

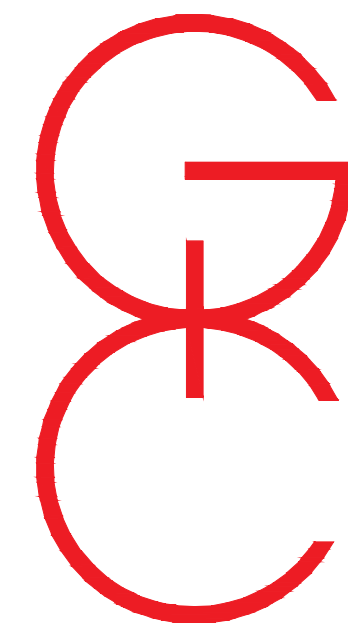
PROPOSED MIXED USE DEVELOPMENT

# 603 - 643 & 645 - 699 Kingston Road

Director Industrial Holdings Limited

PICKERING

ONTARIO



**GRAZIANI**  
**+ CORAZZA**  
**ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ON L4K 4L8  
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROJECT STATISTICS			OCT.25.2023	
	Permitted / Required	Proposed		
<b>01. SITE AREA</b>				
Development Block		39,615 m <sup>2</sup>	3.96 ha	
Private / Public Road		426,411 ft <sup>2</sup>	9.79 ac	
		5,039 m <sup>2</sup>	0.50 ha	
Proposed Park		54,177 ft <sup>2</sup>	1.24 ac	
		3,093 m <sup>2</sup>	0.31 ha	
Future Development Block		33,298 ft <sup>2</sup>	0.76 ac	
		788 m <sup>2</sup>	4.85 ha	
		8,585 ft <sup>2</sup>	11.99 ac	
<b>Total Site Area</b>		<b>48,539 m<sup>2</sup></b>	<b>9.63 ha</b>	
		<b>522,471 ft<sup>2</sup></b>	<b>23.79 ac</b>	
<b>02. N.F.A.</b>				
MEASURED FROM INTERIOR FACES OF EXTERIOR WALLS				
<b>RESIDENTIAL</b>				
<b>Podium 1 + Tower 1, 2 &amp; 3</b>				
Podium 1		= 982 m <sup>2</sup>	= 10,573 ft <sup>2</sup>	
Tower 1		= 22,731 m <sup>2</sup>	= 244,670 ft <sup>2</sup>	
Tower 2		= 22,731 m <sup>2</sup>	= 244,670 ft <sup>2</sup>	
Tower 3		= 22,731 m <sup>2</sup>	= 244,670 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 69,174 m<sup>2</sup></b>	<b>= 744,582 ft<sup>2</sup></b>	
<b>Podium 2 + Tower 4 &amp; 5</b>				
Podium 2		= 499 m <sup>2</sup>	= 5,367 ft <sup>2</sup>	
Tower 4		= 22,730 m <sup>2</sup>	= 244,659 ft <sup>2</sup>	
Tower 5		= 22,731 m <sup>2</sup>	= 244,670 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 45,959 m<sup>2</sup></b>	<b>= 494,696 ft<sup>2</sup></b>	
<b>Podium 3 + Tower 6</b>				
Podium 3		= 784 m <sup>2</sup>	= 8,437 ft <sup>2</sup>	
Tower 6		= 26,662 m <sup>2</sup>	= 286,987 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 27,446 m<sup>2</sup></b>	<b>= 295,424 ft<sup>2</sup></b>	
<b>Podium 4 + Tower 7</b>				
Podium 4		= 679 m <sup>2</sup>	= 7,311 ft <sup>2</sup>	
Tower 7		= 14,196 m <sup>2</sup>	= 152,800 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 14,875 m<sup>2</sup></b>	<b>= 160,111 ft<sup>2</sup></b>	
<b>Podium 5 + Tower 8</b>				
Podium 5		= 12,868 m <sup>2</sup>	= 138,512 ft <sup>2</sup>	
Tower 8		= 16,596 m <sup>2</sup>	= 179,280 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 29,534 m<sup>2</sup></b>	<b>= 317,902 ft<sup>2</sup></b>	
<b>Podium 6 + Tower 9</b>				
Podium 6		= 12,868 m <sup>2</sup>	= 138,512 ft <sup>2</sup>	
Tower 9		= 16,666 m <sup>2</sup>	= 179,890 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 29,534 m<sup>2</sup></b>	<b>= 317,902 ft<sup>2</sup></b>	
<b>Podium 7 + Tower 10</b>				
Podium 7		= 13,029 m <sup>2</sup>	= 140,244 ft <sup>2</sup>	
Tower 10		= 17,134 m <sup>2</sup>	= 184,429 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 30,163 m<sup>2</sup></b>	<b>= 324,672 ft<sup>2</sup></b>	
<b>RESIDENTIAL SUBTOTAL</b>		<b>= 246,685 m<sup>2</sup></b>	<b>= 2,655,290 ft<sup>2</sup></b>	
<b>RETAIL</b>				
<b>Podium</b>				
Podium 1		= 0 m <sup>2</sup>	= 0 ft <sup>2</sup>	
Podium 2		= 0 m <sup>2</sup>	= 0 ft <sup>2</sup>	
Podium 3		= 375 m <sup>2</sup>	= 4,031 ft <sup>2</sup>	
Podium 4		= 678 m <sup>2</sup>	= 7,273 ft <sup>2</sup>	
Podium 5		= 678 m <sup>2</sup>	= 7,273 ft <sup>2</sup>	
Podium 6		= 742 m <sup>2</sup>	= 7,984 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 2,468 m<sup>2</sup></b>	<b>= 26,561 ft<sup>2</sup></b>	
<b>RETAIL SUBTOTAL</b>		<b>= 2,468 m<sup>2</sup></b>	<b>= 26,561 ft<sup>2</sup></b>	
<b>OFFICE</b>				
<b>Podium</b>				
Podium 3		= 3,430 m <sup>2</sup>	= 36,923 ft <sup>2</sup>	
<b>Subtotal</b>		<b>= 3,430 m<sup>2</sup></b>	<b>= 36,923 ft<sup>2</sup></b>	
<b>OFFICE SUBTOTAL</b>		<b>= 3,430 m<sup>2</sup></b>	<b>= 36,923 ft<sup>2</sup></b>	
<b>Total</b>		<b>= 252,582 m<sup>2</sup></b>	<b>= 2,716,773 ft<sup>2</sup></b>	
<b>03. F.S.I</b>				
N.F.A./TOTAL SITE AREA				
<b>RESIDENTIAL FSI</b>			<b>= 5.1</b>	
<b>NON RESIDENTIAL FSI</b>			<b>= 0.1</b>	
<b>Total</b>			<b>= 5.2</b>	
<b>04. LANDSCAPED AREA</b>				
Proposed Park		= 3,093 m <sup>2</sup>	= 33,298 ft <sup>2</sup>	
Gateway Plaza		= 543 m <sup>2</sup>	= 5,839 ft <sup>2</sup>	
<b>Total</b>		<b>= 3,636 m<sup>2</sup></b>	<b>= 39,137 ft<sup>2</sup></b>	

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<b>05. UNIT COUNT</b>				
<b>Podium 1 + Tower 1, 2 &amp; 3</b>				
Podium 1		= 0	= 0	
Tower 1		= 320	= 320	
Tower 2		= 320	= 320	
Tower 3		= 320	= 320	
<b>Subtotal</b>		<b>= 960</b>	<b>= 960</b>	
<b>Podium 2 + Tower 4 &amp; 5</b>				
Podium 2		= 0	= 0	
Tower 4		= 320	= 320	
Tower 5		= 320	= 320	
<b>Subtotal</b>		<b>= 640</b>	<b>= 640</b>	
<b>Podium 3 + Tower 6</b>				
Podium 3		= 0	= 0	
Tower 6		= 380	= 380	
<b>Subtotal</b>		<b>= 380</b>	<b>= 380</b>	
<b>Podium 4 + Tower 7</b>				
Podium 4		= 0	= 0	
Tower 7		= 200	= 200	
<b>Subtotal</b>		<b>= 200</b>	<b>= 200</b>	
<b>Podium 5 + Tower 8</b>				
Podium 5		= 180	= 180	
Tower 8		= 240	= 240	
<b>Subtotal</b>		<b>= 420</b>	<b>= 420</b>	
<b>Podium 6 + Tower 9</b>				
Podium 6		= 180	= 180	
Tower 9		= 240	= 240	
<b>Subtotal</b>		<b>= 420</b>	<b>= 420</b>	
<b>Podium 7 + Tower 10</b>				
Podium 7		= 190	= 190	
Tower 10		= 230	= 230	
<b>Subtotal</b>		<b>= 440</b>	<b>= 440</b>	
<b>Total</b>		<b>= 3,460</b>	<b>= 3,460</b>	
<b>06. Parking</b>				
<b>Podium 1 + Tower 1, 2 &amp; 3</b>				
Podium 1		= 730	= 730	
Podium 2 + Tower 4 & 5		= 578	= 578	
Podium 3 + Tower 6		= 233	= 233	
Podium 4 + Tower 7		= 130	= 130	
Podium 5 + Tower 8		= 303	= 303	
Podium 6 + Tower 9		= 310	= 310	
Podium 7 + Tower 10		= 484	= 484	
<b>Total</b>		<b>= 2768</b>	<b>= 2768</b>	
<b>07. Building Heights</b>				
<b>Podium 1</b>				
		4 Storey		
		= 15.45 m		
		(from avg. grade 104.95 m to 5th floor)		
<b>Tower 1</b>				
		36 Storey + mech.		
		= 123.45 m (116.45 m + 7.0 m mech.)		
		(from avg. grade 104.95 m to top of roof)		
<b>Tower 2</b>				
		36 Storey + mech.		
		= 123.45 m (116.45 m + 7.0 m mech.)		
		(from avg. grade 104.95 m to top of roof)		
<b>Tower 3</b>				
		36 Storey + mech.		
		= 123.45 m (116.45 m + 7.0 m mech.)		
		(from avg. grade 104.95 m to top of roof)		
<b>Podium 2</b>				
		4 Storey		
		= 15.32 m		
		(from avg. grade 105.38 m to 5th floor)		
<b>Tower 4</b>				
		36 Storey + mech.		
		= 123.32 m (116.32 m + 7.0 m mech.)		
		(from avg. grade 105.38 m to top of roof)		
<b>Tower 5</b>				
		36 Storey + mech.		
		= 123.32 m (116.32 m + 7.0 m mech.)		
		(from avg. grade 105.38 m to top of roof)		
<b>Podium 3</b>				
		4 Storey		
		= 15.60 m		
		(from avg. grade 105.55 m to 5th floor)		
<b>Tower 6</b>				
		42 Storey + mech.		
		= 141.90 m (134.90 m + 7.0 m mech.)		
		(from avg. grade 105.55 m to top of roof)		
<b>Podium 4</b>				
		4 Storey		
		= 15.20 m		
		(from avg. grade 107.20 m to 5th floor)		
<b>Tower 7</b>				
		24 Storey + mech.		
		= 86.15 m (79.15 m + 7.0 m mech.)		
		(from avg. grade 107.20 m to top of roof)		
<b>Podium 5</b>				
		6 Storey		
		= 20.82 m		
		(from avg. grade 107.03 m to 7th floor)		
<b>Tower 8</b>				
		14 Storey + mech.		
		= 55.02 m (48.02 m + 7.0 m mech.)		
		(from avg. grade 107.03 m to top of roof)		
<b>Podium 6</b>				
		6 Storey		
		= 21.47 m		
		(from avg. grade 106.38 m to 7th floor)		
<b>Tower 9</b>				
		14 Storey + mech.		
		= 55.67 m (48.67 m + 7.0 m mech.)		
		(from avg. grade 106.38 m to top of roof)		
<b>Podium 7</b>				
		6 Storey		
		= 21.35 m		
		(from avg. grade 105.60 m to 7th floor)		
<b>Tower 10</b>				
		14 Storey + mech.		
		= 55.55 m (48.55 m + 7.0 m mech.)		
		(from avg. grade 105.60 m to top of roof)		
1. All calculations are approximate and preliminary. 2. Not yet deducted: 5% for inset balconies. 3. Unit count and breakdown subject to market condition.				

## GENERAL NOTES

- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape/grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).

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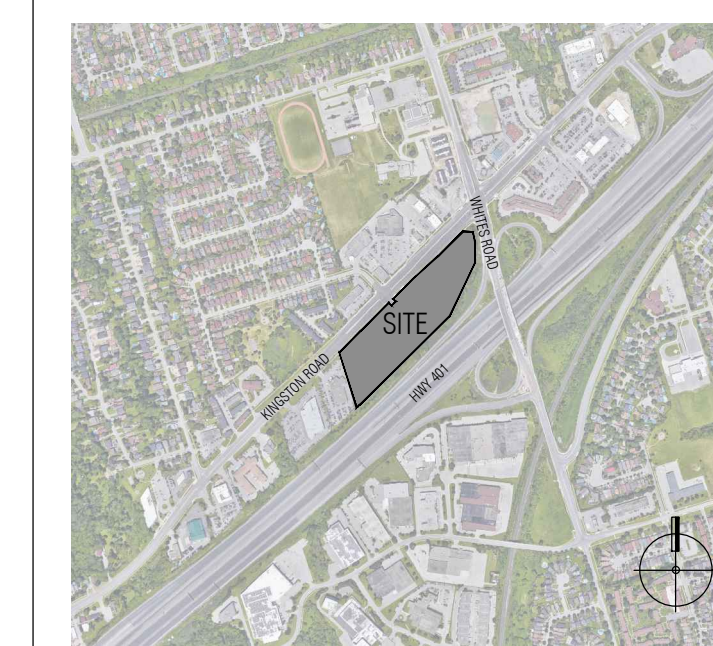
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| 01. APR.2020    | ISSUED FOR REZONING   | E.C. |
| 02. OCT.25.2023 | REISSUED FOR REZONING | E.C. |

## SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 29, RANGE 3 BROKEN FRONT CONCESSION (GEOGRAPHIC TOWNSHIP OF PICKERING) CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM

R. AVIS SURVEYING INC.  
SUITE 203  
235 YORKLAND BOULEVARD  
TORONTO, ONTARIO  
M2J 4Y8  
TEL.: (416) 490-8352  
FAX: (416) 491-6206  
www.ravissurveying.com

## KEYPLAN



## LIST OF DRAWINGS

A.101 STATISTICS AND GENERAL NOTES	N.T.S.
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A.201 UNDERGROUND PLAN	1:750
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A.303 4TH - 5TH FLOOR PLAN	1:750
A.304 TYPICAL FLOOR PLAN	1:750
A.501 BUILDING SECTIONS	1:200

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CORAZZA  
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PROPOSED MIXED USE DEVELOPMENT

**603 - 643 & 645 - 699 Kingston Road**

<b>Director Industrial Holdings Limited</b>	
PICKERING	ONTARIO
PROJECT ARCHITECT:	E.CORAZZA
ASSISTANT DESIGNER:	L.WONG
DRAWN BY:	L.WONG/O.HADI/W.CHIU
CHECKED BY:	D.BIASE
PLOT DATE:	OCT.25.2023
JOB #	1682.19

**STATISTICS AND  
GENERAL NOTES**

N.T.S. **A.101**

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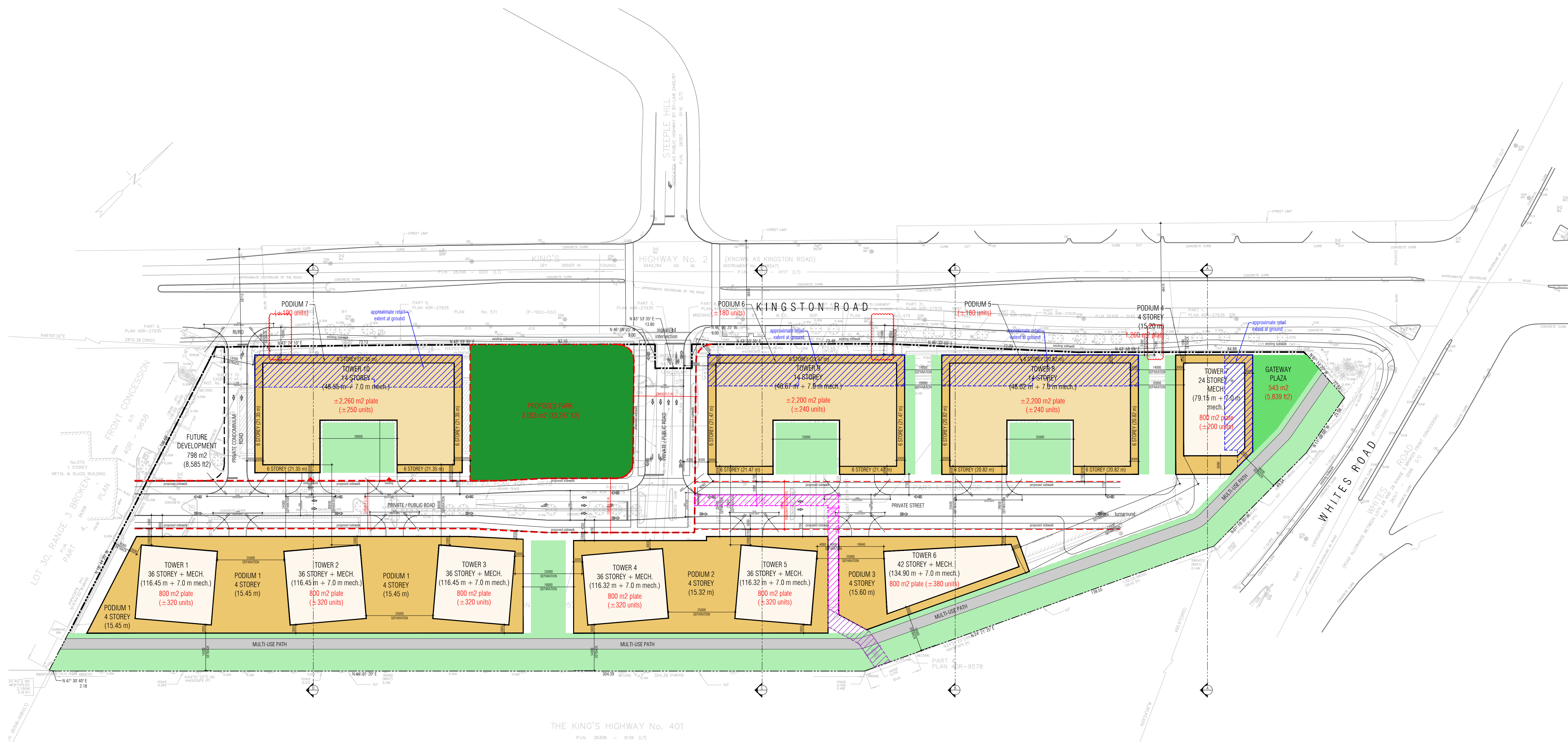
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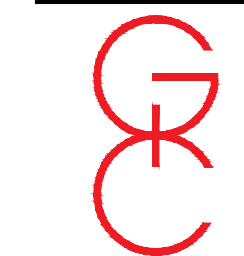
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CORAZZA  
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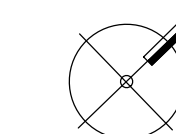
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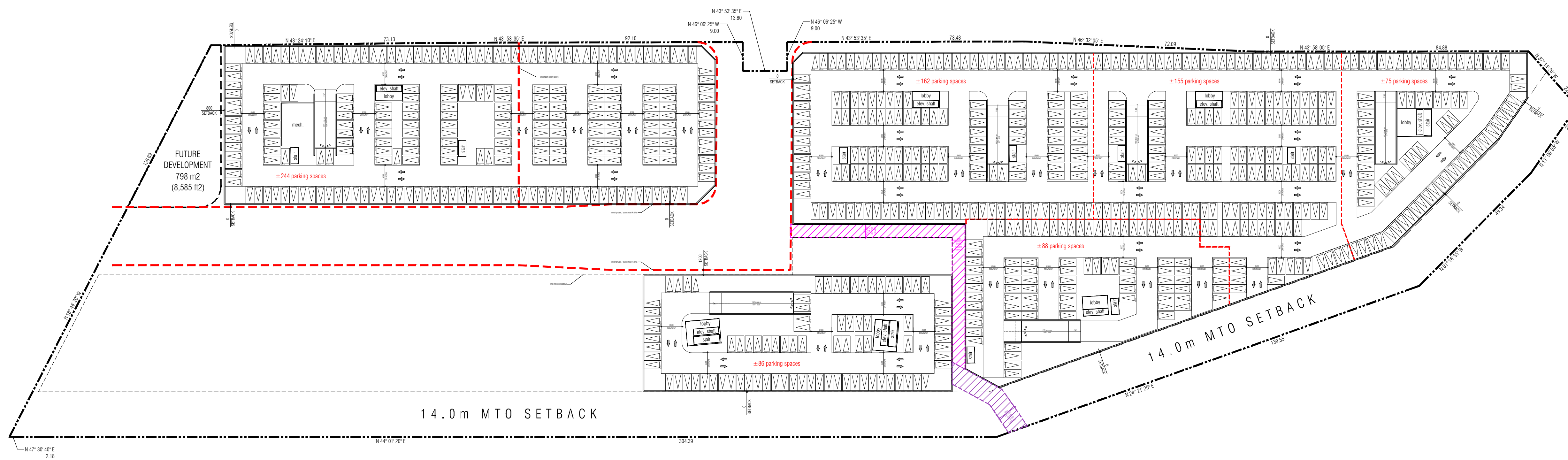
**SITE PLAN**



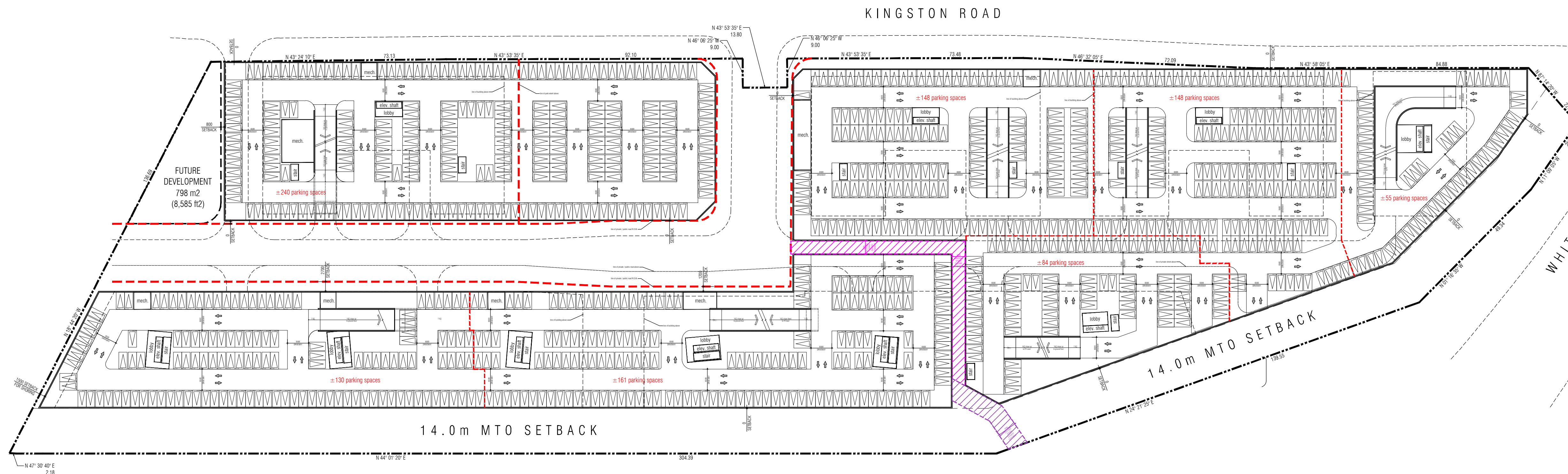
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**A.102**

TITLEBLOCK SIZE: 610 x 950



P2 UNDERGROUND PLAN 1  
1:750 A.201



P1 UNDERGROUND PLAN 2  
1:750 A.201

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KINGSTON ROAD

WHITES ROAD

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CHECKED BY:	D. BIASE	
PLOT DATE:	OCT. 25. 2023	
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UNDERGROUND PLAN

1:ESD **A.201**

TITLEBLOCK SIZE: 610 x 950

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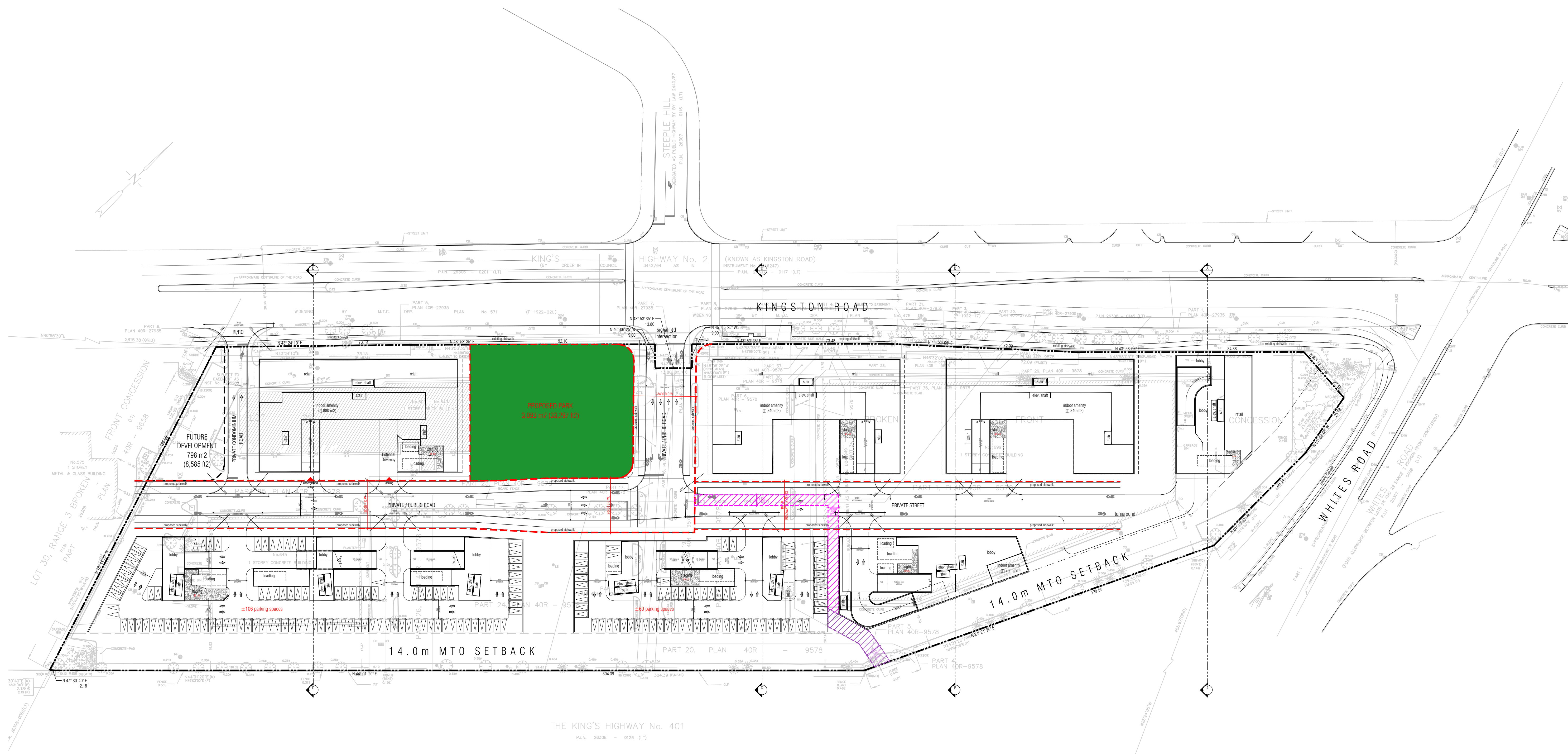
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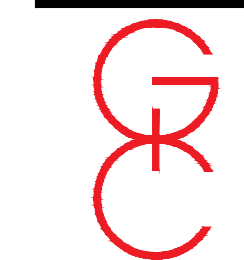
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01. APR.2020 ISSUED FOR REZONING E.C.

02. OCT.19.2023 REISSUED FOR REZONING E.C.



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CORAZZA  
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PROPOSED MIXED USE DEVELOPMENT

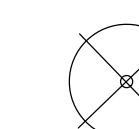
**603 - 643 & 645 - 699 Kingston Road**

Director Industrial Holdings Limited ONTARIO

PICKERING

PROJECT ARCHITECT: E. CORAZZA  
ASSISTANT DESIGNER: L. WONG  
DRAWN BY: L. WONG/O. HADI/W. CHIU  
CHECKED BY: D. BIASE  
PLOT DATE: OCT. 25. 2023  
JOB #: 1682.19

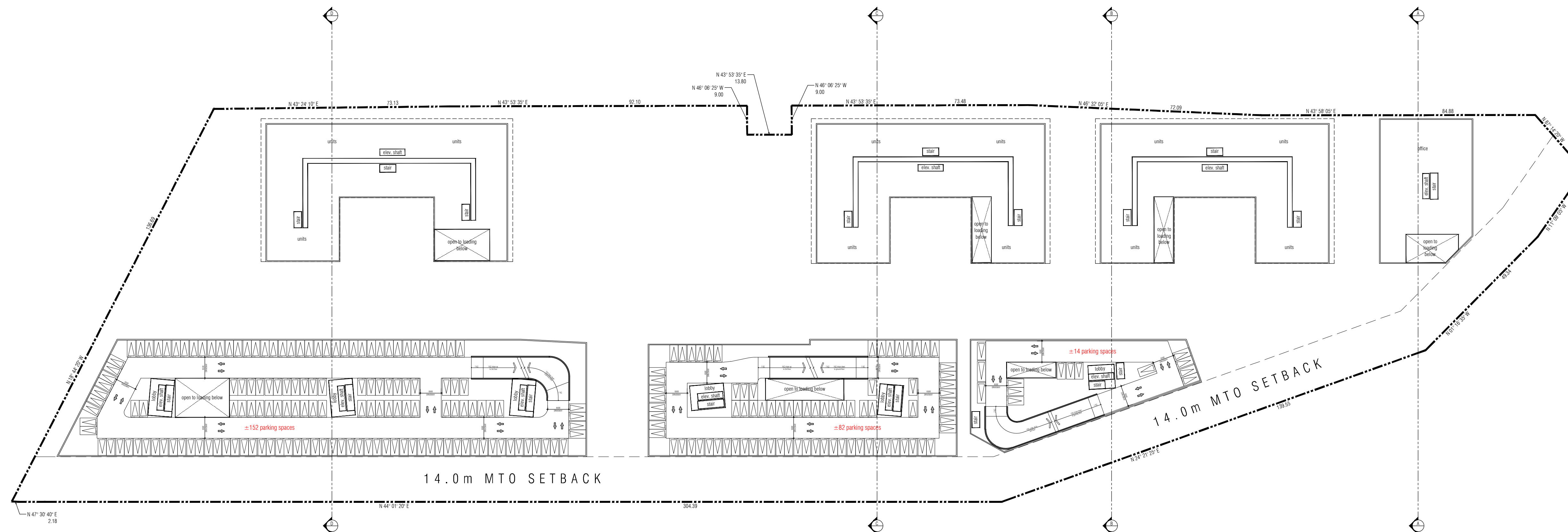
**GROUND FLOOR PLAN**



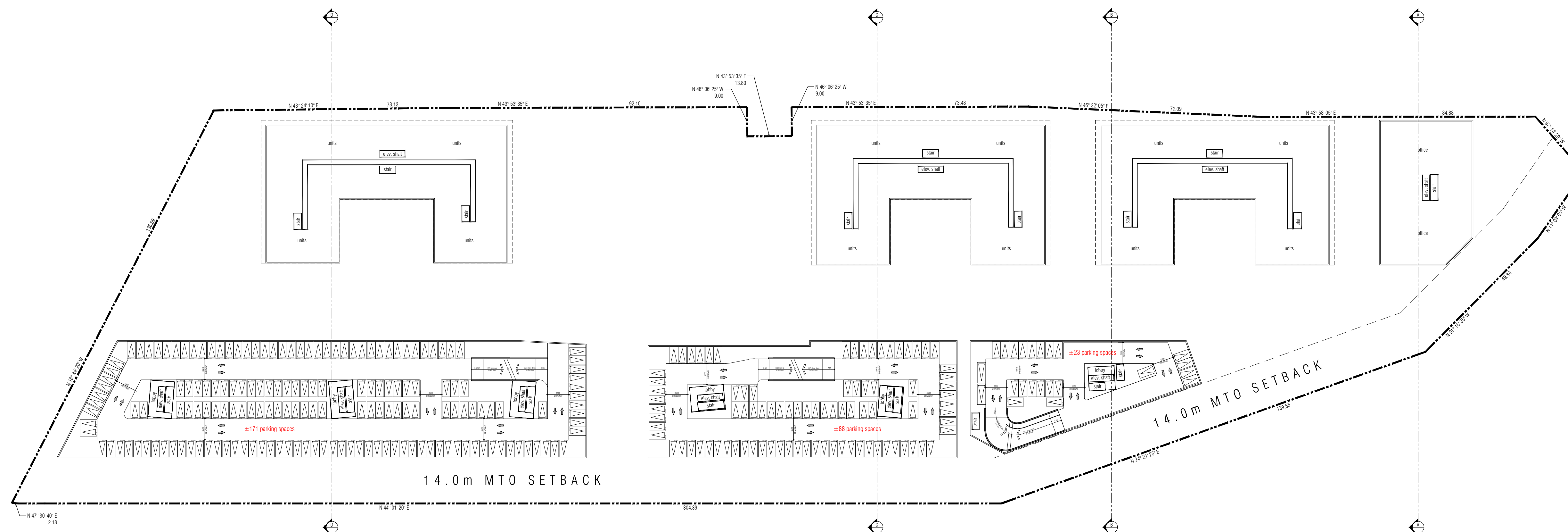
1:ESD

**A.301**

TITLEBLOCK SIZE: 610 x 950



2ND FLOOR PLAN 1  
1:750 A.302



3RD FLOOR PLAN 2  
1:750 A.302

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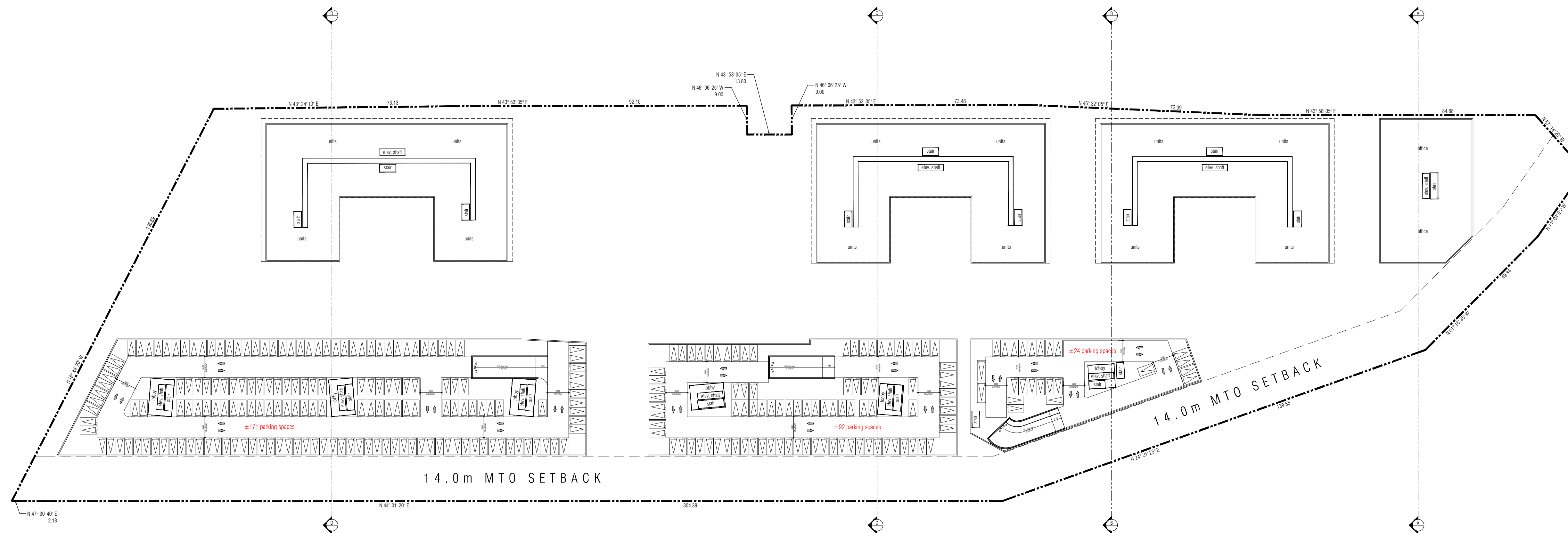
Director Industrial Holdings Limited

PICKERING	ONTARIO
PROJECT ARCHITECT:	E. CORAZZA
ASSISTANT DESIGNER:	L. WONG
DRAWN BY:	D. WONG/O. HADI/W. CHIU
CHECKED BY:	D. BIASE
PLOT DATE:	OCT. 25. 2023
JOB #	1682.19

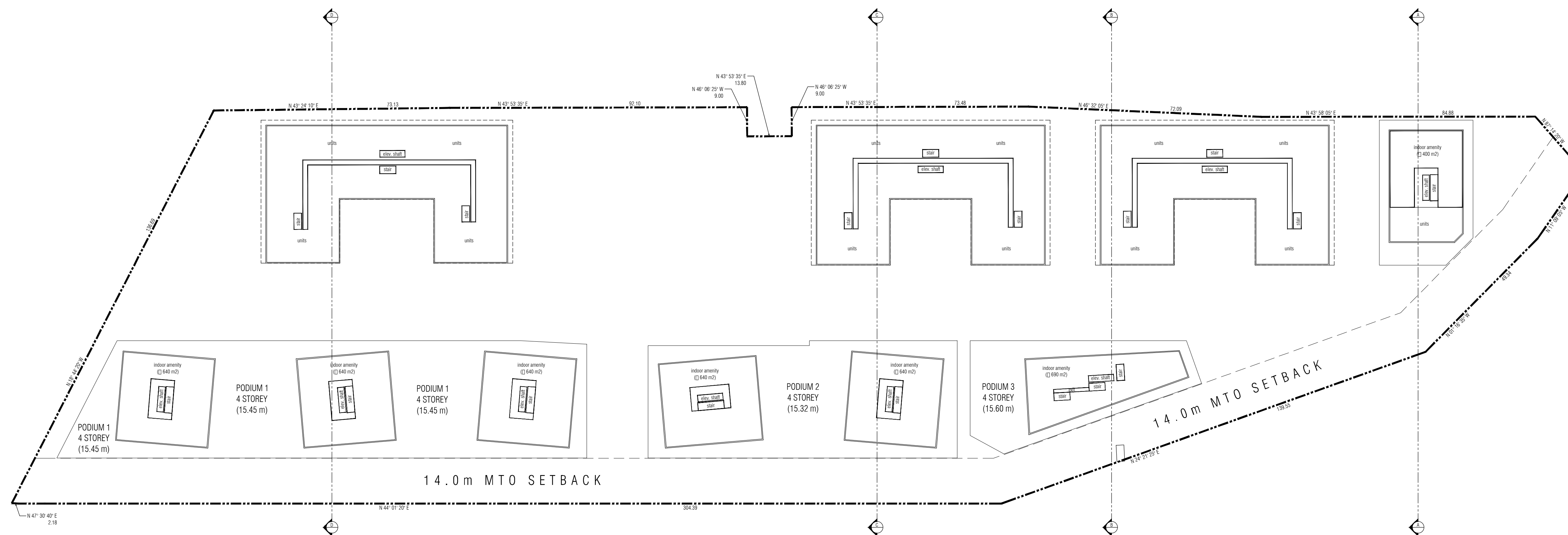
2ND - 3RD  
FLOOR PLAN

1:ESD A.302

TITLEBLOCK SIZE: 610 x 950



4TH FLOOR PLAN 1  
1:750 A.303



5TH FLOOR PLAN 2  
1:750 A.303

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PROPOSED MIXED USE DEVELOPMENT

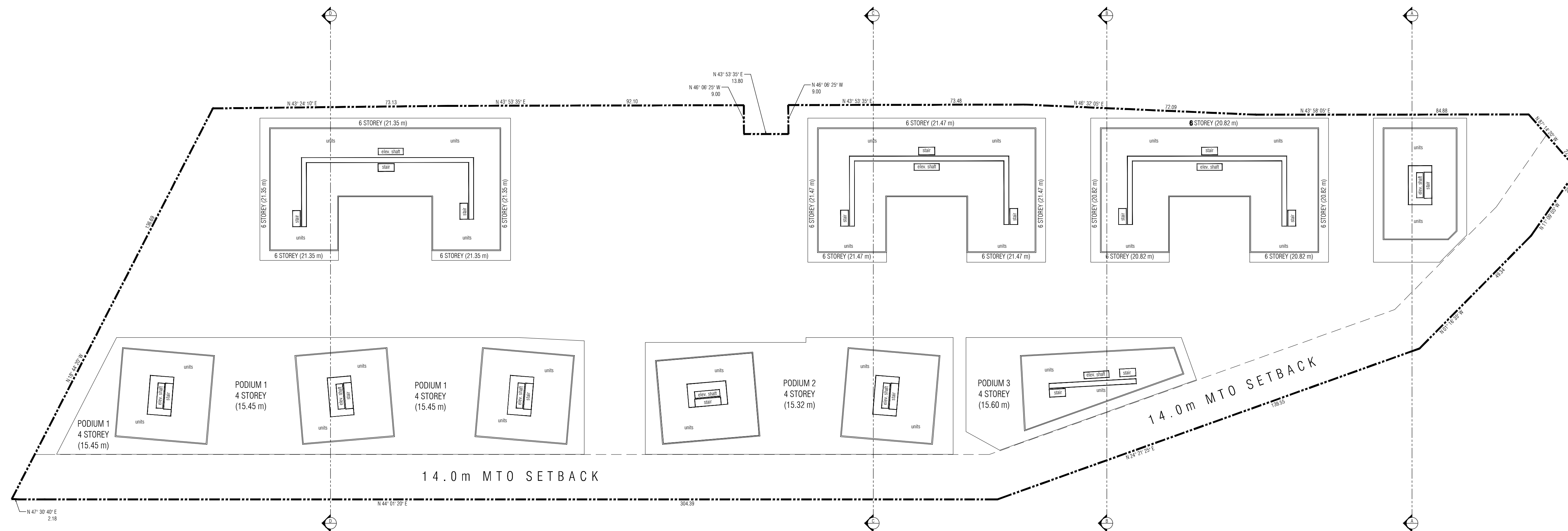
603 - 643 & 645 - 699 Kingston Road

Director Industrial Holdings Limited		ONTARIO
PICKERING		
PROJECT ARCHITECT:	E. CORAZZA	
ASSISTANT DESIGNER:	L. WONG	
DRAWN BY:	L. WONG/O. HADI/W. CHIU	
CHECKED BY:	D. BIASE	
PLOT DATE:	OCT. 25. 2023	
JOB #	1682.19	

4TH - 5TH  
FLOOR PLAN

1:LS0 **A.303**

TITLEBLOCK SIZE: 610 x 950



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01. APR. 2020 ISSUED FOR REZONING E.C.

02. OCT. 19. 2023 REISSUED FOR REZONING E.C.

TYPICAL FLOOR PLAN 2  
1:750 A.304

issued for revisions

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CORAZZA  
ARCHITECTS**

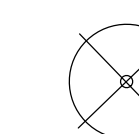
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PROPOSED MIXED USE DEVELOPMENT

**603 - 643 & 645 - 699 Kingston Road**

Director Industrial Holdings Limited	
PICKERING	ONTARIO
PROJECT ARCHITECT:	E. CORAZZA
ASSISTANT DESIGNER:	L. WONG
DRAWN BY:	L. WONG/O. HADI/W. CHIU
CHECKED BY:	D. BIASE
PLOT DATE:	OCT. 25. 2023
JOB #	1682.19

TYPICAL  
FLOOR PLAN



1:ESD **A.304**

TITLEBLOCK SIZE: 610 x 950



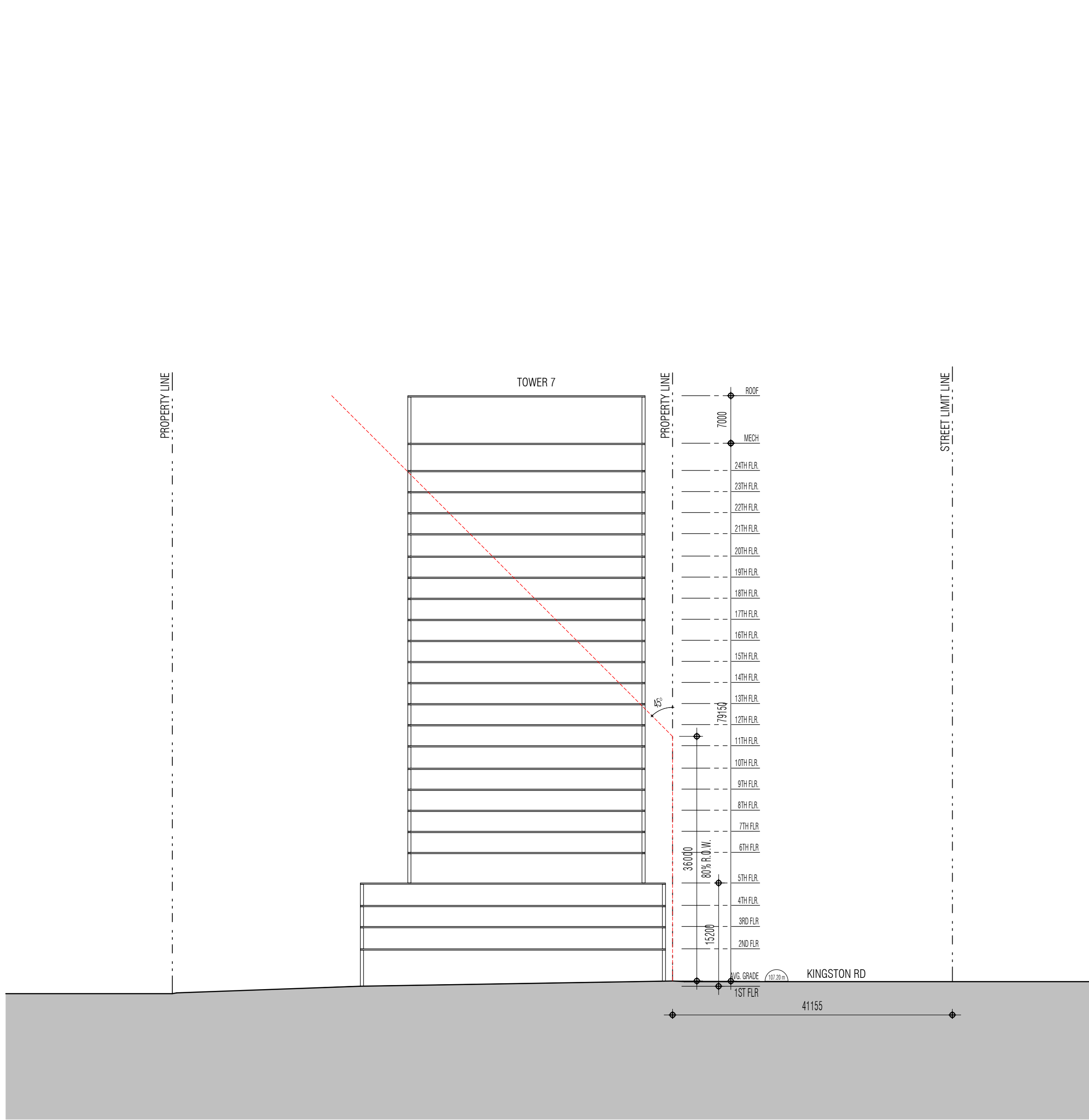
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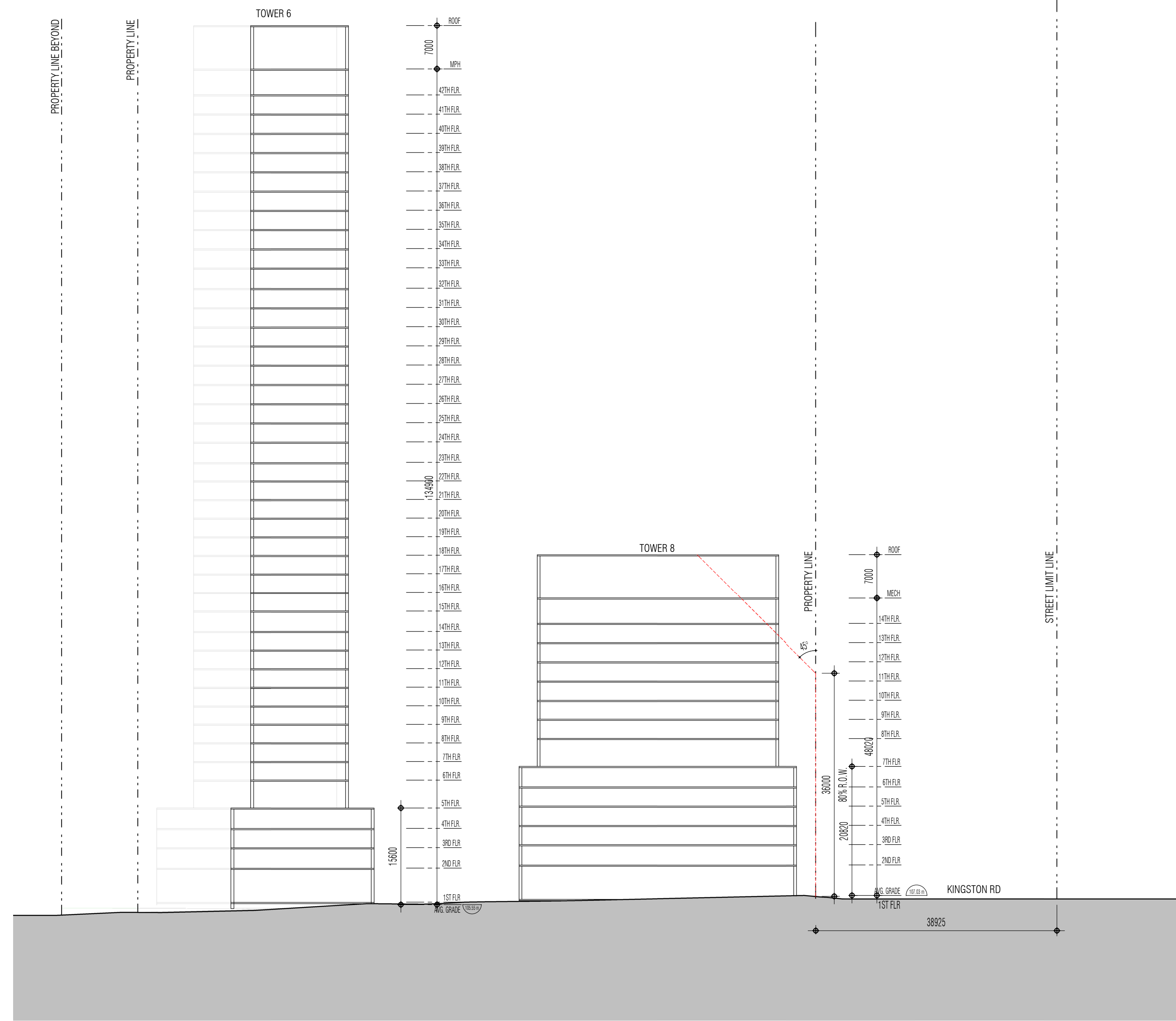
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Issues		
01. APR.2020	ISSUED FOR REZONING	E.C.
02. OCT.25.2023	REISSUED FOR REZONING	E.C.



Section A - A  
SCALE - 1:500  
1  
A.501



Section B - B  
SCALE - 1:500  
2  
A.501

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PROPOSED MIXED USE DEVELOPMENT

603 - 643 & 645 - 699 KINGSTON ROAD

Director Industrial Holdings Limited

PICKERING ONTARIO	
Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/O. HADI
Checked By:	D. BIASE
Plot Date:	OCT.25.2023
Job #	1682.19

BUILDING SECTIONS

1:500 A.501

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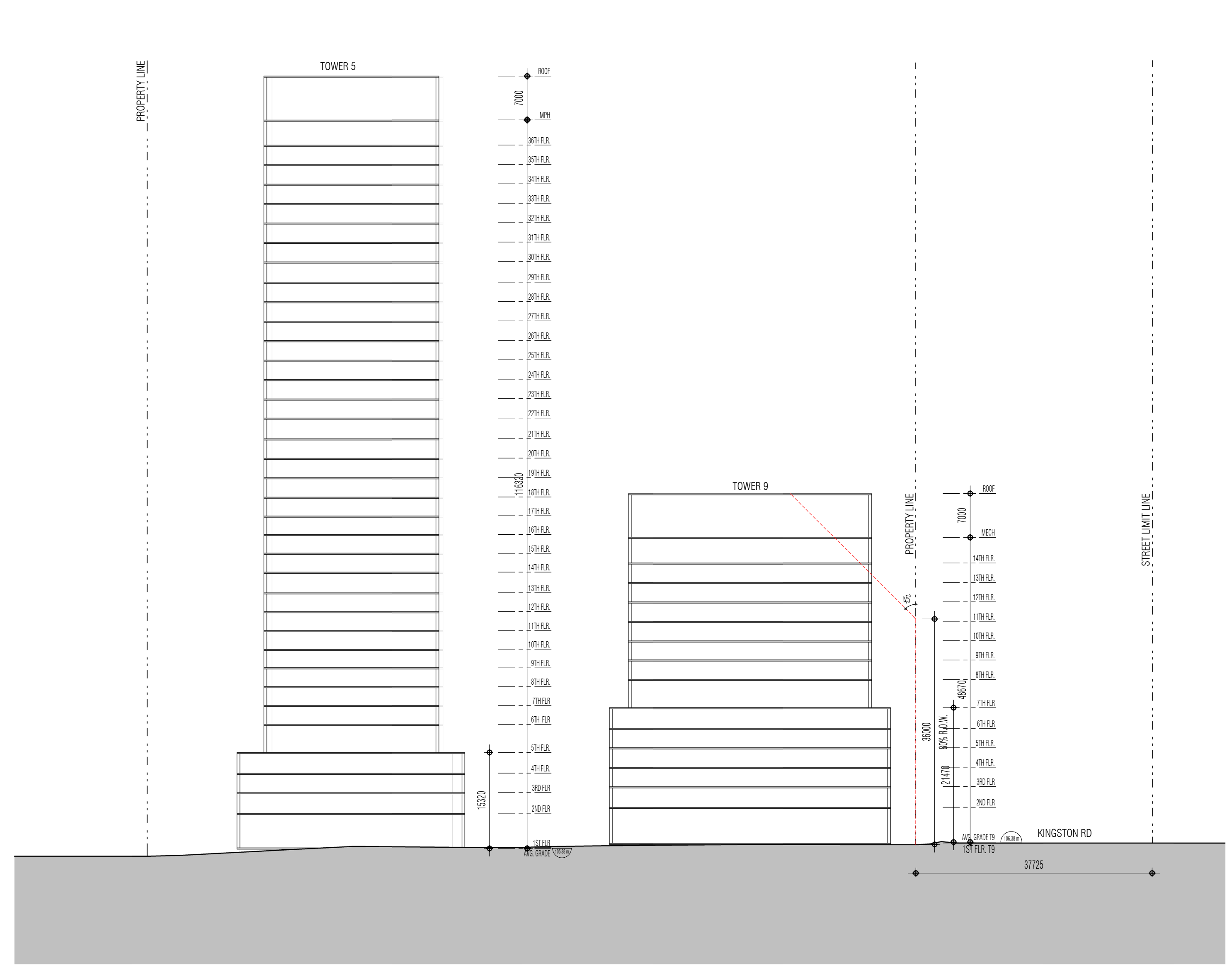
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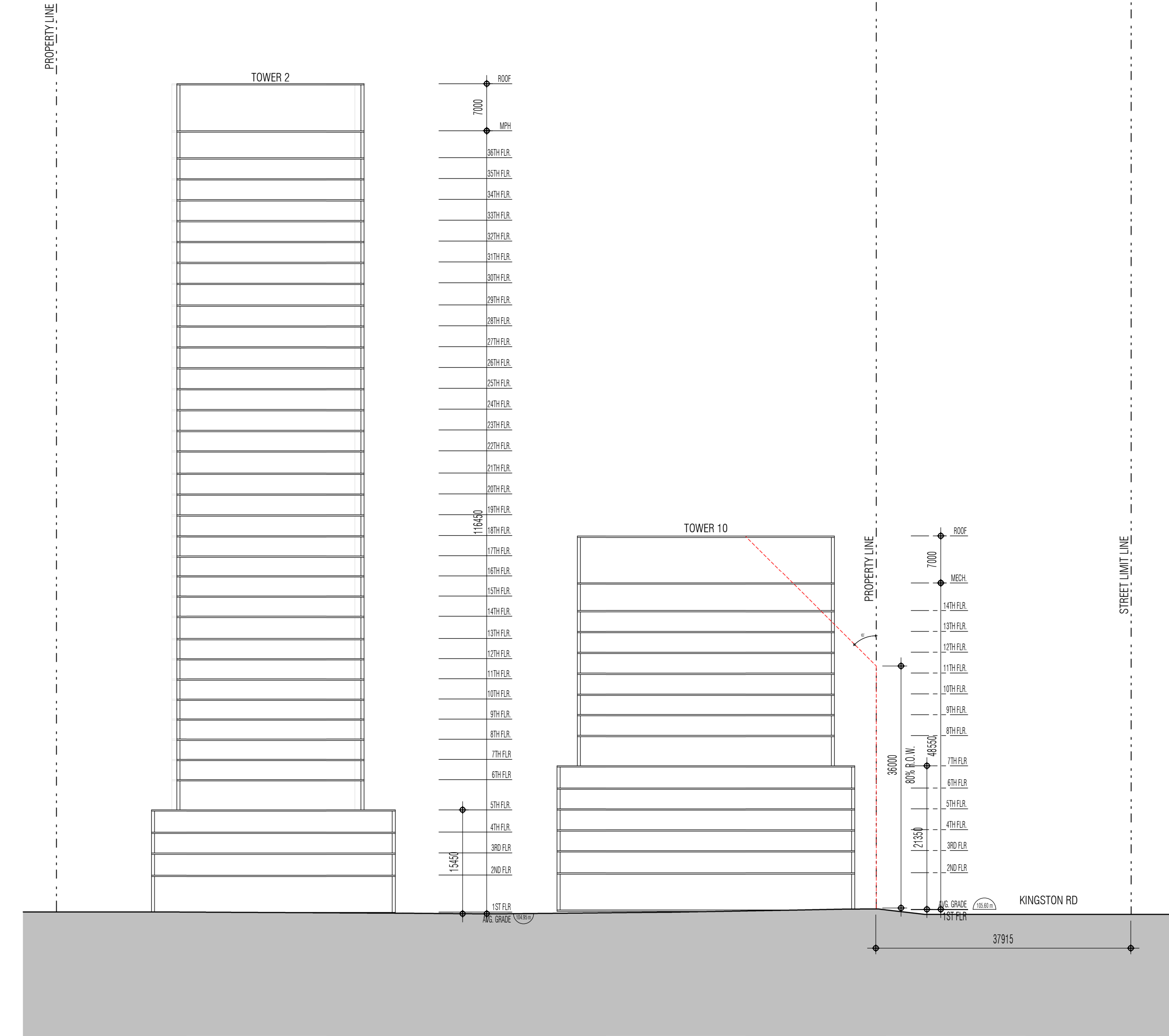
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02. OCT.25.2023	REISSUED FOR REZONING	E.C.



Section C - C  
SCALE - 1:500  
1  
A.502



Section D - D  
SCALE - 1:500  
2  
A.502

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PROPOSED MIXED USE DEVELOPMENT

603 - 643 & 645 - 699 KINGSTON ROAD

Director Industrial Holdings Limited

PICKERING	ONTARIO
Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	L.WONG/O.HADI
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Plot Date:	OCT.25.2023
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