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1755 PICKERING PARKWAY SITE STATISTICS		
STATISTICS	SM	SF
PROPOSED SITE AREA:	94,932	1,021,844
NEW PROPOSAL NFA	344,634	3,709,614
FSI	3.63	

NFA CALCULATION
NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW

BLOCK	DESCRIPTION	FLOORS #	TOTAL NFA		RESIDENTIAL		NET SALEABLE		RETAIL/COMMERCIAL NFA		TOTAL NFA		NFA EXCLUDED (*)		FLOOR PLATE AREA (*)	
			m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
BLOCK 1 *	RESIDENTIAL/RETAIL	31	51,629	555,727	42,638	458,952	678	1,664	17,907	53,292	573,634	27,307	293,926	81,305	875,164	
BLOCK 2	RESIDENTIAL/LIVE-WORK	43	74,557	802,527	69,045	743,189	1,090	907	9,758	75,464	812,285	9,653	103,902	85,117	916,187	
BLOCK 3	RESIDENTIAL/RETAIL	26	29,515	317,694	27,282	293,602	446	1,384	14,893	30,898	332,587	3,207	34,515	34,105	367,102	
BLOCK 4	RESIDENTIAL/LIVE-WORK	43	58,695	631,790	53,716	578,197	1,022	877	7,290	59,373	639,081	7,999	86,105	67,372	725,185	
BLOCK 5	RESIDENTIAL/LIVE-WORK	26	39,701	427,553	36,207	389,790	641	712	7,654	40,413	434,997	4,085	43,975	44,498	478,972	
BLOCK 6	RESIDENTIAL/COMMERCIAL	23	23,255	250,314	21,136	227,511	762	20,375	219,311	43,630	469,626	5,030	54,146	48,660	523,772	
BLOCK 7	RESIDENTIAL/LIVE-WORK	20	41,185	443,315	39,210	422,048	659	380	4,090	41,565	447,405	3,310	35,632	44,876	483,037	
GRAND TOTAL		138	318,537	3,428,700	289,234	3,113,287	5,297	26,098	280,914	344,634	3,709,614	60,591	652,200	405,932	4,369,419	

* For extensive statistics for blocks 1 please refer to block 1 drawing set.

BLOCK	SITE AREA (INCLUDING PARK AND ROADS)	
	m ²	ft ²
1	11,751.04	126,487.15
2	25,026.19	275,837.98
3	6,803.61	73,233.41
4	15,780.30	169,857.72
5	12,141.35	130,688.41
6	8,689.92	93,537.47
7	14,140.04	152,202.11
TOTAL	94,932.44	1,021,844.24

BLOCK	SITE AREA (EXCLUDING PARK AND ROADS)	
	m ²	ft ²
1	8,763.43	94,325.76
2	12,883.55	138,677.33
3	5,093.51	54,826.03
4	9,119.73	98,163.99
5	9,197.91	99,005.51
6	8,684.44	93,478.53
7	14,154.62	152,359.08
TOTAL	67,897.19	730,839.23

R.O.W & PARK AREAS	
	ft ²
R.O.W AREA	17,314.76
PARK AREA	9,720.48
TOTAL	27,035.24

BLOCK 2		
STATISTICS	SM	SF
PROPOSED SITE AREA:	29,828	379,838
NEW PROPOSAL NFA	74,544	812,285
FSI	2.54	
NEW RESIDENTIAL UNIT#	1,999	
UPH	429	
NET AVERAGE UNIT SIZE	83	182

NFA CALCULATION
NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW

BLOCK	DESCRIPTION	FLOORS #	TOTAL NFA		RESIDENTIAL		NET SALEABLE		RETAIL/COMMERCIAL NFA		TOTAL NFA		NFA EXCLUDED (*)		FLOOR PLATE AREA (*)	
			m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
UG PARKING	RESIDENTIAL BASE	1	259	2,783	259	2,783	259	2,783			259	2,783			259	2,783
FT-FT	RESIDENTIAL BASE	1	309	3,329	309	3,329	309	3,329			309	3,329			309	3,329
FT-FT	RESIDENTIAL BASE	1	1,197	12,817	1,197	12,817	1,197	12,817			1,197	12,817			1,197	12,817
FT-FT	RESIDENTIAL BASE	1	3,140	33,890	3,140	33,890	3,140	33,890			3,140	33,890			3,140	33,890
FT-FT	RESIDENTIAL TOWER	13	31,201	332,145	31,201	332,145	31,201	332,145			31,201	332,145			31,201	332,145
GRAND TOTAL	UPH	429	74,544	812,285	69,045	743,189	1,090	907	9,758	74,544	812,285	9,653	103,902	85,117	916,187	

PARKING REQUESTED

VISITOR	RESIDENTIAL	TOTAL
83	1,999	2,082
100	877	1,877

1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT
2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT
3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100 m2

PARKING PROVIDED	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	TOTAL
	0	259	309	1,197	3,140	0	0	5,905

AMENITY REQUIRED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

AMENITY PROVIDED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW	FT GRADE	INDOOR (M2)	OUTDOOR (M2)
FT GRADE	0	0	0
BALCONIES	0	0	0
TOTAL	0	0	0

1) ASSUMING AVERAGE BALCONY SIZE = 1.65 M2 / UNIT

BLOCK 3		
STATISTICS	SM	SF
PROPOSED SITE AREA:	8,689	93,538
NEW PROPOSAL NFA	30,898	332,587
FSI	3.54	
NEW RESIDENTIAL UNIT#	446	
UPH	655	
NET AVERAGE UNIT SIZE	81	169

NFA CALCULATION
NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW

BLOCK	DESCRIPTION	FLOORS #	TOTAL NFA		RESIDENTIAL		NET SALEABLE		RETAIL/COMMERCIAL NFA		TOTAL NFA		NFA EXCLUDED (*)		FLOOR PLATE AREA (*)	
			m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
UG PARKING	RESIDENTIAL BASE	1	259	2,783	259	2,783	259	2,783			259	2,783			259	2,783
FT-FT	RESIDENTIAL BASE	1	309	3,329	309	3,329	309	3,329			309	3,329			309	3,329
FT-FT	RESIDENTIAL BASE	1	1,197	12,817	1,197	12,817	1,197	12,817			1,197	12,817			1,197	12,817
FT-FT	RESIDENTIAL BASE	1	3,140	33,890	3,140	33,890	3,140	33,890			3,140	33,890			3,140	33,890
FT-FT	RESIDENTIAL TOWER	13	31,201	332,145	31,201	332,145	31,201	332,145			31,201	332,145			31,201	332,145
GRAND TOTAL	UPH	446	30,898	332,587	27,282	293,602	446	1,384	14,893	30,898	332,587	3,207	34,515	34,105	367,102	

PARKING REQUESTED

VISITOR	RESIDENTIAL	COMMERCIAL	TOTAL
81	446	0	527
114	600	0	714

1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT
2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT
3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100 m2

PARKING PROVIDED	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	TOTAL
	0	259	309	1,197	3,140	0	0	5,905

AMENITY REQUIRED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

AMENITY PROVIDED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW	FT GRADE	INDOOR (M2)	OUTDOOR (M2)
FT GRADE	0	0	0
BALCONIES	0	0	0
TOTAL	0	0	0

1) ASSUMING AVERAGE BALCONY SIZE = 1.65 M2 / UNIT

BLOCK 4		
STATISTICS	SM	SF
PROPOSED SITE AREA:	15,780	169,858
NEW PROPOSAL NFA	58,373	639,881
FSI	3.75	
NEW RESIDENTIAL UNIT#	1,622	
UPH	469	
NET AVERAGE UNIT SIZE	83	166

NFA CALCULATION
NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW

BLOCK	DESCRIPTION	FLOORS #	TOTAL NFA		RESIDENTIAL		NET SALEABLE		RETAIL/COMMERCIAL NFA		TOTAL NFA		NFA EXCLUDED (*)		FLOOR PLATE AREA (*)	
			m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
UG PARKING	RESIDENTIAL BASE	1	259	2,783	259	2,783	259	2,783			259	2,783			259	2,783
FT-FT	RESIDENTIAL BASE	1	309	3,329	309	3,329	309	3,329			309	3,329			309	3,329
FT-FT	RESIDENTIAL BASE	1	1,197	12,817	1,197	12,817	1,197	12,817			1,197	12,817			1,197	12,817
FT-FT	RESIDENTIAL BASE	1	3,140	33,890	3,140	33,890	3,140	33,890			3,140	33,890			3,140	33,890
FT-FT	RESIDENTIAL TOWER	13	31,201	332,145	31,201	332,145	31,201	332,145			31,201	332,145			31,201	332,145
GRAND TOTAL	UPH	469	58,373	639,881	53,716	578,197	1,022	877	7,290	58,373	639,881	7,999	86,105	67,372	725,185	

PARKING REQUESTED

VISITOR	RESIDENTIAL	TOTAL
83	1,622	1,705
114	600	714

1) ASSUMING RESIDENTIAL PARKING RATIO= 0.8 / UNIT
2) ASSUMING VISITOR PARKING RATIO= 0.15 / UNIT
3) ASSUMING RETAIL PARKING RATIO= 3.5 / 100 m2

PARKING PROVIDED	SURFACE	UG1	UG2	UG3	UG4	UG5	UG6	TOTAL
	0	259	309	1,197	3,140	0	0	5,905

AMENITY REQUIRED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

AMENITY PROVIDED	RATIO	INDOOR (M2)	OUTDOOR (M2)
1) RETAIL/INDOOR UNIT AND OUTDOOR UNIT	1:1	0	0

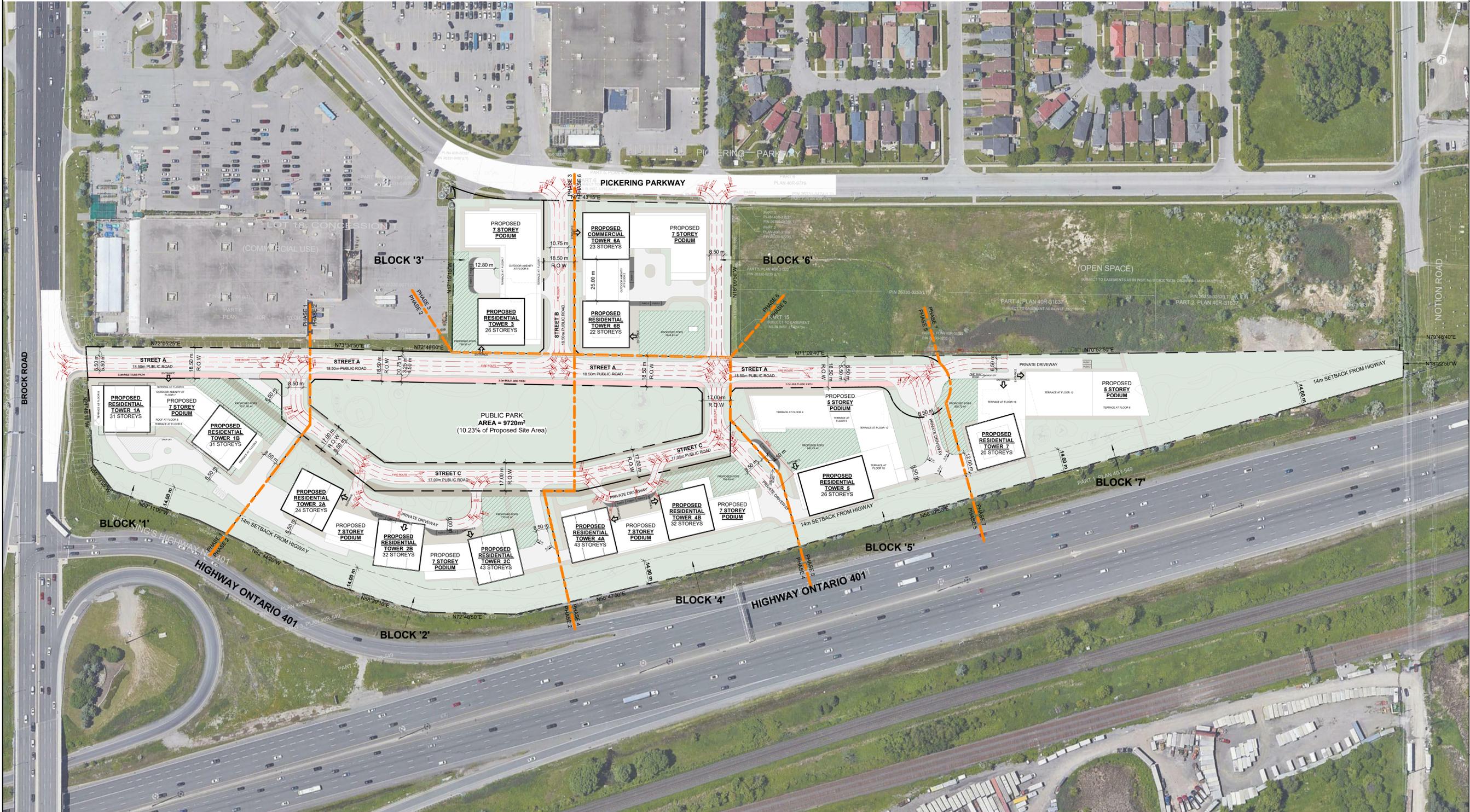
AMENITY AREA INCLUDES BALCONIES, PATIOS, ROOFTOP GARDENS AND OTHER SIMILAR FEATURES, BUT DOES NOT INCLUDE INDOOR LAUNDRY OR LOCKER FACILITIES AS PER CITY OF PICKERING ZONING BY-LAW	FT GRADE	INDOOR (M2)	OUTDOOR (M2)
FT GRADE	0	0	0
BALCONIES	0	0	0
TOTAL	0	0	0

1) ASSUMING AVERAGE BALCONY SIZE = 1.65 M2 / UNIT

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



#	DATE	DESCRIPTION	BY



**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

SITE PLAN / ROOF PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
AGO
CHECKED BY
AAF
SCALE
As indicated

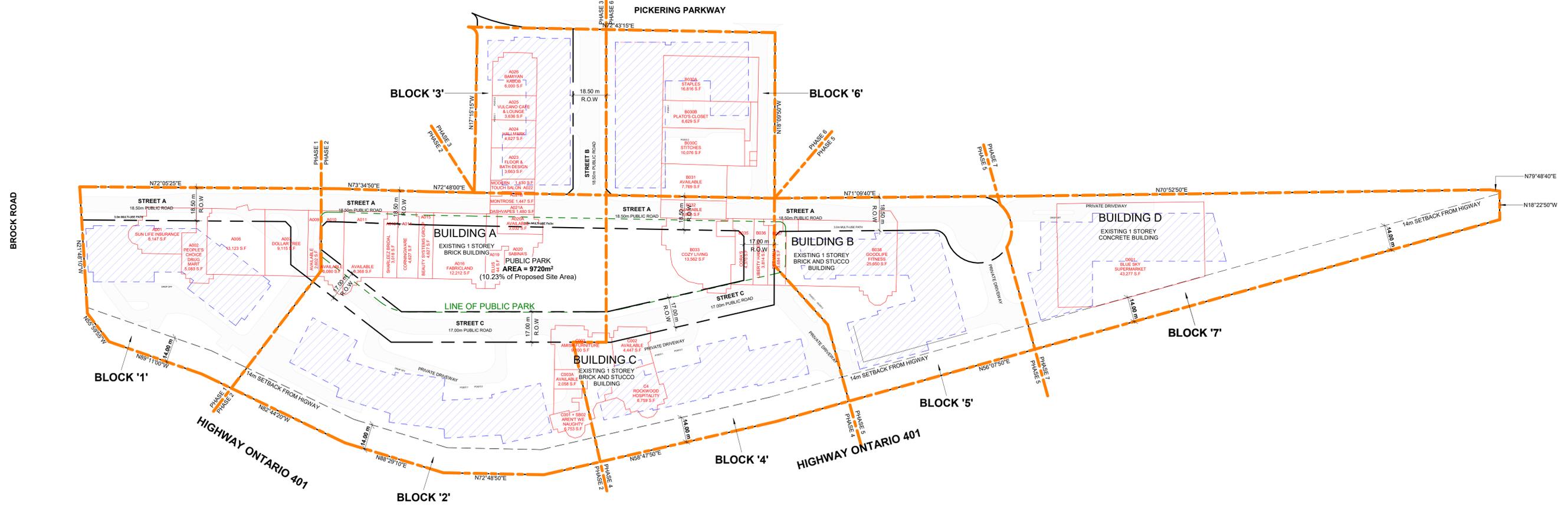


DRAWING NO. **SPA006** REV.

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PHASING PLAN LEGEND

- LOCATION OF EXISTING BUILDINGS
- LOCATION OF PROPOSED BUILDINGS
- PHASING BOUNDARY
- LINE OF PUBLIC PARK



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

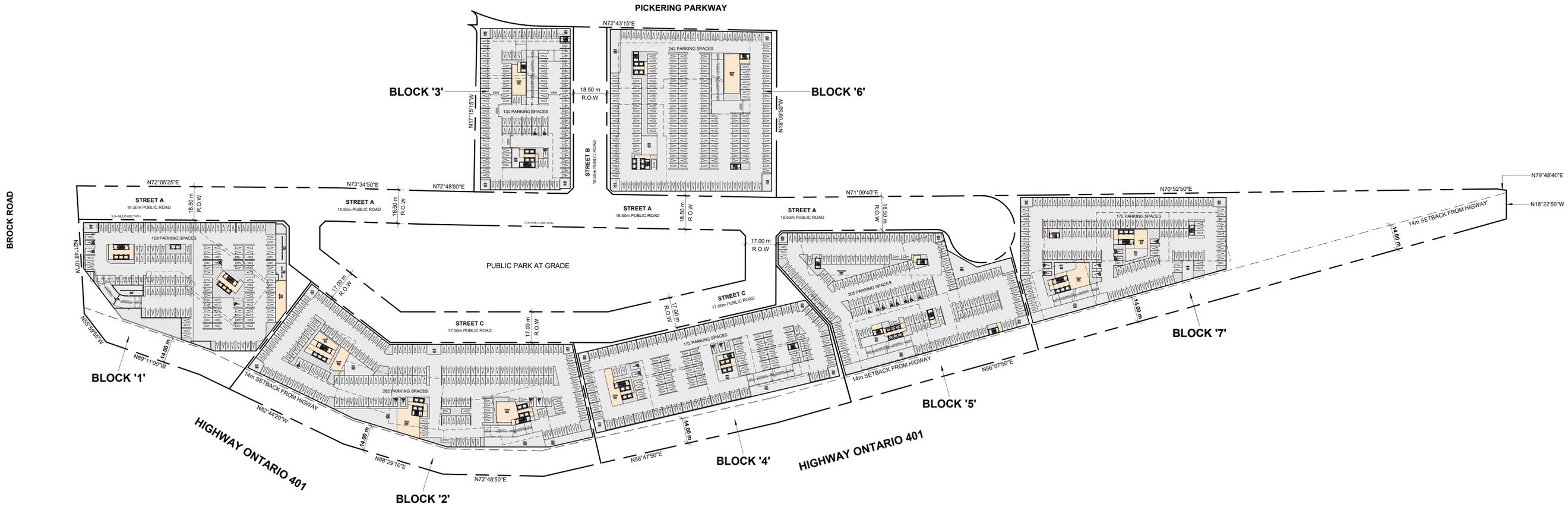
DRAWING
PHASING PLAN - ALL PHASES

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
AGO
CHECKED BY
AYU
SCALE
1:1100



DRAWING NO. **SPA008A** REV.

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#	DATE	DESCRIPTION	BY
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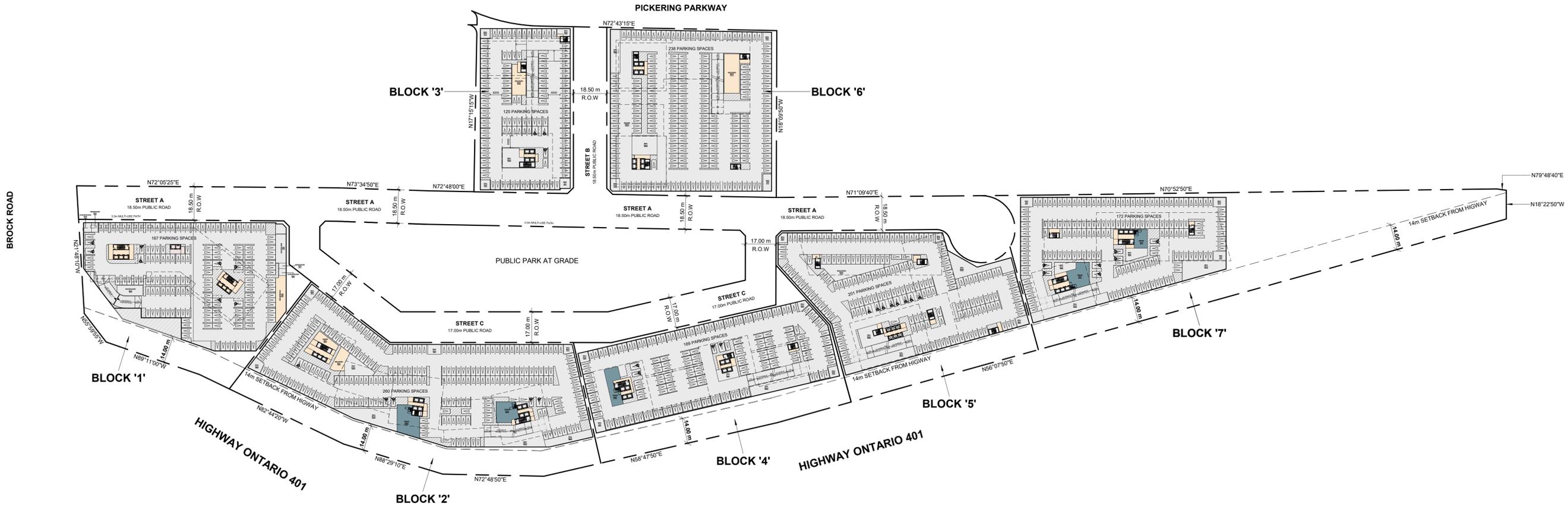
PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 02

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 1100	

	DRAWING NO. SPA101	REV.
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#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-20
DRAWN BY VVA
CHECKED BY AYU
SCALE 1 : 1100

DRAWING NO. SPA102	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



#	DATE	DESCRIPTION	BY



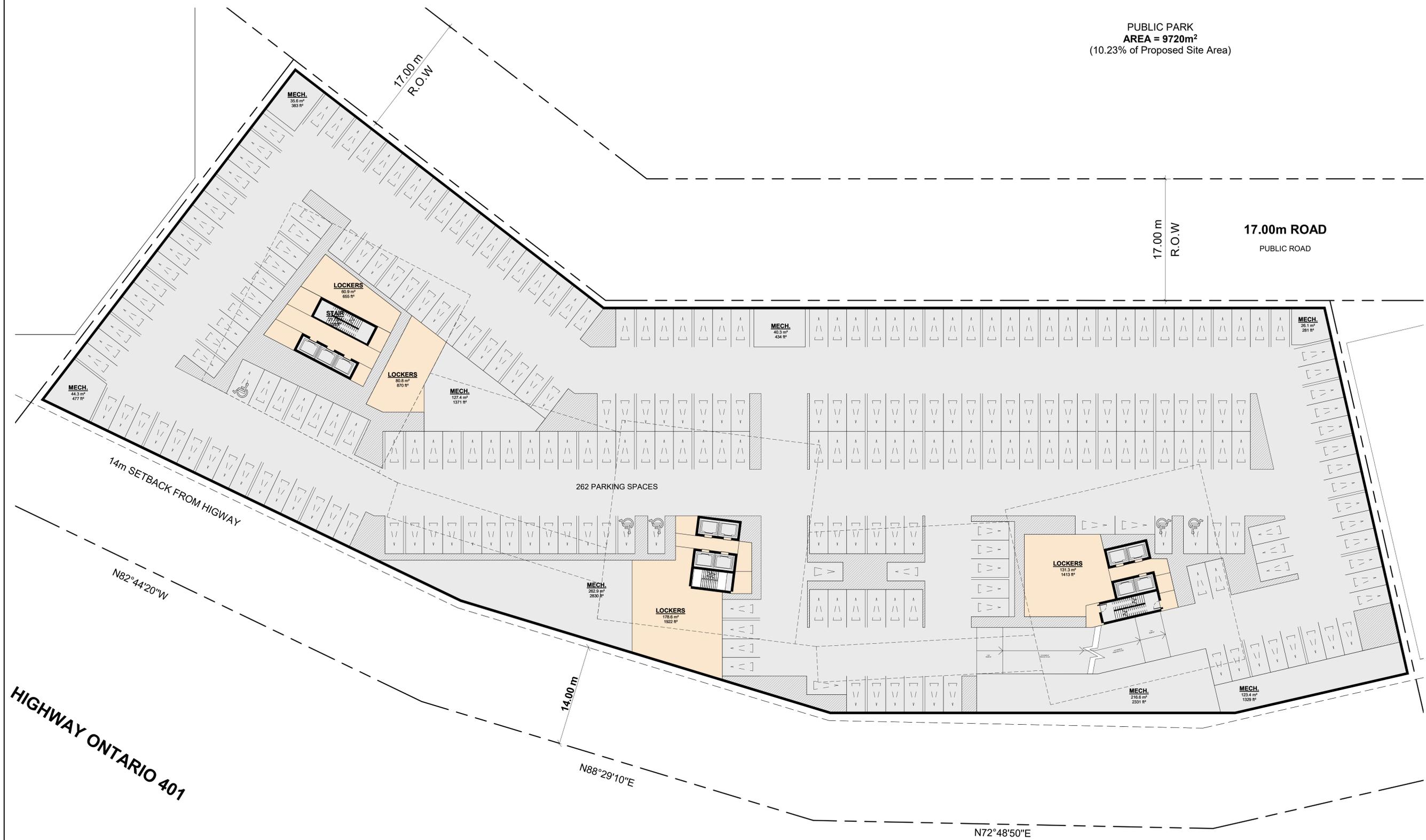
PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-20
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1:1100

	DRAWING NO.	REV.
	SPA151	

PUBLIC PARK
AREA = 9720m²
 (10.23% of Proposed Site Area)



#	DATE	DESCRIPTION	BY

PROJECT
**PICKERING DESIGN CENTRE
 MASTER PLAN**
 1775 PICKERING PARKWAY
 PICKERING, ON.

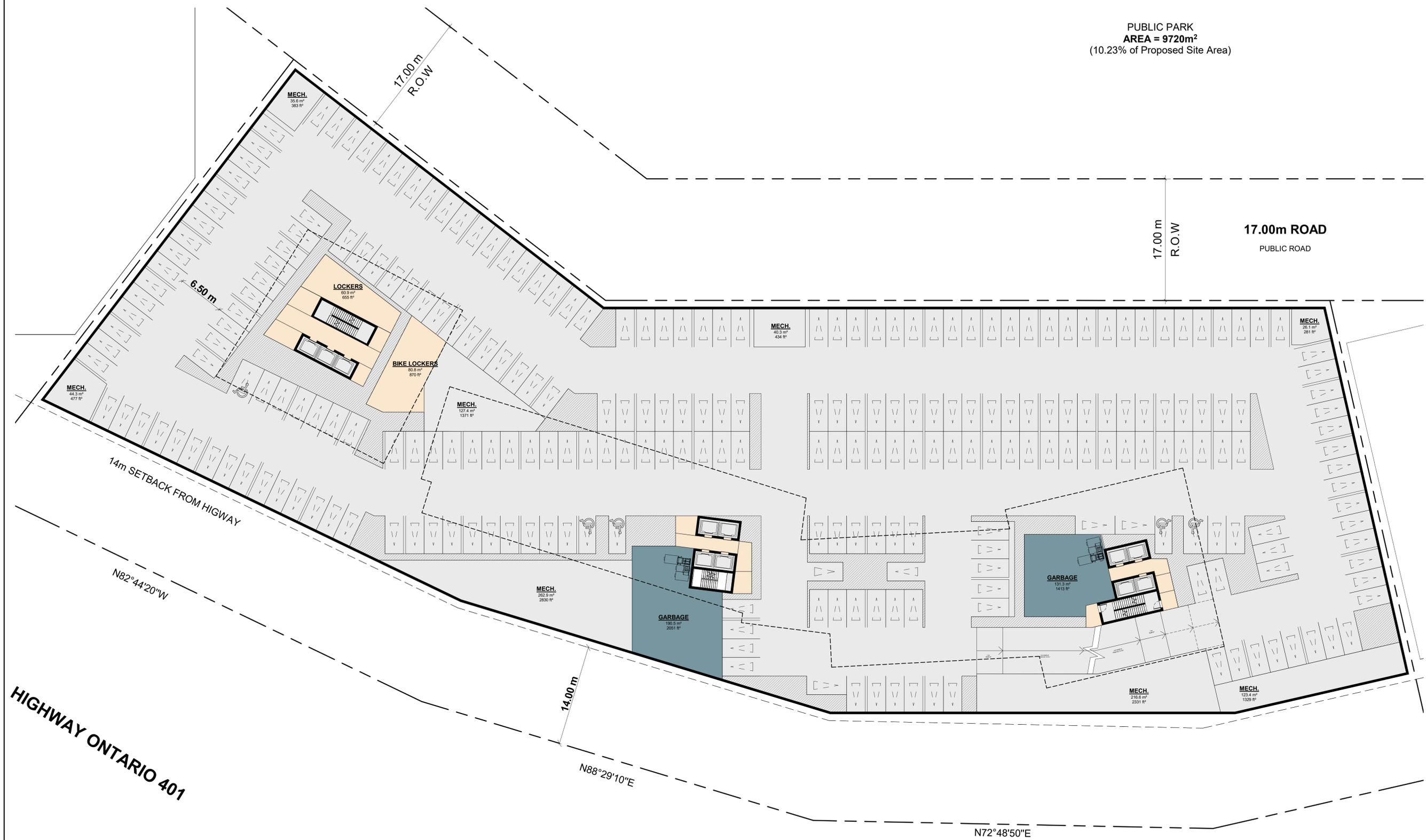
DRAWING
UNDERGROUND 02 - PHASE 2

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO. SPA159.1	REV.
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PUBLIC PARK
AREA = 9720m²
(10.23% of Proposed Site Area)



HIGHWAY ONTARIO 401

17.00m ROAD
PUBLIC ROAD

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 2

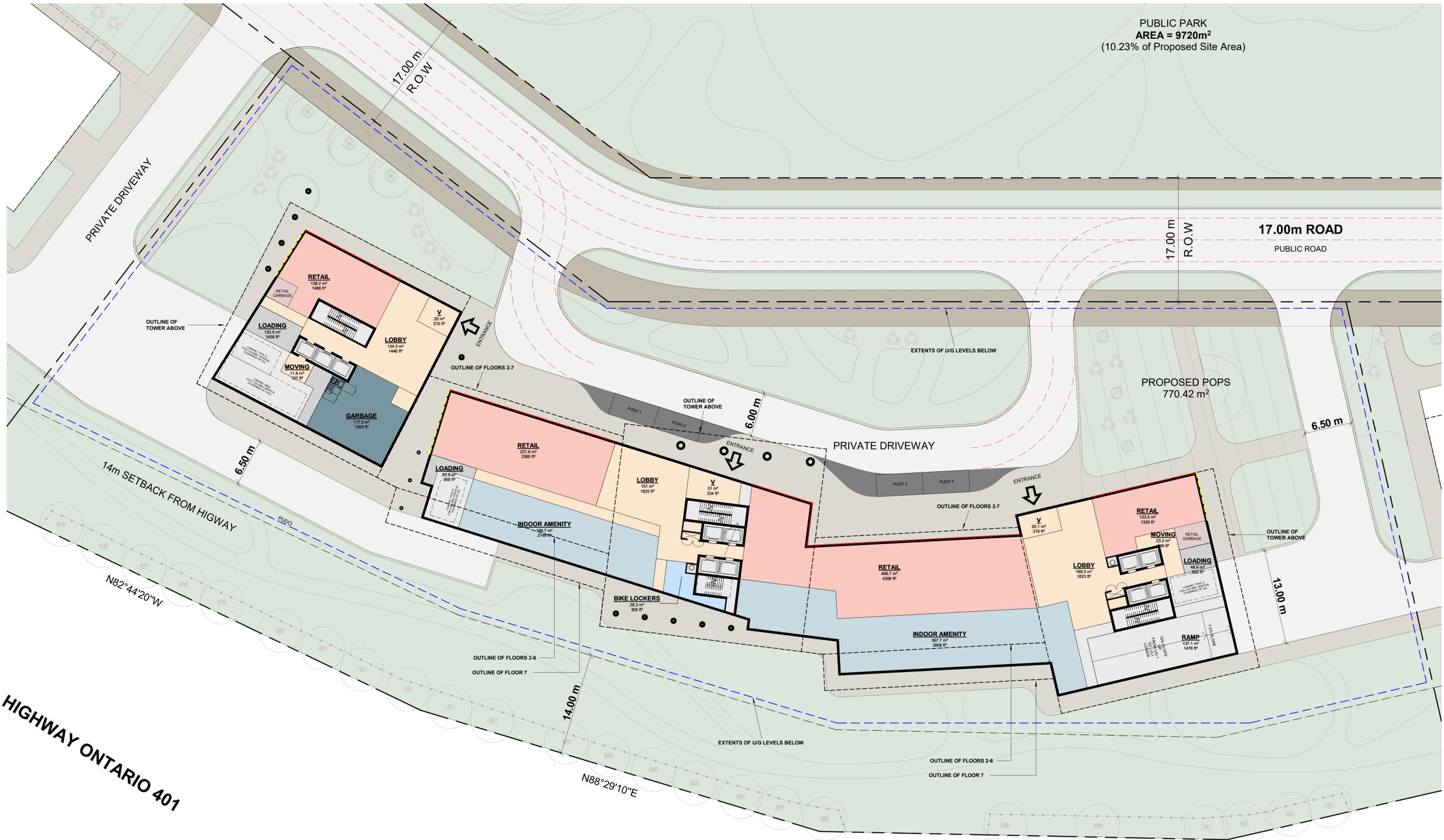
PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-20
DRAWN BY VVA
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. SPA159.2	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



PUBLIC PARK
AREA = 9720m²
(10.23% of Proposed Site Area)

PROPOSED POPS
770.42 m²

HIGHWAY ONTARIO 401

#	DATE	DESCRIPTION	BY



PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01 - PHASE 2

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-20
DRAWN BY VVA
CHECKED BY AYU
SCALE 1:300

DRAWING NO. SPA159.3	REV.
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PICKERING PARKWAY



#	DATE	DESCRIPTION	BY
PROJECT			
PICKERING DESIGN CENTRE MASTER PLAN			
1775 PICKERING PARKWAY PICKERING, ON.			
DRAWING			
UNDERGROUND 02 - PHASES 3 & 6			
PROJECT NO.	06.037RZ		
PROJECT DATE	2025-01-20		
DRAWN BY	VVA		
CHECKED BY	AYU		
SCALE	1 : 250		
DRAWING NO.	SPA160.1		REV.

PICKERING PARKWAY



#	DATE	DESCRIPTION	BY
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**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

UNDERGROUND 01 - PHASES 3 & 6

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-20
DRAWN BY VVA
CHECKED BY AYU
SCALE 1 : 250

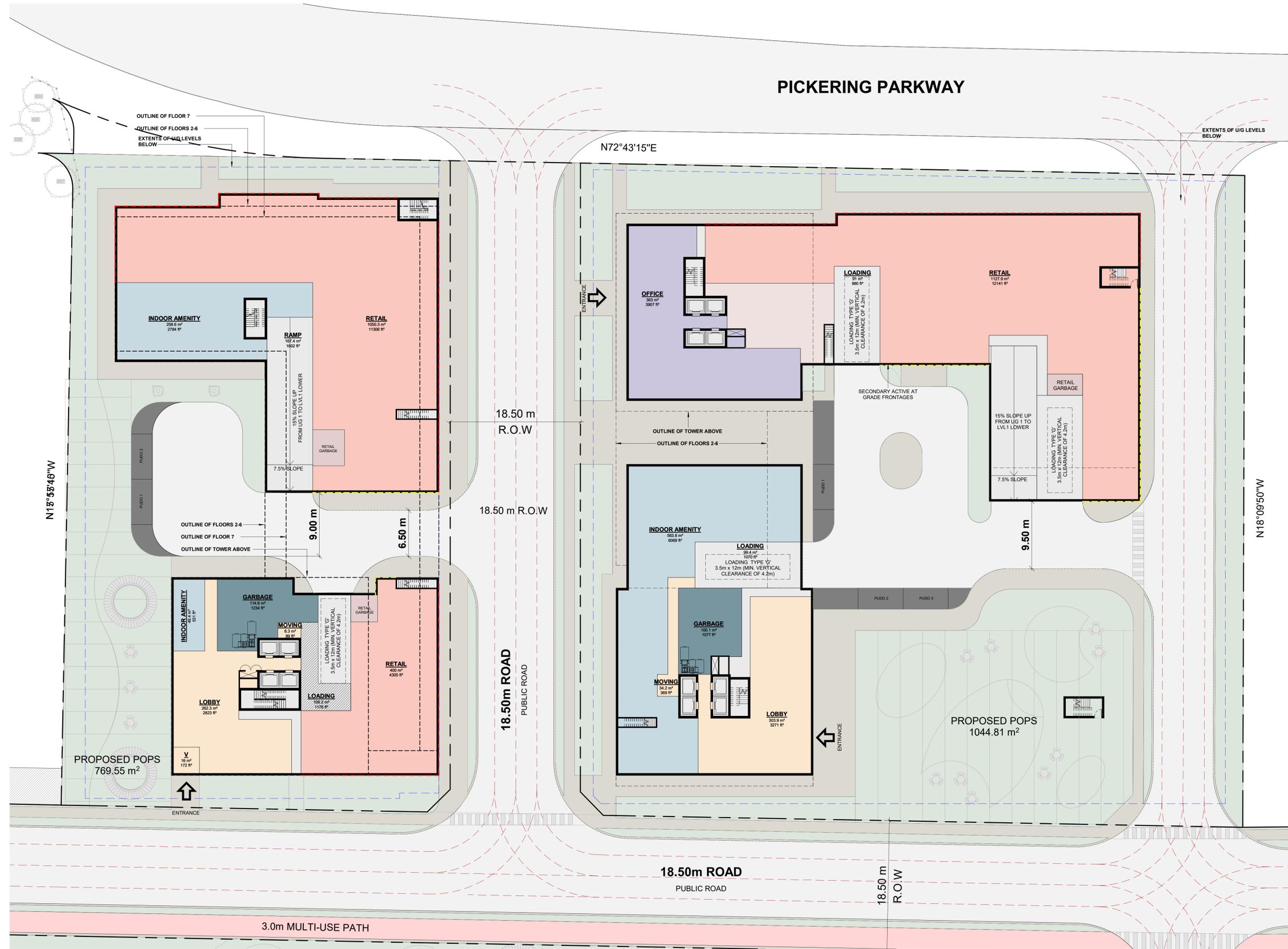
DRAWING NO. SPA160.2	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



#	DATE	DESCRIPTION	BY
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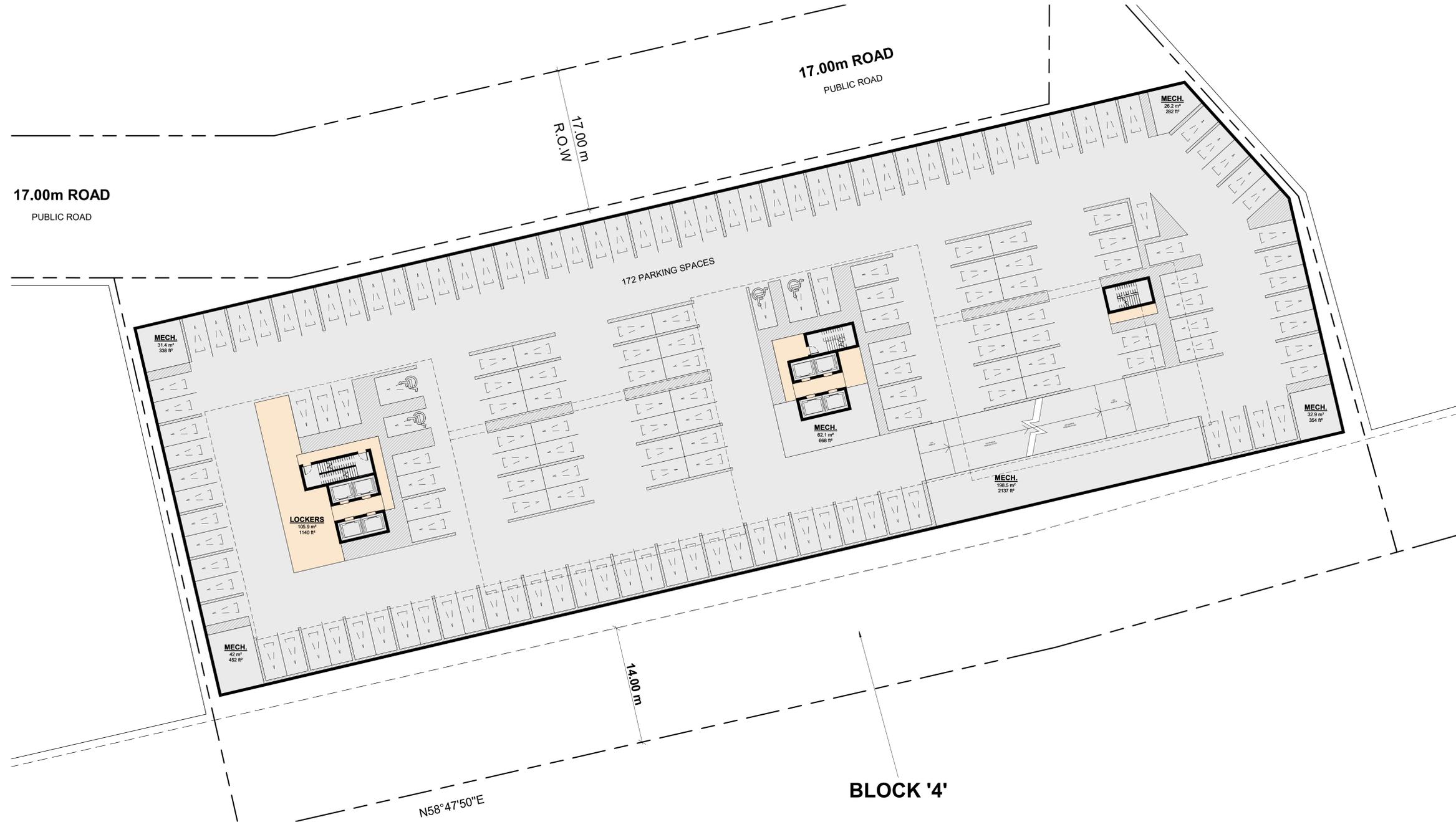
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PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01 - PHASE 3 & 6

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:250



DRAWING NO. SPA160.3 REV.



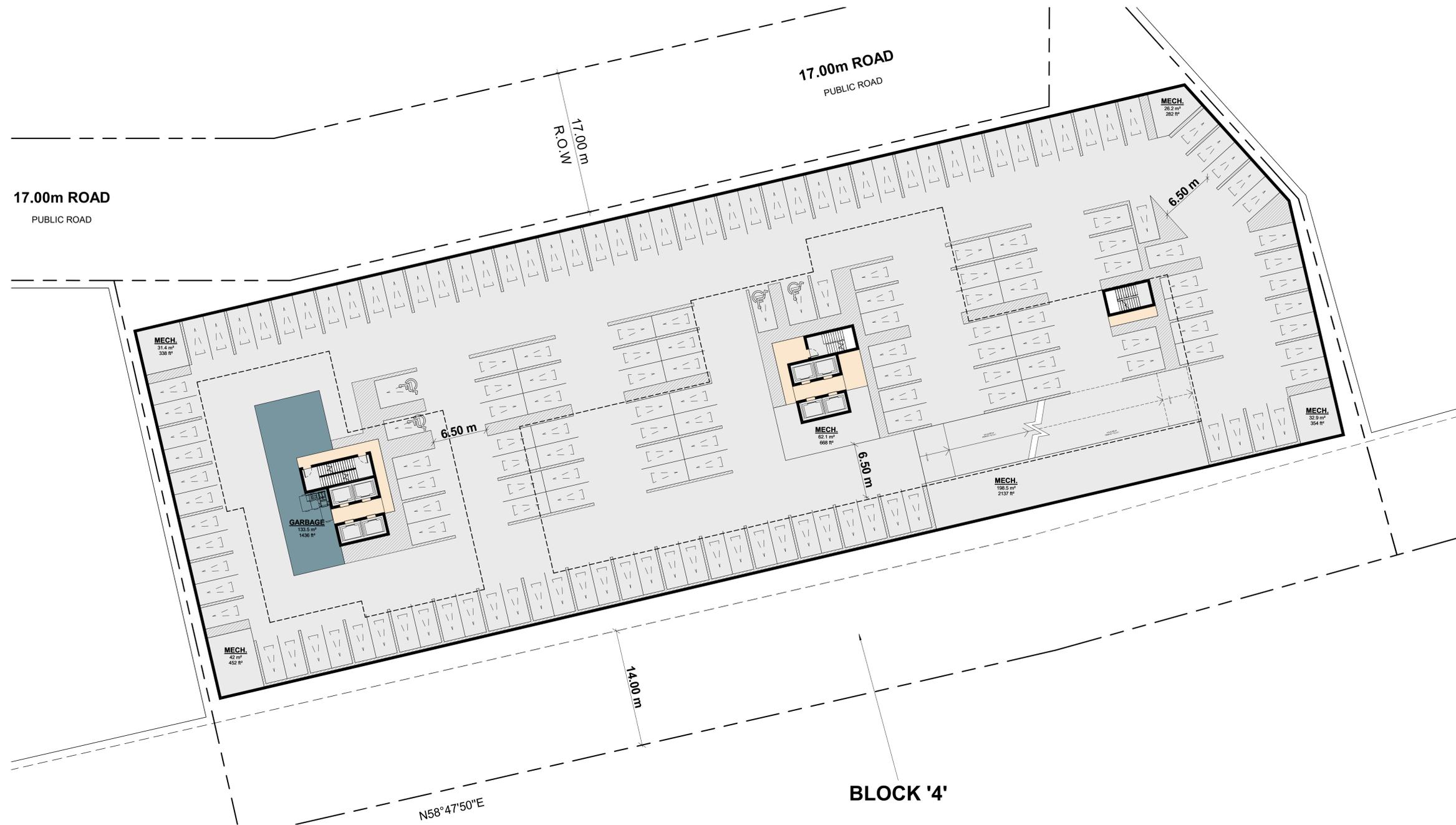
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
 1775 PICKERING PARKWAY
 PICKERING, ON.

DRAWING
UNDERGROUND 02 - PHASE 4

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-20
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1 : 250

DRAWING NO.	REV.
SPA161.1	



#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 4

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1 : 250



DRAWING NO. SPA161.2 REV.



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 02 - PHASE 5

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.	REV.
SPA162.1	



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 5

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1 : 250

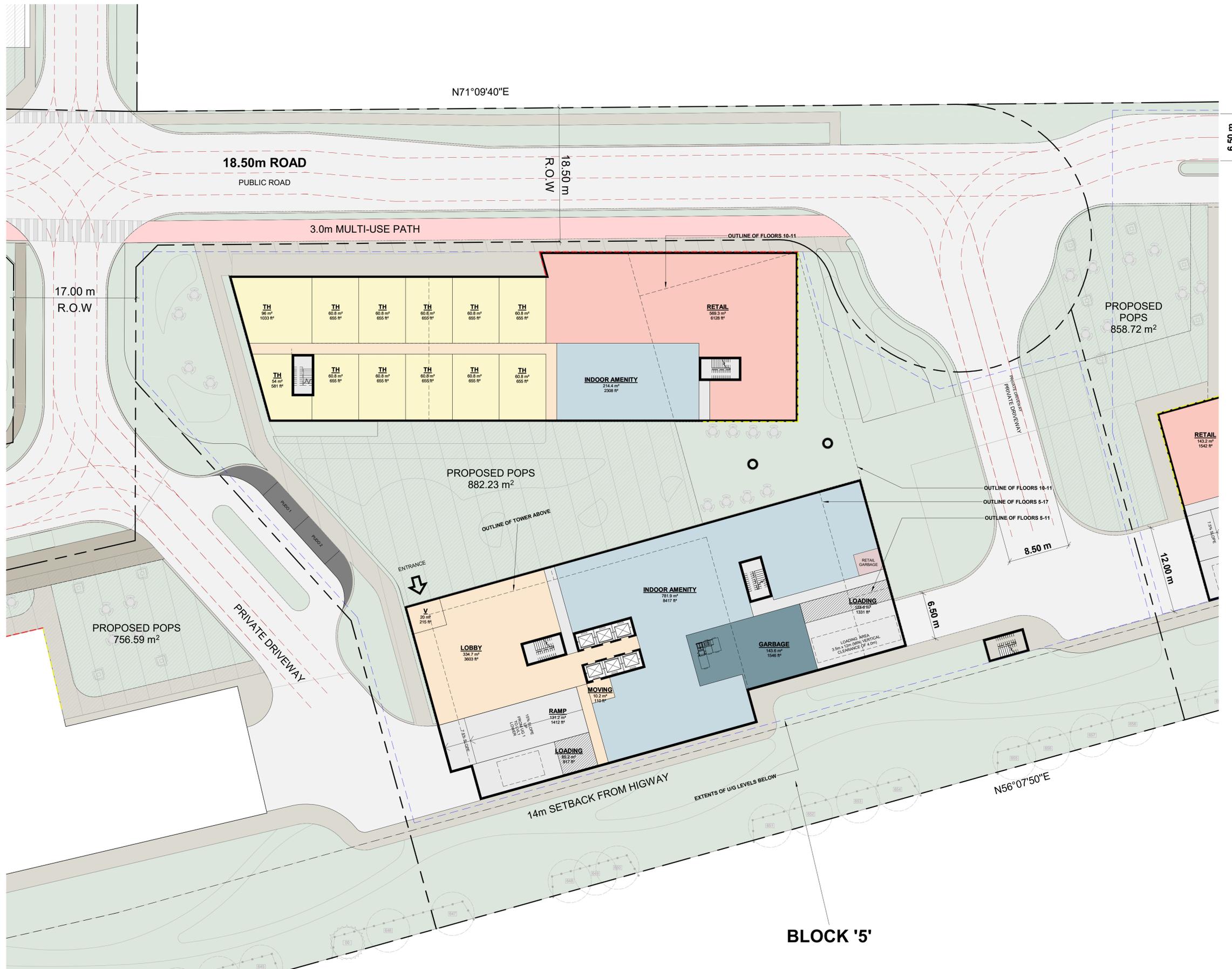


DRAWING NO. **SPA162.2** REV.

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



#	DATE	DESCRIPTION	BY



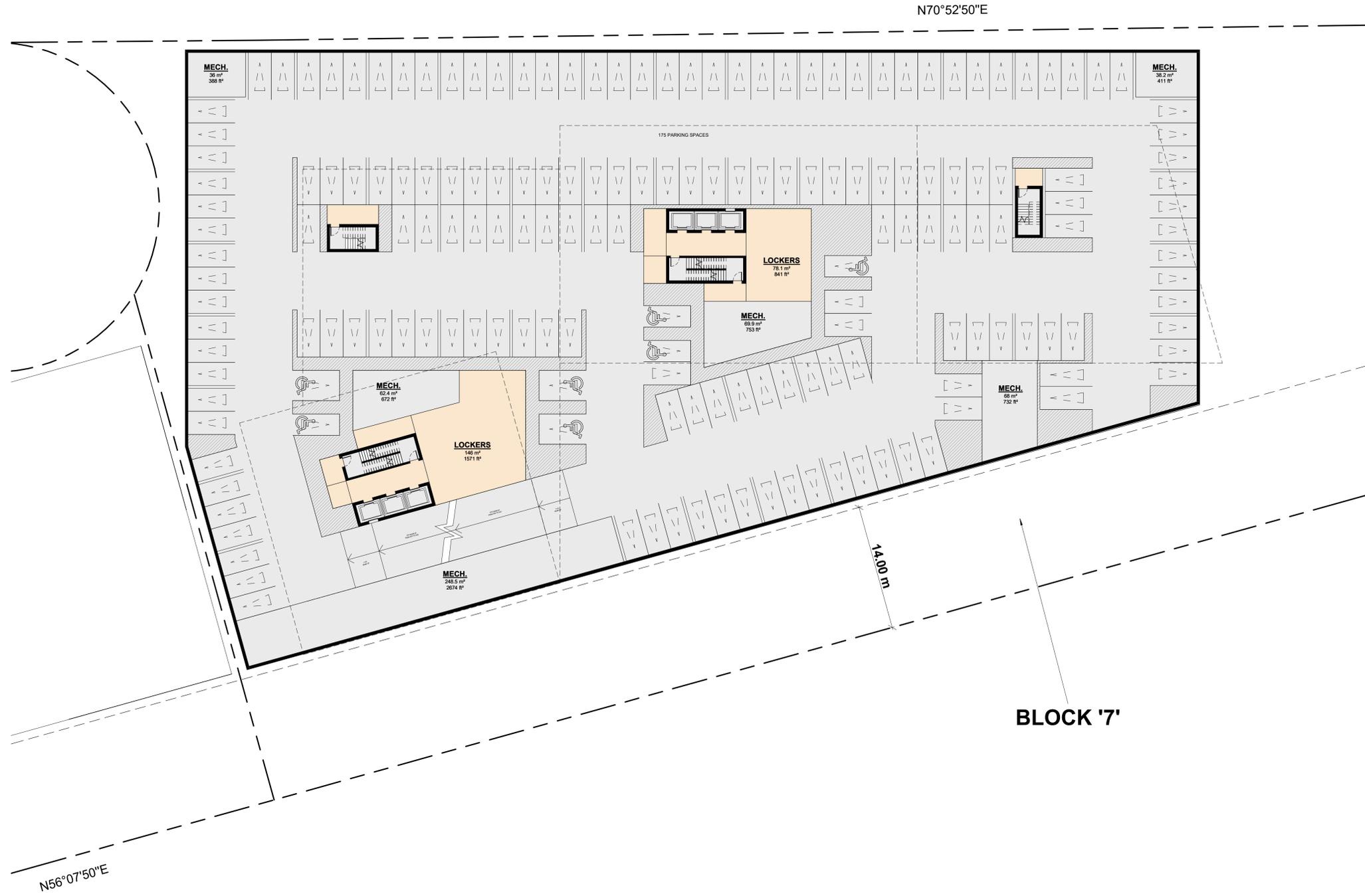
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

FLOOR 01 - PHASE 5

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:400



DRAWING NO. **SPA162.3** REV.



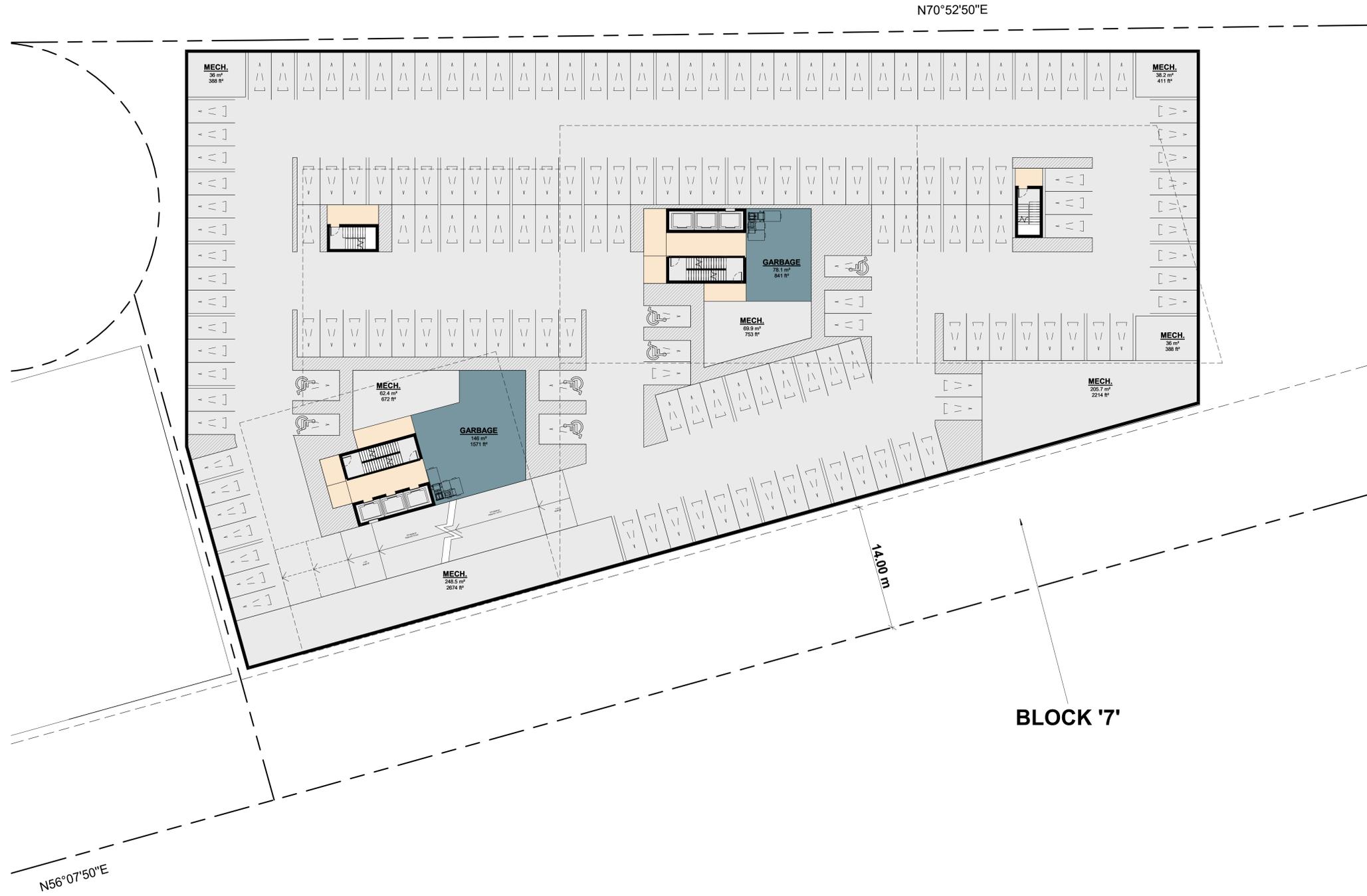
#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 02 - PHASE 7

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.	REV.
SPA163.1	



#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 7

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO. SPA163.2	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  PRIMARY ACTIVE AT GRADE FRONTAGES
-  SECONDARY ACTIVE AT GRADE FRONTAGES



BLOCK '7'

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01 - PHASE 7

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. SPA163.3	REV.
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