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22.122P01



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**ISSUED FOR OPA/ZBA RESUBMISSION
DECEMBER 20, 2024**

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STATISTICS	M ²	FT ²
TOTAL COMMERCIAL	6,585	70,877
TOTAL RESIDENTIAL	331,918	3,572,767
NET AVERAGE APARTMENT UNIT SIZE	59	639
TOTAL RESIDENTIAL UNIT#	5,264	

PHASE	VALUE	AREA
PHASE 1	11,321	
PHASE 2	12,373	
PHASE 3	5,968	
PHASE 4	23,139	
PHASE 5	24,673	
GROSS SITE AREA	77,473	

	VALUE	AREA
GROSS SITE AREA EXCLUDING STREET A R.O.W.		71,615
POPS	50%	5,013
STRATA PARK	80%	2,312
PARK	100%	6,491
TOTAL (POPS AND PARK)		13,816

7.0% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
3.2% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
9.1% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
19.3% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.

DESCRIPTION	VALUE
STREET A R.O.W. DEDUCTION	5,861
5% PARKLAND DEDUCTION*	3,581
NET SITE AREA	68,034

*5% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.

	M ²	FT ²
TOTAL NFA	338,503	3,643,645
FSI (ON NET SITE AREA)	4.90	

NFA CALCULATION*

	DESCRIPTION	FLOORS	COMMERCIAL		RESIDENTIAL APARTMENT		SALEABLE			TOTAL NFA	
			M ²	FT ²	M ²	FT ²	M ²	FT ²	UNIT#	M ²	FT ²
BUILDING 'A'	F1-F6	6	4,771	51,351	17,572	189,140	16,455	177,122	278	22,343	240,500
	TOWER (F7-F19)	13			18,165	195,624	17,852	193,233	304	18,165	195,524
BUILDING 'B'	F1-F6	6			18,588	200,080	14,832	159,652	244	18,588	200,080
	TOWER (F7-F35)	29			62,332	670,942	61,339	660,254	1,016	62,332	670,942
BUILDING 'C'	F1-F6	6			14,584	156,982	13,279	142,923	222	14,584	156,982
	TOWER (F7-F23)	17			22,729	244,654	21,989	236,678	373	22,729	244,654
BUILDING 'D'	F1-F3	3	1,249	13,449	9,135	98,325	6,486	69,820	110	10,384	111,774
	TOWER (F4-F35)	32			44,645	480,555	43,625	471,738	743	44,645	480,555
BUILDING 'E'	F1-F6	6	565	6,077	19,625	211,241	13,929	149,932	236	20,189	217,318
	TOWER (F7-F35)	29			104,545	1,125,317	102,406	1,102,301	1,735	104,545	1,125,317
TOTAL			6,585	70,877	331,918	3,572,767	312,491	3,363,651	5,264	338,503	3,643,645

*NOTE: ELEVATOR LOBBIES AND VESTIBULES BELOW ESTABLISHED GRADE ARE NOT INCLUDED IN THE NFA

UNIT MIX

	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
BUILDING 'A' PHASE 1	BASE (F1-F6)	28	137	0	92	0	22	279
	TOWER (F7-F19)	30	149	0	100	0	24	304
	TOTAL	58	286	0	192	0	46	583
	UNIT MIX	10.0%	49.0%		33.0%		7.9%	99.9%
			59.0%		40.9%			

BUILDING 'B' PHASE 2	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
	BASE (F1-F6)	24	119	0	80	0	19	244
	TOWER (F7-F35)	102	497	0	335	0	81	1,015
	TOTAL	126	616	0	416	0	101	1,258
UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%	
		59.0%		41.0%				

BUILDING 'C' PHASE 3	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
	BASE (F1-F6)	23	110	0	74	0	18	225
	TOWER (F7-F23)	37	183	0	123	0	30	373
	TOTAL	60	293	0	197	0	48	597
UNIT MIX	10.0%	49.1%		33.0%		8.0%	100.1%	
		59.1%		41.0%				

BUILDING 'D' PHASE 4	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
	BASE (F1-F6)	11	54	0	36	0	9	110
	TOWER (F7-F25)	74	364	0	245	0	59	743
	TOTAL	85	418	0	281	0	68	853
UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%	
		59.0%		41.0%				

BUILDING 'E' PHASE 5	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
	BASE (F1-F6)	24	116	0	78	0	19	237
	TOWER (F7-F35)	174	850	0	573	0	139	1,735
	TOTAL	198	966	0	651	0	158	1,972
UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.1%	
		59.0%		41.0%				

TOTAL	TOTAL	527	2,579	0	1,738	0	421	5,264
	UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%
			59.0%		41.0%			

AMENITY REQUIRED (4)

	AMENITY PROVIDED	
	OUTDOOR 4M ² UNIT	INDOOR 2M ² UNIT
PARCEL 'A'	2,333	1,166
PARCEL 'B'	5,036	2,518
PARCEL 'C'	2,391	1,195
PARCEL 'D'	3,411	1,705
PARCEL 'E'	7,864	3,942
TOTAL	21,055	10,528

AMENITY PROVIDED

	OUTDOOR		INDOOR		
	AREA M ²	RATIO/UNIT	AREA M ²	RATIO/UNIT	
PARCEL 'A'	OUTDOOR AMENITY	662	1.14		
	25% GREEN ROOF AREA ON THE PODIUM	650	1.11	1,166	2.00
	TOTAL	1,312	2.25		
PARCEL 'B'	OUTDOOR AMENITY	2,107	1.67		
	25% GREEN ROOF AREA ON THE PODIUM	573	0.46	2,518	2.00
	TOTAL	2,680	2.13		
PARCEL 'C'	OUTDOOR AMENITY	1,052	1.76		
	25% GREEN ROOF AREA ON THE PODIUM	190	0.32	1,195	2.00
	TOTAL	1,242	2.08		
PARCEL 'D'	OUTDOOR AMENITY	1,136	1.33		
	25% GREEN ROOF AREA ON THE PODIUM	593	0.70	2,866	3.36
	TOTAL	1,729	2.03		
PARCEL 'E'	OUTDOOR AMENITY	2,785	1.41		
	25% GREEN ROOF AREA ON THE PODIUM	1,149	0.58	3,942	2.00
	TOTAL	3,934	2.00		
TOTAL	10,897	2.07	11,688	2.22	

PARKING REQUIRED (1)(2)(3)

	COMMERCIAL	RESIDENTIAL	VISITOR	TOTAL
	3.3/100M ²	0.55/UNIT	0.15/UNIT	
PARCEL 'A'	158	321	88	567
PARCEL 'B'	0	693	189	882
PARCEL 'C'	0	320	90	419
PARCEL 'D'	42	470	128	640
PARCEL 'E'	19	1,085	296	1,400
TOTAL	219	2,898	791	3,907

PARKING PROVIDED

	ABOVE GRADE LEVEL 1	ABOVE GRADE LEVEL 2-6	UG1	UG2	UG3	TOTAL
	PARCEL 'A'	199	199	199	199	199
PARCEL 'B'	47	340	230	266	189	882
PARCEL 'C'	144	156	156	156	156	456
PARCEL 'D'	221	228	228	228	228	677
PARCEL 'E'	149	995	435			1,579
TOTAL	196	1,335	1,229	849	583	4,192

NOTE: 1) ASSUMING COMMERCIAL PARKING RATIO= 3.3/100M²
2) ASSUMING RESIDENTIAL PARKING RATIO= 0.55/UNIT, 0.15/ VISITOR
3) ASSUMING TOWNHOUSE PARKING=0.55/ UNIT, 0.15/ VISITOR
4) 30% EV ROUGH IN AND 10% EV READY BEING PROPOSED

PARKING PROVIDED (RATIO)

	COMMERCIAL		RESIDENTIAL		VISITOR		TOTAL
	PARKING SPACES	RATIO/100M ²	PARKING SPACES	RATIO/UNIT	PARKING SPACES	RATIO/UNIT	
PARCEL 'A'	158	3.3	351	0.60	88	0.15	597
PARCEL 'B'	0	0	694	0.55	189	0.15	882
PARCEL 'C'	0	0	366	0.61	90	0.15	456
PARCEL 'D'	42	3.4	507	0.59	128	0.16	677
PARCEL 'E'	19	3.3	1,264	0.64	296	0.16	1,579
TOTAL	219	3.3	3,182	0.60	791	0.15	4,192

EV PARKING REQUIRED

	EV ROUGH IN	EV READY	TOTAL
	30% PROVIDED PARKING	10% PROVIDED PARKING	
PARCEL 'A'	179	80	239
PARCEL 'B'	265	88	353
PARCEL 'C'	137	46	182
PARCEL 'D'	203	68	271
PARCEL 'E'	474	158	632
TOTAL	1,258	419	1,677

EV PARKING PROVIDED

	ABOVE GRADE LEVEL 1	ABOVE GRADE LEVEL 2-6	UG1	UG2	UG3	TOTAL
	PARCEL 'A'	140	140	93		
PARCEL 'B'	47	162	144			353
PARCEL 'C'	144	38	38			182
PARCEL 'D'	166	105				271
PARCEL 'E'	149	124	359			632
TOTAL	196	124	977	380	0	1,677

BICYCLE PARKING REQUIRED

BY-LAW 7553/17

	COMMERCIAL	LONG-TERM	SHORT-TERM	TOTAL
	1/1000M ²	0.5/UNIT	0.1/UNIT	
PARCEL 'A'	5	292	59	356
PARCEL 'B'	0	630	126	756
PARCEL 'C'	0	299	60	359
PARCEL 'D'	2	427	86	515
PARCEL 'E'	1	986	198	1,185
TOTAL	8	2,634	529	3,171

A MAXIMUM OF 50 PERCENT OF THE REQUIRED BICYCLE PARKING SPACES MAY BE VERTICAL SPACES. THE REST OF THE REQUIRED SPACES MUST BE HORIZONTAL SPACES.

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#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/2/24 RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/2/24 SUBMISSION	AYU



PROJECT NO. 1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING

STATISTICS

PROJECT NO.	22.122P01
PROJECT DATE	2024-12-19
DRAWN BY	MZH
CHECKED BY	AYU
SCALE	



DRAWING NO. RZ002 REV. 2



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1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU

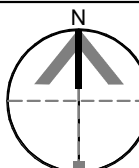


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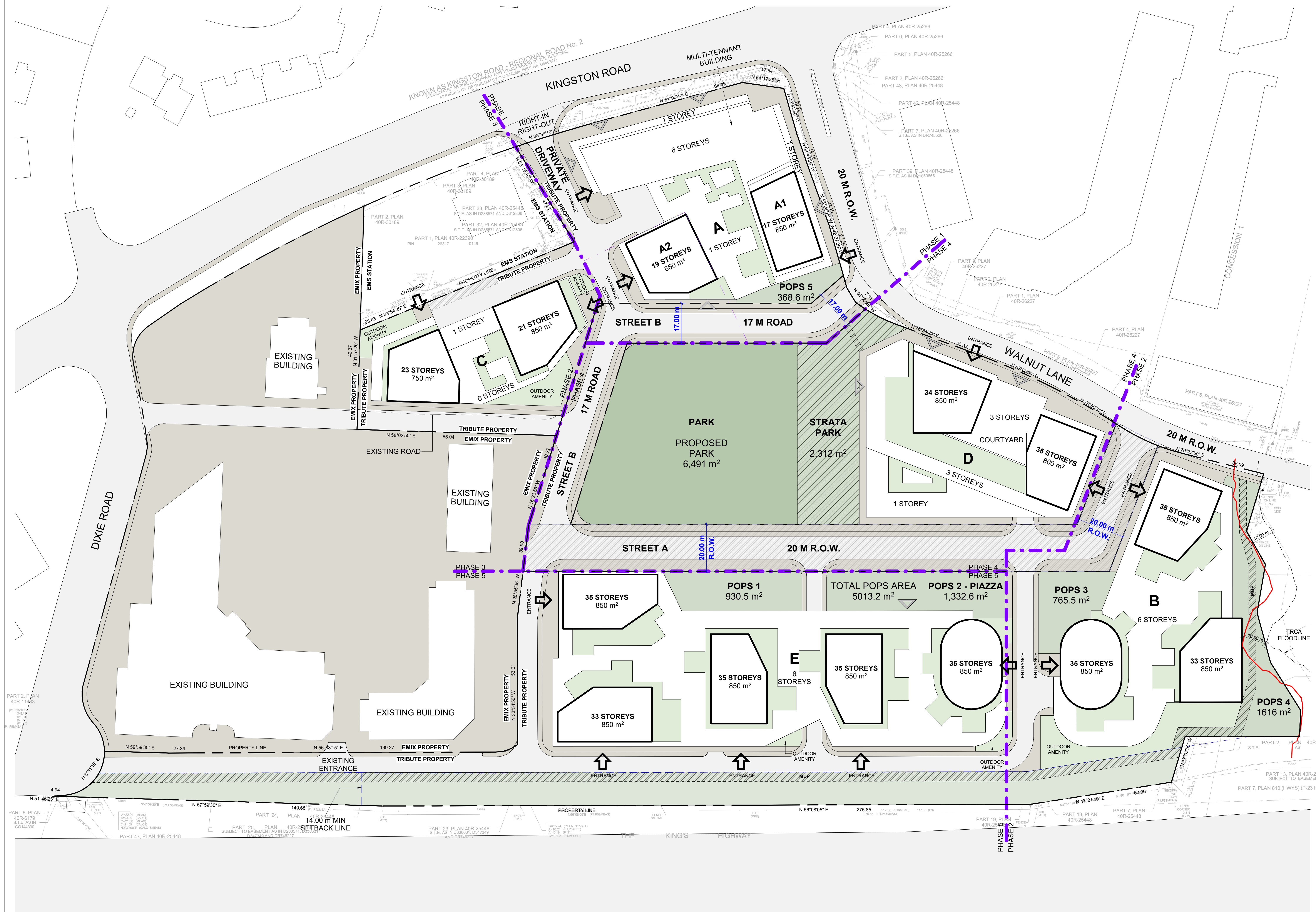
DRAWING
CONTEXT PLAN

PROJECT NO.
 22.122P01
 PROJECT DATE
 2024-12-19
 DRAWN BY
 MZH
 CHECKED BY
 AYU
 SCALE
 1 : 2000



DRAWING NO. **RZ004** REV. **2**

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BLOCK DEVELOPMENT

PROJECT NO. 22.122P01	
PROJECT DATE 2024-12-19	
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LEGEND

- LOCATION OF EXISTING BUILDINGS
- BUILDING TO BE DEMOLISHED
- BUILDING DEMOLISHED IN PREVIOUS PHASES
- LOCATION OF PROPOSED BUILDINGS
- COMPLETED BUILDING
- FUTURE BUILDING
- PROPOSED PARK
- EXISTING STREET AND SURFACE PARKING
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- PHASING BOUNDARY

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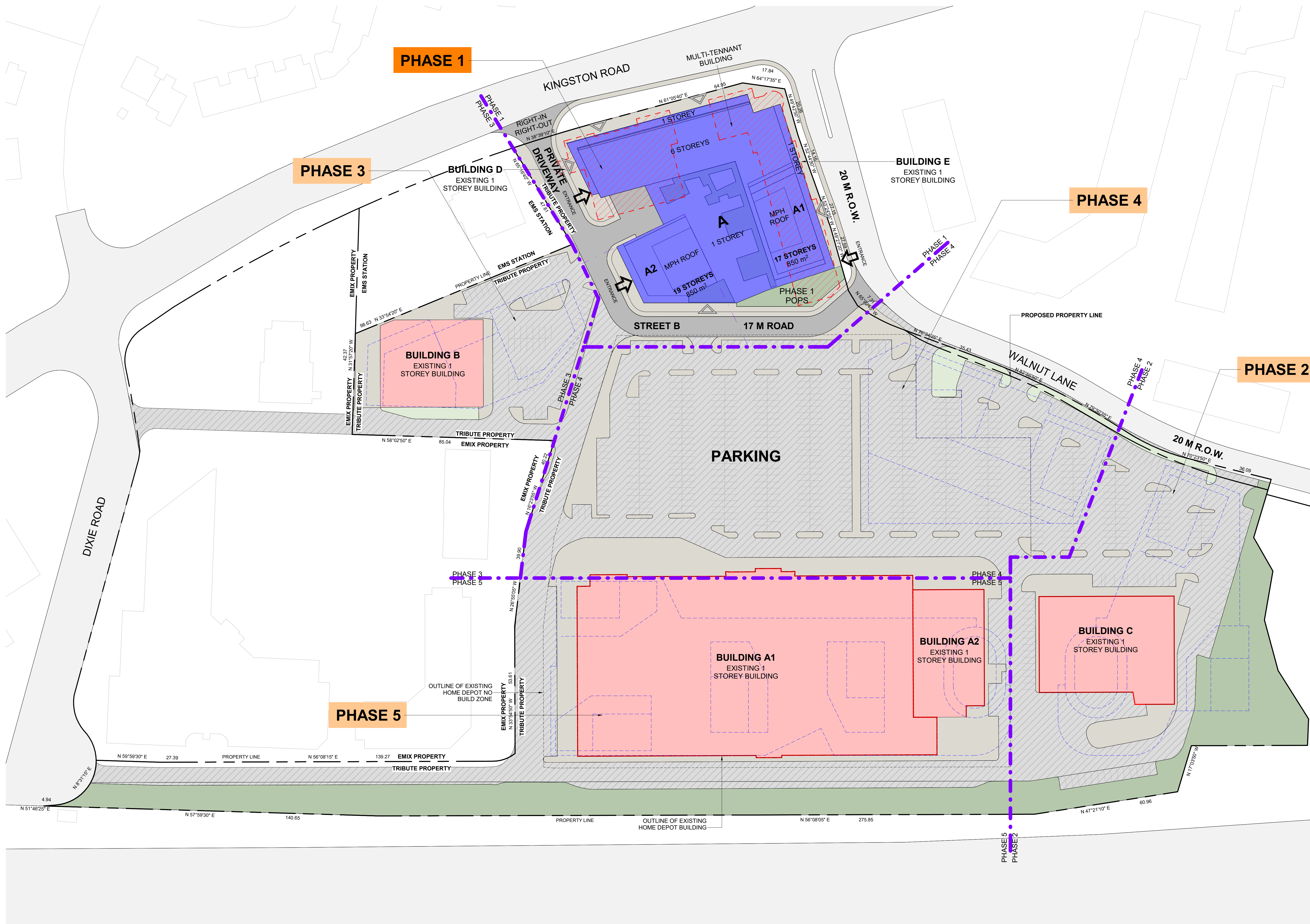
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DRAWING
PHASING PLAN-PHASE 1

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DRAWING NO.
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REV
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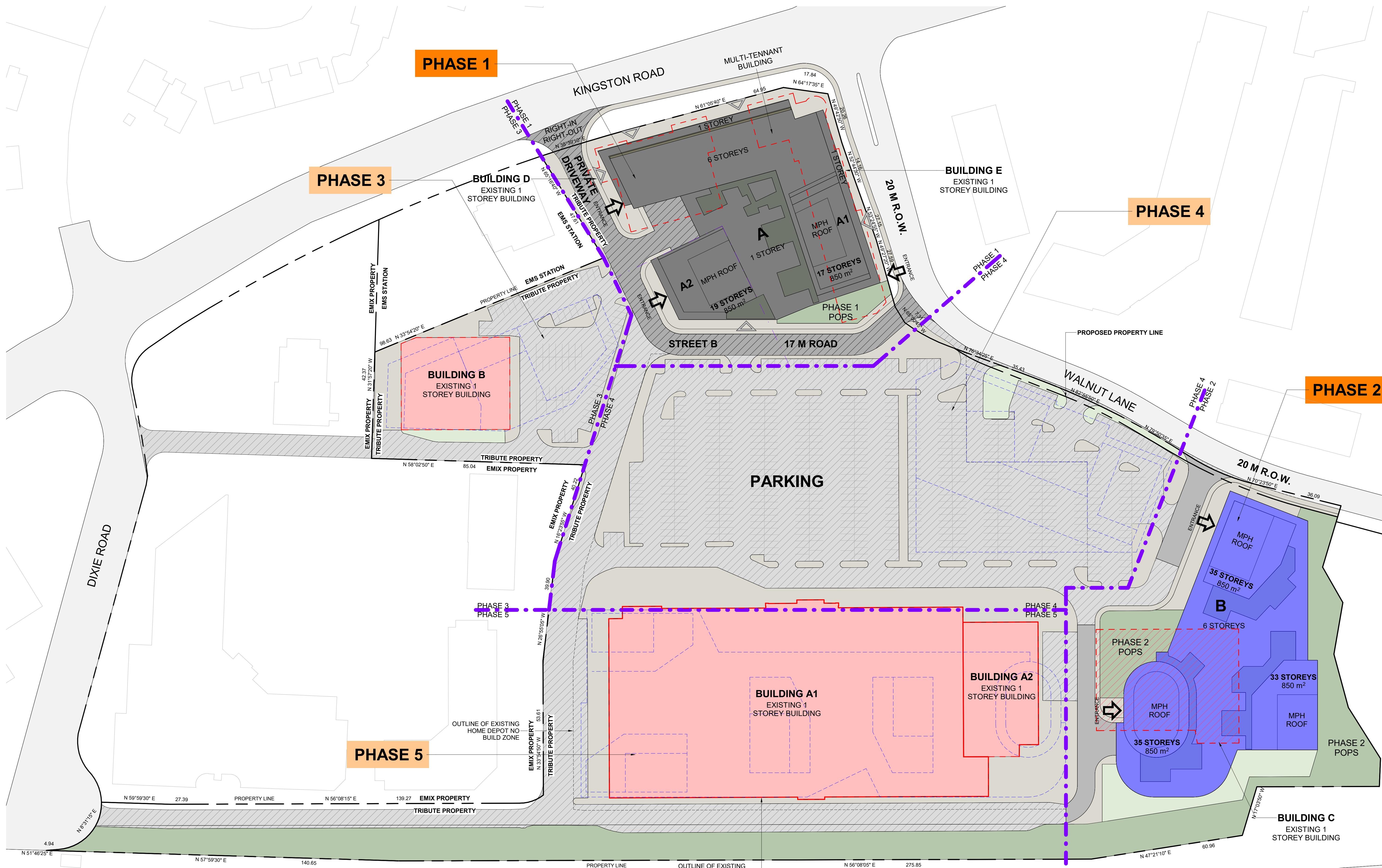


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DRAWING
PHASING PLAN-PHASE 2

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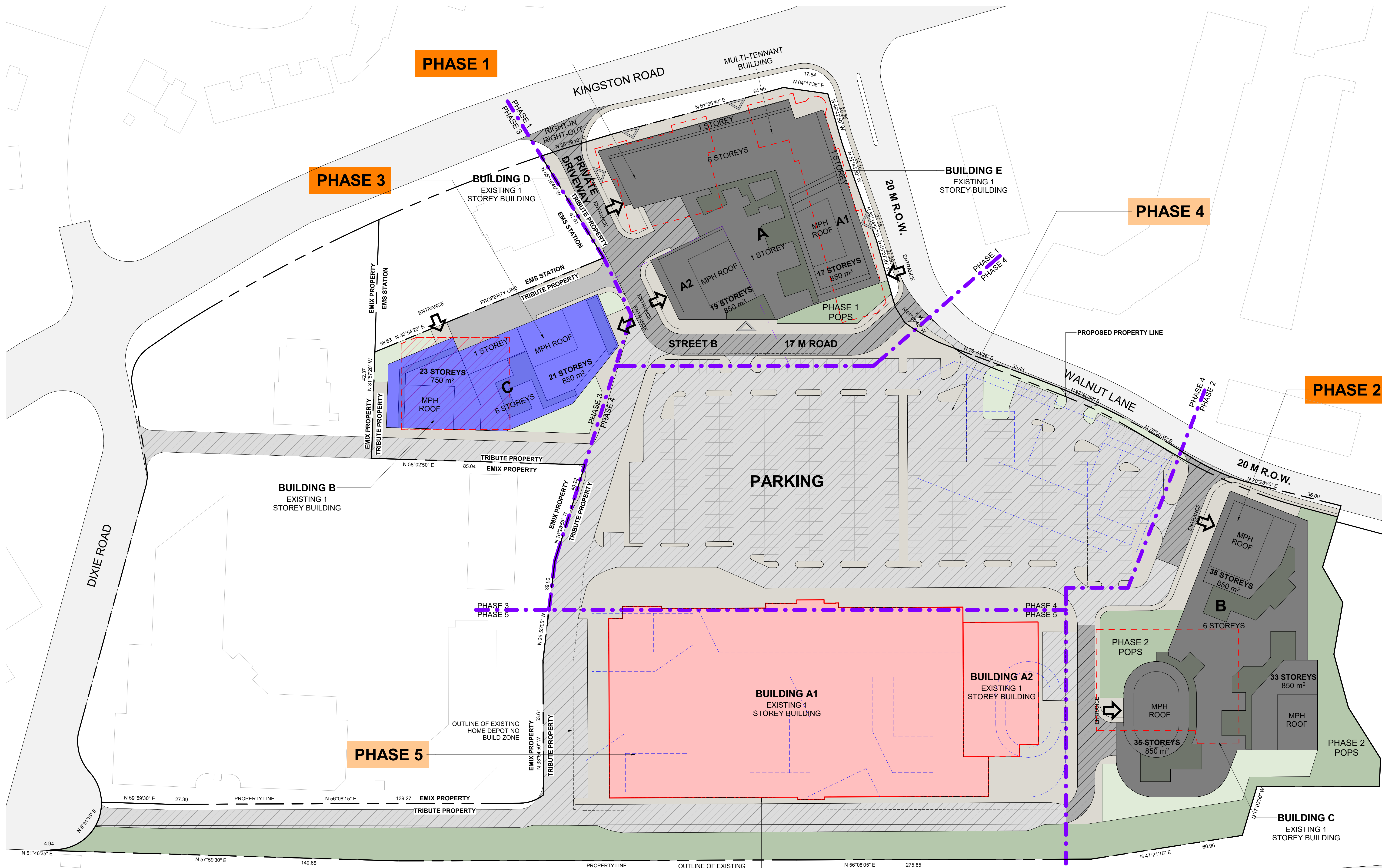
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DRAWING NO. PHASING PLAN-PHASE 3

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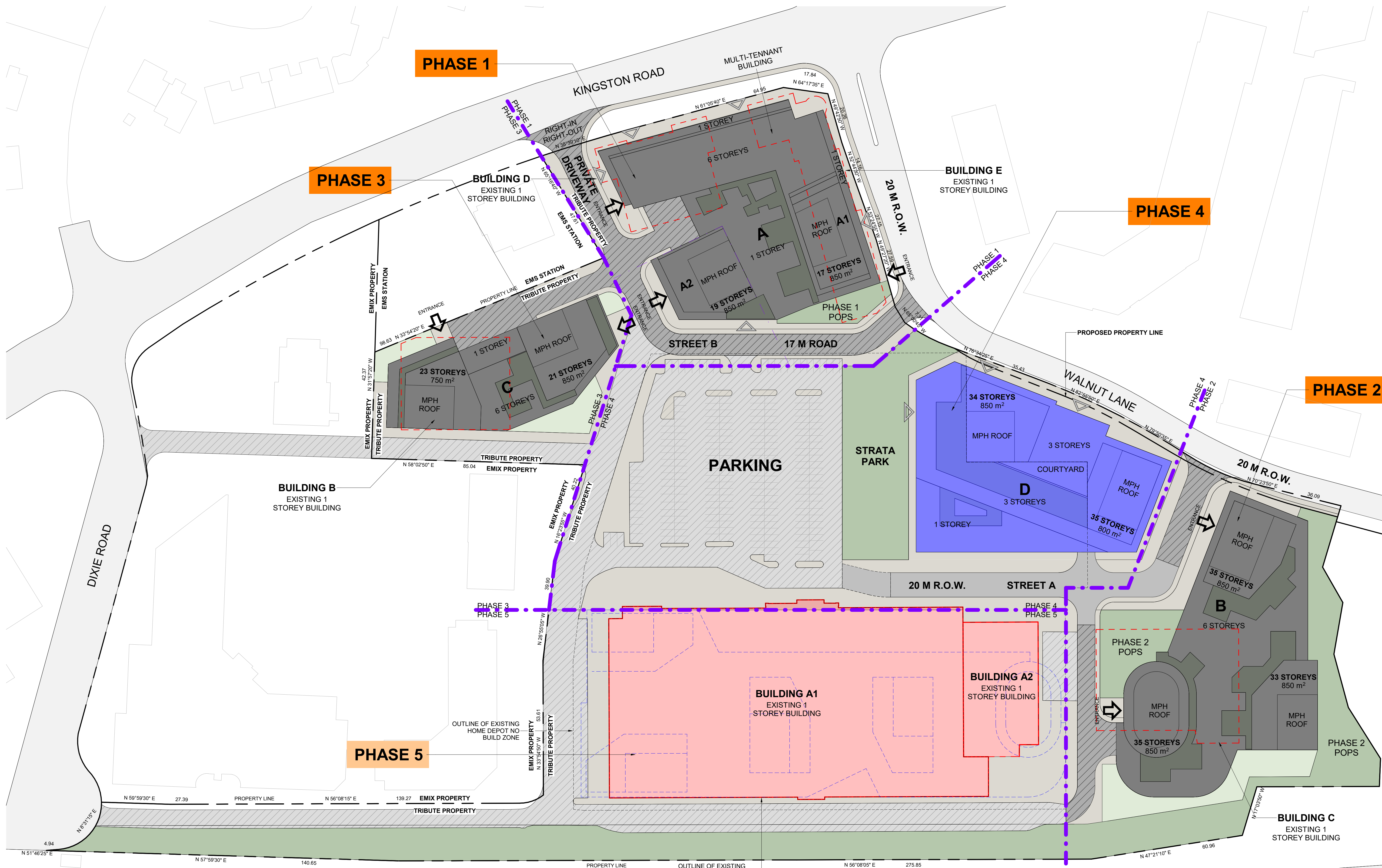


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DRAWING
PHASING PLAN-PHASE 4.1

PROJECT NO. 22.122P01	 RUSSELL L.FLEISCHER LICENCE 5004
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 DRAWING NO. RZ007.4	REV 2
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LEGEND

- LOCATION OF EXISTING BUILDINGS
- BUILDING TO BE DEMOLISHED
- BUILDING DEMOLISHED IN PREVIOUS PHASES
- LOCATION OF PROPOSED BUILDINGS
- COMPLETED BUILDING
- FUTURE BUILDING
- PROPOSED PARK
- EXISTING STREET AND SURFACE PARKING
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- PHASING BOUNDARY

PHASING SUBJECT TO CHANGE

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/AR/BA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/AR/BA SUBMISSION	AYU



PROJECT NO. 1101A/1105/1163 Kingston Road

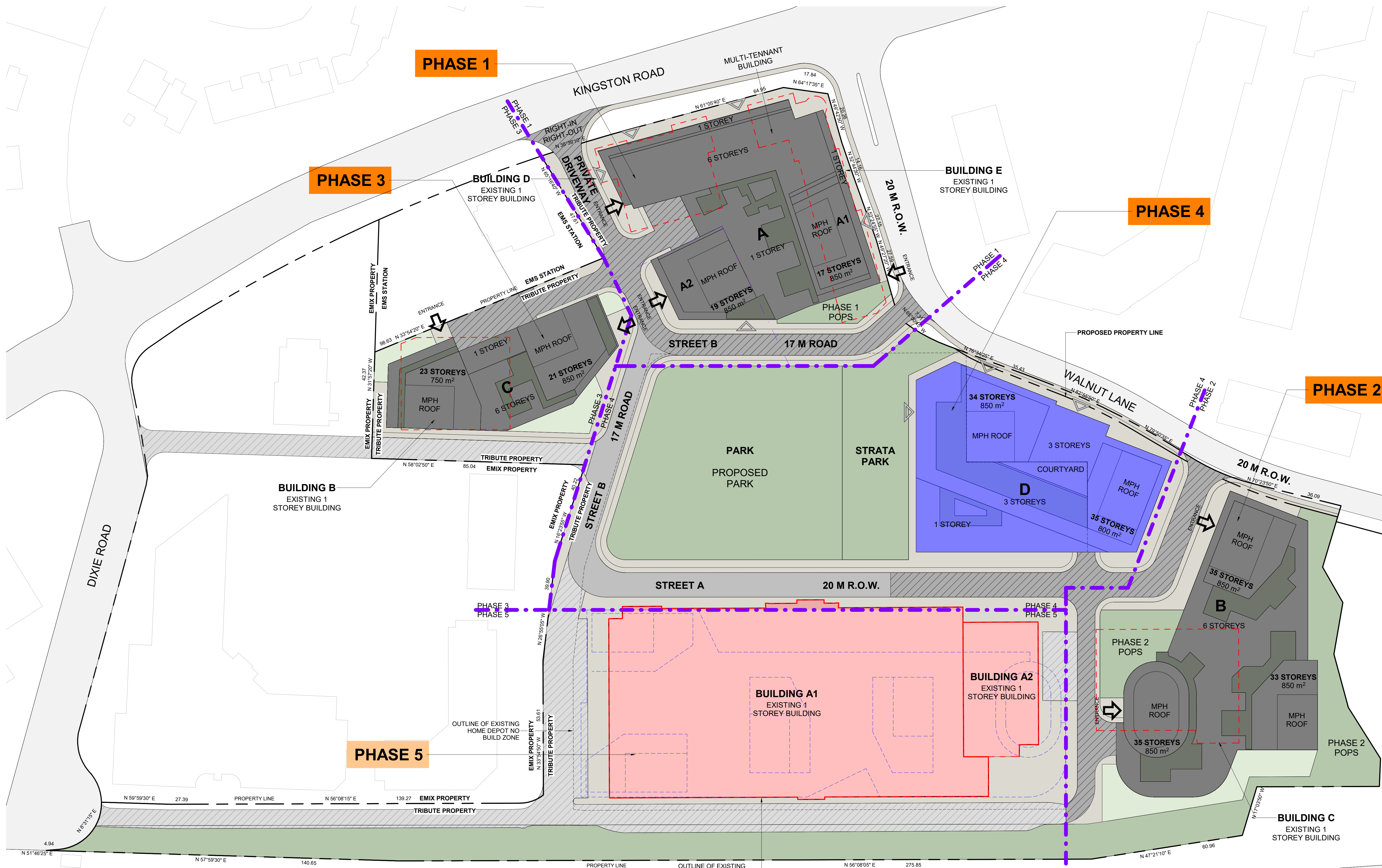
1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

DRAWING NO. PHASING PLAN-PHASE 4.2

PROJECT NO. 22.122P01
PROJECT DATE 2024-12-19
DRAWN BY MZH
CHECKED BY AYU
SCALE 1:700



DRAWING NO. RZ007.5 REV. 2



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LEGEND

- LOCATION OF EXISTING BUILDINGS
- BUILDING TO BE DEMOLISHED
- BUILDING DEMOLISHED IN PREVIOUS PHASES
- LOCATION OF PROPOSED BUILDINGS
- COMPLETED BUILDING
- FUTURE BUILDING
- PROPOSED PARK
- EXISTING STREET AND SURFACE PARKING
- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- PHASING BOUNDARY

PHASING
SUBJECT TO
CHANGE

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZ/BA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZ/BA SUBMISSION	AYU



PROJECT NO. 1101A/1105/1163 Kingston Road

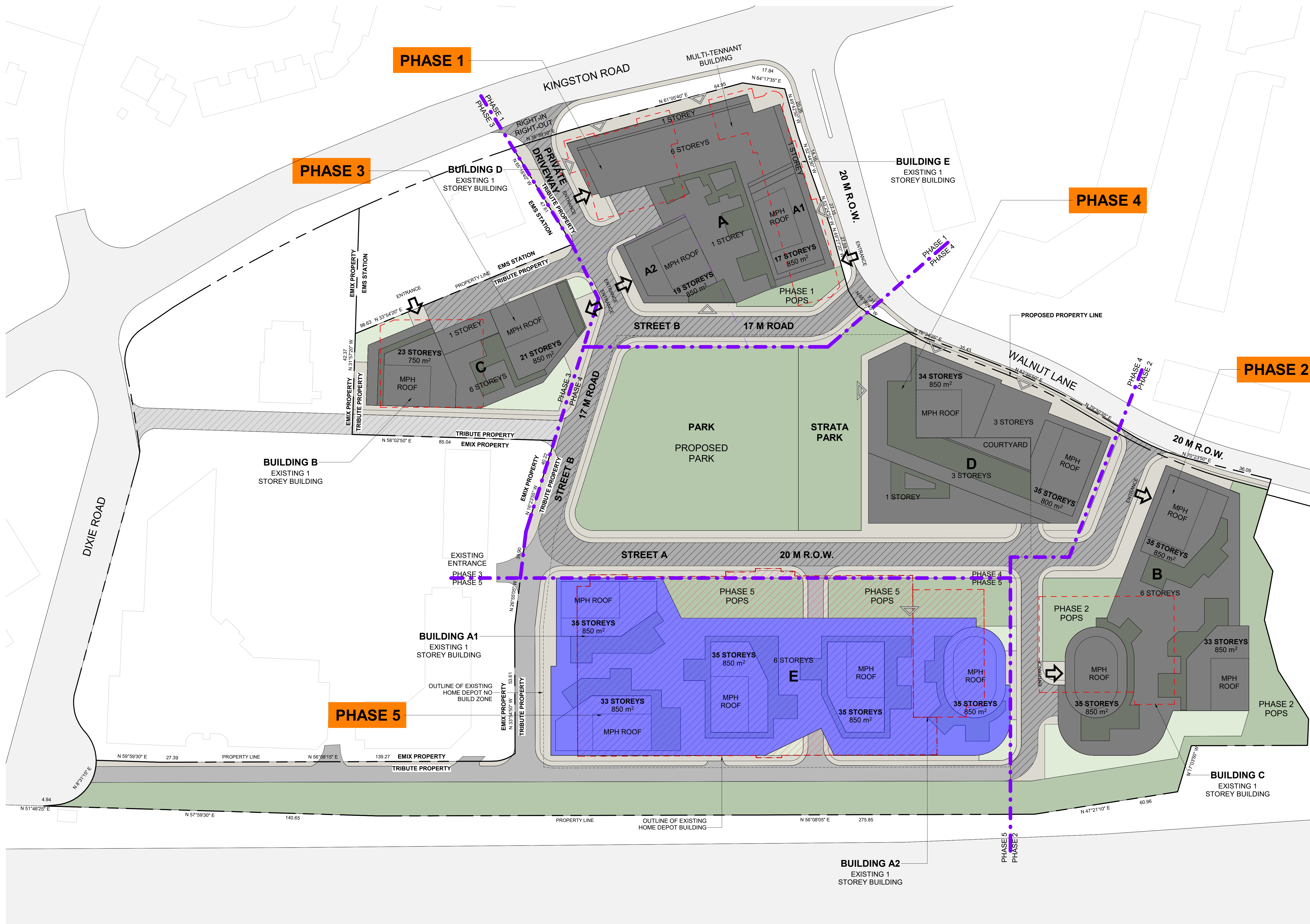
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING PHASING PLAN-PHASE 5

PROJECT NO. 22.122P01
PROJECT DATE 2024-12-19
DRAWN BY MZH
CHECKED BY AYU
SCALE 1:700



DRAWING NO. RZ007.6 REV. 2



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LEGEND

- BUILDING DEMOLISHED IN PREVIOUS PHASES
- PROPOSED PARK
- NEW STREET
- PHASING BOUNDARY

PHASING
SUBJECT TO
CHANGE

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/ALBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/ALBA SUBMISSION	AYU

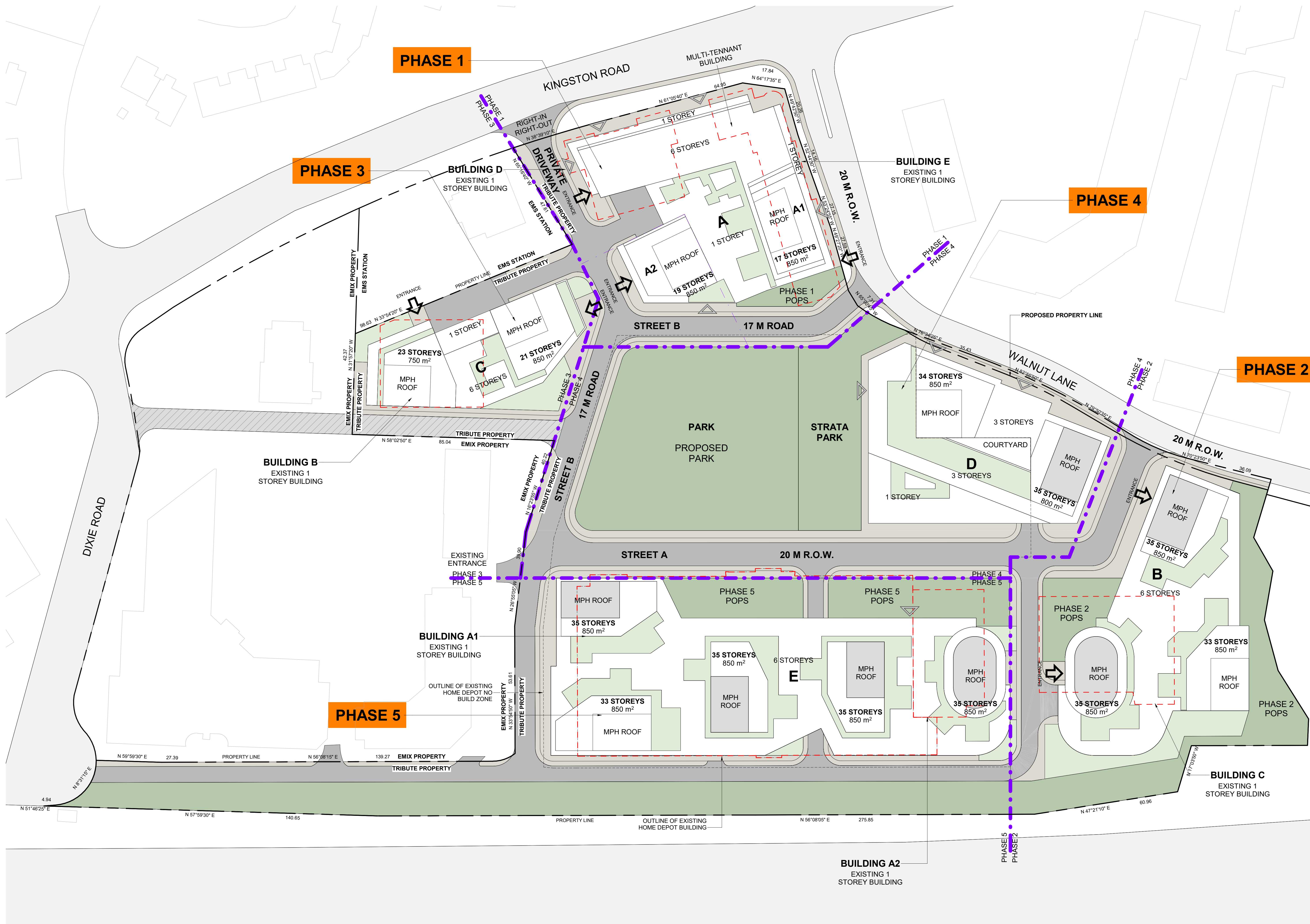


PROJECT NO. 1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING NO. PHASING PLAN-ULTIMATE PHASE

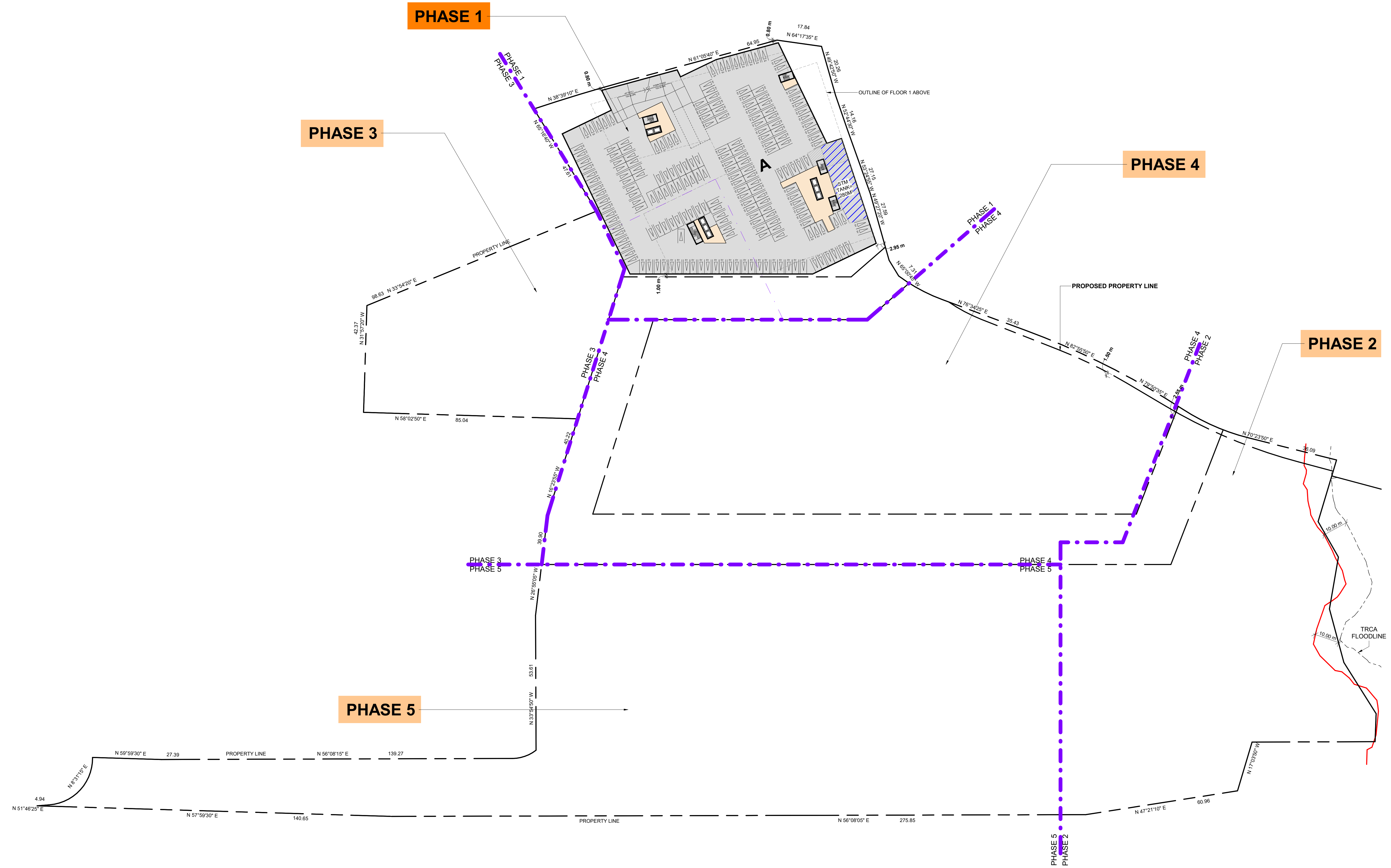
PROJECT NO. 22.122P01	
PROJECT DATE 2024-12-19	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1:700	

	DRAWING NO. RZ007.7 REV 2
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2024-12-19 6:33:38 PM

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**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

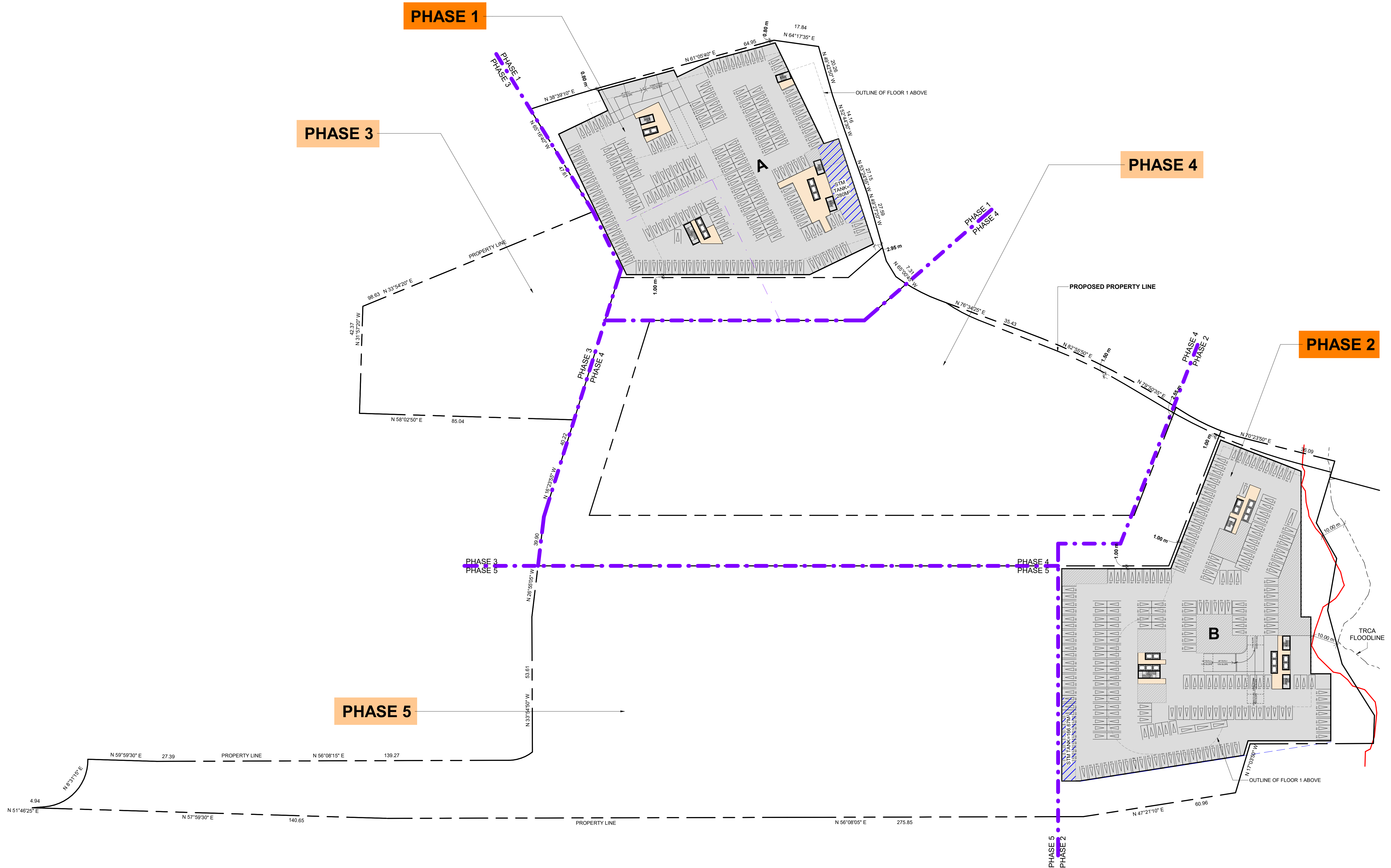
DRAWING
UG PHASING PLAN-PHASE 1

PROJECT NO. 22.122P01	
PROJECT DATE 2024-12-19	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1:700	

DRAWING NO. RZ008.1	REV 2
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2024-12-19 6:33:38 PM

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**PHASING
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CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UG PHASING PLAN-PHASE 2

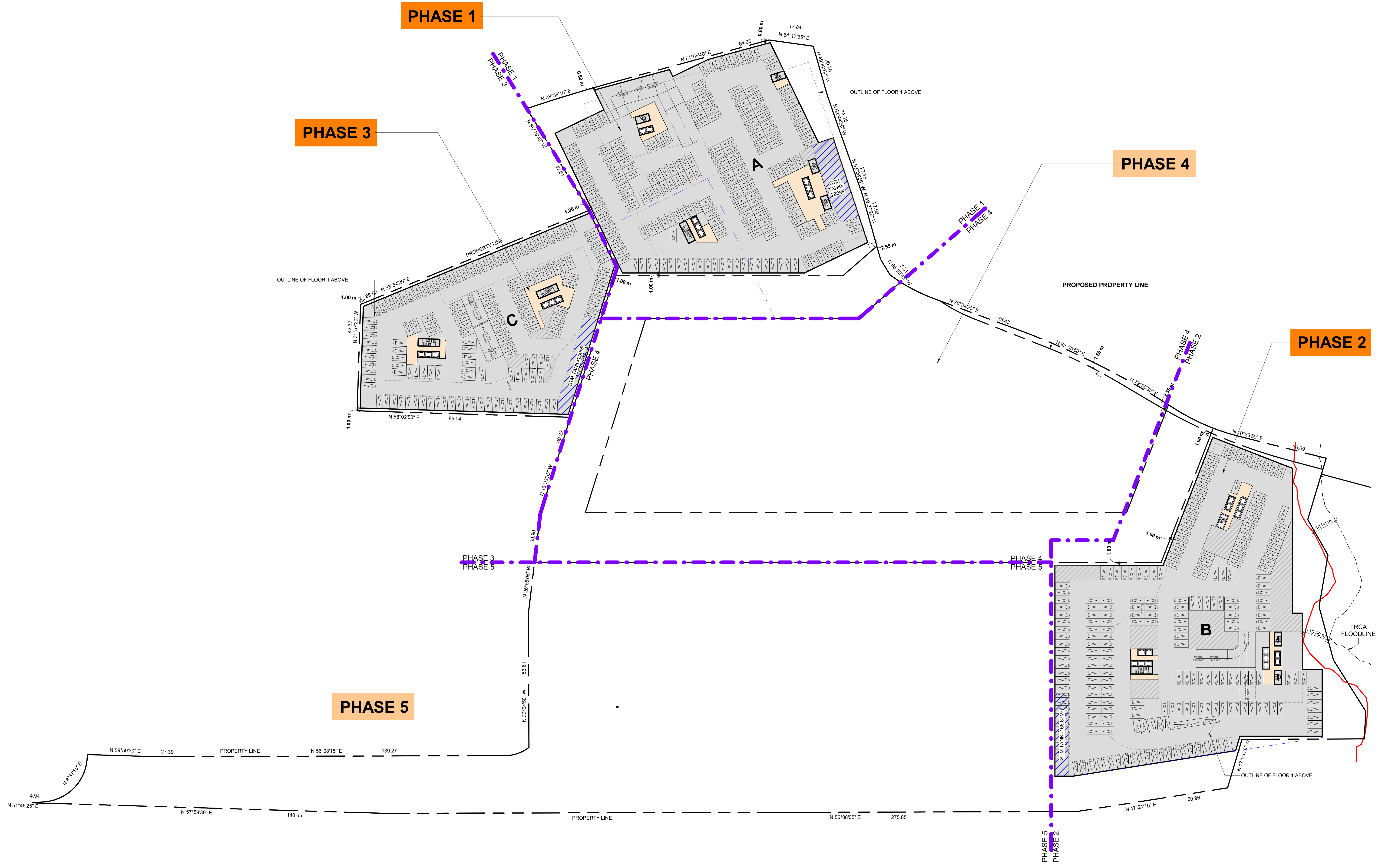
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700



DRAWING NO. **RZ008.2** REV. **2**

2024-12-19 6:33:40 PM

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**PHASING
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CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UG PHASING PLAN-PHASE 3

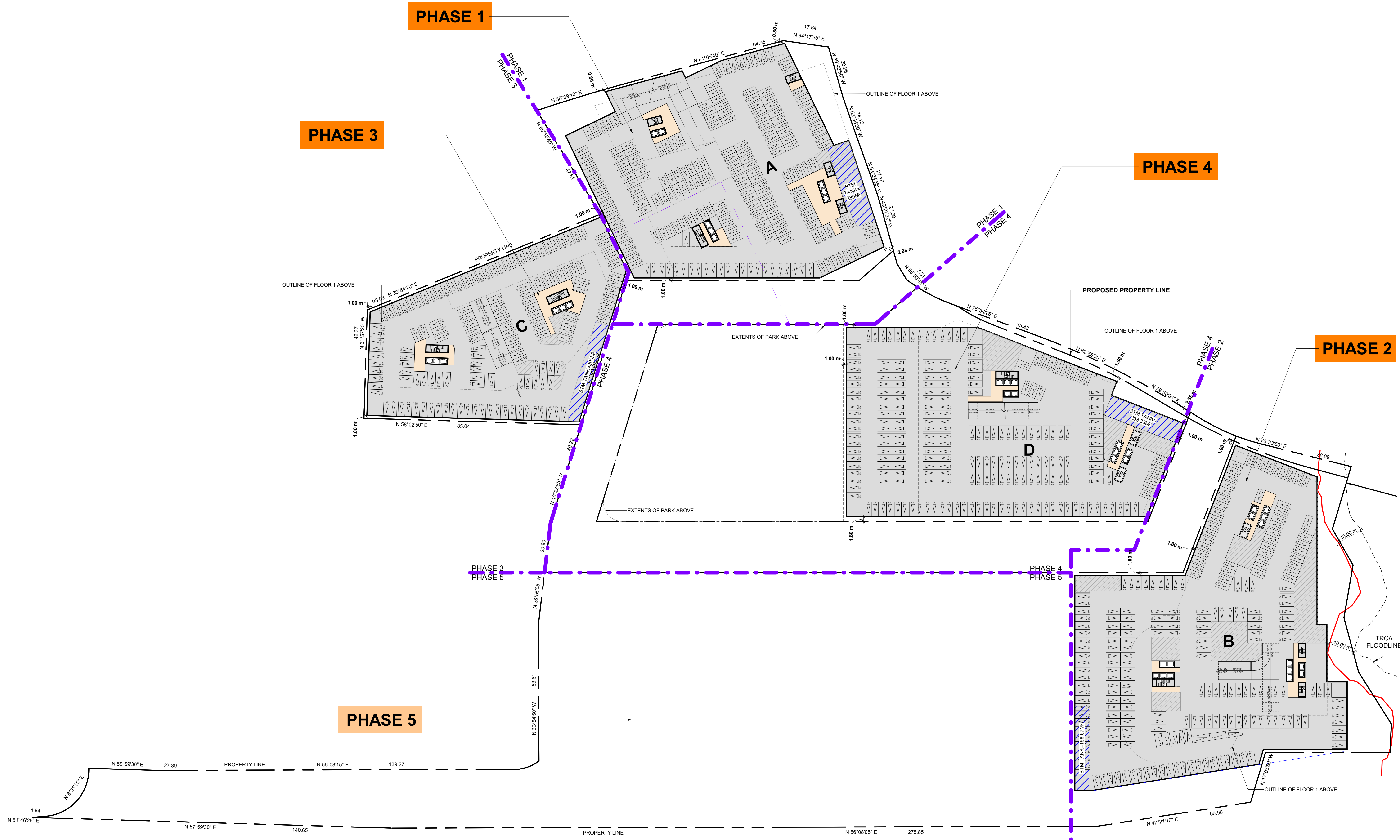
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700



DRAWING NO. **RZ008.3** REV. **2**

2024-12-19 6:33:42 PM

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CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UG PHASING PLAN-PHASE 4

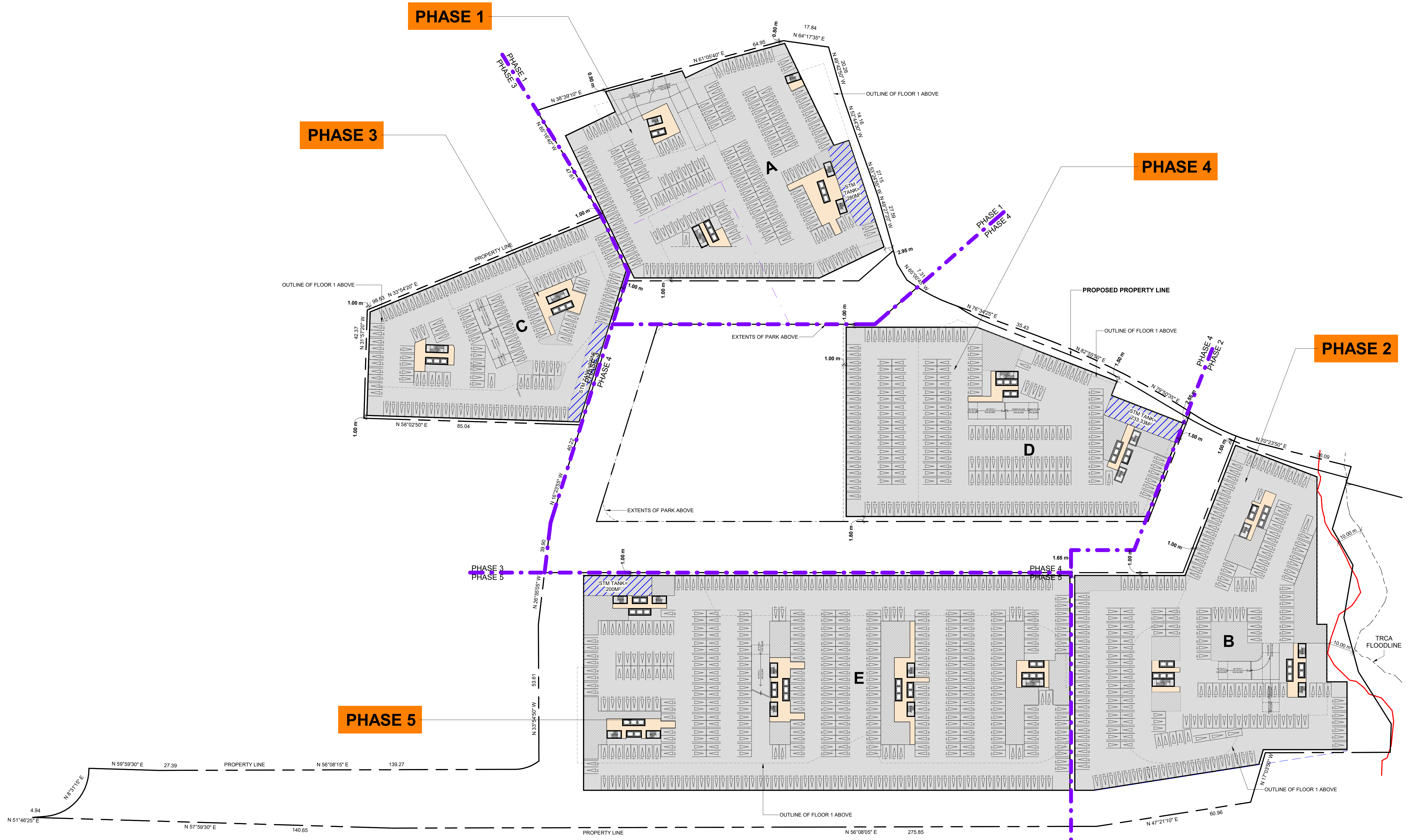
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700



DRAWING NO. **RZ008.4** REV. **2**

2024-12-19 6:33:44 PM

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CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/ABIA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/ABIA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UG PHASING PLAN-PHASE 5

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700

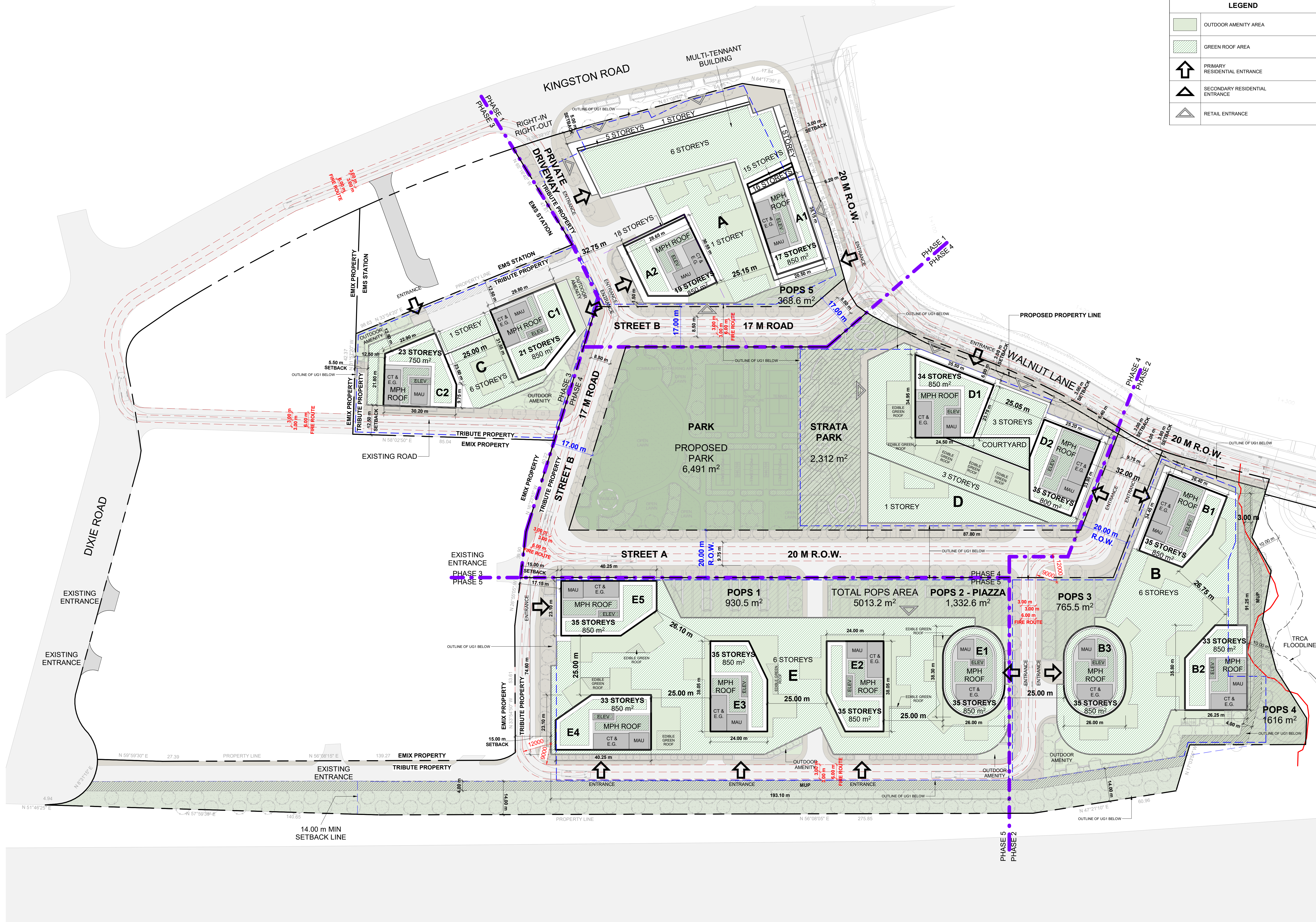


DRAWING NO.
RZ008.5
REV
2

2024-12-19 6:33:47 PM

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LEGEND	
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE



**PHASING
SUBJECT TO
CHANGE**

NOTE: FOR SITE GRADING AND SERVICING REFER TO CIVIL DRAWINGS

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/ABZA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/ABZA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

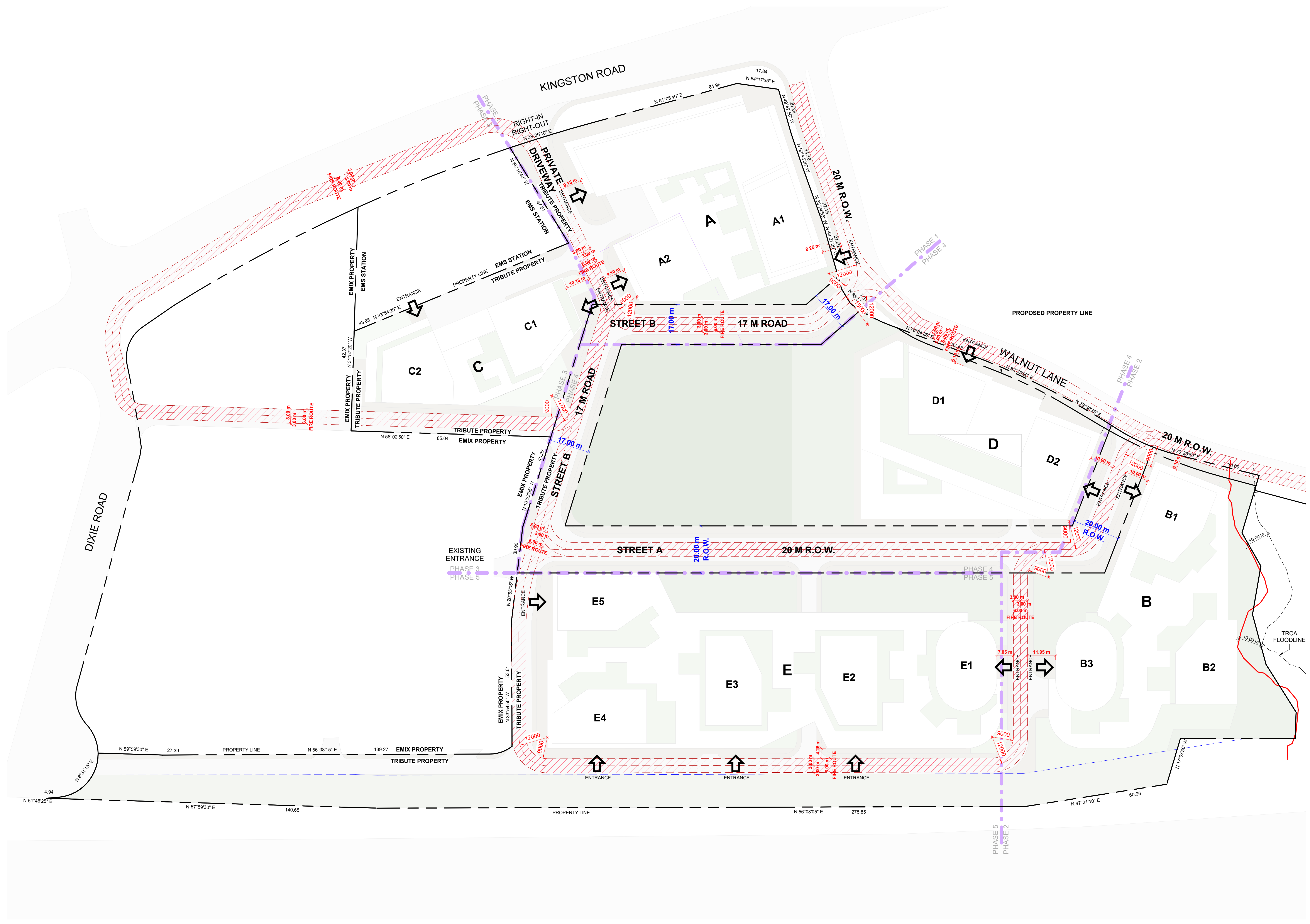
DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 22.122P01	
PROJECT DATE 2024-12-19	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. RZ009	REV 2
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2024-12-19 6:33:50 PM

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**PHASING
SUBJECT TO
CHANGE**

#	DATE	ISSUED FOR	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPA/2BA RESUBMISSION		AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FIRE ROUTE

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1 : 700

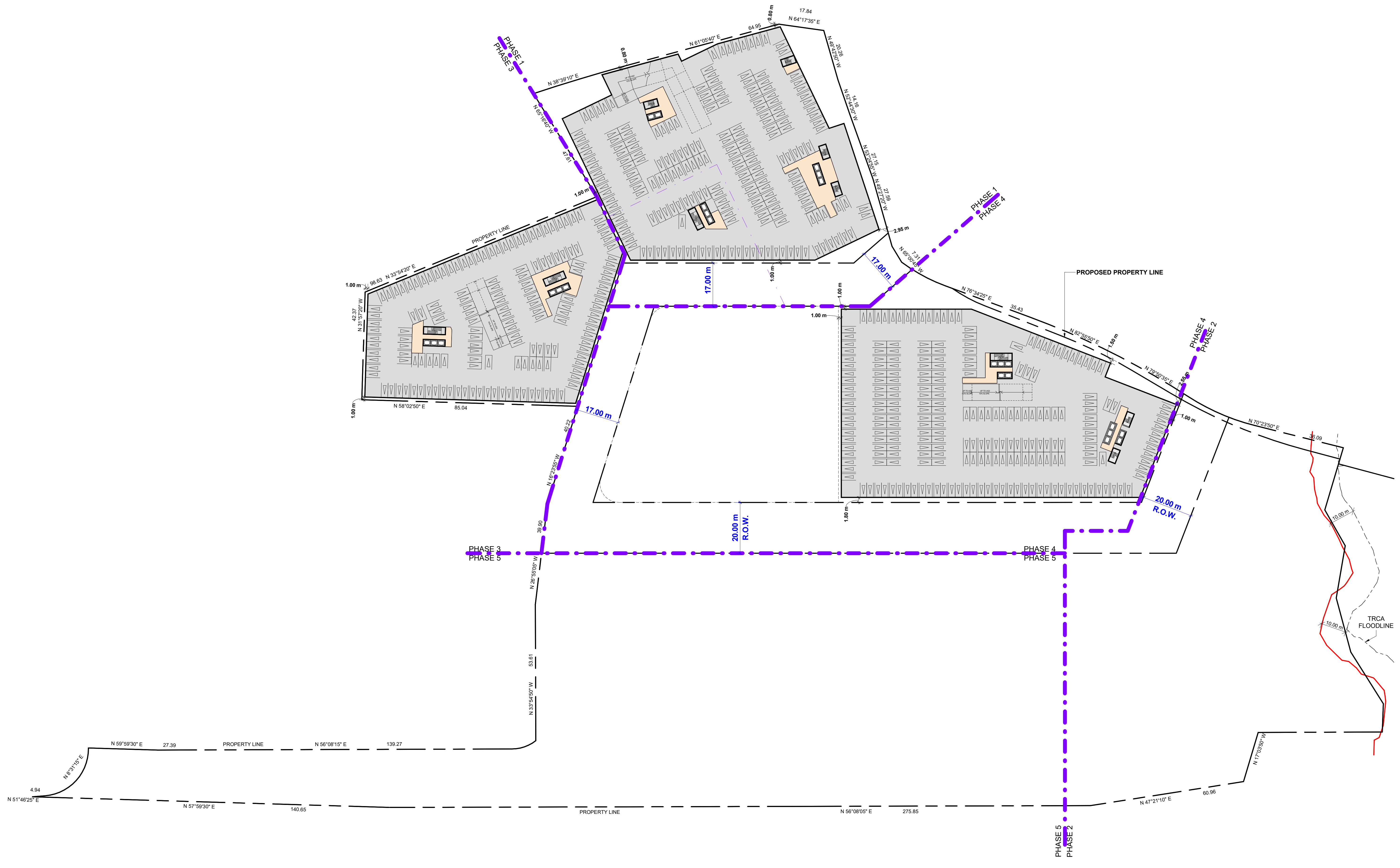


DRAWING NO. RZ010	REV. 2
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2024-12-19 6:37:11 PM

1 FIRE ROUTE
RZ010
1 : 700

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**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UNDERGROUND LEVEL 03

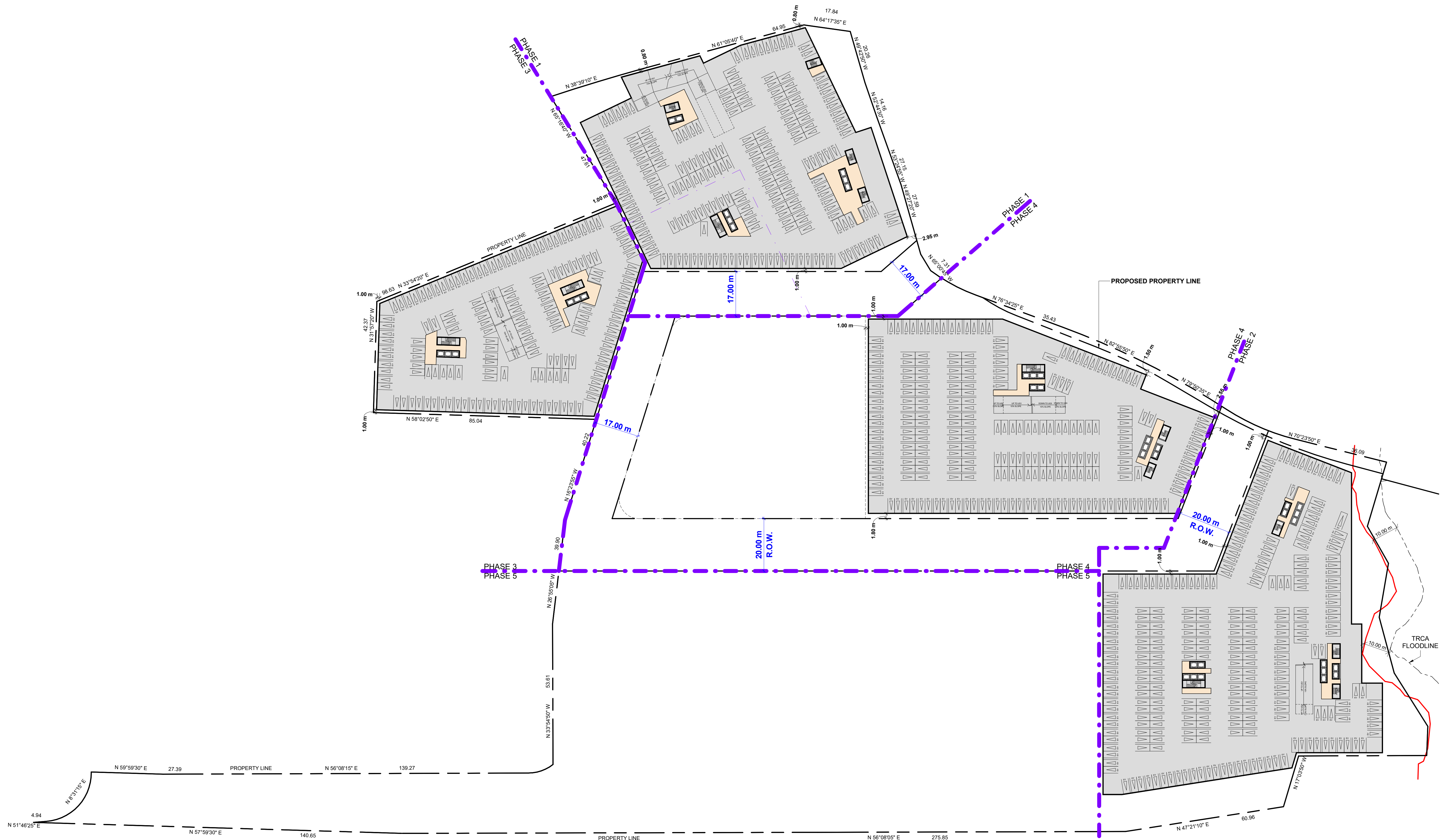
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1 : 700



DRAWING NO. RZ101	REV. 2
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2024-12-19 6:33:56 PM

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**PHASING
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CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UNDERGROUND LEVEL 02

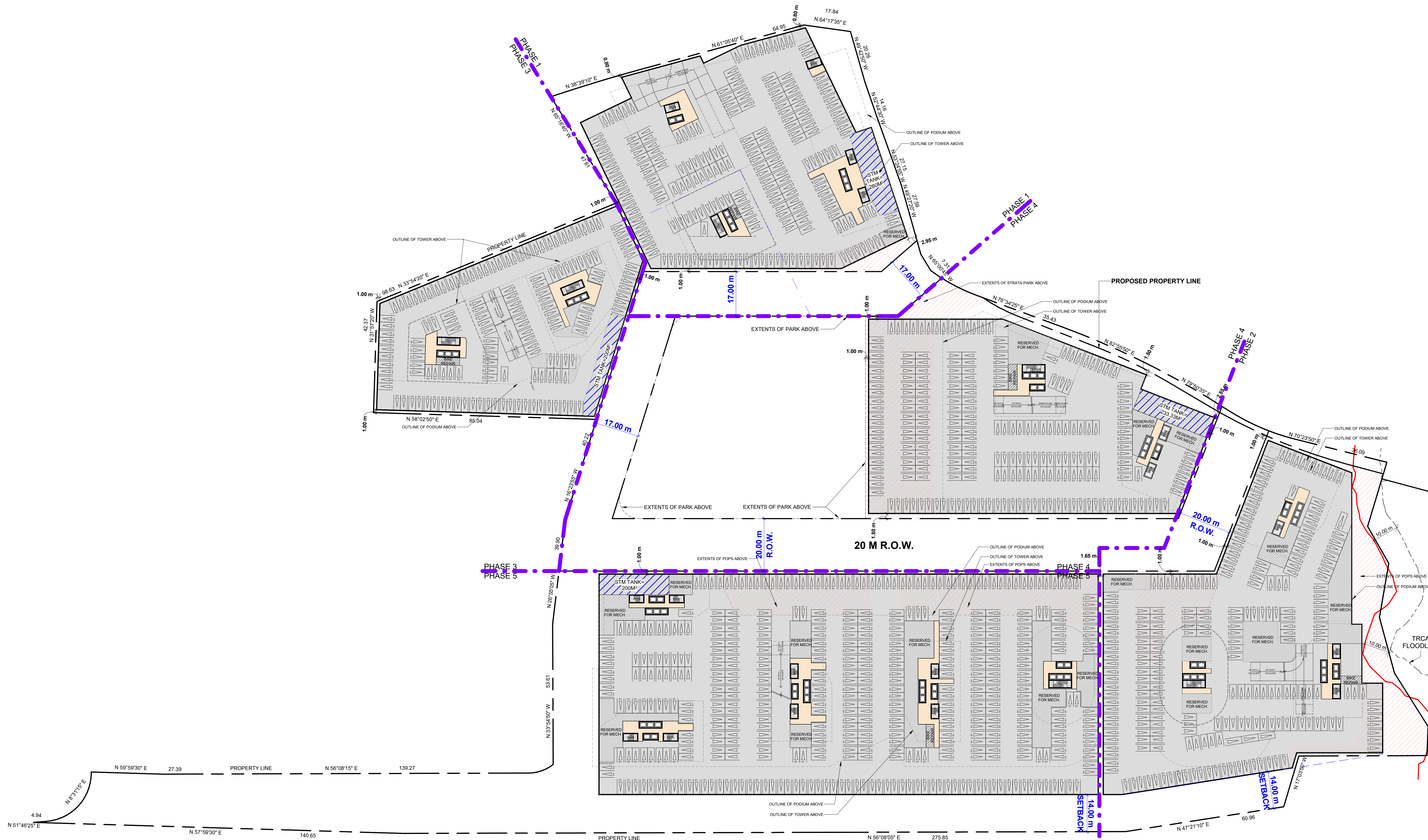
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1 : 700



DRAWING NO. RZ102	REV. 2
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2024-12-19 6:33:58 PM

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**PHASING
SUBJECT TO
CHANGE**

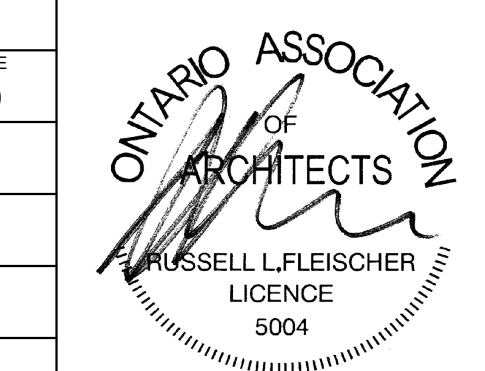
#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1 : 700



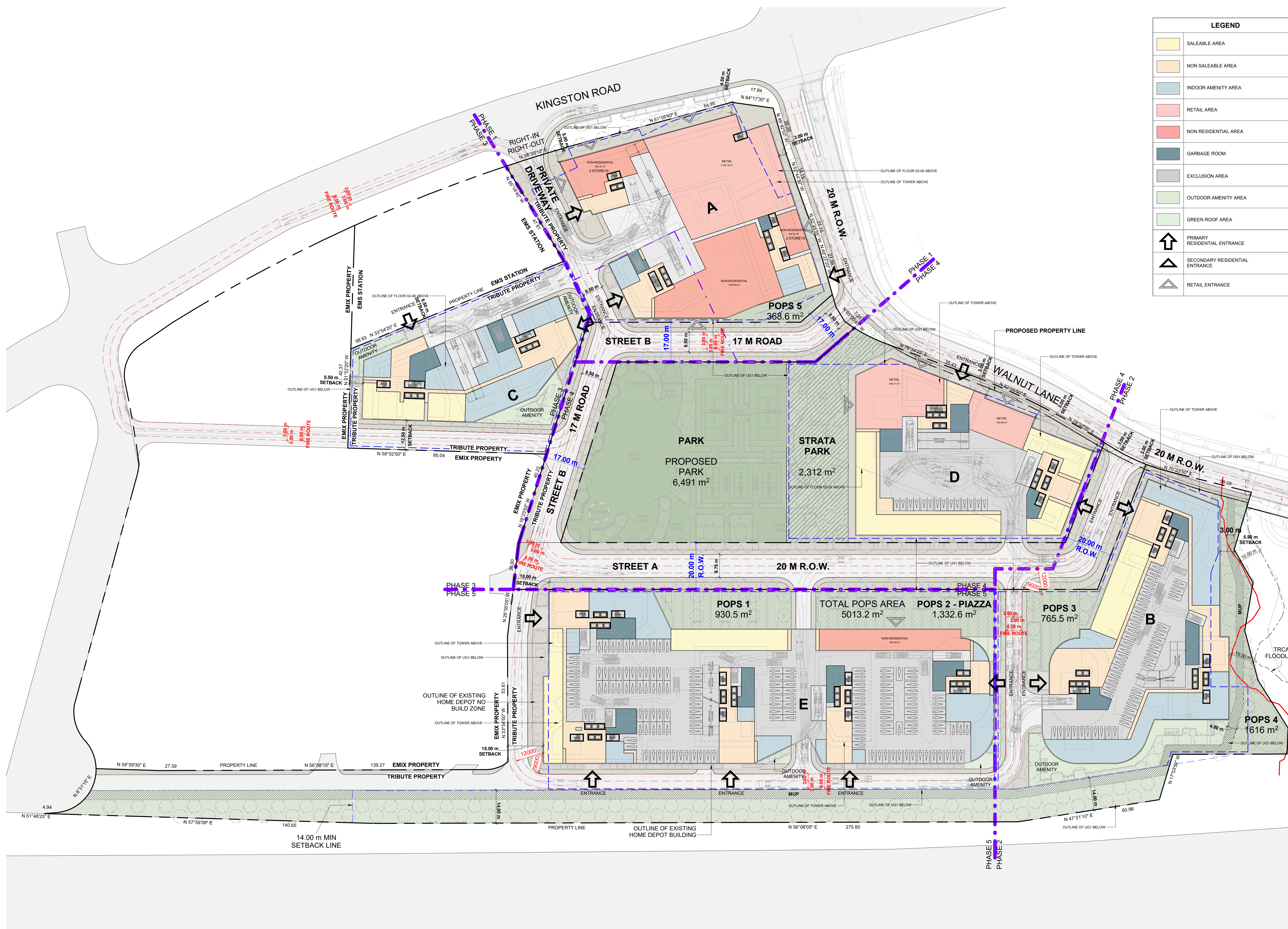
DRAWING NO. RZ103	REV 2
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2024-12-19 6:34:01 PM

1 UG1
RZ103
1 : 700

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LEGEND	
	SALEABLE AREA
	NON SALEABLE AREA
	INDOOR AMENITY AREA
	RETAIL AREA
	NON RESIDENTIAL AREA
	GARBAGE ROOM
	EXCLUSION AREA
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE



**PHASING
SUBJECT TO
CHANGE**

NOTE: FOR SITE GRADING AND SERVICING REFER TO CIVIL DRAWINGS

#	DATE	DESCRIPTION	BY
1	2024-12-20	ISSUED FOR OPAZBA SUBMISSION	AYU
2	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 01

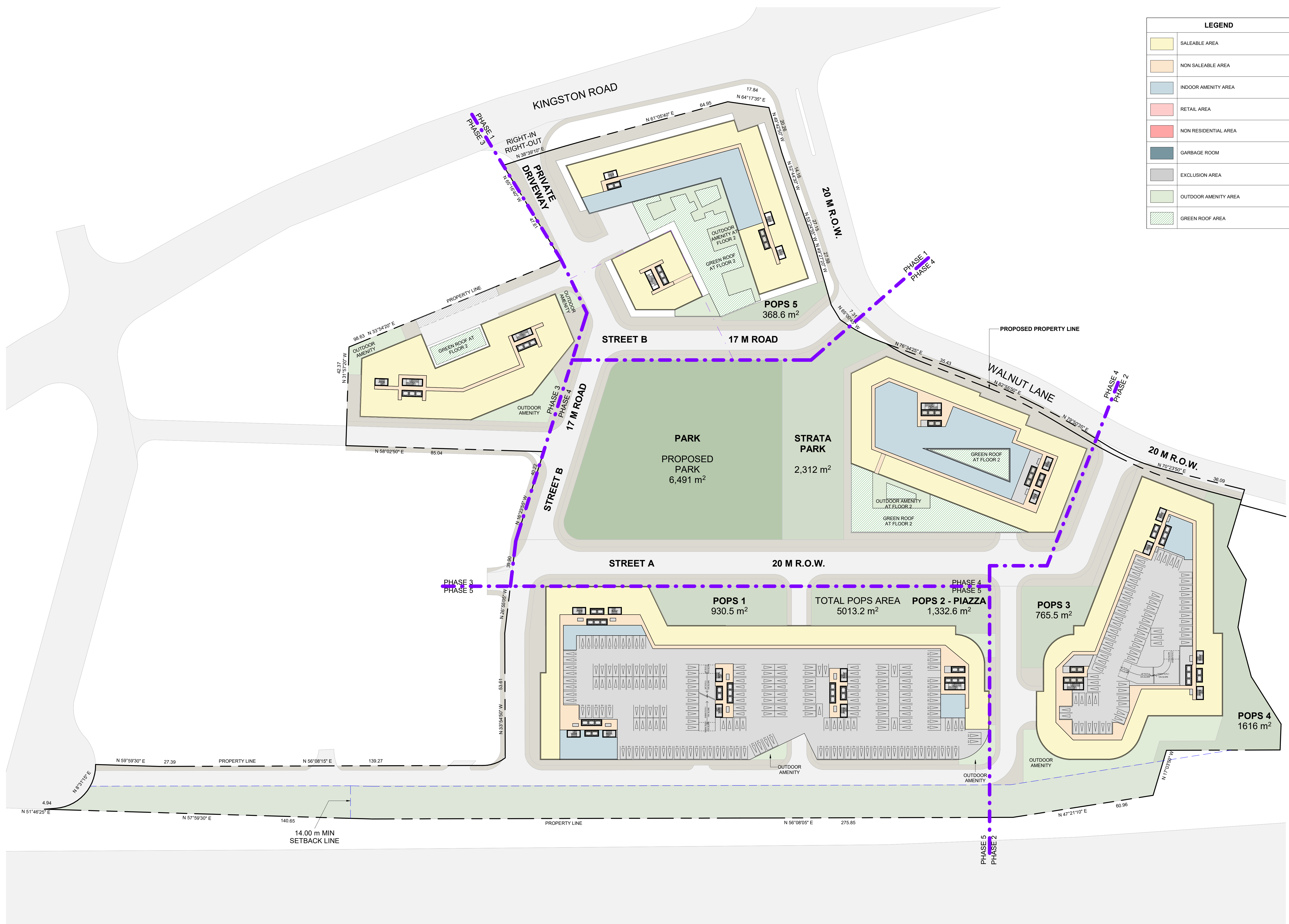
PROJECT NO.	22.122P01
PROJECT DATE	2024-12-19
DRAWN BY	MZH
CHECKED BY	AYU
SCALE	As indicated



DRAWING NO.	RZ151	REV	2
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LEGEND	
	SALEABLE AREA
	NON SALEABLE AREA
	INDOOR AMENITY AREA
	RETAIL AREA
	NON RESIDENTIAL AREA
	GARBAGE ROOM
	EXCLUSION AREA
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA



**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/2BA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/2BA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 02

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
As indicated

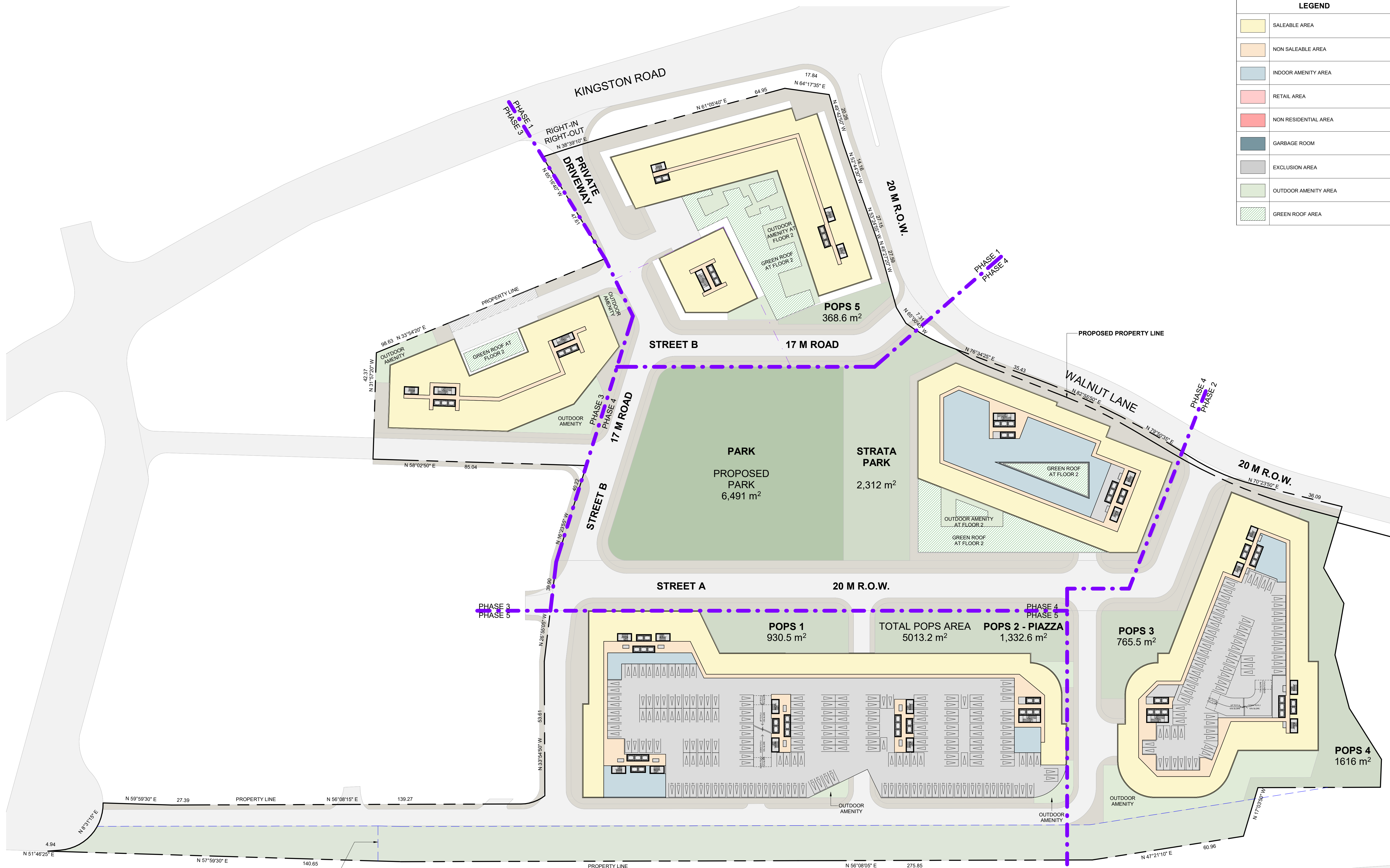


DRAWING NO. RZ153	REV 2
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2024-12-19 6:34:06 PM

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LEGEND	
	SALEABLE AREA
	NON SALEABLE AREA
	INDOOR AMENITY AREA
	RETAIL AREA
	NON RESIDENTIAL AREA
	GARBAGE ROOM
	EXCLUSION AREA
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA



**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/2/BA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/2/BA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 03

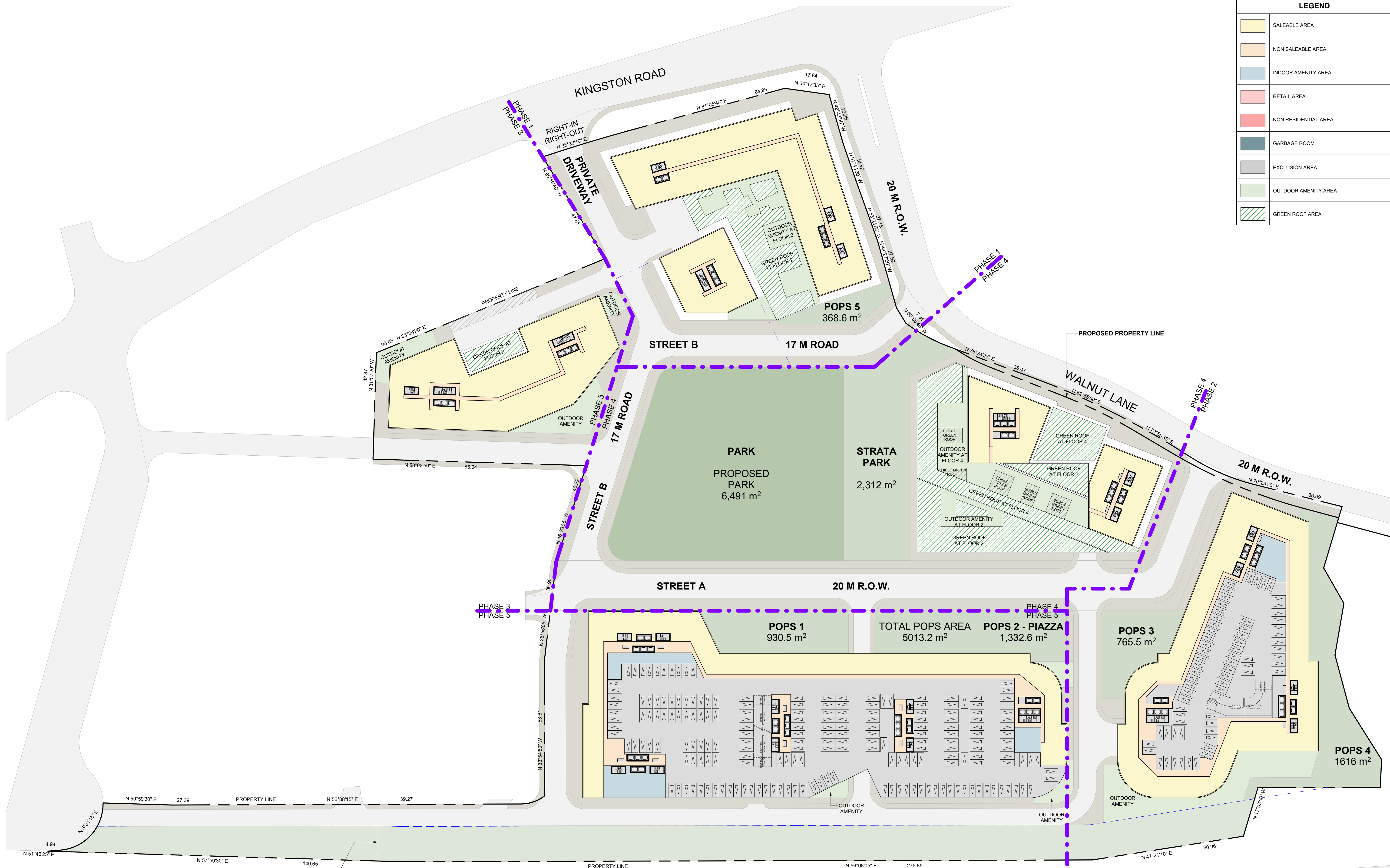
PROJECT NO. 22.122P01	
PROJECT DATE 2024-12-19	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. RZ154	REV 2
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2024-12-19 6:34:09 PM

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LEGEND	
	SALEABLE AREA
	NON SALEABLE AREA
	INDOOR AMENITY AREA
	RETAIL AREA
	NON RESIDENTIAL AREA
	GARBAGE ROOM
	EXCLUSION AREA
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA



**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/ABIA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/ABIA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 04-06

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
As indicated

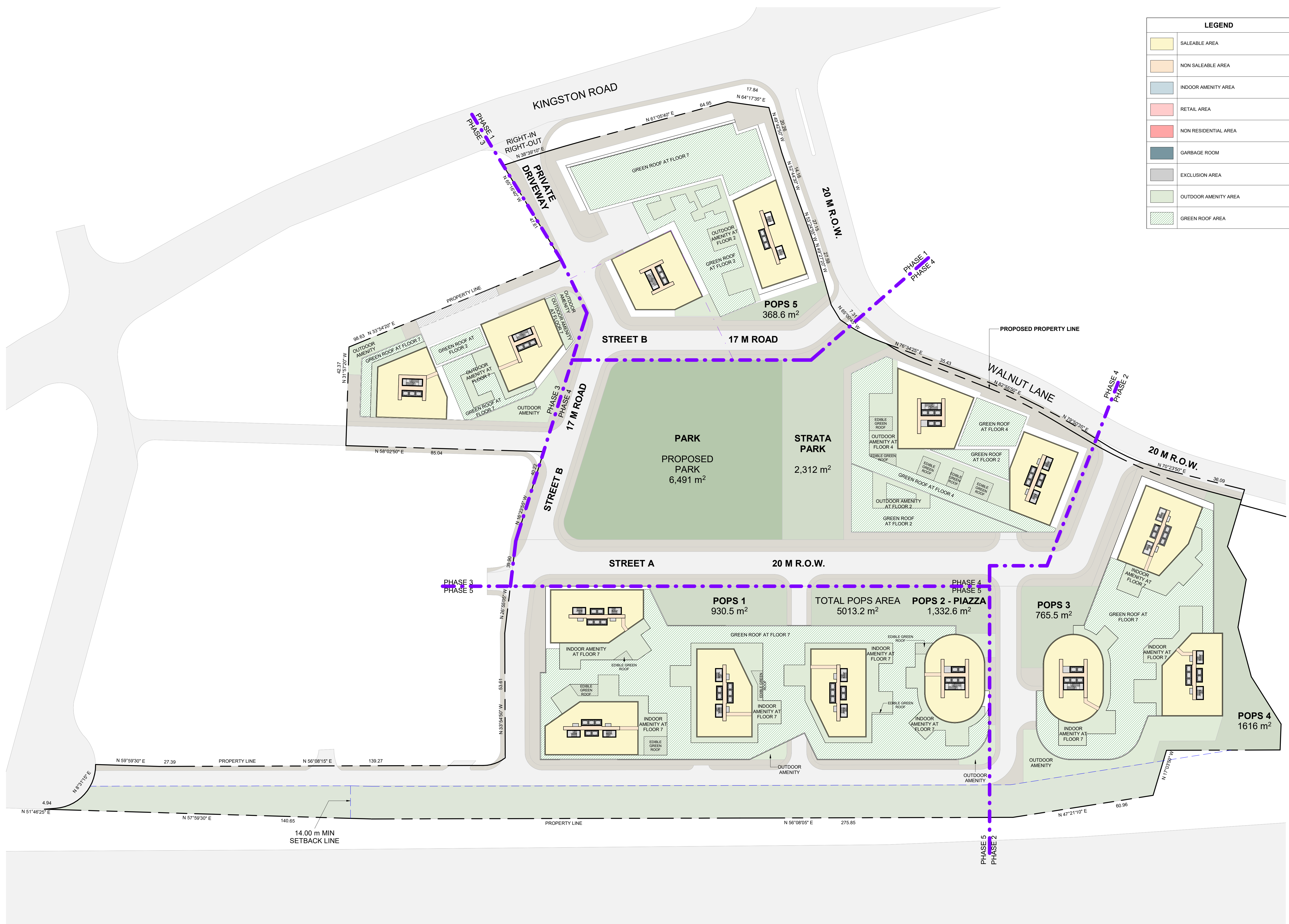


DRAWING NO. RZ155	REV. 2
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2024-12-19 6:34:11 PM

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LEGEND	
	SALEABLE AREA
	NON SALEABLE AREA
	INDOOR AMENITY AREA
	RETAIL AREA
	NON RESIDENTIAL AREA
	GARBAGE ROOM
	EXCLUSION AREA
	OUTDOOR AMENITY AREA
	GREEN ROOF AREA



**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OP/ABIA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/ABIA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
TYPICAL FLOOR

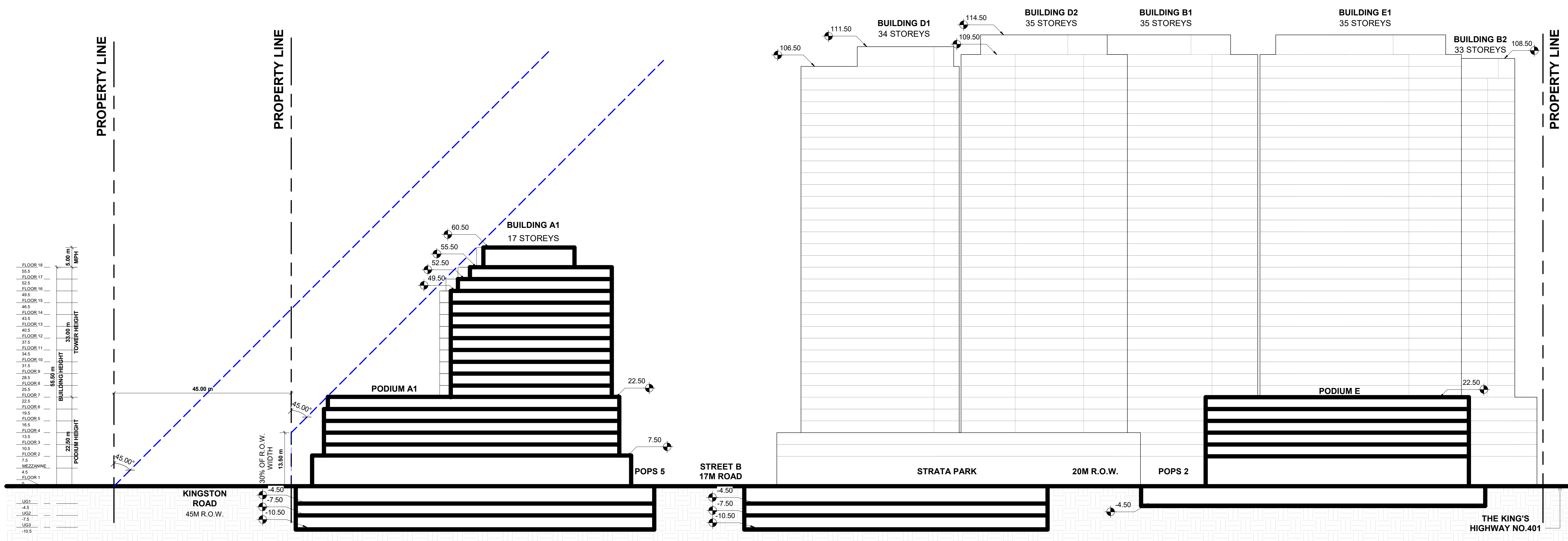
PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
As indicated



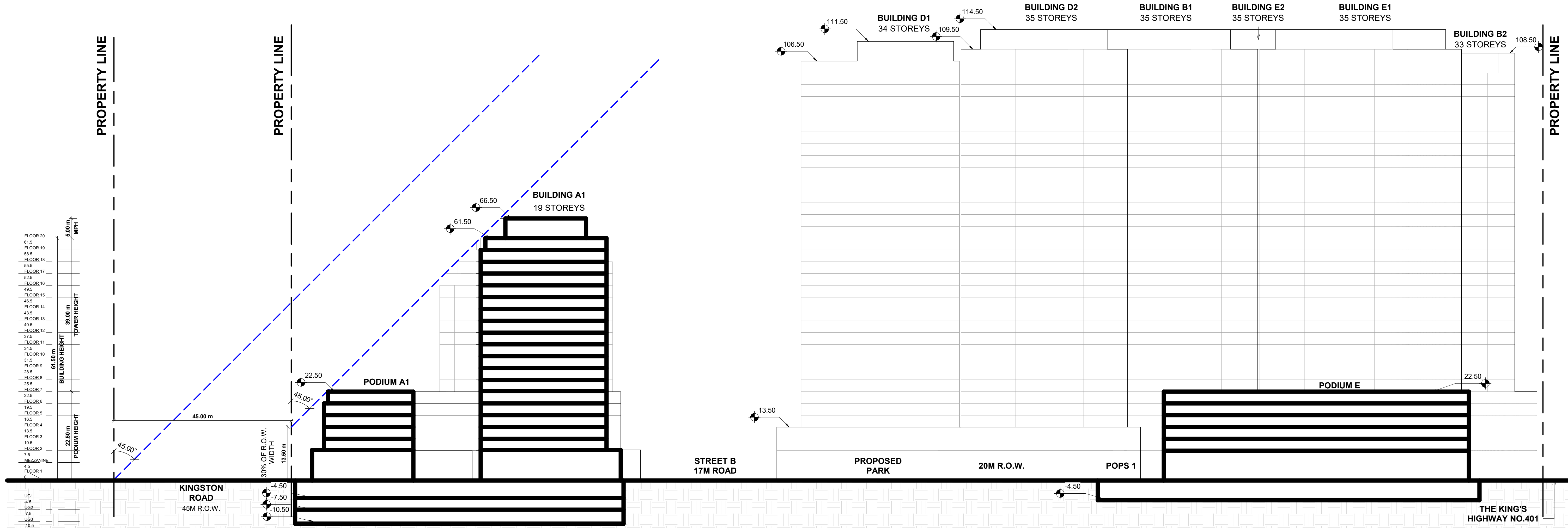
DRAWING NO. RZ156	REV. 2
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2024-12-19 6:34:13 PM

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1 Section A
RZ401
1: 500



2 Section B
RZ401
1: 500

**PHASING
SUBJECT TO
CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
BUILDING SECTIONS

PROJECT NO.
22.122P01
PROJECT DATE
2024-12-19
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1: 500



DRAWING NO.
RZ401
REV.
2

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**PHASING
 SUBJECT TO
 CHANGE**

#	DATE	DESCRIPTION	BY
2	2024-12-20	ISSUED FOR OPAZBA RESUBMISSION	AYU
1	2023-10-27	ISSUED FOR OPAZBA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
 1101A/1105/1163 Kingston Road,
 Pickering, ON L1V 1B5

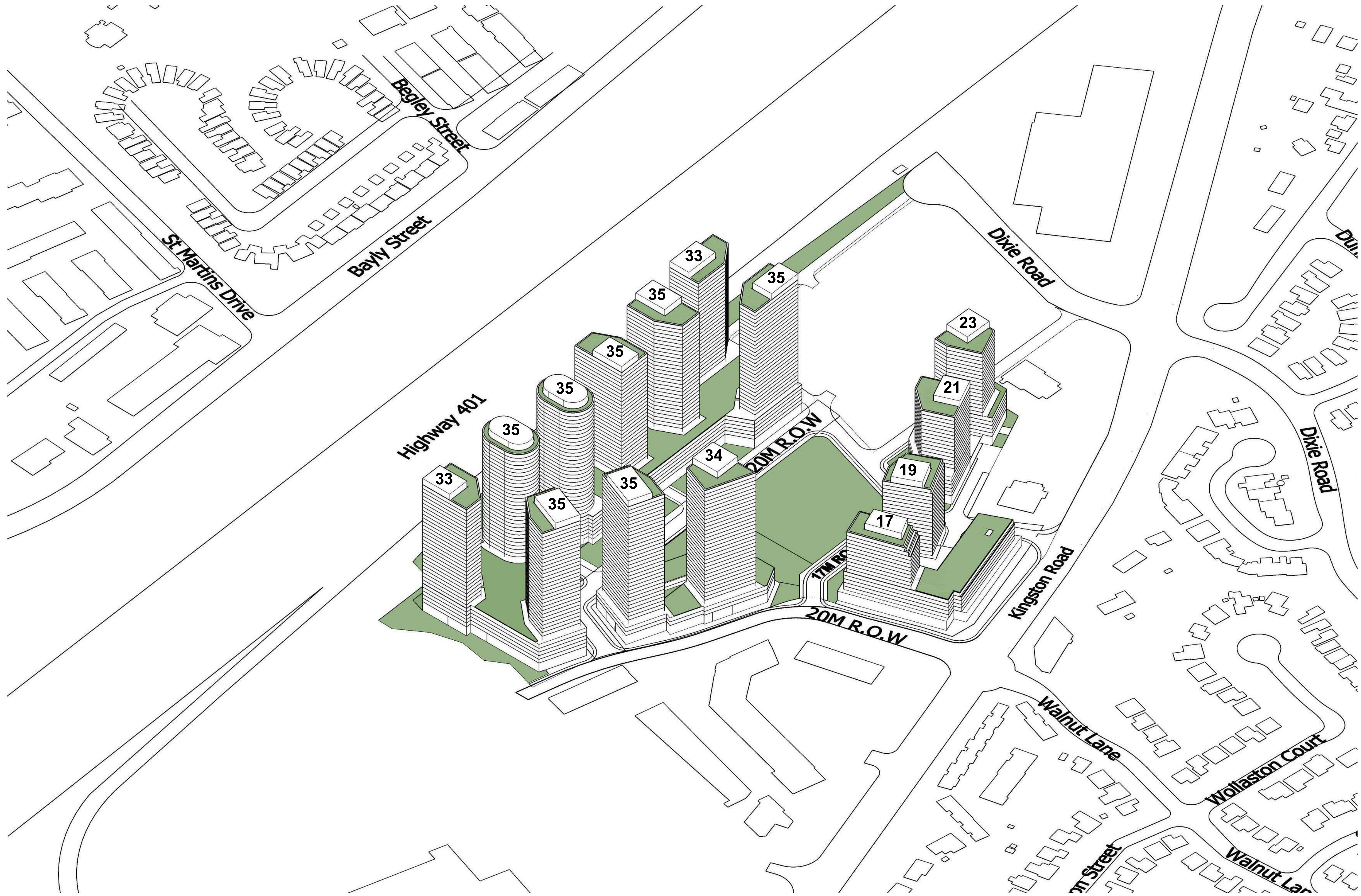
3D CONTEXT VIEW

PROJECT NO.
 22.122P01
 PROJECT DATE
 2024-12-19
 DRAWN BY
 MZH
 CHECKED BY
 AYU
 SCALE



DRAWING NO. **RZ801.1** REV. **2**

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**PHASING
 SUBJECT TO
 CHANGE**

#	DATE	ISSUED FOR OP/AR/BA SUBMISSION	BY
2	2024-12-20	ISSUED FOR OP/AR/BA SUBMISSION	AYU
1	2023-10-27	ISSUED FOR OP/AR/BA SUBMISSION	AYU



PROJECT
1101A/1105/1163 Kingston Road
 1101A/1105/1163 Kingston Road,
 Pickering, ON L1V 1B5

DRAWING
3D CONTEXT VIEW

PROJECT NO.
 22.122P01
 PROJECT DATE
 2024-12-19
 DRAWN BY
 MZH
 CHECKED BY
 AYU
 SCALE
 AS SHOWN



DRAWING NO.
RZ801.2
 REV
2