



3D IMAGE
PERSPECTIVE VIEW AT KINGSTON AND ROUGEMOUNT INTERSECTION

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 3.0Z 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)

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 request from the Architect, the Contractor shall provide written or graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect shall review any drawings submitted by the Contractor for design conformance only.

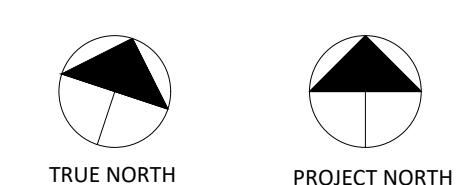
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required from the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

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 are approximate and not to be used for construction. Contractor to verify the locations of 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 text. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



RE ISSUED FOR ZBA #2
FEBRUARY 14, 2025



Architects:

STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

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		m ²	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		m ²	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
Estimated Commercial		2,911.4

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
	m ²	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	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	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	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	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	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	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	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	788.6	7,950.2	254.0	2,734.0	0.0</							

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

PROJECT SUMMARY - BUILDING 1

01. SITE AREA - BUILDING 1		
	m ²	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		
	m ²	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
	m ²	sf
Estimated Commercial	1,242.7	13,376.3

06. RESIDENTIAL UNITS - 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
	m ²	sf
ESTIMATED STORAGE AREA	1,313.0	14,133.0
ESTIMATED STORAGE LOCKER COUNT (26sf per Locker)	544	

10. AMENITY - BUILDING 1		ESTIMATED
	m ²	sf
Indoor	664.6	7,153.7
Outdoor	1,643.6	17,691.6
TOTAL	2,308.2	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	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	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</																		

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 GFA (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
ESTIMATED STORAGE AREA	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	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	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	0.0	0.0	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												

Issued

RE ISSUED FOR ZBA #2 Feb 14, 2025

RE ISSUED FOR ZBA #1 Dec 17, 2021

Description Date

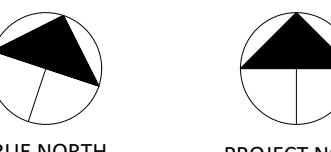
General Notes:

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 request from the Architect, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will not accept 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 from 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 are to be verified on 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 text in the event of conflict between documents. In the event of conflict between documents and specifications, the specifications take precedence over the drawings.



Architects:

STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

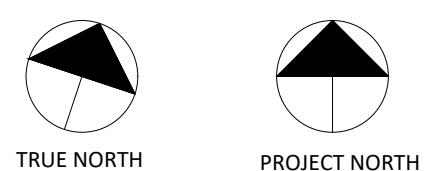
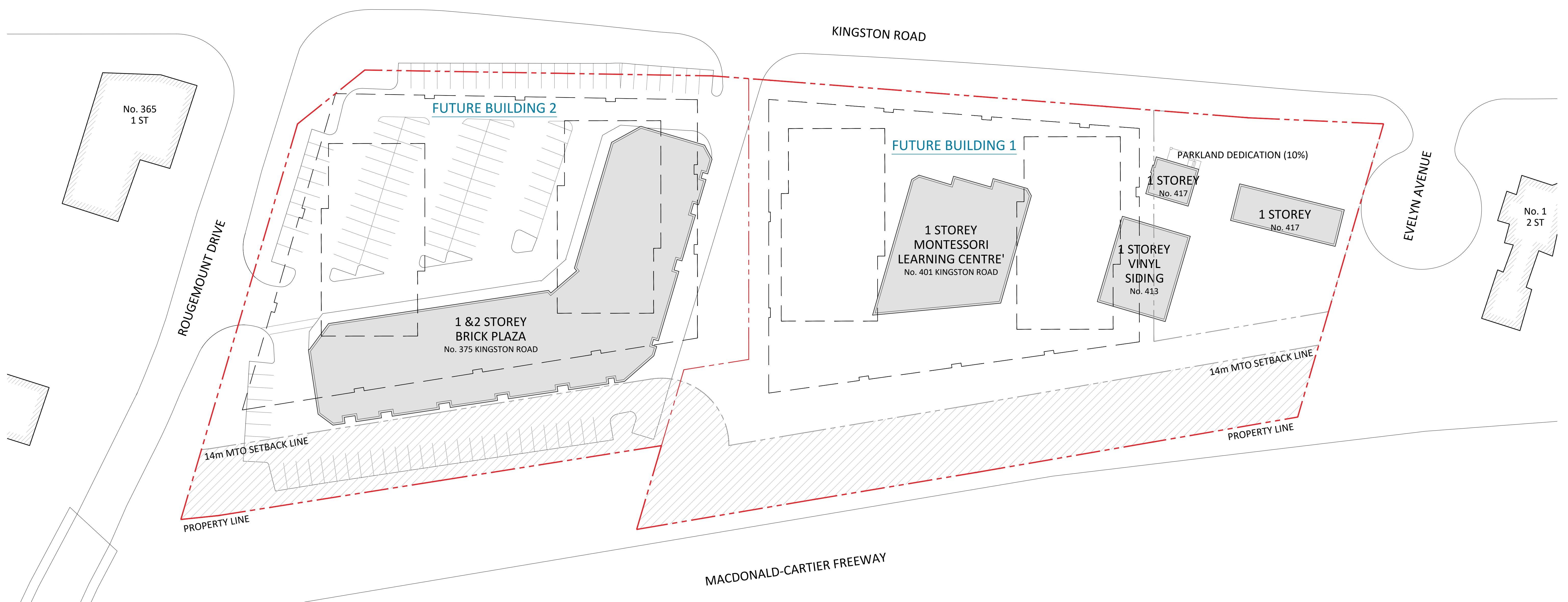
375-409 Kingston Rd, Pickering, ON L1V 1A3

CONTEXT PLAN

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

Drawing No.:

A 1.00



Architects:

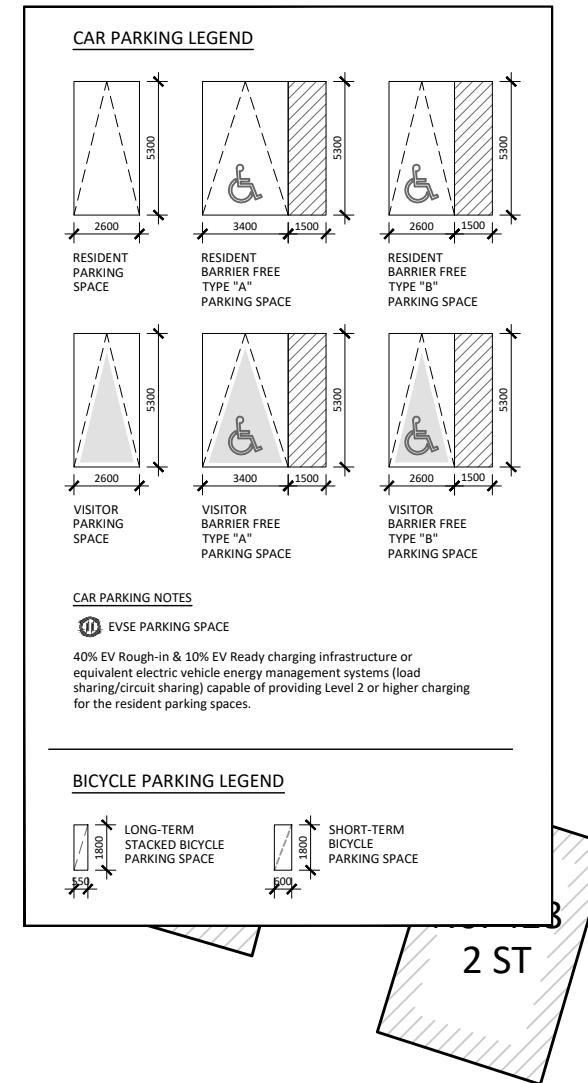
STUDIO JCI20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

PROJECT DIAGRAM AND
EXISTING BUILDINGSProject No.: 2423
Scale: 1:400
Date: February 14, 2025
Drawn by:

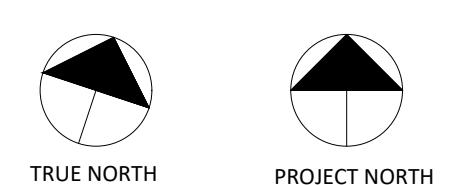
Drawing No.:

A 1.01



CAR PARKING NOTES
 40% EV Rough-in & 10% EV Ready charging infrastructure or
 40% EV Rough-in & 10% EV Ready charging infrastructure and
 sharing/circuit sharing 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



Architects:

STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

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

BUILDING 1 SITE PLAN

Project No.: 2424
Scale: 1:400
Date: February 14, 2025
Drawn by:

Drawing No.:

A 1.02A

GENERAL NOTES

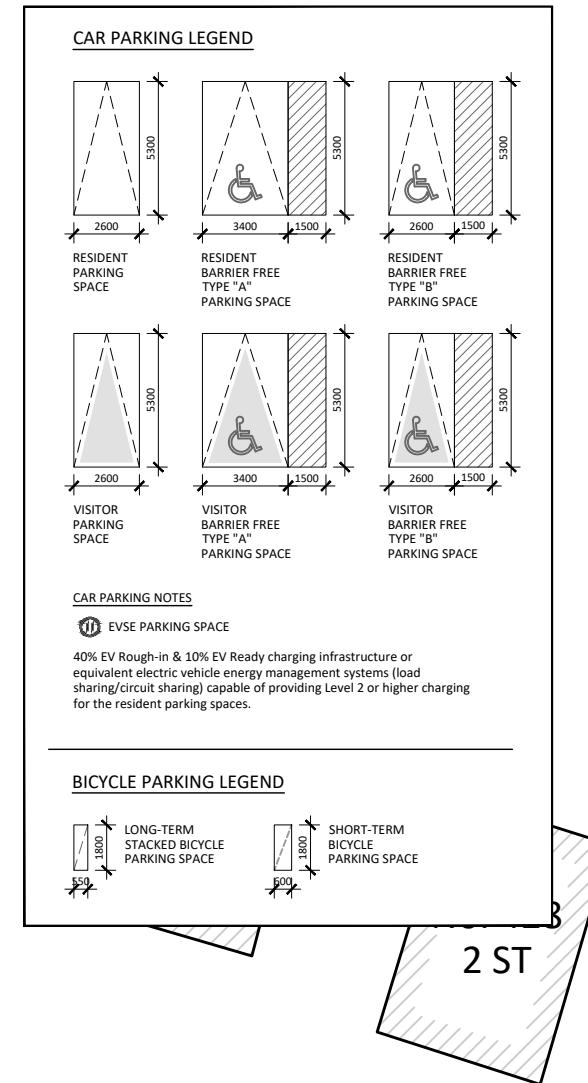
1. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
2. THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSTON ROAD, ROUGEMONT DRIVE AND EVELYN AVENUE, SITE FRONTRAGE WILL BE BUILT TO CITY STANDARDS AND AT NO COST TO THE MUNICIPALITY.
3. REFER TO LANDSCAPE DRAWINGS PREPARED BY MBHC 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, ROUGEMONT DRIVE AND EVELYN AVENUE FRONTRAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. T-5001-05-1.
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.

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 request, the Architect will provide written/graphic clarification or supplementary information regarding the terms of the Contract Documents. The Architect is relieved of the responsibility of the Contractor's drawings and the drawings submitted by the Contractor to the Architect before commencing work.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required for the work and report any discrepancies to the Architect. Drawings submitted by the Contractor 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 are the locations of 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 contract documents in combination. Drawings, schedules, and any other graphic representation supplement the writing in the event of conflict between drawings and specifications. The specifications take precedence over the drawings.



TRUE NORTH PROJECT NORTH

Architects:

STUDIO JCI

20 De Boers Drive, Suite 325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE DEVELOPMENT

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

BUILDING 1 GROUND FLOOR SITE PLAN

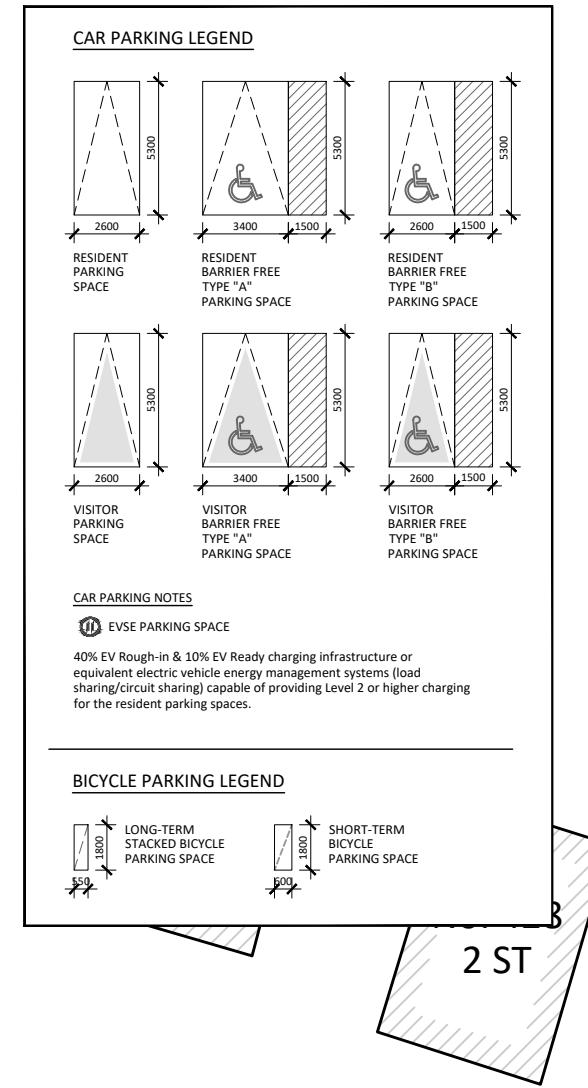
Project No.: 2424
Scale: 1:400
Date: February 14, 2025
Drawn by:

Drawing No.:

A 1.02B

GENERAL NOTES

1. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
2. THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSTON ROAD, ROUGEMONT DRIVE AND EVELYN AVENUE, SITE FRONTRAGE WILL BE BUILT TO CITY STANDARDS AND AT NO COST TO THE MUNICIPALITY.
3. REFER TO LANDSCAPE DRAWINGS PREPARED BY MBHB 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, ROUGEMONT DRIVE AND EVELYN AVENUE FRONTRAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. T-5001-05-1.
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.



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 completion of the Work, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review the Drawings submitted by the Contractor to verify design conformance only.

2. Drawings are not to be scaled for construction. Contractors 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 are the locations of the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read in conjunction with all the contract documents, including the combination drawings, schedules, and any other graphic representation supplementing the written text in the event of conflict between drawings and specifications. Specifications take precedence over the drawings.



GENERAL NOTES

1. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
2. THE RECONSTRUCTED LANDSCAPING AND SIDEWALK ALONG KINGSTON ROAD, ROUGEMONT DRIVE AND EVELYN AVENUE, SITE FRONTRAGE WILL BE BUILT TO CITY STANDARDS AND AT NO COST TO THE MUNICIPALITY.
3. REFER TO LANDSCAPE DRAWINGS PREPARED BY MBHB 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, ROUGEMONT DRIVE AND EVELYN AVENUE FRONTRAGE OF THE SUBJECT SITE MUST BE REMOVED AND REPLACED WITH PROPER CONCRETE CURBS ACCORDING TO THE CITY OF TORONTO STANDARD DRAWING NO. T-500-05-1.
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.

PROPOSED MIXED-USE DEVELOPMENT

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

BUILDING 1 AND BUILDING 2 SITE PLAN

Project No.: 2424
 Scale: 1:400
 Date: February 14, 2025
 Drawn by:

Drawing No.:

A 1.03A

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

Description _____ Date _____

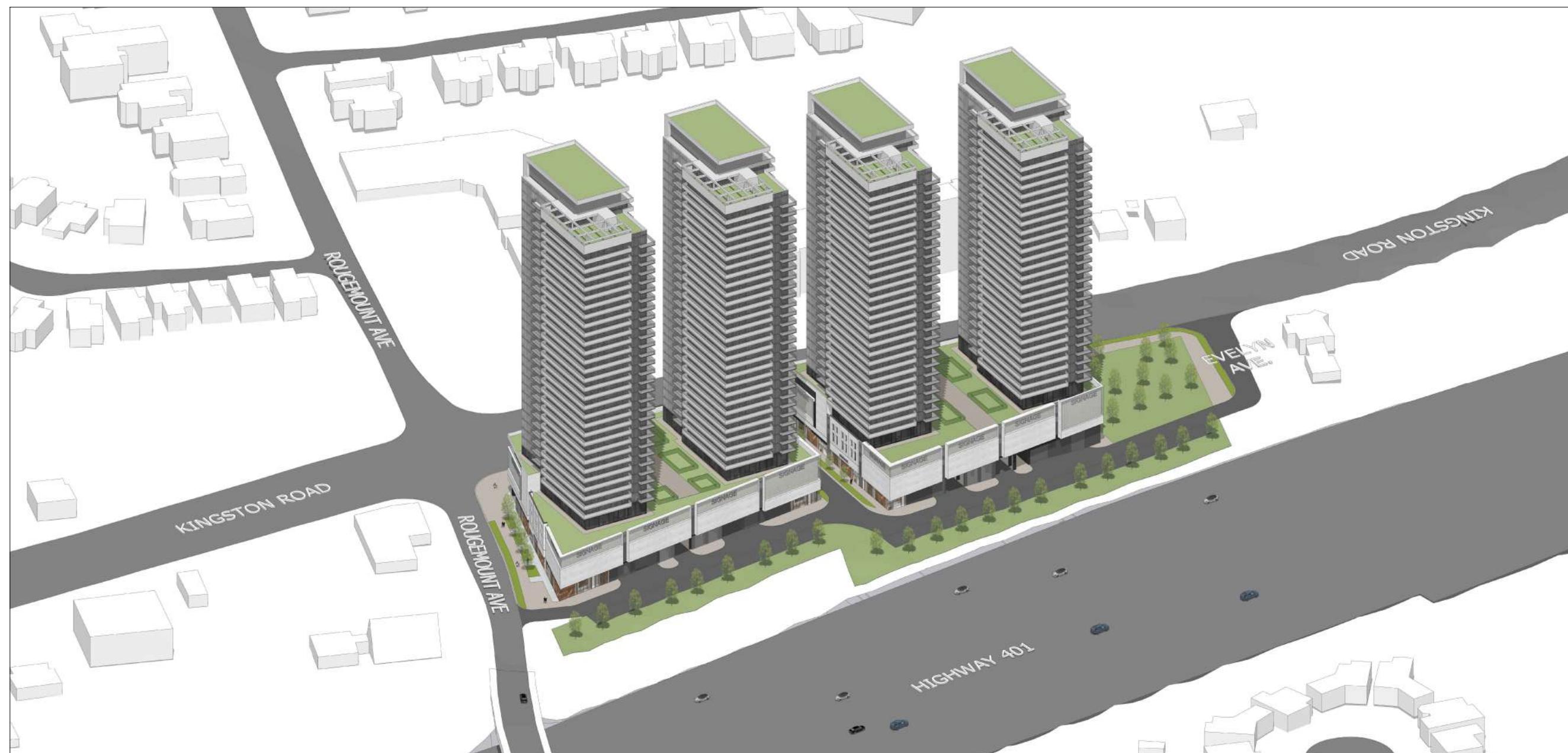
General Notes:

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 request from the Architect, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will not accept 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 from 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 are to be verified on the Structural 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 contract documents in combination. Drawings, schedules, and any other graphic representation supplement the written text in the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



1 SOUTH WEST AERIAL VIEW



2 NORTH WEST AERIAL VIEW



3 SOUTH EAST AERIAL VIEW



4 NORTH EAST AERIAL VIEW

Architects:
STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

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.:

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 interpretation of these documents by the Contractor. Upon written request from the Architect, include written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect reserves the right to draw or submit 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 from 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 are to be followed in 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 text in the event of conflict between documents. In the event of conflict between documents and specifications, the specifications take precedence over the drawings.



NORTH AERIAL VIEW FROM KINGSTON ROAD

Architects:
STUDIO JCI

20 De Boers Drive, Suite
 325
 Toronto, ON M3J 0H1
 T. (416) 901 6528
 www.studiojci.com

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.:

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 request from the Architect, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will not accept 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 from 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 are to be followed in 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 contract documents in combination. Drawings, schedules, and any other graphic representation supplement the written text in the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



Architects:
STUDIO JCI
 20 De Boers Drive, Suite 325
 Toronto, ON M3J 0H1
 T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

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

NORTH WEST PEDESTRIAN VIEW FROM KINGSTON ROAD

RENDERED VIEWS

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

Drawing No.:

A 1.12

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 request from the Architect, provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect reserves the right to draw or submit 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 from 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 are to be followed on 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 contract documents in combination. Drawings, schedules, and any other graphic representation supplement the written text in the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



Architects:
STUDIO JCI
 20 De Boers Drive, Suite 325
 Toronto, ON M3J 0H1
 T. (416) 901 6528
 www.studiojci.com

PROPOSED MIXED-USE
 DEVELOPMENT

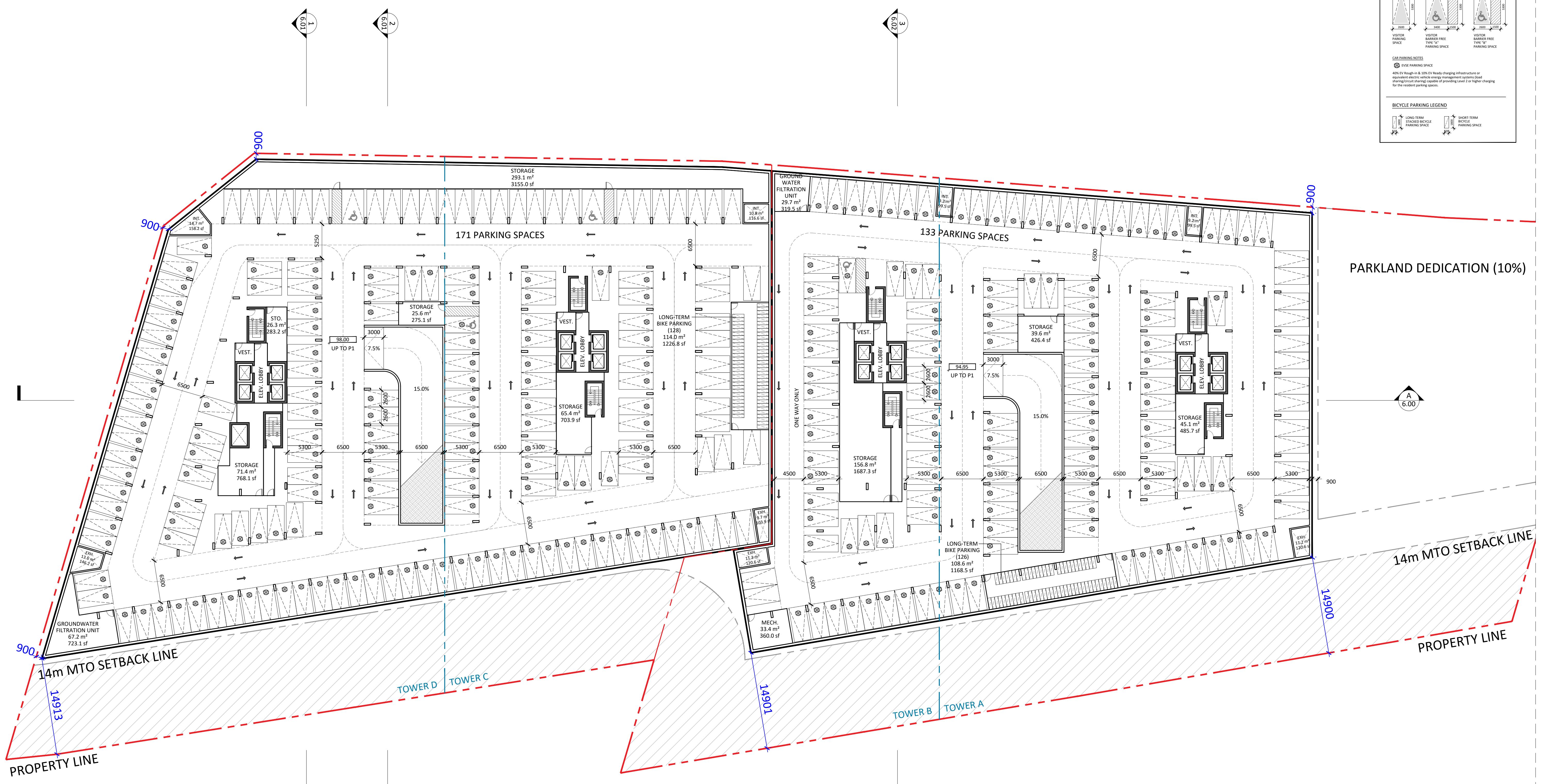
375-409 Kingston Rd, Pickering, ON L1V 1A3

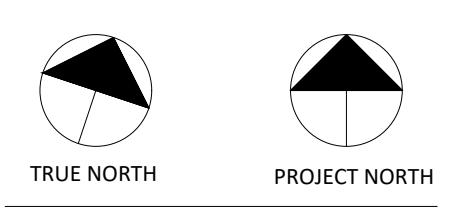
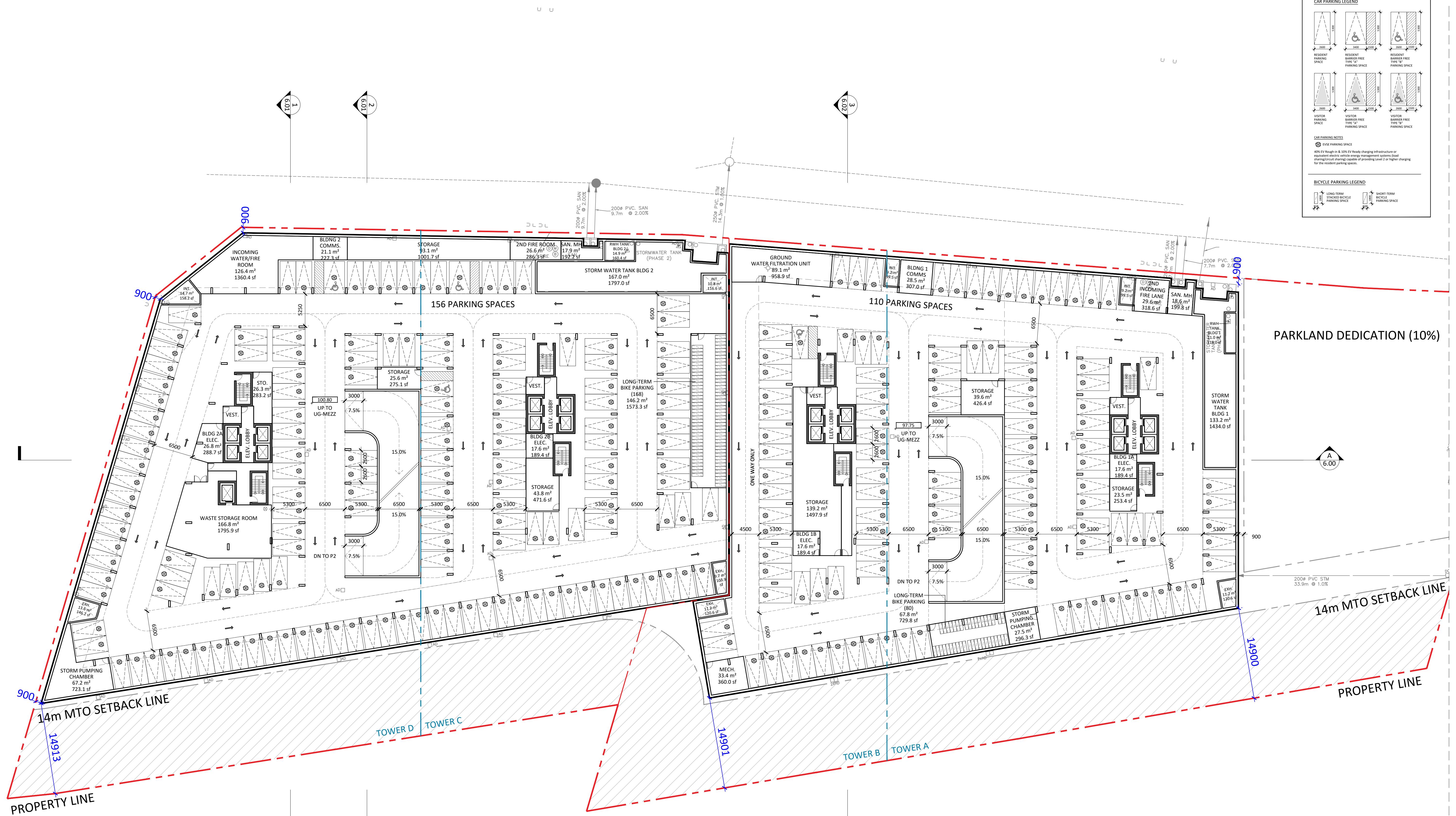
NORTH EAST PEDESTRIAN VIEW FROM KINGSTON ROAD

1000

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

Drawing No.: _____





Architects:

STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

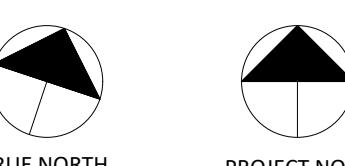
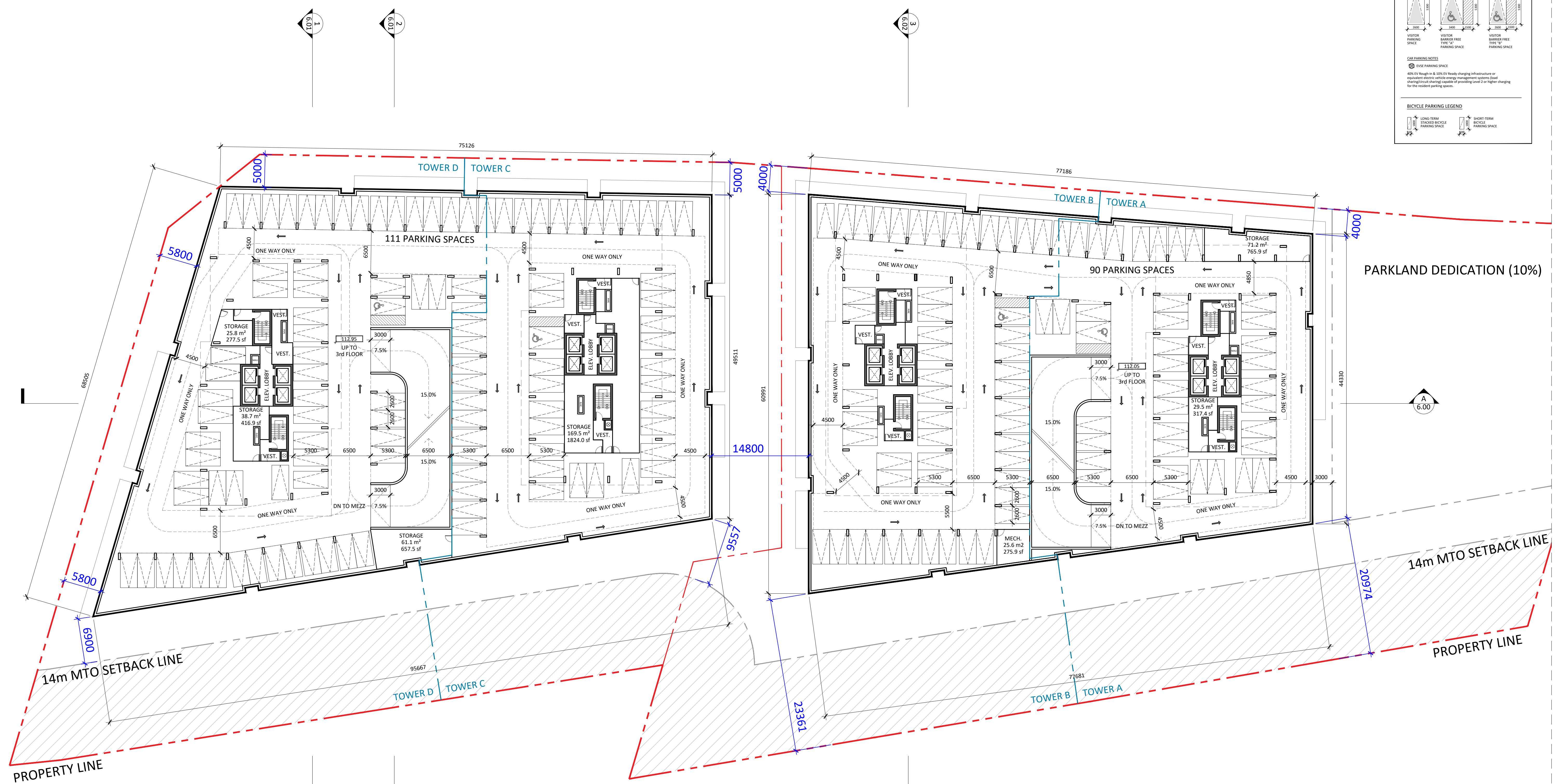
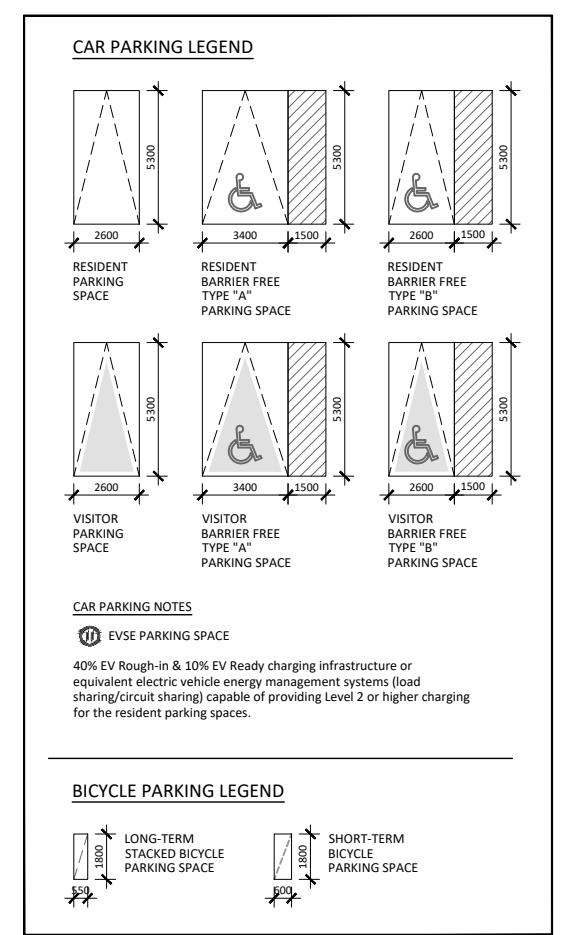
375-409 Kingston Rd, Pickering, ON L1V 1A3

P1 FLOOR PLAN

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

Drawing No.:

A3.0Y



Architects:

STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

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

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

Drawing No.:

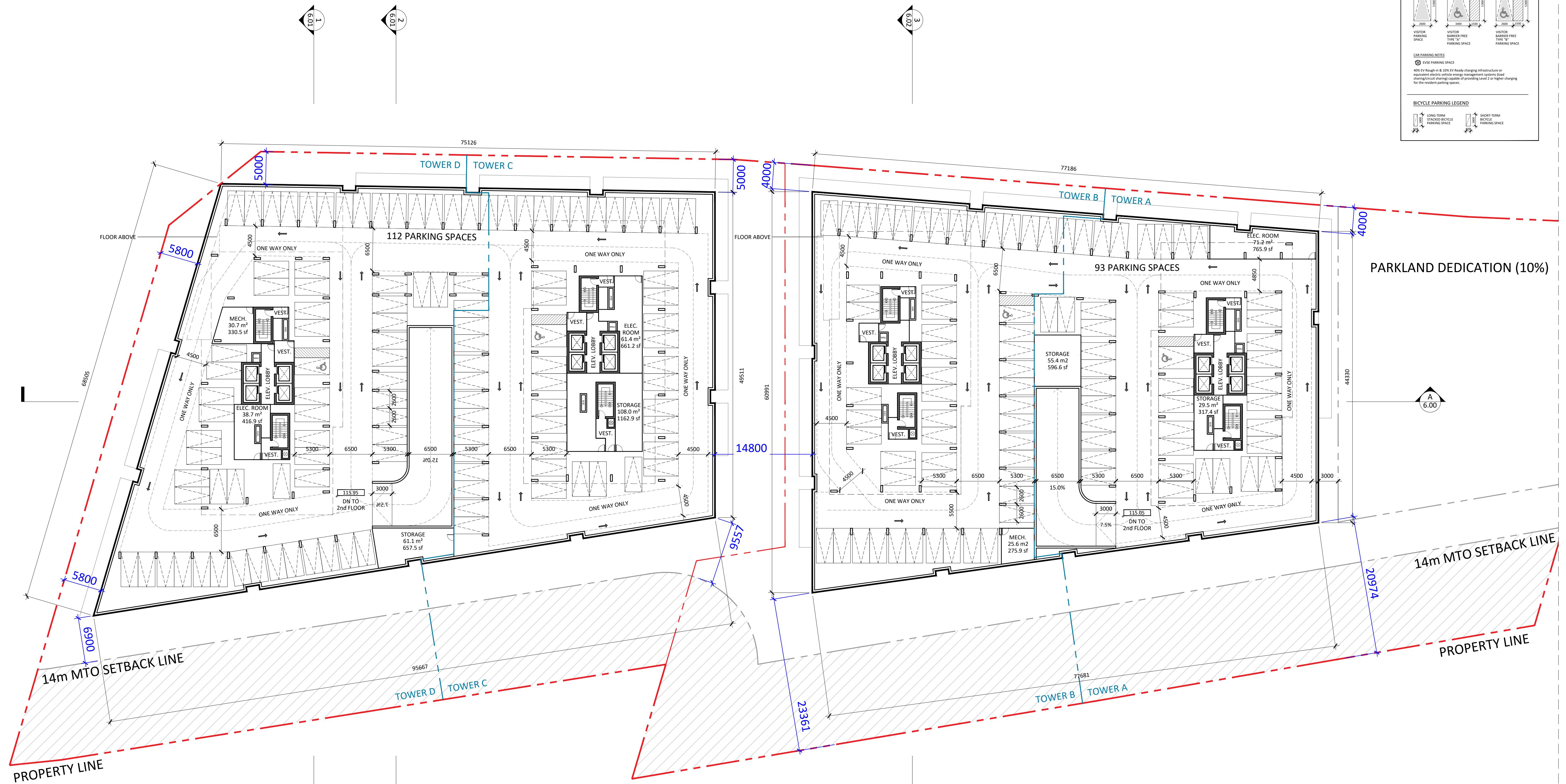
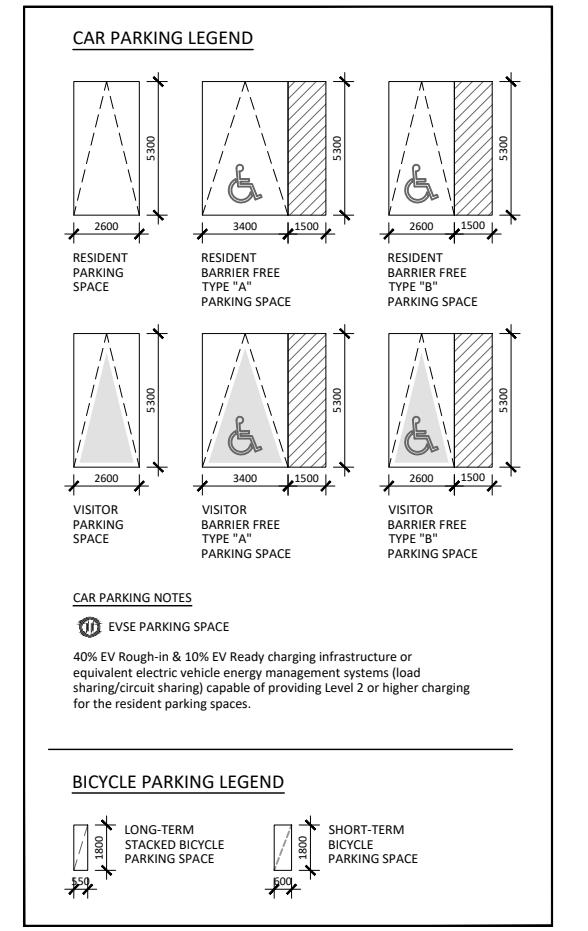
A3.03

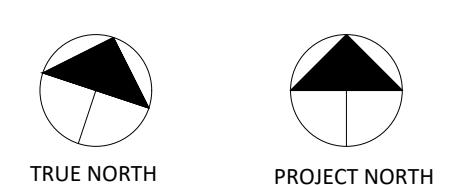
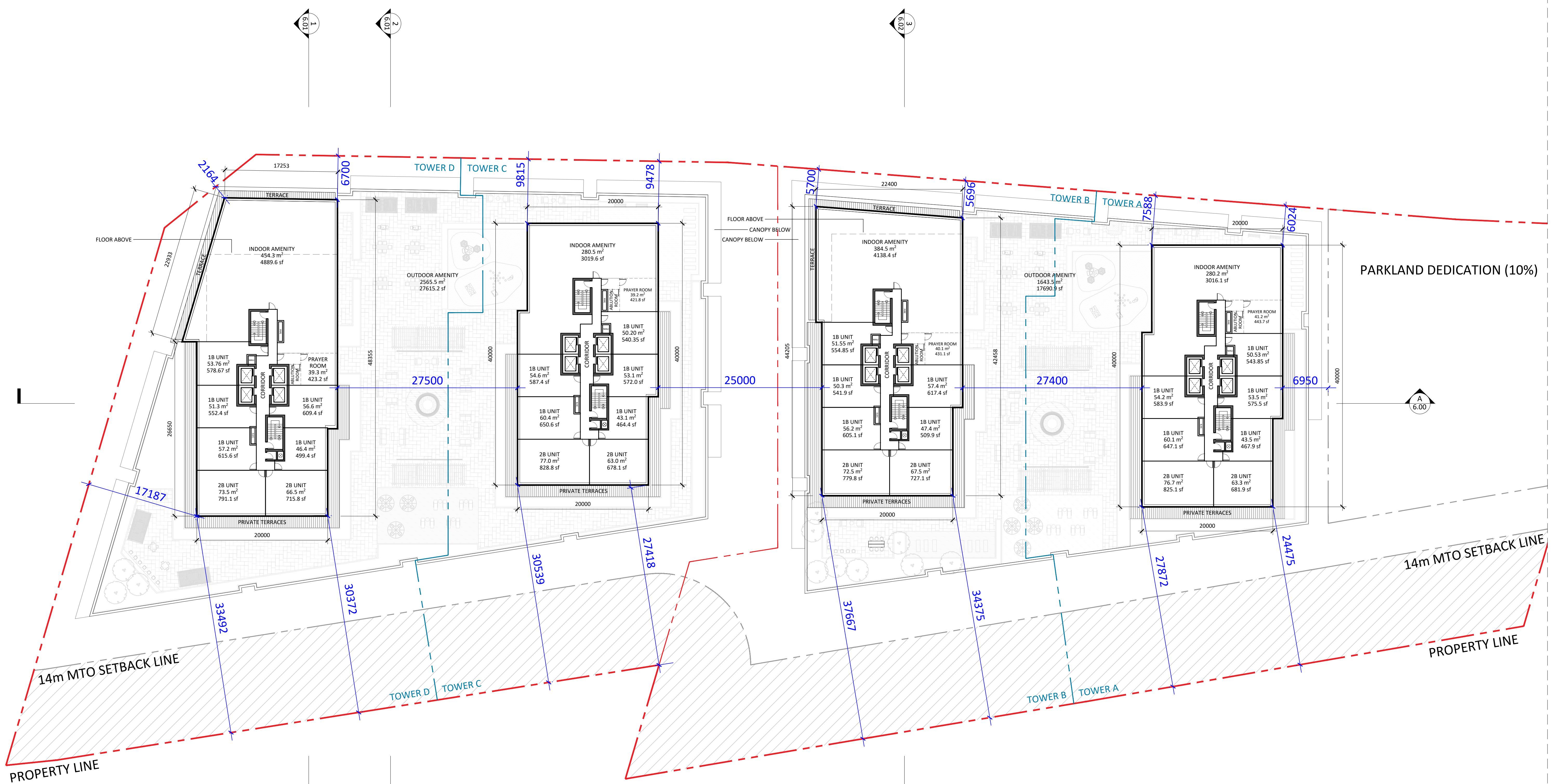
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon request, the Architect will provide written/graphic clarification or supplementary information regarding the terms of the Contract Documents. The Architect's review of Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractors 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 are the locations in the Architectural drawings. Those items not clearly located will be located as directed by the Architect.

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





Architects:

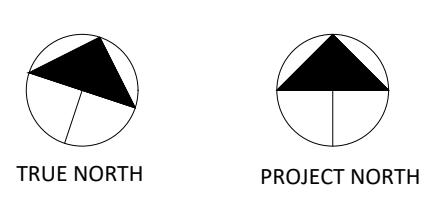
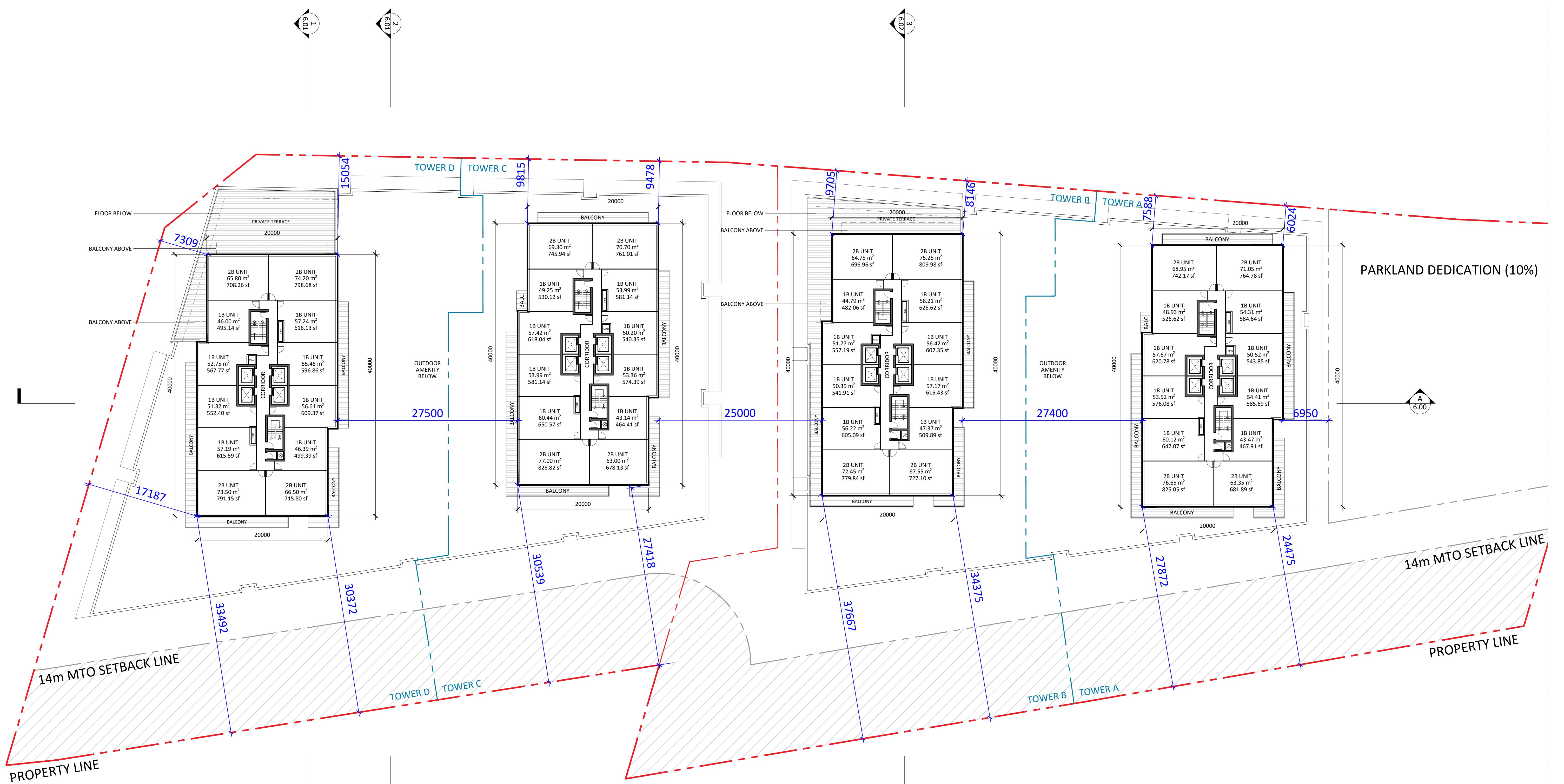
STUDIO JCI20 De Boers Drive, Suite 325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

4TH FLOOR PLAN
 Project No.: 2423
 Scale: 1:300
 Date: February 14, 2025
 Drawn by:

Drawing No.:

A3.05



Architects:

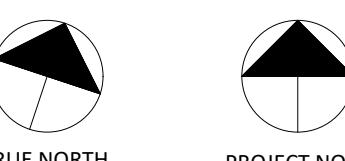
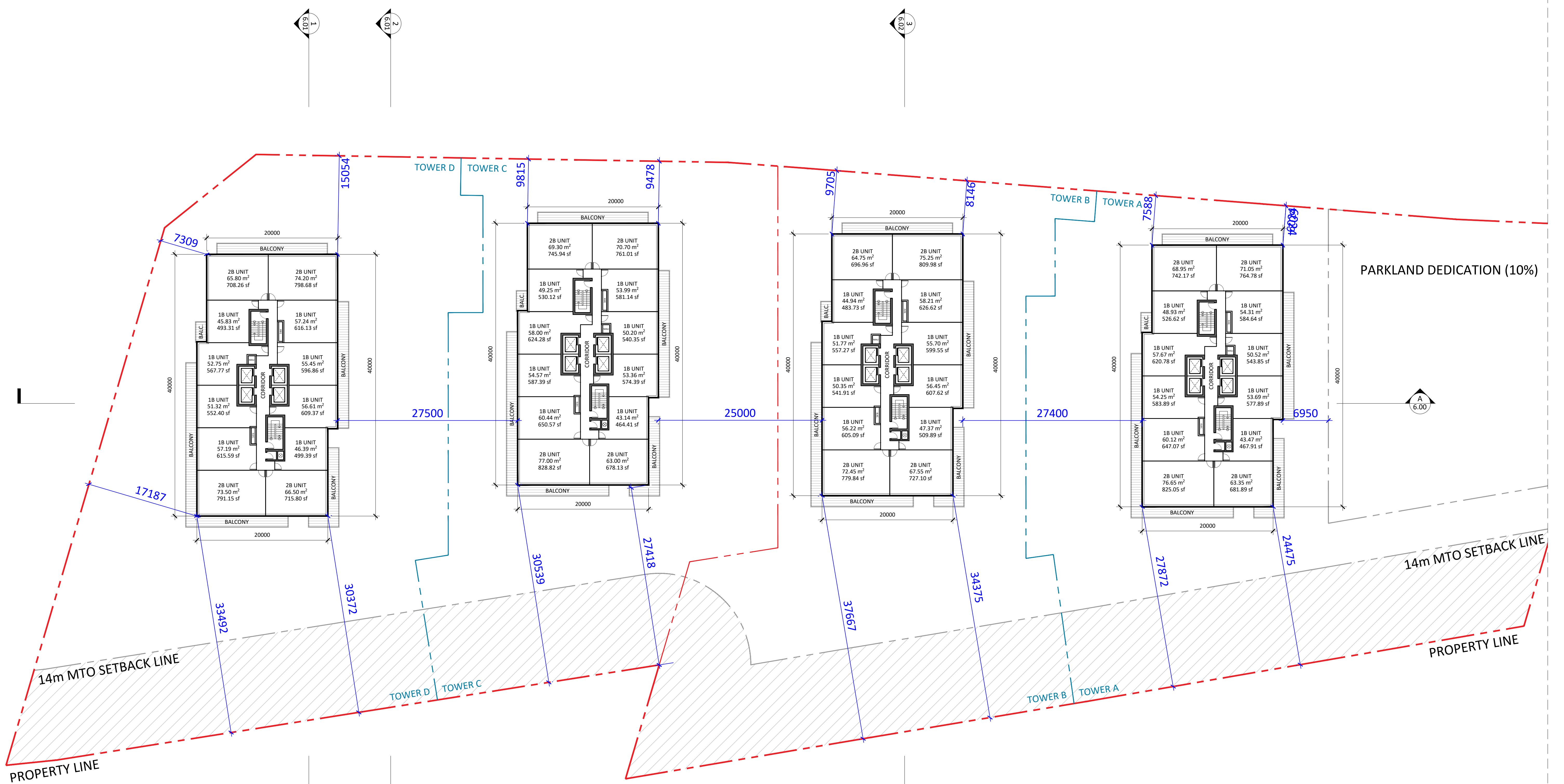
STUDIO JCI20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

5TH FLOOR PLAN
Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.06



Architects:

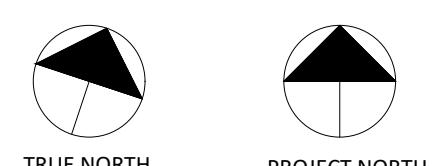
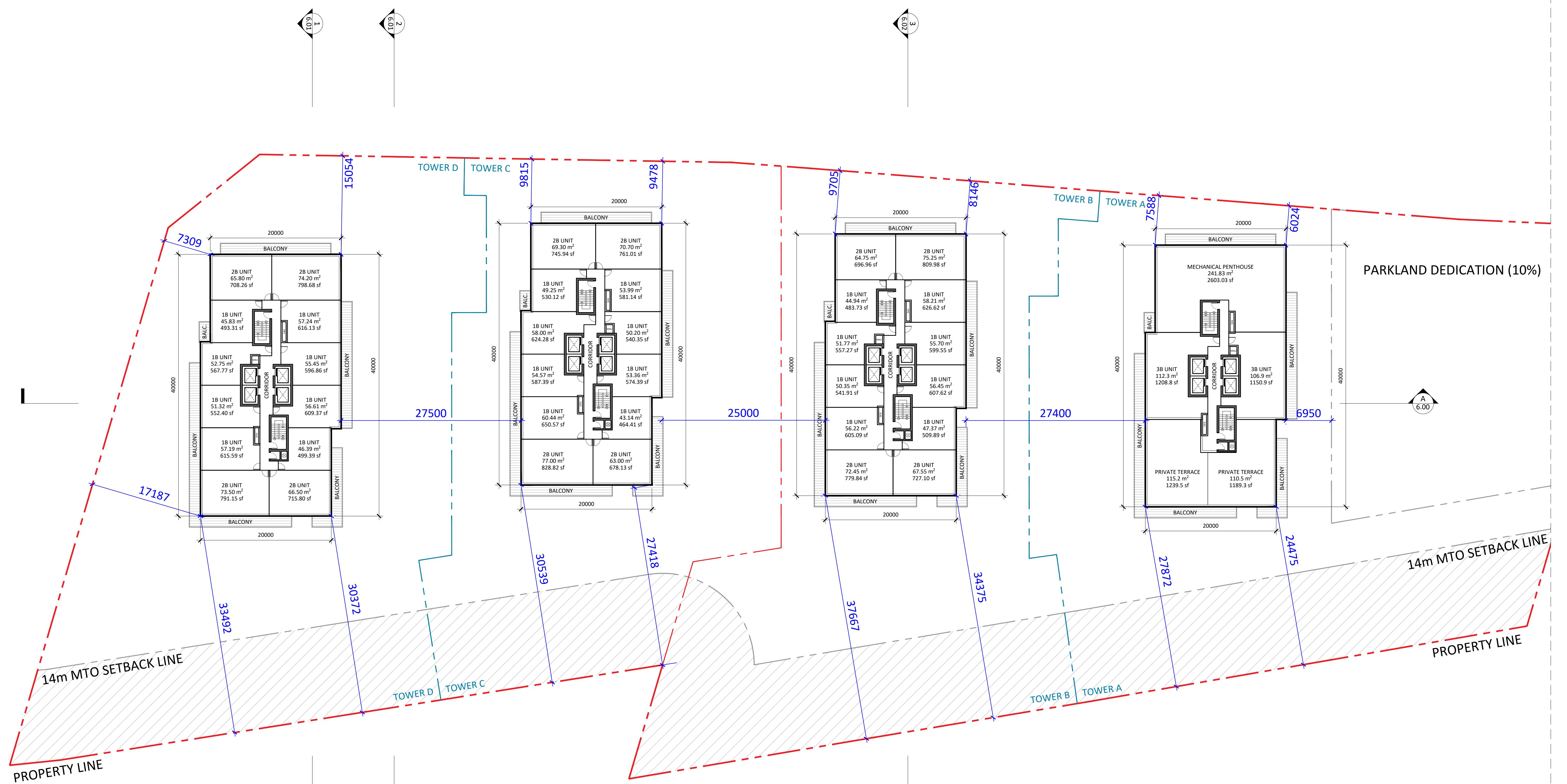
STUDIO JCI20 De Boers Drive, Suite 325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

6TH-30TH FLOOR PLAN
Project No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.07



Architects:

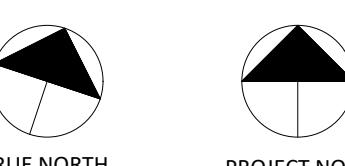
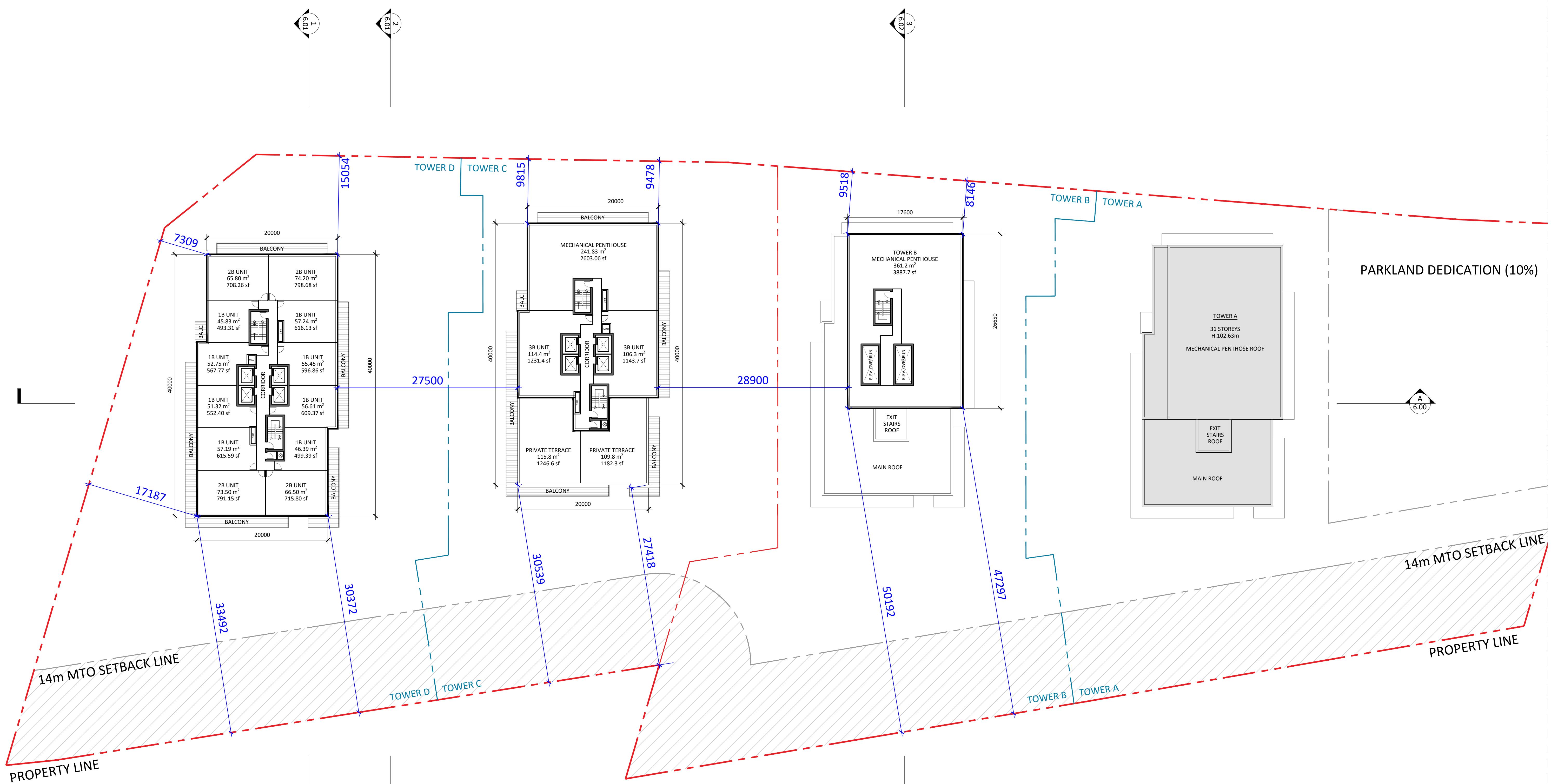
STUDIO JCI20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

31ST FLOOR PLANSProject No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.08



Architects:

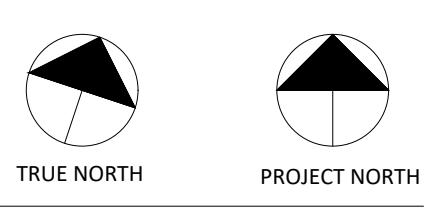
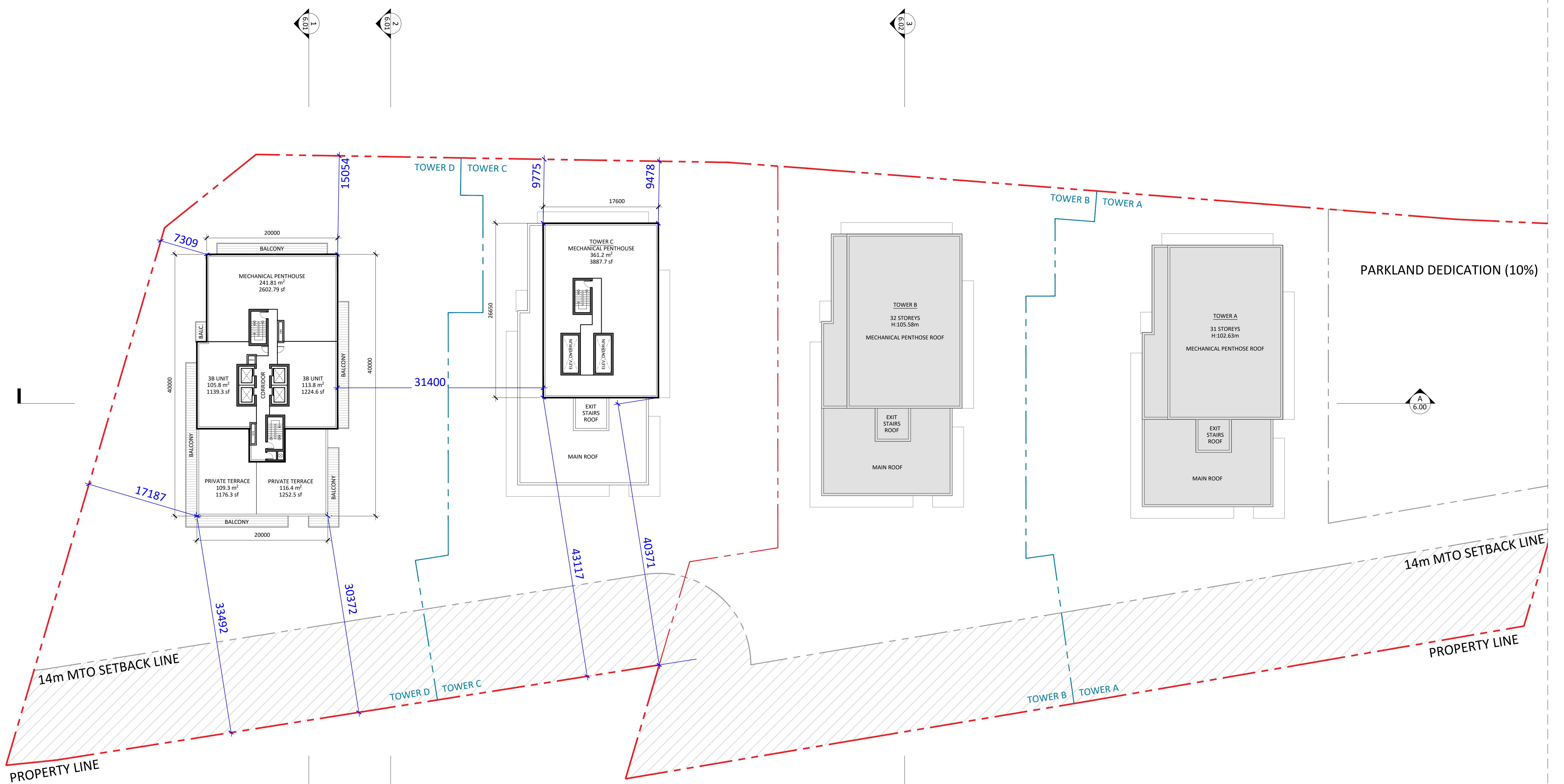
STUDIO JCI20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

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

33RD FLOOR PLANProject No.: 2423
Scale: 1:300
Date: February 14, 2025
Drawn by:

Drawing No.:

A3.10



Architects:
STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

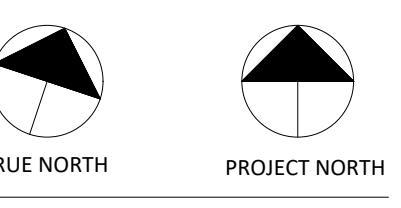
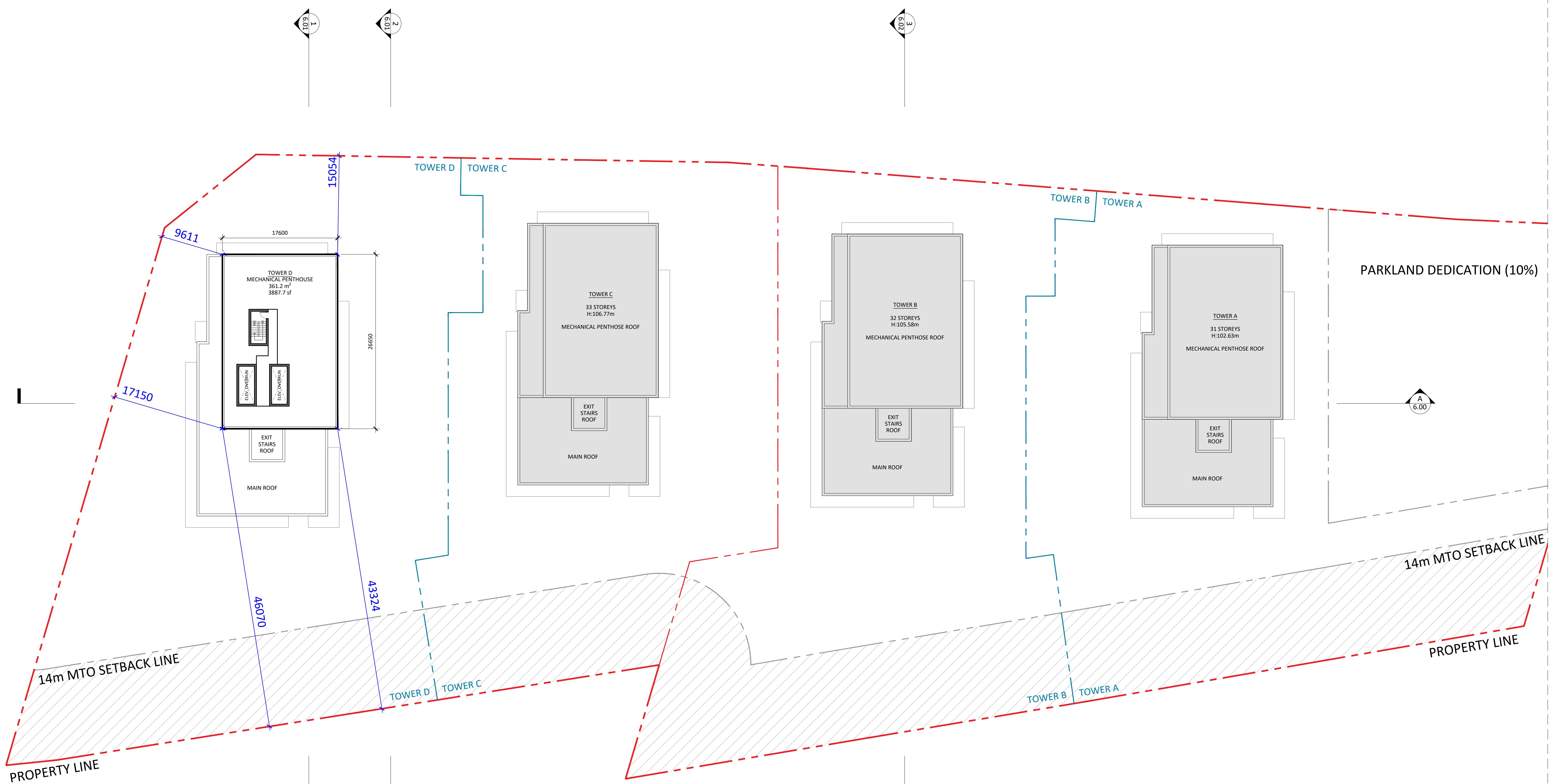
375-409 Kingston Rd, Pickering, ON L1V 1A3

34TH FLOOR PLAN

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

Drawing No.:

A3.11



Architects:

STUDIO JCI20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.comPROPOSED MIXED-USE
DEVELOPMENT

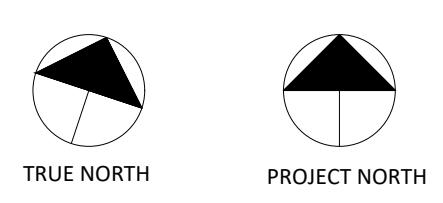
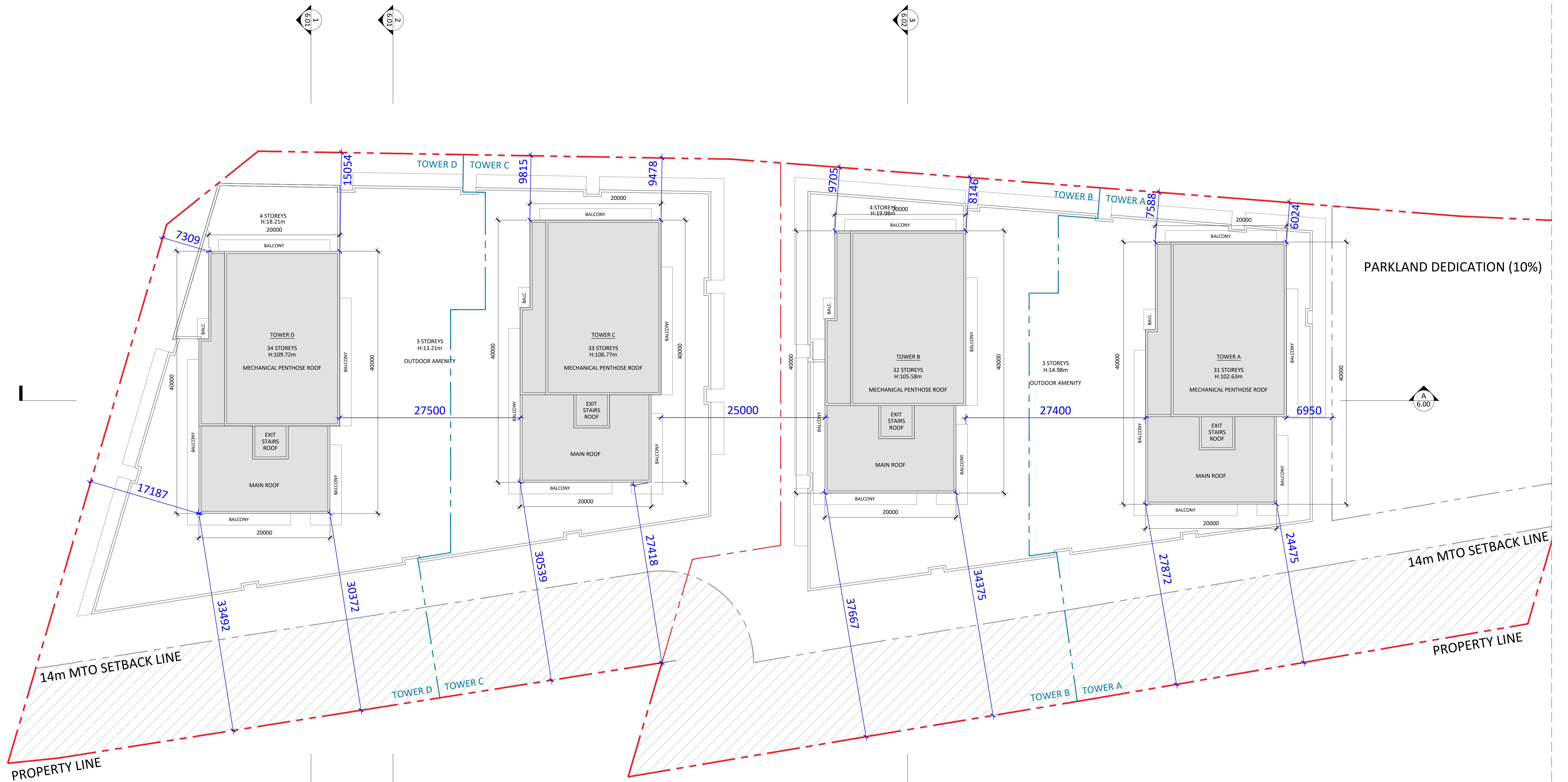
375-409 Kingston Rd, Pickering, ON L1V 1A3

MECHANICAL PENTHOUSE

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

Drawing No.:

A3.12



Architects:
STUDIO JCI

20 De Boers Drive, Suite
325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED MIXED-USE
DEVELOPMENT

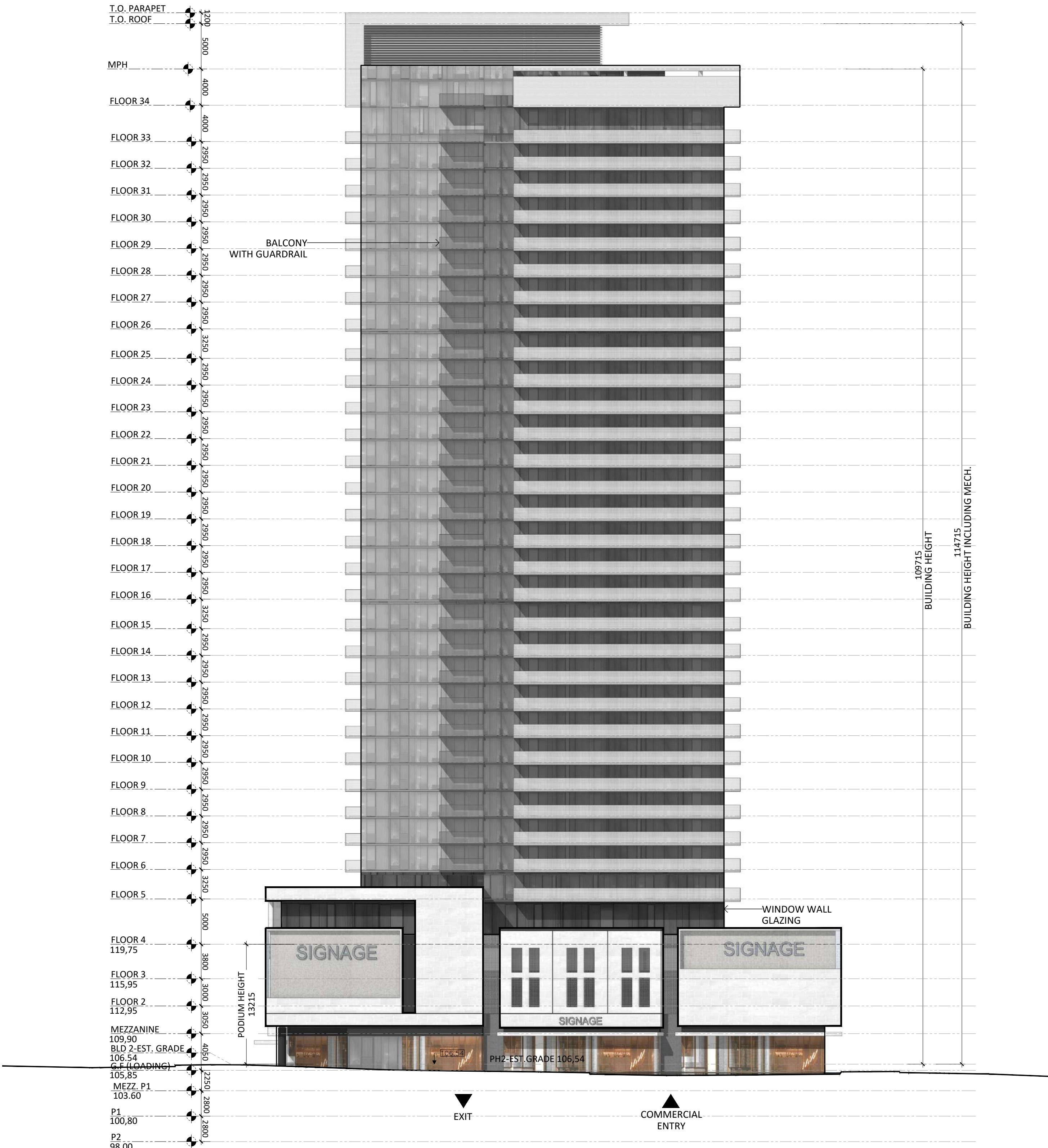
375-409 Kingston Rd, Pickering, ON L1V 1A3

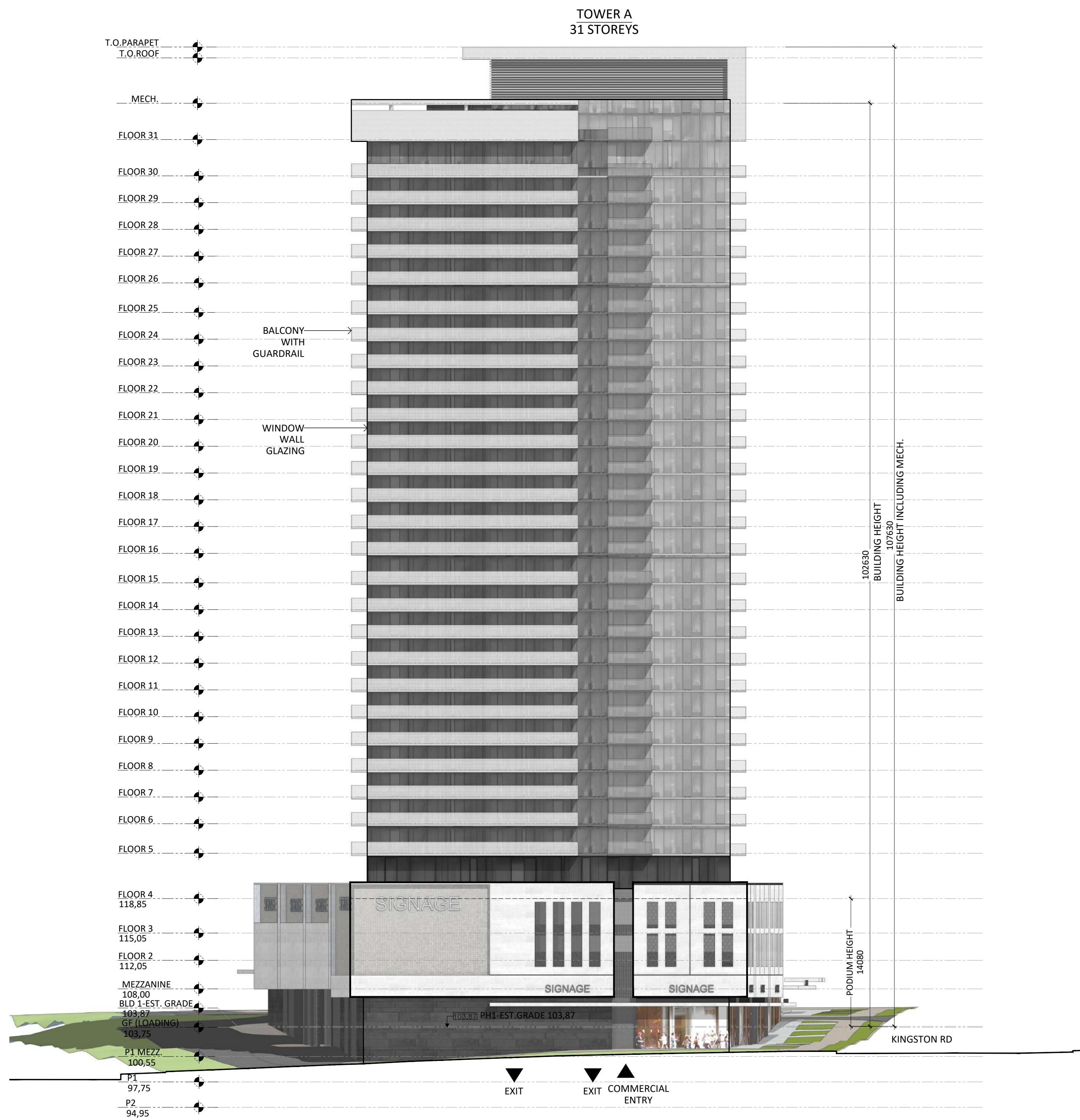
T.O. ROOF PLAN

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

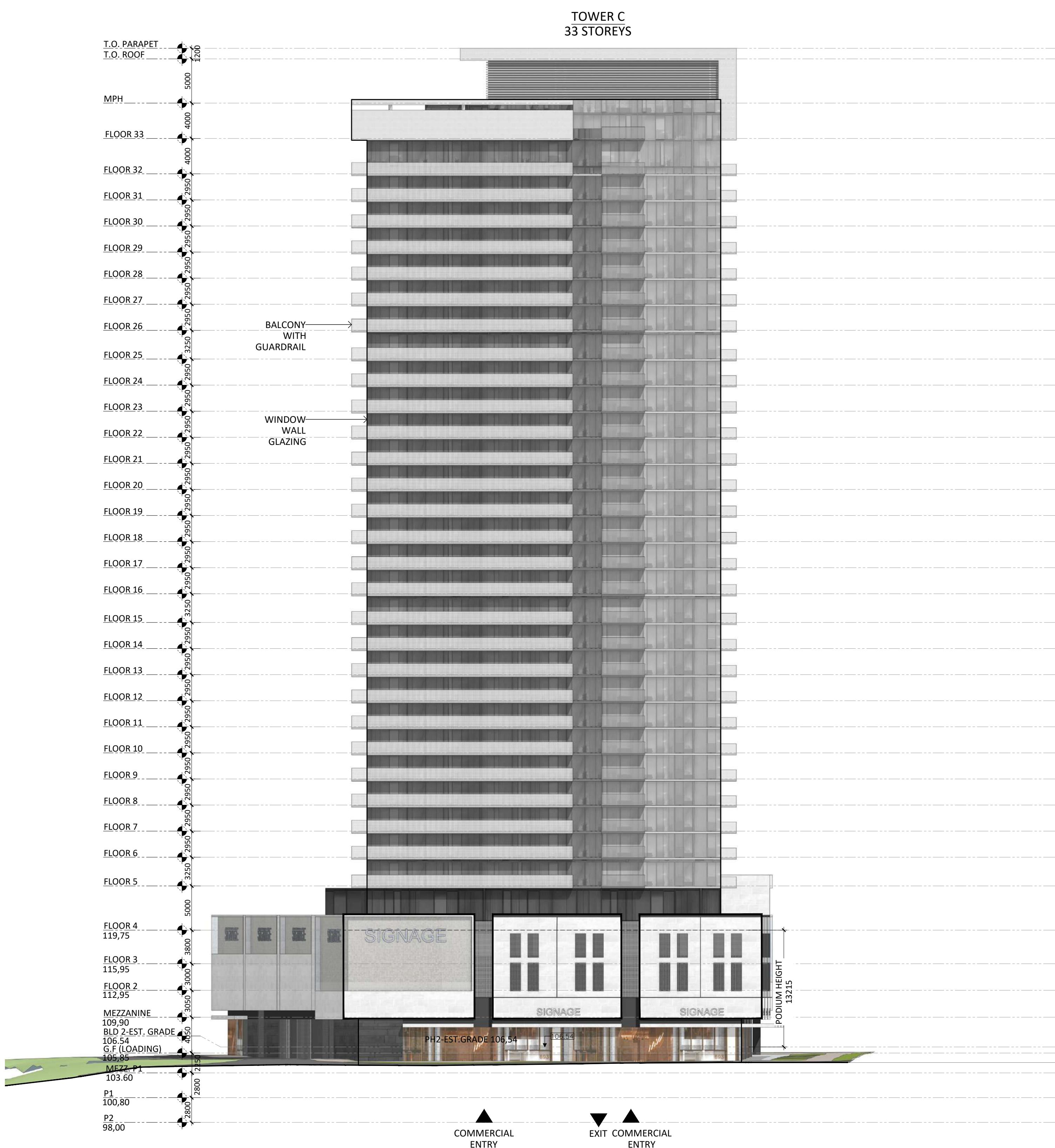
Drawing No.:

A3.13





1 EAST ELEVATION - BUILDING 1



1 EAST ELEVATION - BUILDING 2

Architects:
STUDIO JCI
20 De Boers Drive, Suite 325
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com
PROPOSED MIXED-USE
DEVELOPMENT

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

EAST ELEVATIONS

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

Drawing No.:

