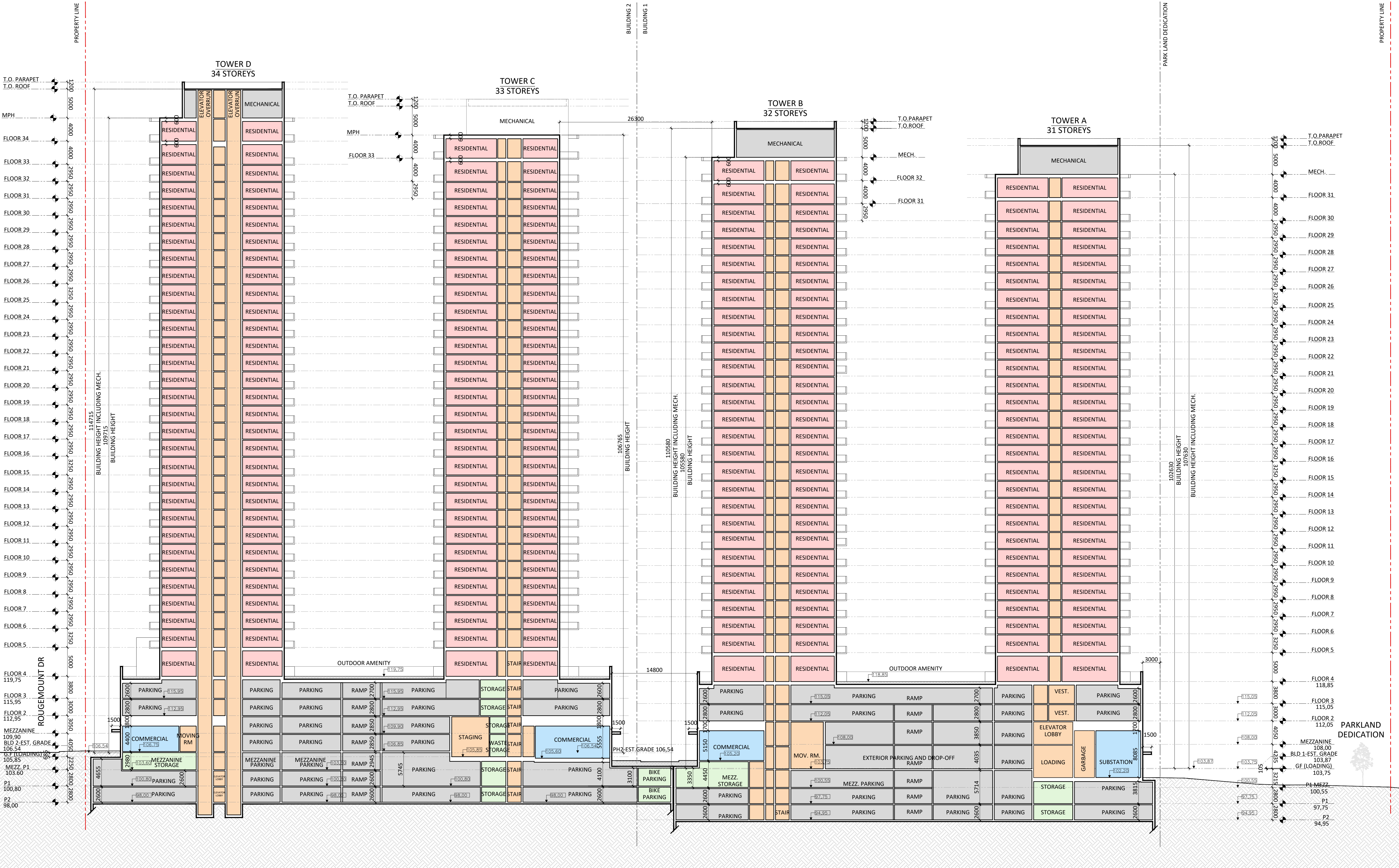
375-409 Kingston Rd, Pickering, ON L1V 1A3

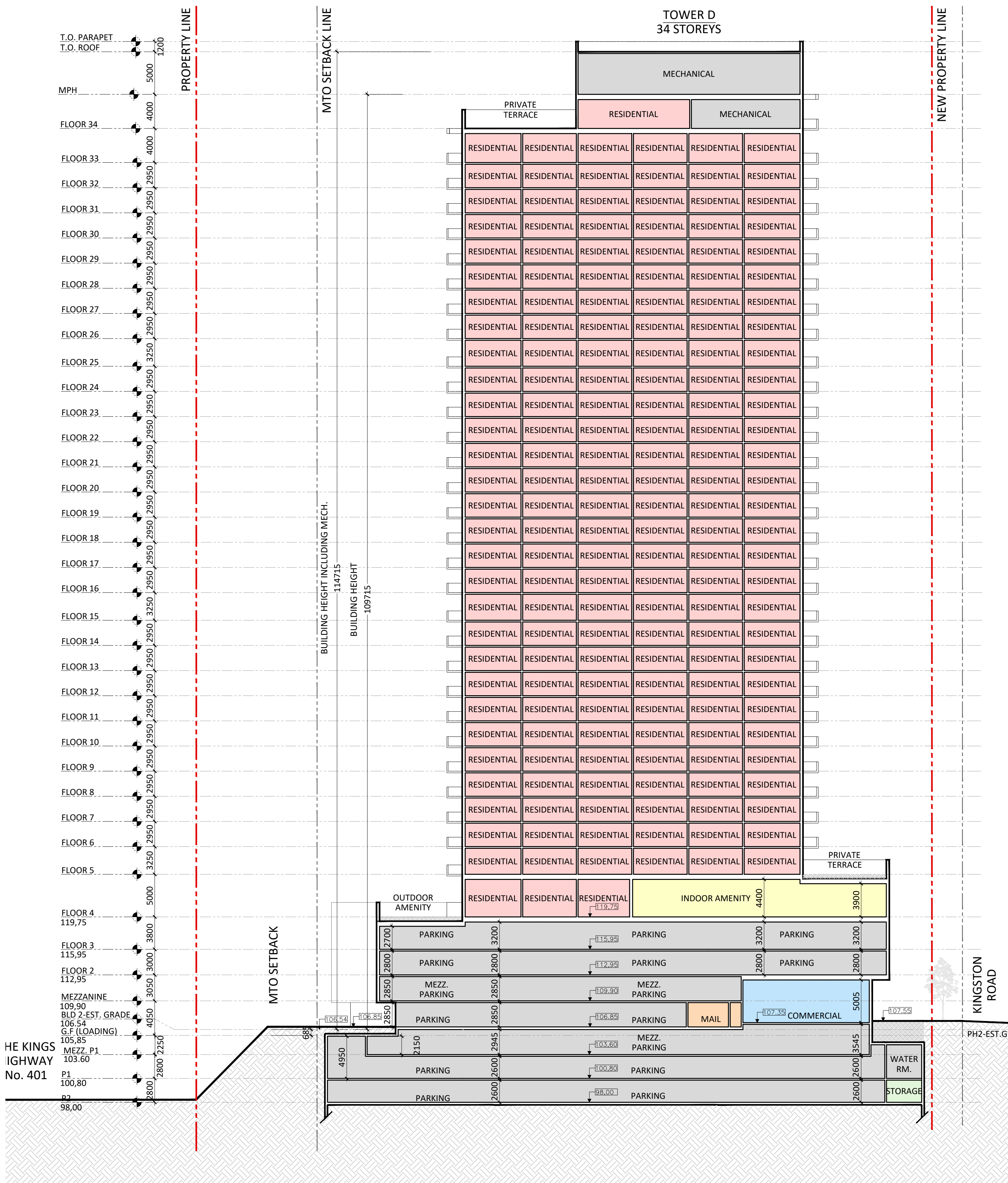
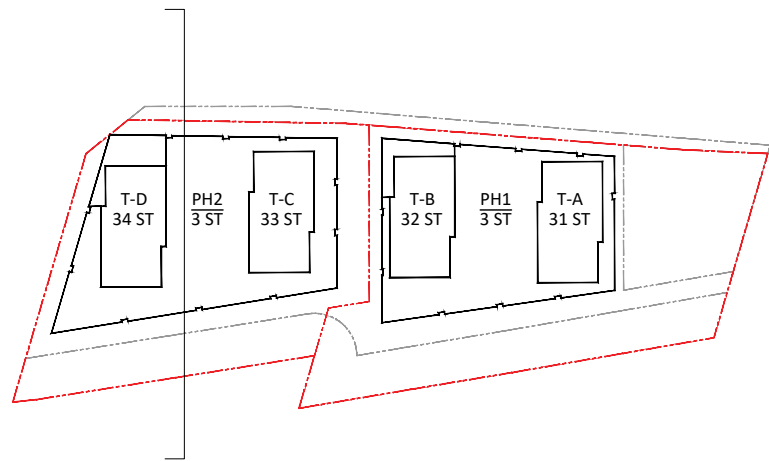
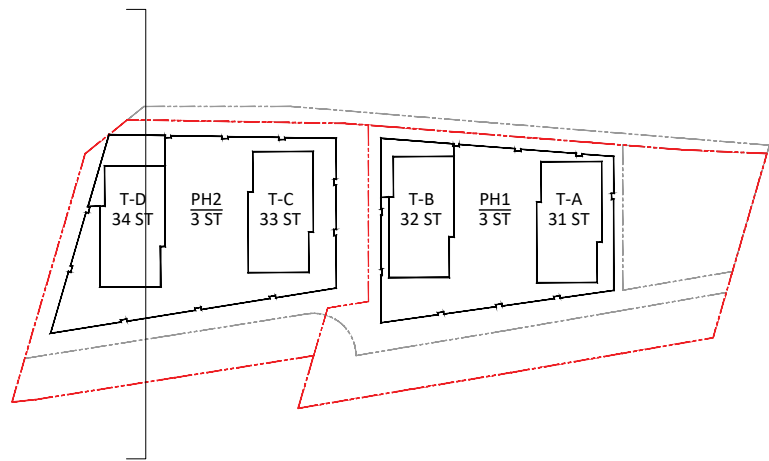
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Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

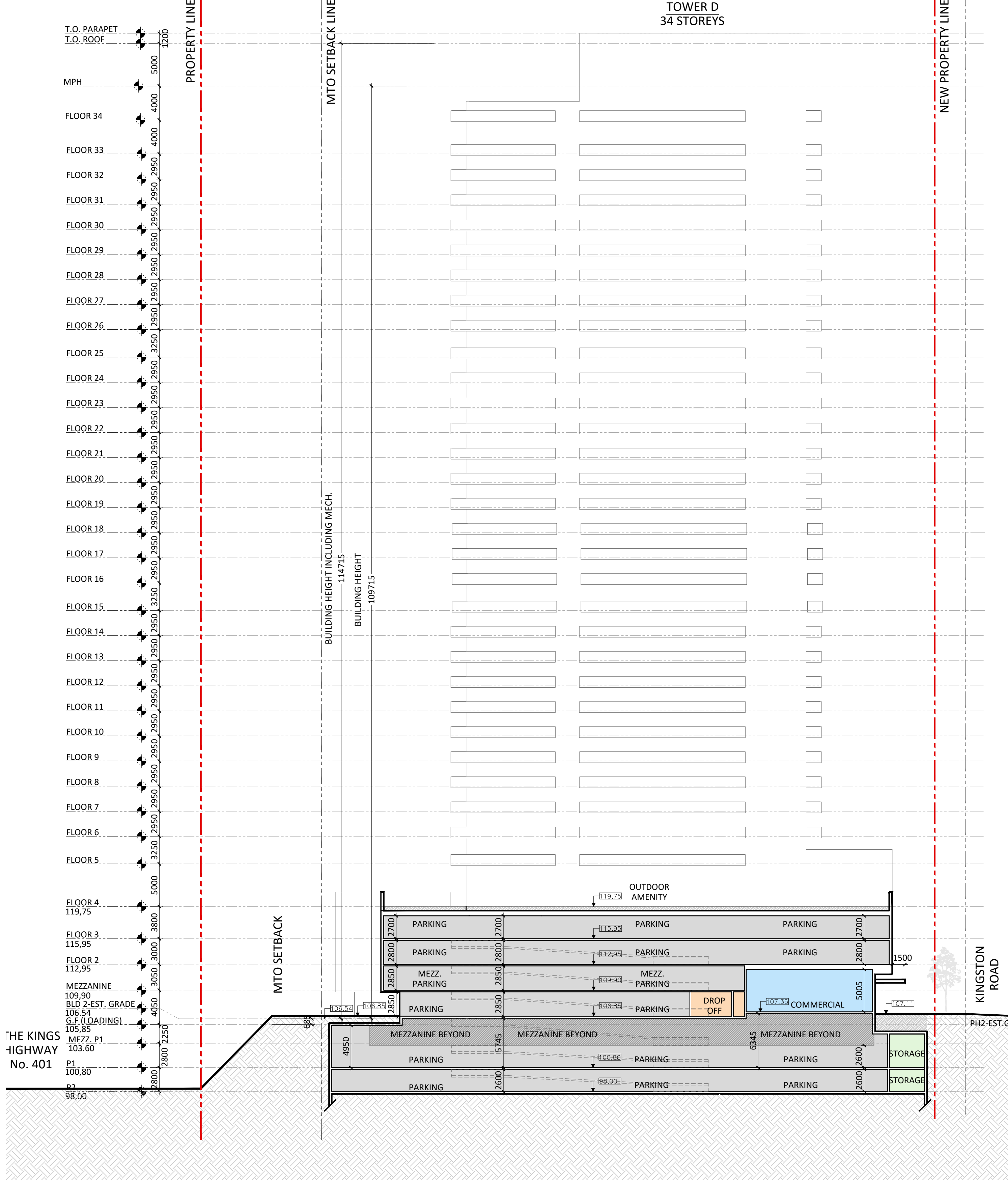
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A5.03





2 SECTION 1 - BUILDING 2



1 SECTION 2 - BUILDING 2

Issued

RE ISSUED FOR ZBA #2 Feb 14, 2025
RE ISSUED FOR ZBA #1 Dec 17, 2021
Description Date

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PROPOSED MIXED-USE DEVELOPMENT

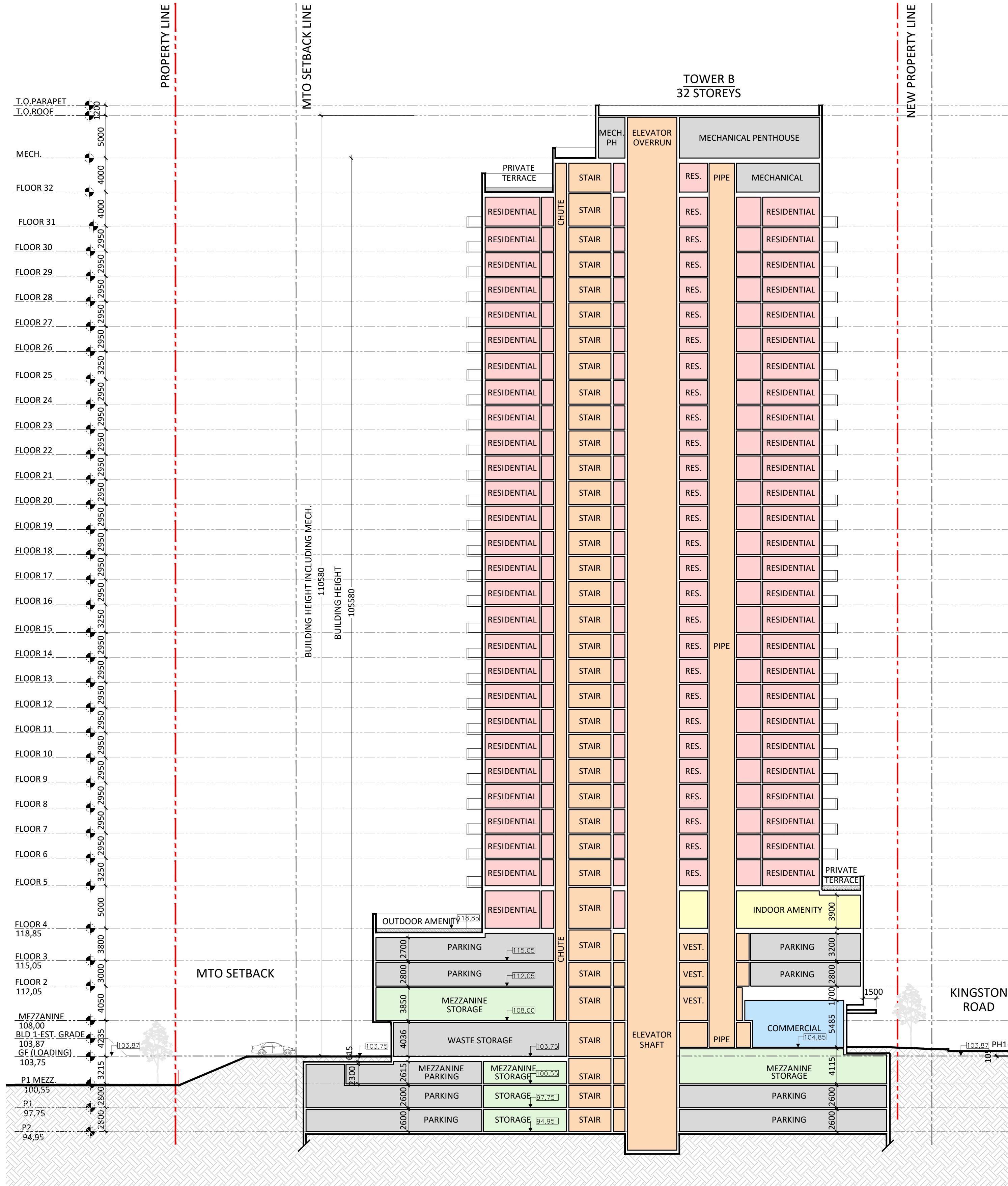
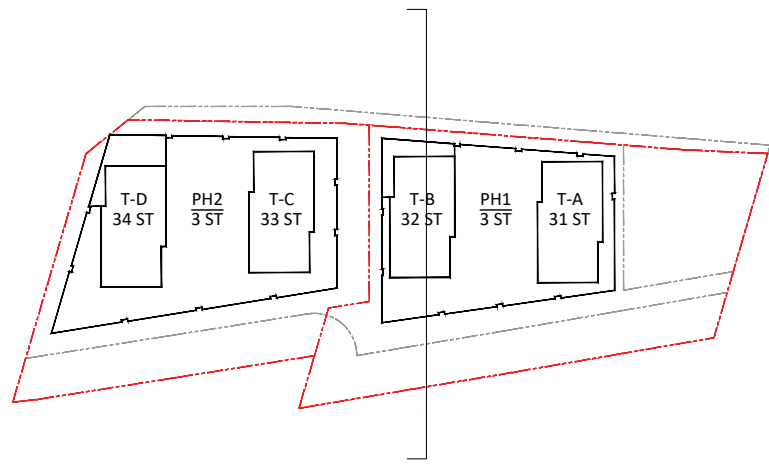
375-409 Kingston Rd, Pickering, ON L1V 1A3

SECTION 1 AND SECTION 2

Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A6.01



3 SECTION 3 - BUILDING 1

Issued

RE ISSUED FOR ZBA #2	Feb 14, 2025
RE ISSUED FOR ZBA #1	Dec 17, 2021
Description	Date

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PROPOSED MIXED-USE DEVELOPMENT

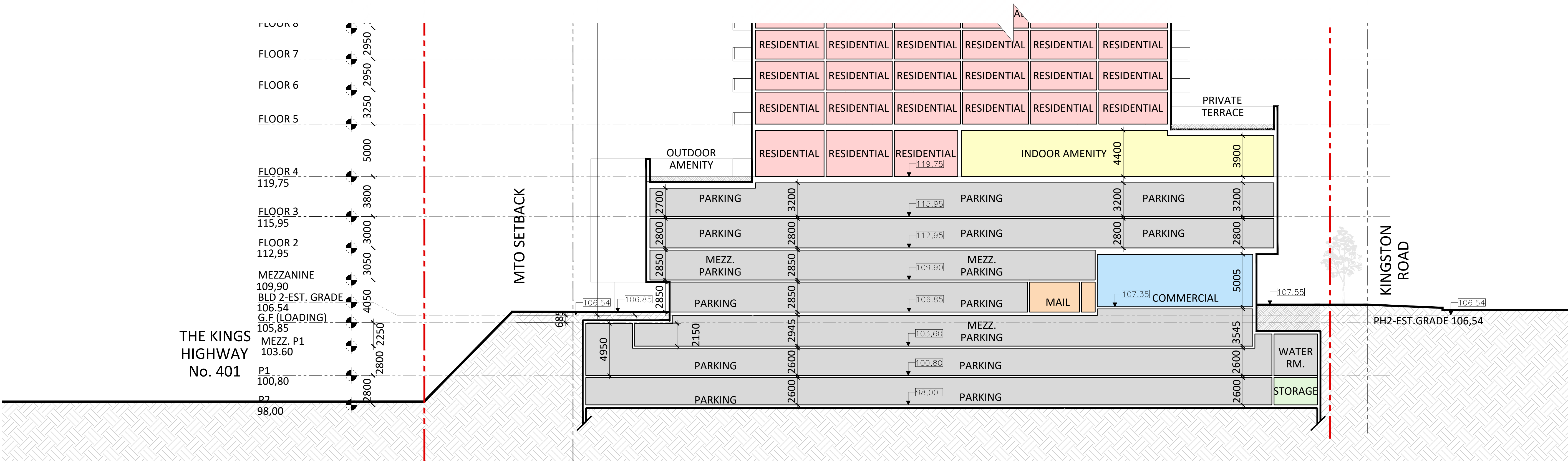
375-409 Kingston Rd, Pickering, ON L1V 1A3

SECTION 3

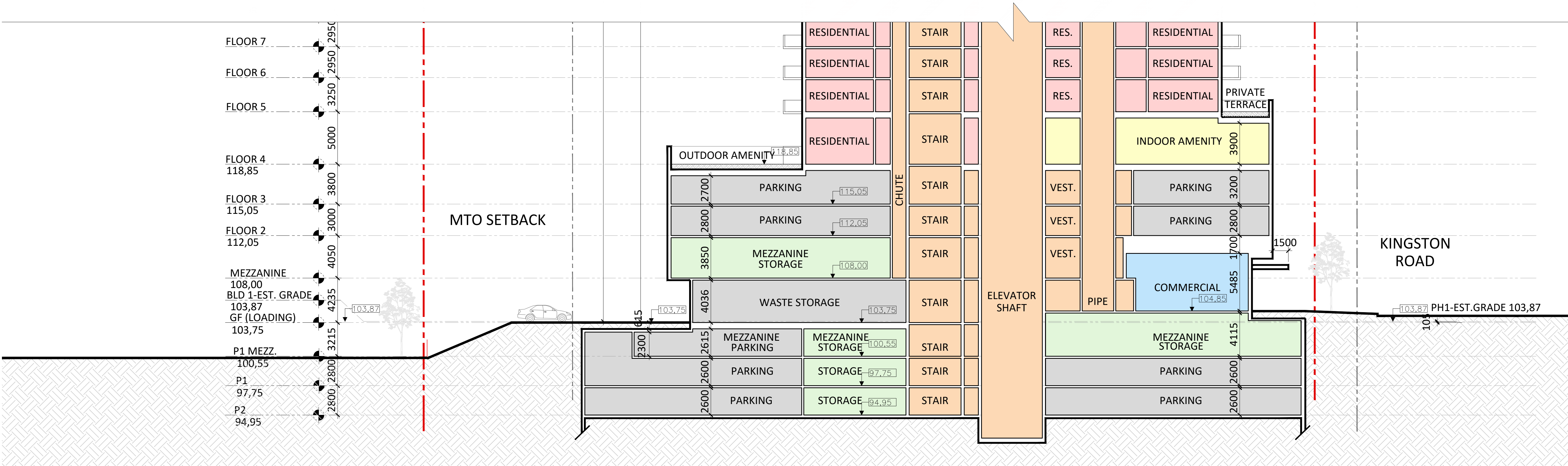
Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A6.02



1 SECTION 1 - PHASE 2



3 SECTION 3 - BUILDING 1

Issued

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PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

SECTION 1 AND SECTION 3

Project No.: 2423
Scale: 1:200
Date: February 14, 2025
Drawn by:

Drawing No.:

A6.03