

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

1095 Kingston Road, Pickering

Ontario, Canada

for
Resident

Project No. 21068
Date 2025-03-20
Issued for ZBA SUBMISSION



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PLANNING CONSULTANT

The Biglieri Group
2472 Kingston Road
Toronto, ON M1N 1V3
T: 416.693.9155

CIVIL ENGINEER

Counterpoint Engineering
8395 Jane Street
Suite 100
Vaughan, ON L4K 5Y2
T: 905.326.1404

LANDSCAPE ARCHITECT

MHBC
7050 Weston Road
Woodbridge, ON L4L 8G7
T: 905.761.5588

TRAFFIC CONSULTANT

BA Consulting Group Ltd.
95 St. Clair Ave. W
Suite 1000
Toronto, ON, M4V 1N6
T: 416.961.7110

WIND CONSULTANT

Gnobl Consulting Inc.
N/A
Guelph, ON
T: 226.343.0728

GEOTECHNICAL & ENVIRONMENTAL ENGINEER

Grounded Engineering Inc.
12 Banigan Drive
Toronto, ON, M4H 1E9
T: 647.264.7909

NOISE & VIBRATION CONSULTANT

Dillon Consulting Ltd.
111 Farquhar Street
Suite 301
Guelph, ON, N1H 3N4
T: 519.571.9633

[illegible]

Barriers and Gates		
51	Barrier free path of travel to the entrance	N/A AT THE STAGE
52	Barrier free path of travel to the washroom	N/A AT THE STAGE
53	Barrier free path of travel to the stage	N/A AT THE STAGE
54	Barrier free path of travel to living room space	N/A AT THE STAGE
55	Level floor area at doors	A201-6, A201-9
56	Barrier free washroom min. 1000mm turning circle and wall reinforcement	N/A AT THE STAGE
6.4 General Requirements for All Spaces and Common Corridors		
61	Door clear with min. 800mm	A101S - A210S
62	Level-side clearance min. 600mm (pull side), min. 300mm (push side)	A101S - A210S
63	Level floor area at door, 1100mm x 500mm	A101S - A210S
64	Power door operator provided when both-side clearance is not met	N/A AT THE STAGE
65	Min. 100mm path of travel	A101S - A210S
66	Min. 1000mm x 1000mm space within 20m wheel approach	A101S - A210S
67	Perim. slope: max. 1% (1:120) or 1:120 (1:120) turning radius, Orientation of slope	Refer to Landscape Architect
68	Vertical rise: min. 500mm (steps in series), min. 1000mm turning circle (no pulg-in doors)	A101S - A210S
69	70% at the top of all stairs and landing served by a door	A101S - A210S
610	Provision with to glass, min. 70% natural ventilation from wall and door	N/A AT THE STAGE
611	Wall reinforcement in main hallways in all walls (see 6.3.3.2.1 (f))	N/A AT THE STAGE
612	Doors within a room or BP side per 6.3.3.2.2	N/A AT THE STAGE

Accessibility Checklist



PHASE 2 / BUILDING 2 TWO 35 STOREY TOWERS w/ 6 STOREY PODIUM	Floor		GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	City Centre By-law 7553/17			Number of Units						
					sm	sf		Net Floor Area (Res)			Floor		B	1B	1B+D	2B	2B+D
	TOWER 2B	MPH	750	1	750	8,073	750	0	0	MPH							0
		Level 7-35	750	29	21,750	234,117	1,578	20,172	217,136	Level 7-35		116	87	58	29	29	319
	TOWER 2A	MPH	750	1	750	8,073	750	0	0	MPH							0
		Level 7-35	750	29	21,750	234,117	1,575	20,175	217,167	Level 7-35		116	87	58	29	29	319
	PODIUM	Level 6	2,842	1	2,842	30,588	251	2,590	27,882	Level 6		4	17	12	1	4	38
		Level 5	2,842	1	2,842	30,588	120	2,722	29,300	Level 5		1	10	11	1	4	27
		Level 3-4	4,206	2	8,413	90,555	5,080	3,333	35,876	Level 3-4		28	8	2	2	8	48
		Level 2	4,013	1	4,013	43,194	2,538	1,475	15,876	Level 2		11	4	1	1	3	20
Level Mezz		3,142	1	3,142	33,817	2,453	688	7,409	Level Mezz							0	
Ground Floor		4,361	1	4,361	46,940	2,968	1,393	14,989	Ground							0	
Building 2 Total			35	70,612	760,062		52,549	565,634		0	276	213	142	63	77	771	
BUILDING HEIGHT				Interior amenity deduction (2*units) =			1,542	16,598	% of Unit Type	0.0%	35.8%	27.6%	18.4%	8.2%	10.0%		
Building Height		112.81	m	NFA= 51,007 sm			549,036 sf		Saleable Areas (sf)	0	133,615	126,600	100,628	48,965	74,840	484,648	
Height To top of MPH Roof		118.81	m						Average Unit Area (sf)	0	484	594	709	777	972		
				Total NFA = 51,007 sm			549,036 sf		Required Barrier Free	0	74		31		12	117	

STATISTICS SUMMARY

PARKING	Unit Mix			Parking Provided						Accessible Parking (included in the total)			
	Unit Type	Unit Count	Unit %	Level	Visitor	Resident	Visitor	Resident	Net Parking Space Ratio	Provided	Required (Per Traffic Consultant)		
	Bachelor	0	0%	Level 6		97				Level 6	0	Type A	11
	1B	970	65%	Level 5		91				Level 5	0	Type B	12
	2B	375	25%	Level 4		149				Level 4	0		
	3B	147	10%	Level 3		149				Level 3	0	11 spaces plus 1% of the total number of spaces (rounded up to the next whole number), to be divided	
				Level 2		145	0.15	0.62	0.77	Level 2	8	equally between Types 'A' and 'B'. If an uneven number of spaces is required, the extra space may be Type 'B'.	
				Level Mezz		86				Level Mezz	8		
				Ground Floor	59					Ground Floor	3		
				Level P1	164	203				Level P1	8		
TOTAL 1,492 units			SITE TOTAL			223	920			TOTAL	23	23	

* Balconies and private terraces are not calculated in Outdoor Amenity Area.
* 25% of the required Outdoor Amenity area is provided as Green Roof.

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Discussion

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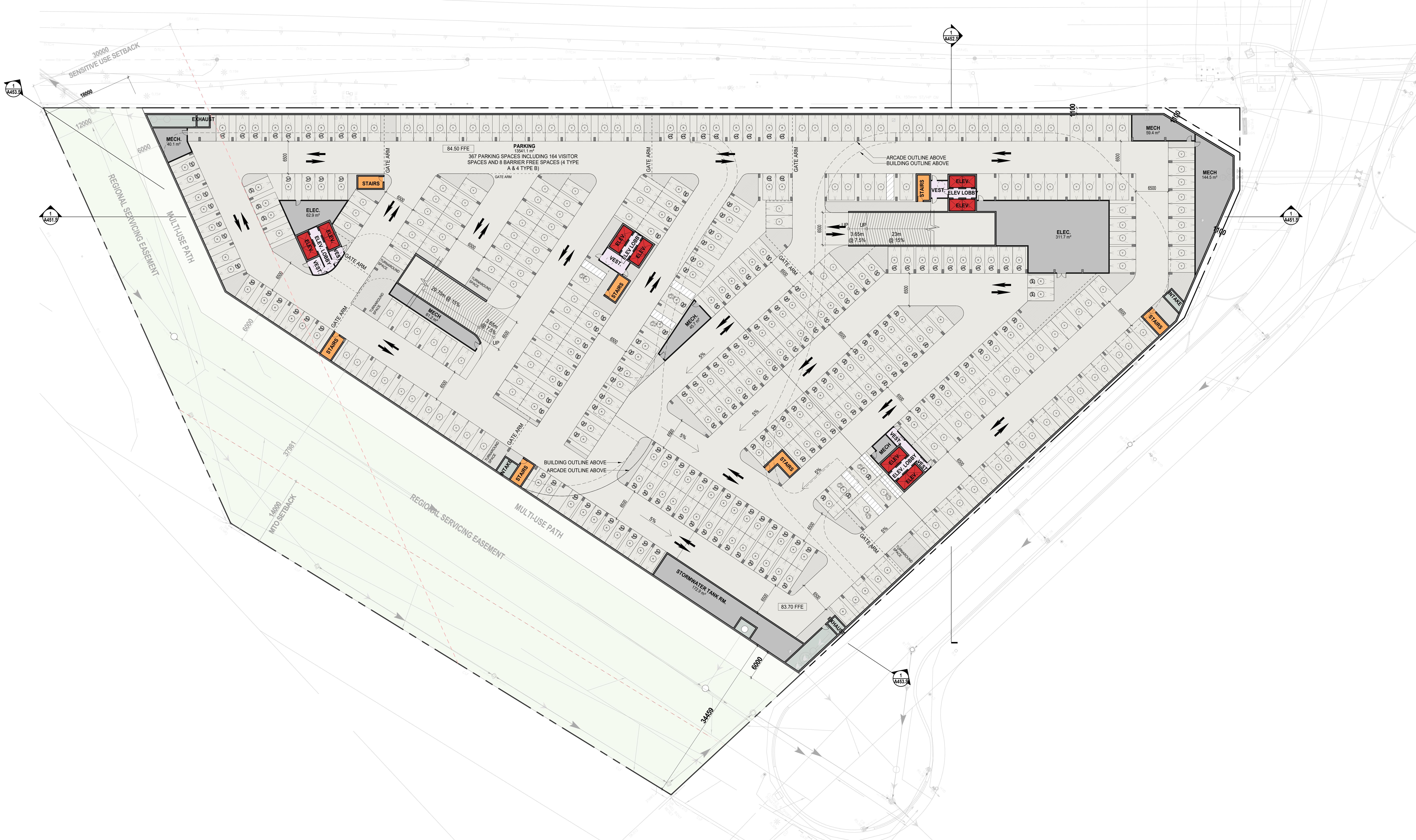
Resident21068 NA SR SSC

A001 C

Note: This station is five months of the 3x10 and may not be enough and so

discrepancies to the Architect and obtain clarification prior to commencing work.

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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 3000mm WIDE X 5300mm LONG (NO SIDES OBSTRUCTED)
- 2000mm WIDE X 5300mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5300mm LONG (TWO SIDES OBSTRUCTED)

2. MAINTAIN MINIMUM DRIVEABLE WIDTH OF 6500mm (UNLESS OTHERWISE NOTED).

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- (R) RESIDENTIAL PARKING SPACE
- (V) VISITOR PARKING SPACE
- (L) BIKE LOCKER
- (S) BIKE PARKING (STACKED)
- (V) BIKE PARKING (VERTICAL)
- (M) CONVEX MIRROR
- (E) ELECTRIC VEHICLE READY SPACE
- (E) ELECTRIC VEHICLE ROUGH IN SPACE
- (E) ELECTRIC BICYCLE SPACE
- (P) PAINTED LINES

TYPICAL ONE SIDE (OBSTRUCTED) ACCESSIBLE VISITOR - TYPE A ACCESSIBLE VISITOR - TYPE B

VEHICULAR PARKING STATISTICS:

	VEHICLE	RESIDENT	OF WHICH ACCESSIBLE
LVR	0	97	0
LVS	0	91	0
LVA	0	149	0
LVR	0	149	0
LVS	0	145	8
WSP	0	86	4
GROUND	59	2	3
P1 LEVEL	164	203	8
TOTAL	223	920	23

TOTAL NO. LOCKERS: 120
- 120 ACCESSIBLE SPACES
- 120 RESIDENTIAL SPACES WITH EVSE (10%)
- 80 RESIDENTIAL SPACES WITH ROUGHED IN CONCRETE (80%)

BICYCLE & LOCKER STATISTICS:

	REQUIRED BICYCLE PARKING SPACES	LONG TERM
GROUND FLOOR	NA	503
P1 LEVEL	NA	NA
TOTAL	NA	746

TOTAL NO. EVSE: 111
- 111 LONG TERM SPACES WITH EVSE (100%)

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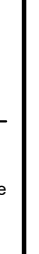
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for Resident

21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

P1 Underground

A103.S

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- PARKING NOTES:**
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 - 2000mm WIDE X 5300mm LONG (ONE SIDE OBSTRUCTED)
 - 3000mm WIDE X 5300mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVEABLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- (R) RESIDENTIAL PARKING SPACE
 - (V) VISITOR PARKING SPACE
 - (L) BIKE LOCKER
 - (B) BIKE PARKING (STACKED)
 - (S) BIKE PARKING (VERTICAL)
 - (M) CONVEX MIRROR
 - (E) ELECTRIC VEHICLE READY SPACE
 - (R) ELECTRIC VEHICLE ROUGH IN SPACE
 - (F) ELECTRIC BICYCLE SPACE
 - (P) PAINTED LINES
- TYPICAL
- ONE SIDE OBSTRUCTED
- ACCESSIBLE VISITOR - TYPE A
- ACCESSIBLE VISITOR - TYPE B

VEHICULAR PARKING STATISTICS:			
	VEHICLE	BIKE	OF WHICH ACCESSIBLE
LVR	0	97	0
LVS	0	91	0
LVA	0	149	0
LVB	0	149	0
LVT	0	145	8
MECH	0	86	4
GROUND	59	0	3
P-LEVEL	164	203	8
TOTAL	223	920	23

TOTAL NO. LEVELS: 5
- 01 ACCESSIBLE SPACES
- 01 RESIDENTIAL SPACES WITH ELEV (10%)
- 01 RESIDENTIAL SPACES WITH HORIZONTAL IN CONCRETE (10%)

BIKE & LOCKER STATISTICS:			
	REQUIRED BIKE PARKING SPACES	SHORT TERM	LONG TERM
MECH	NA	NA	503
GROUND FLOOR	149	NA	903
P-LEVEL	NA	NA	NA
TOTAL	149	NA	746

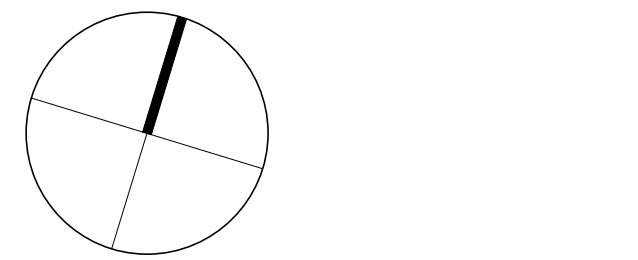
TOTAL NO. LEVELS: 5
- 01 LONG TERM SPACES WITH ENERGIZED OUTLETS (10%)

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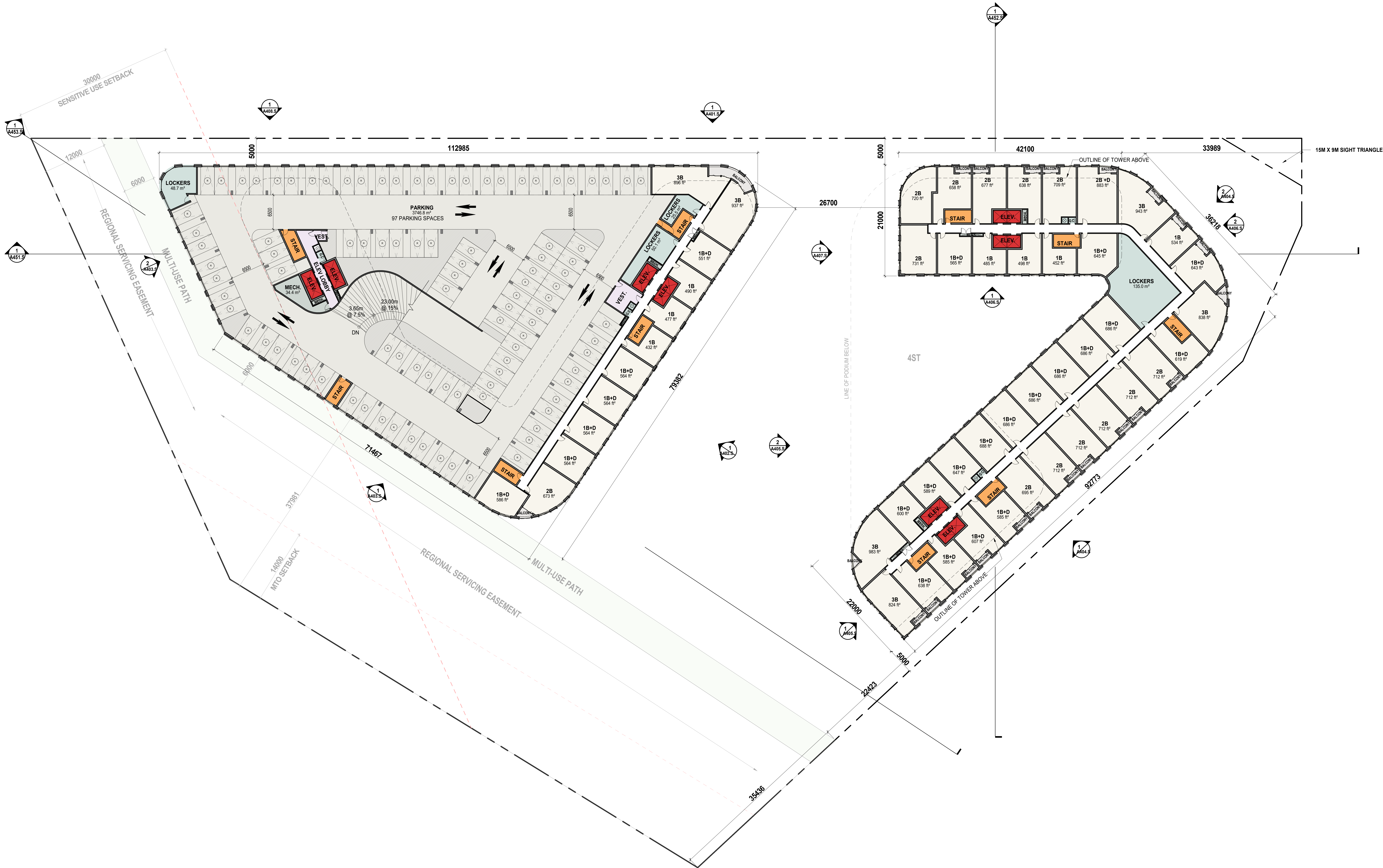
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PROJECT SCALE DRAWN REVIEWED

Level 5 Floor Plan

A205.S

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 - 3000mm WIDE X 5300mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVEABLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- (R) RESIDENTIAL PARKING SPACE
 - (V) VISITOR PARKING SPACE
 - (L) BIKE LOCKER
 - (B) BIKE PARKING (STACKED)
 - (S) BIKE PARKING (VERTICAL)
 - (M) CONVEX MIRROR
 - (E) ELECTRIC VEHICLE READY SPACE
 - (R) ELECTRIC VEHICLE ROUGH IN SPACE
 - (B) ELECTRIC BICYCLE SPACE
 - (P) PAINTED LINES
- TYPICAL ONE SIDE OBSTRUCTED
- ACCESSIBLE VISITOR - TYPE A ACCESSIBLE VISITOR - TYPE B

VEHICULAR PARKING STATISTICS:				
	VEHICLE	BIKE	OF WHICH ACCESSIBLE	
LV1	0	97	0	
LV2	0	91	0	
LV3	0	149	0	
LV4	0	149	0	
LV5	0	145	0	
LV6	0	86	4	
LV7	0	86	4	
LV8	0	86	4	
LV9	0	86	4	
LV10	0	86	4	
LV11	0	86	4	
LV12	0	86	4	
LV13	0	86	4	
LV14	0	86	4	
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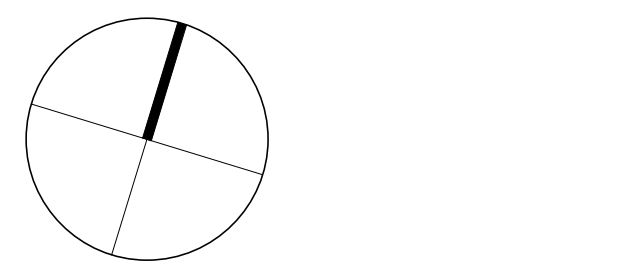
BICYCLE & LOCKER STATISTICS:			
	REQUIRED BICYCLE PARKING SPACES	REQUIRED LOCKER SPACES	
SHORT TERM	NA	NA	
LONG TERM	NA	NA	
GROUND FLOOR	NA	NA	
P1 LEVEL	NA	NA	
TOTAL	NA	NA	

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PROJECT SCALE DRAWN REVIEWED

Level 6 Floor Plan

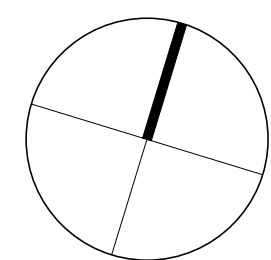
A206.S

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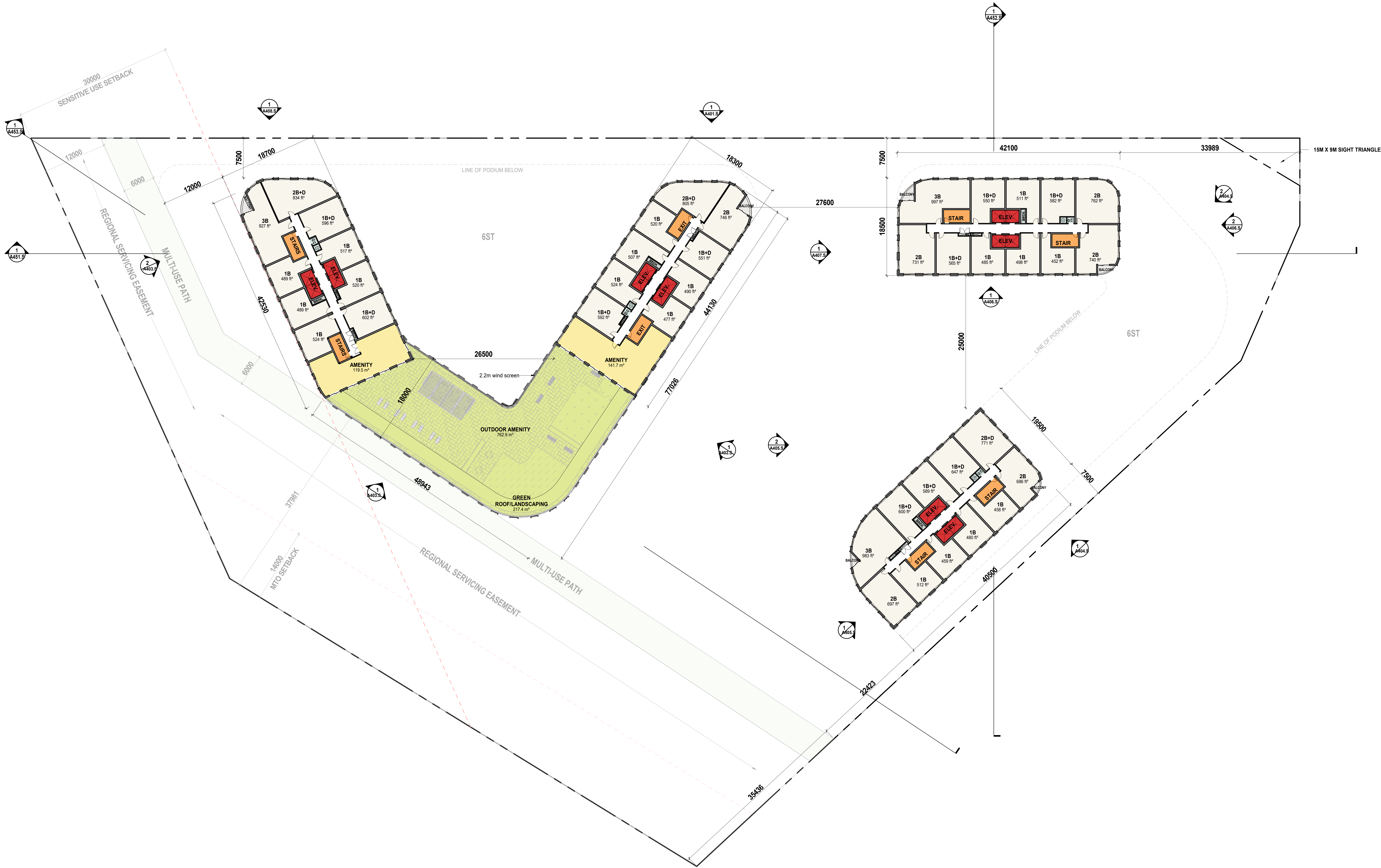
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PROJECT SCALE DRAWN REVIEWED

Level 7 Floor Plan

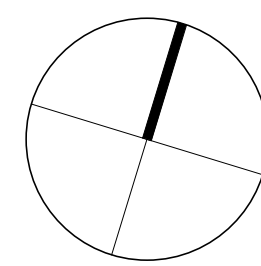
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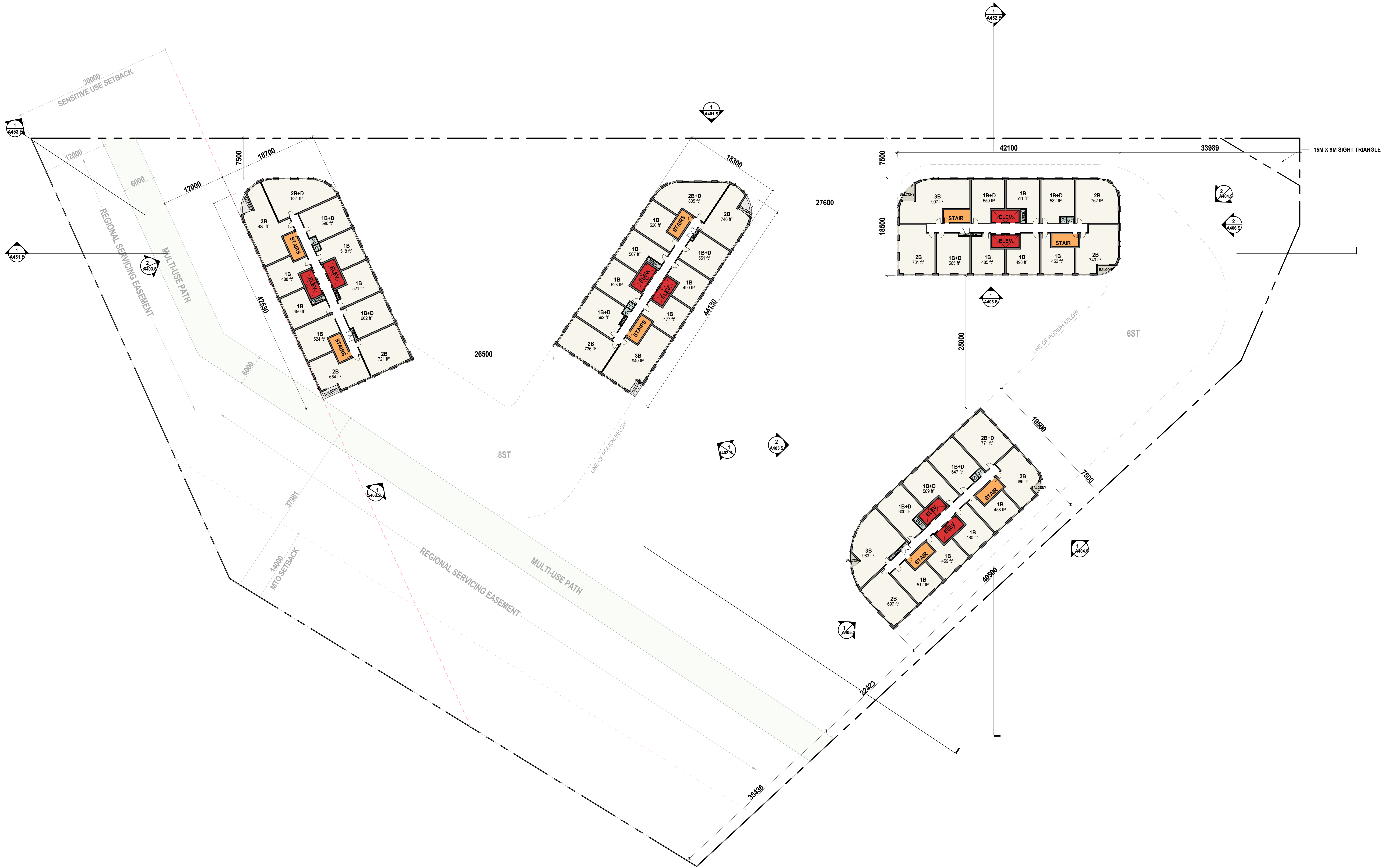
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PROJECT SCALE DRAWN REVIEWED

Level 9 Floor Plan

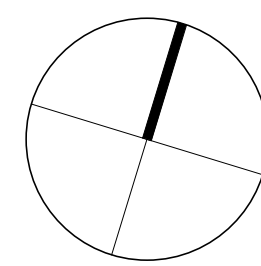
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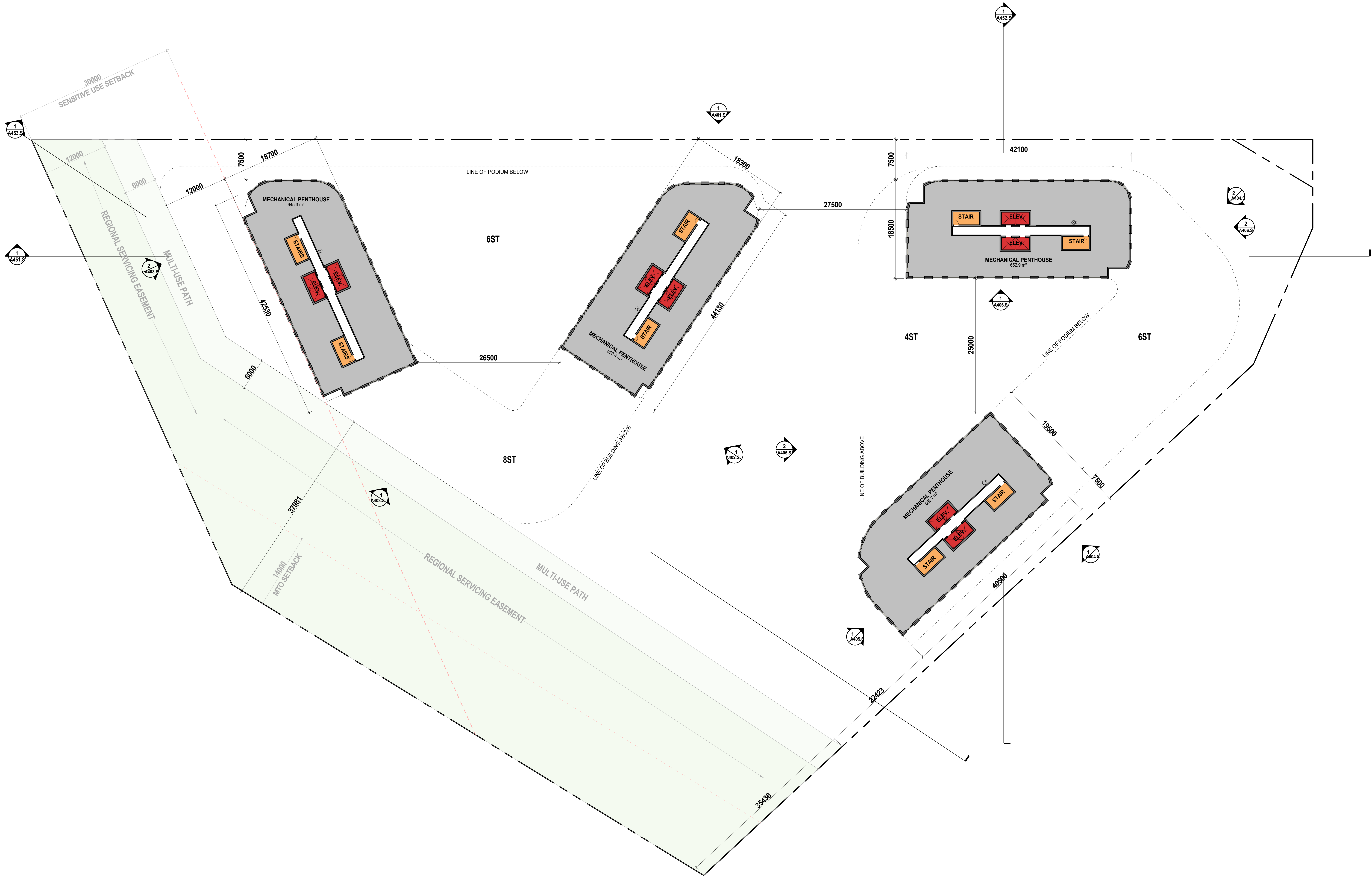
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PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan

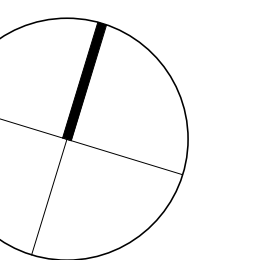
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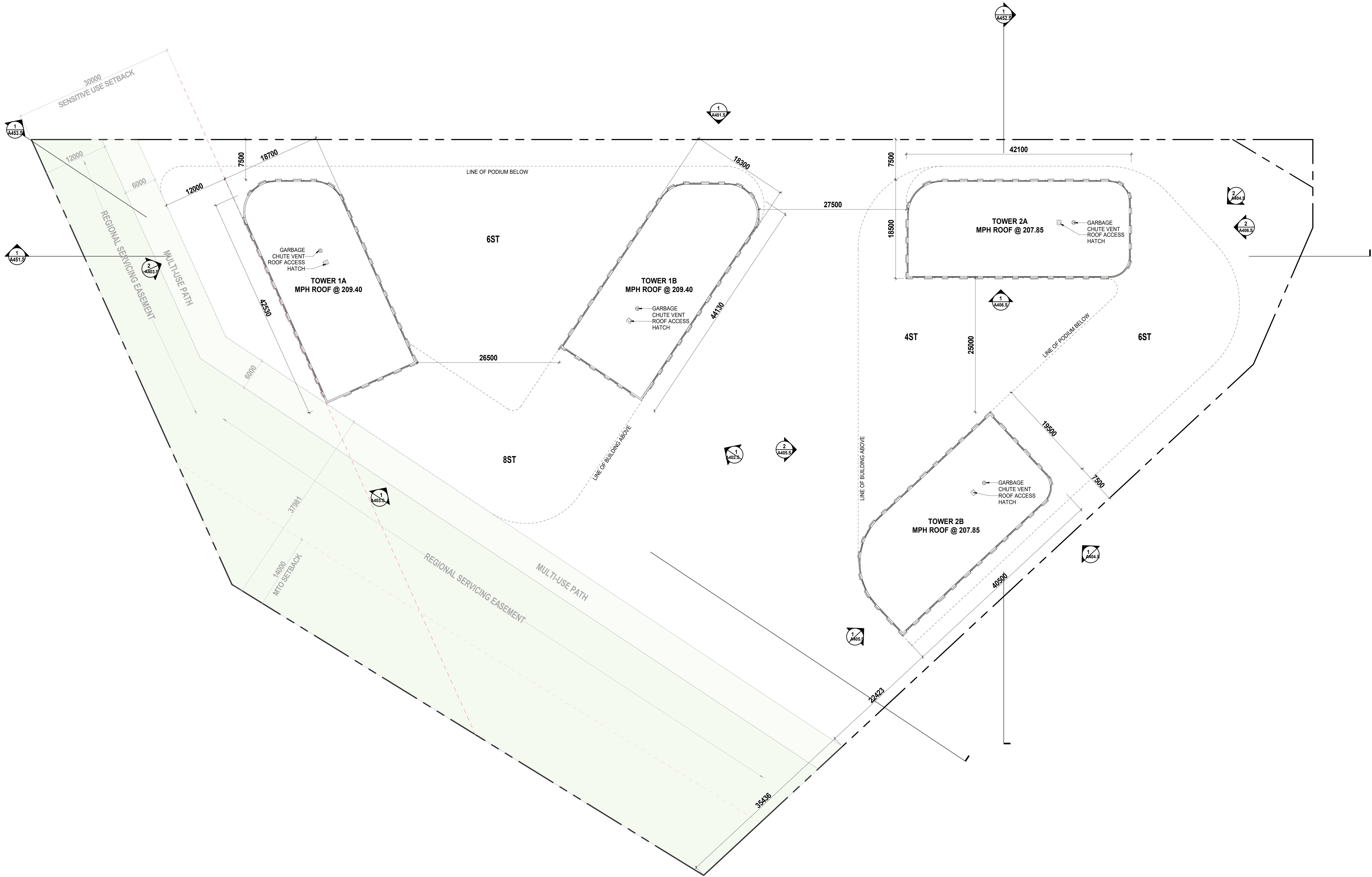
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PROJECT SCALE DRAWN REVIEWED

MPH Floor Plan

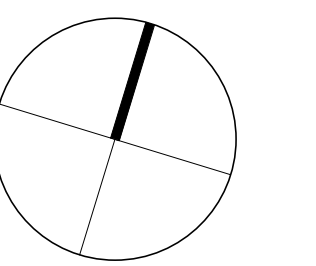
A211.S

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1 416 598 1240 www.bdpquadrangle.com

1095 Kingston Road, Pickering
Ontario, Canada
for
Resident

21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

Roof Plan

A212.S

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discrepancies to the Architect and obtain clarification prior to commencing work.



BT-1	BRICK TILE - COLOUR 1
BT-2	BRICK TILE - COLOUR 2
MT-1	ALUM CLADDING SYSTEM - COLOUR NEUTRAL
MT-2	METAL PICKET RAILING - COLOUR NEUTRAL
VG-1	RESIDENTIAL VISION GLASS - IGU
VG-2	RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
LV-1	ARCHITECTURAL LOUVRE

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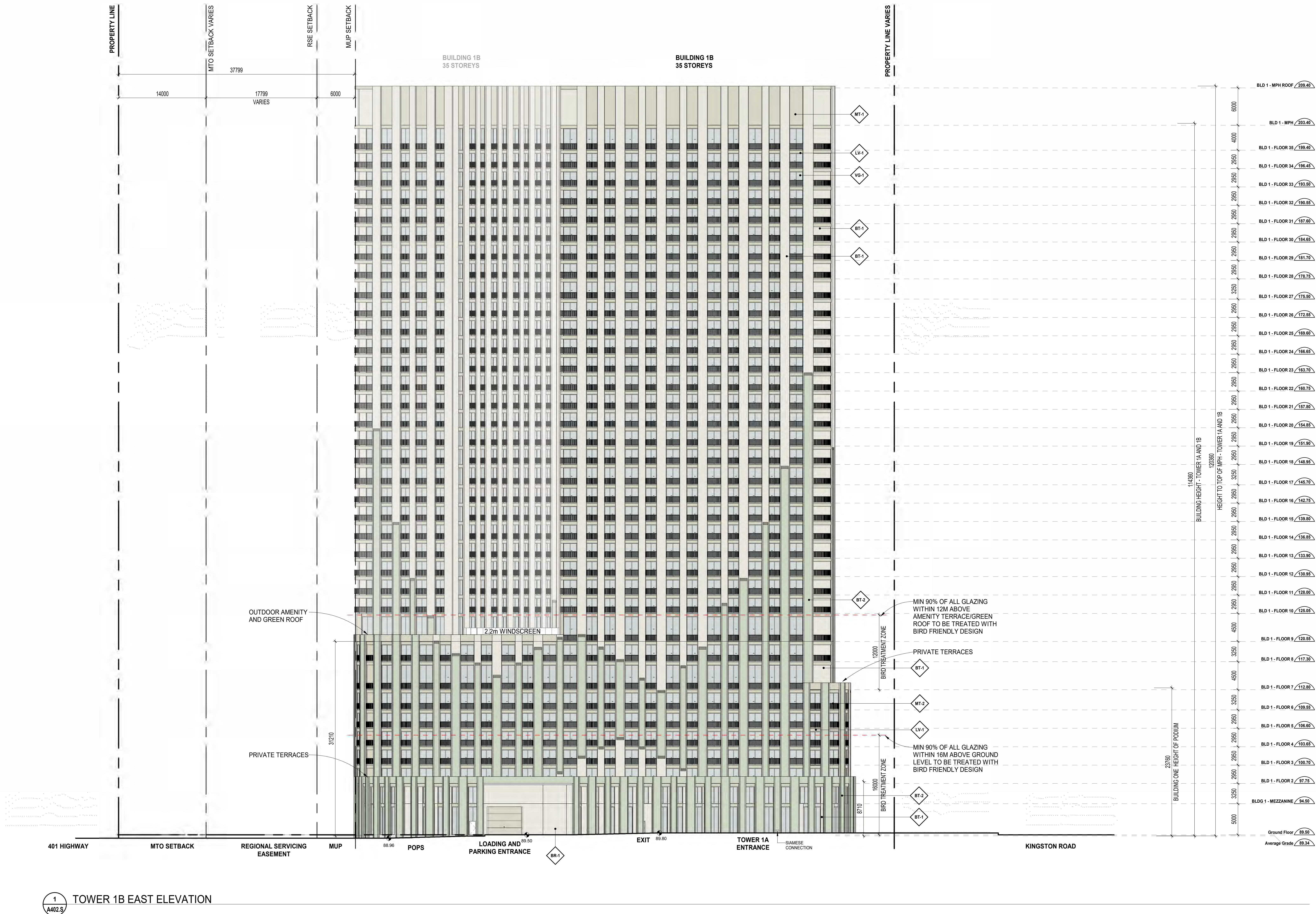
21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

Building Elevations

A401.S

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LEGEND:

- BRICK TILE - COLOUR 1
- BRICK TILE - COLOUR 2
- ALUM CLADDING SYSTEM - COLOUR NEUTRAL
- METAL PICKET RAILING - COLOUR NEUTRAL
- RESIDENTIAL VISION GLASS - IGU
- RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY PRT PATTERN
- ARCHITECTURAL LOUVRE

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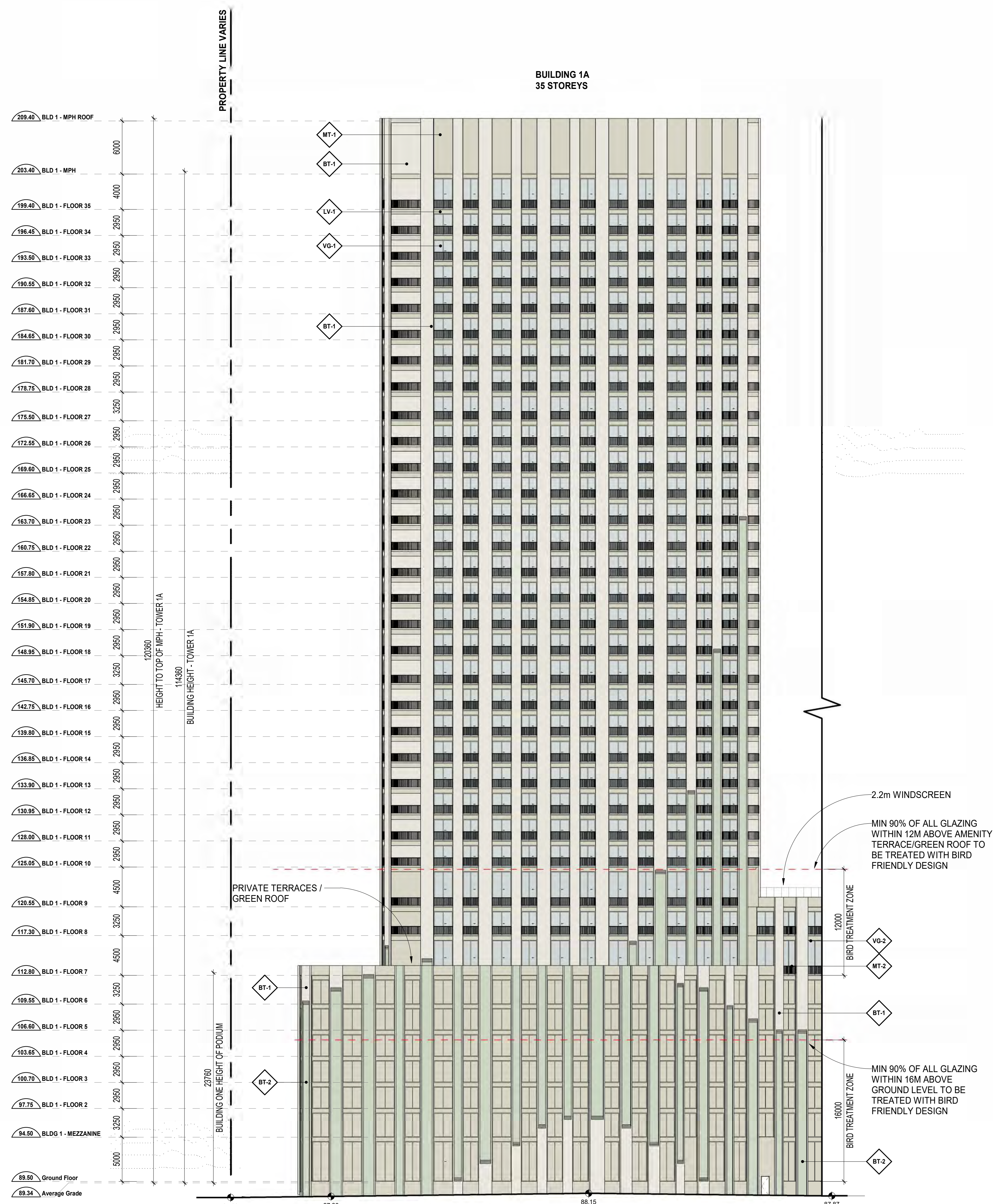
21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

Building Elevations

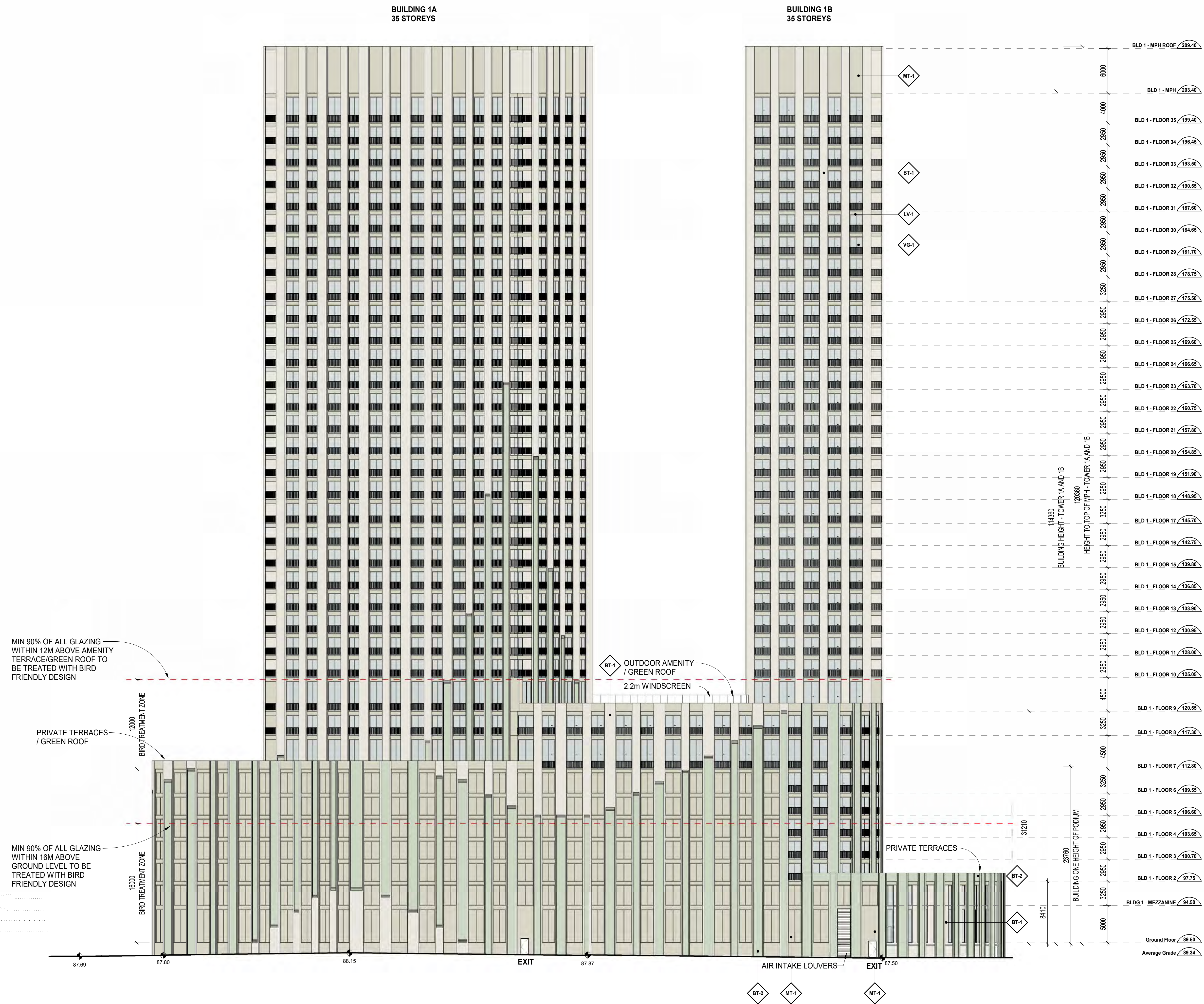
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2 TOWER 1A WEST ELEVATION
A403.S



1 TOWER 1A AND 1B SOUTH ELEVATION
A403.S

- | END: | |
|------|---|
| EF-1 | BRICK TILE - COLOUR 1 |
| EF-2 | BRICK TILE - COLOUR 2 |
| EF-3 | ALUM CLADDING SYSTEM - COLOUR NEUTRAL |
| EF-4 | METAL PICKET RAILING - COLOUR NEUTRAL |
| EF-5 | RESIDENTIAL VISION GLASS - IQU |
| EF-6 | RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN |
| EF-7 | ARCHITECTURAL LOUVER |

No.	Description
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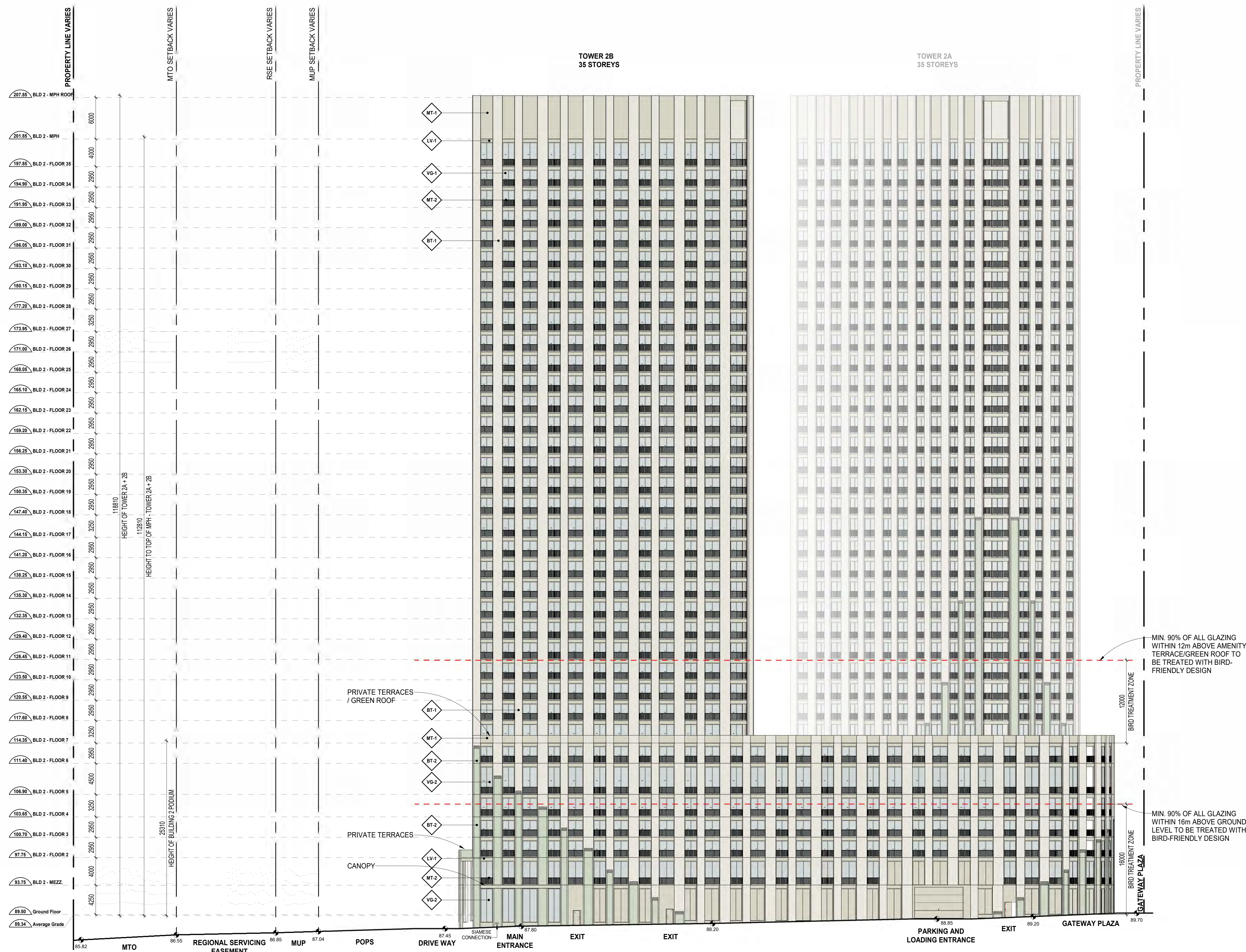
095 Kingston Road, Pickering
ntario, Canada
r
resident

1068 1:250 ML/ME/JK SR
OBJECT SCALE DRAWN REVIEWE

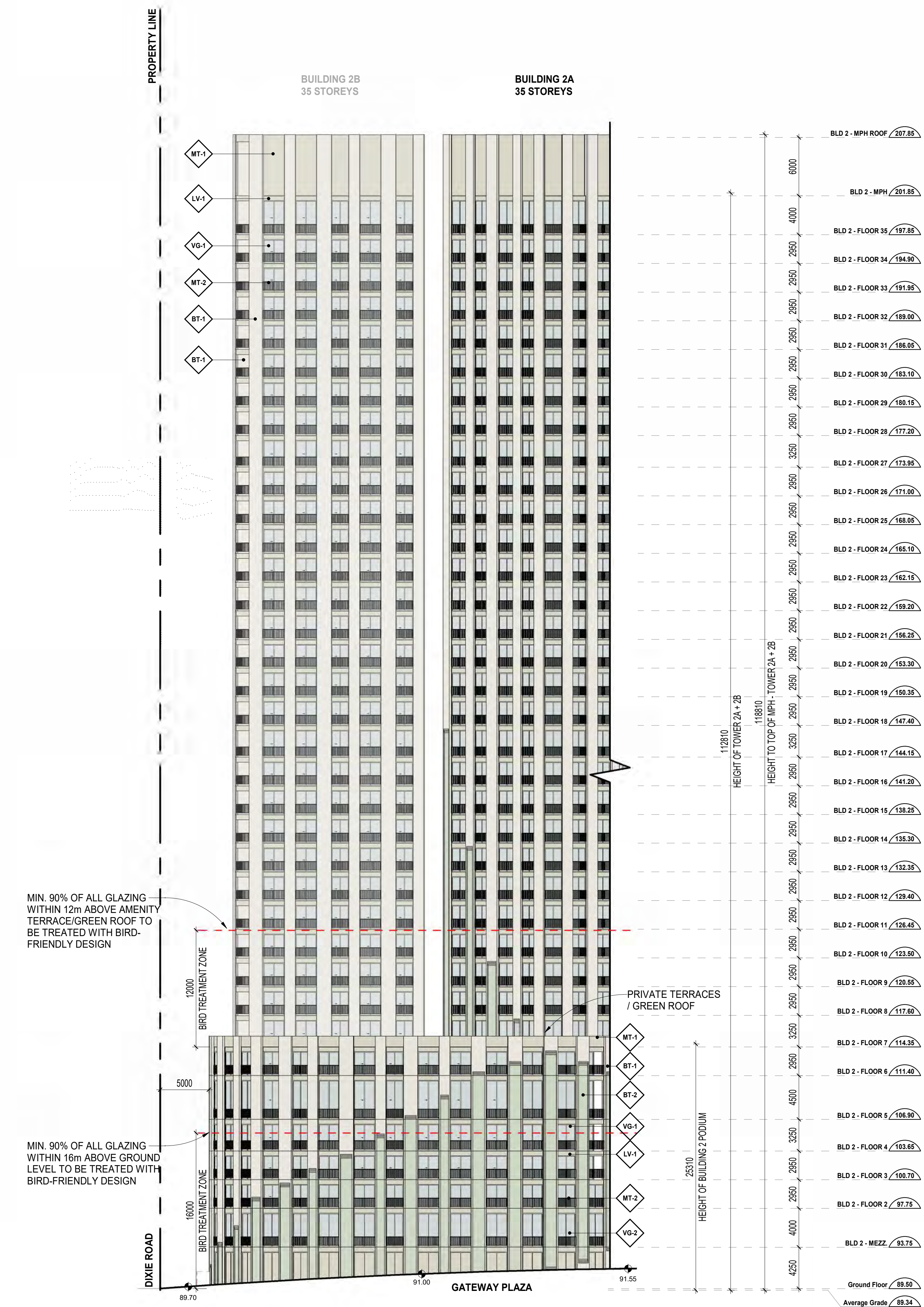
Building Elevations

A403.S

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1 TOWER 2B EAST ELEVATION



2 TOWER 2B NORTH ELEVATION

- | LEGEND: | |
|---|--|
|  | BRICK TILE - COLOUR 1 |
|  | BRICK TILE - COLOUR 2 |
|  | ALUM CLADDING SYSTEM - COLOUR NEUTRAL |
|  | METAL PICKET RAILING - COLOUR NEUTRAL |
|  | RESIDENTIAL VISION GLASS - IGU |
|  | RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY PRT PATTERN |
|  | ARCHITECTURAL LOUVRE |

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for
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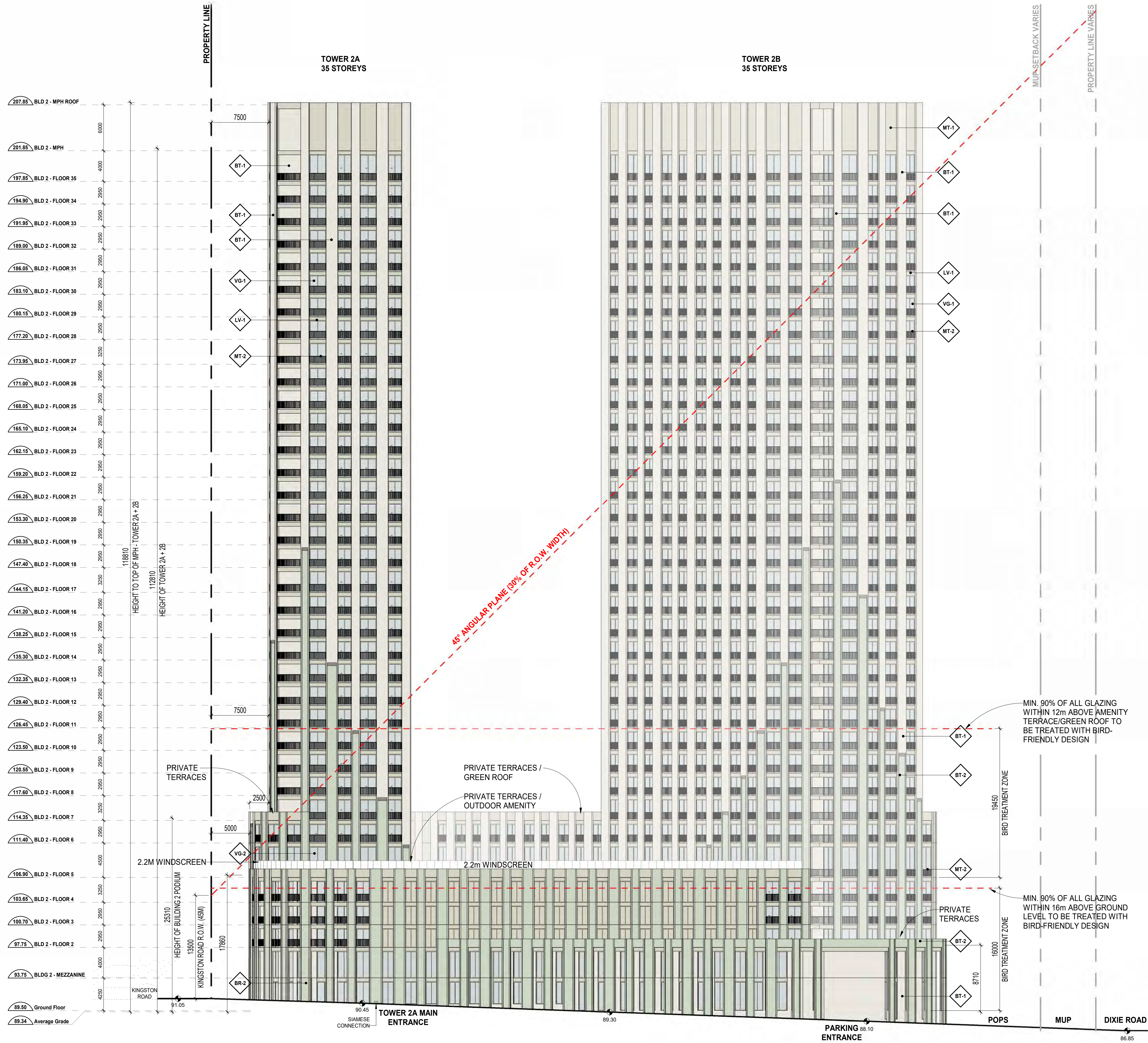
21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

Building Elevations

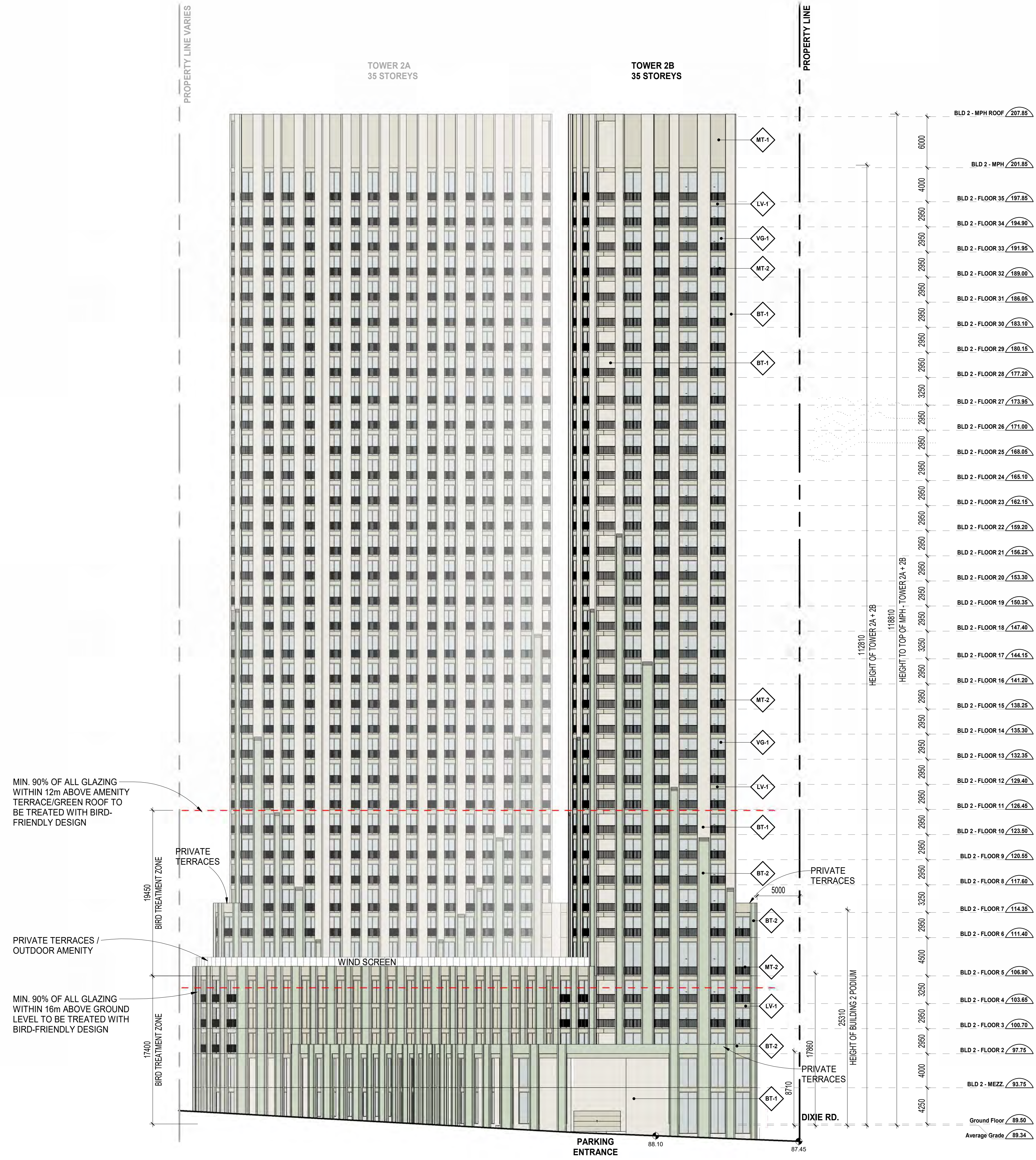
A404.S

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2 TOWER 2A AND 2B WEST ELEVATION
A405.S



1 TOWER 2B SOUTH ELEVATION
A405.S

LEGEND:

- BRICK TILE - COLOUR 1
- BRICK TILE - COLOUR 2
- ALUM CLADDING SYSTEM - COLOUR NEUTRAL
- METAL PICKET RAILING - COLOUR NEUTRAL
- RESIDENTIAL VISION GLASS - IGU
- RESIDENTIAL VISION GLASS V-G-1 WITH BIRD FRIENDLY FRST PATTERN
- ARCHITECTURAL LOUVRE

Date	No.	Description
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for
Resident

21068 1:250 ML/ME/JK SR
PROJECT SCALE DRAWN REVIEWED

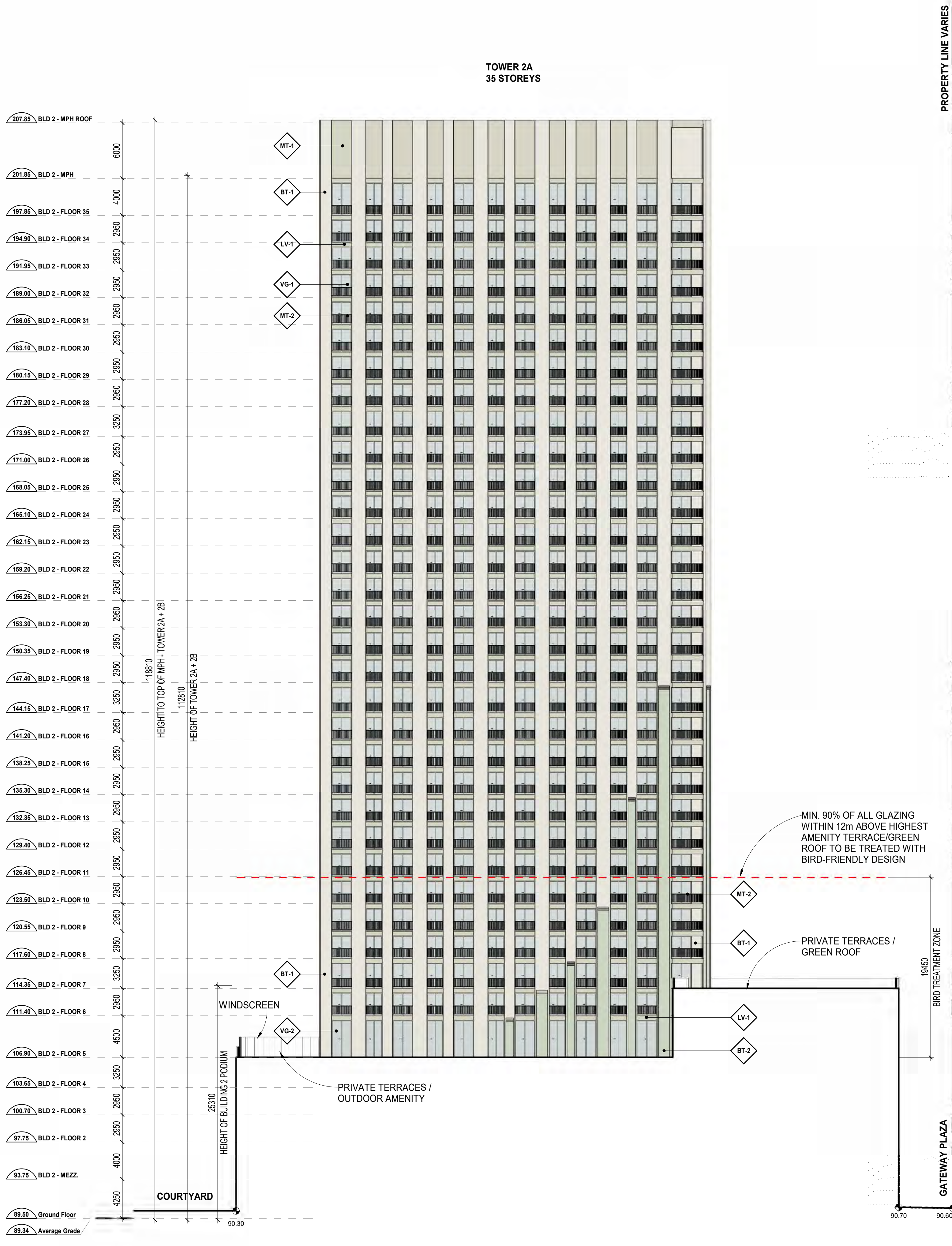
Building Elevations

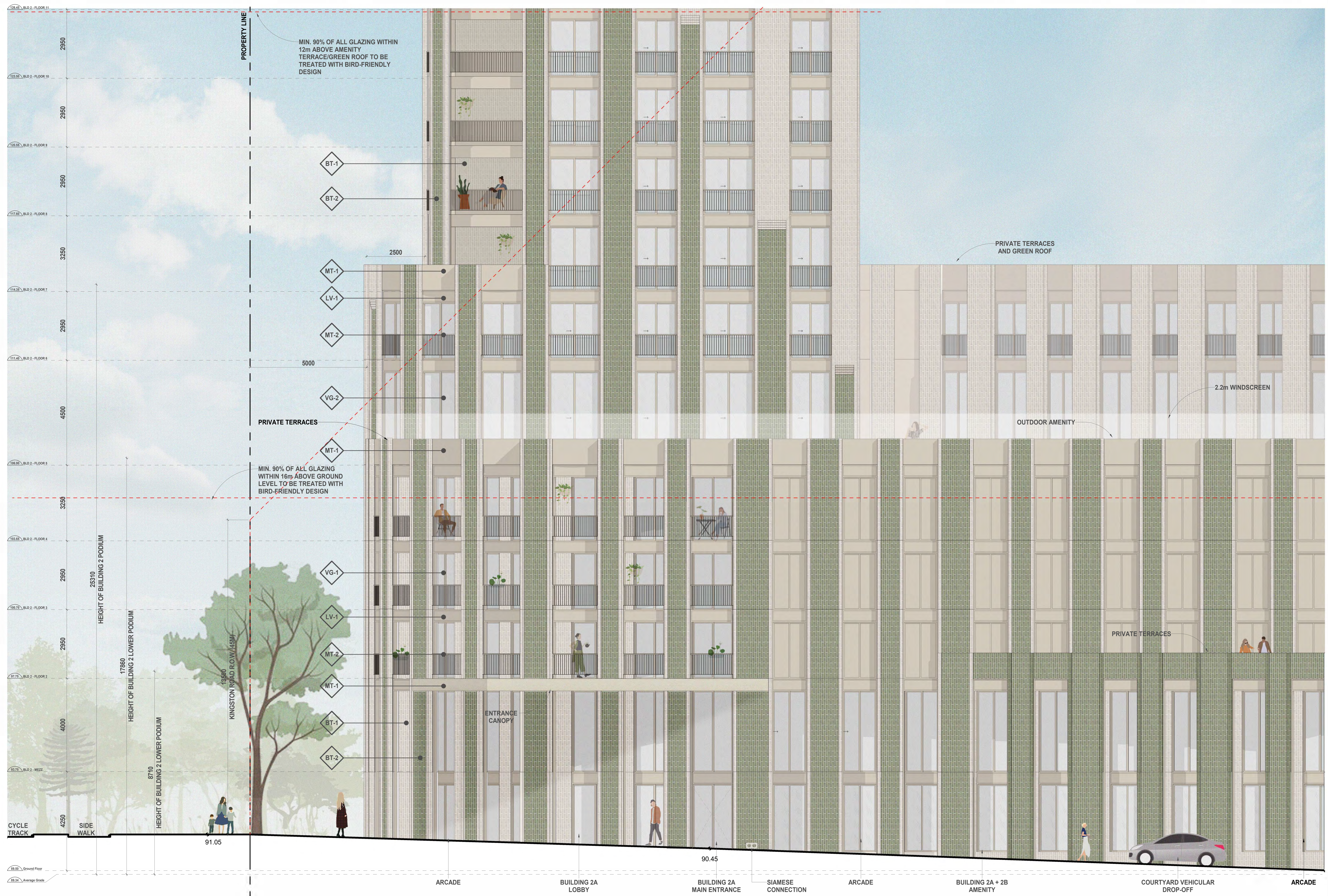
A405.S

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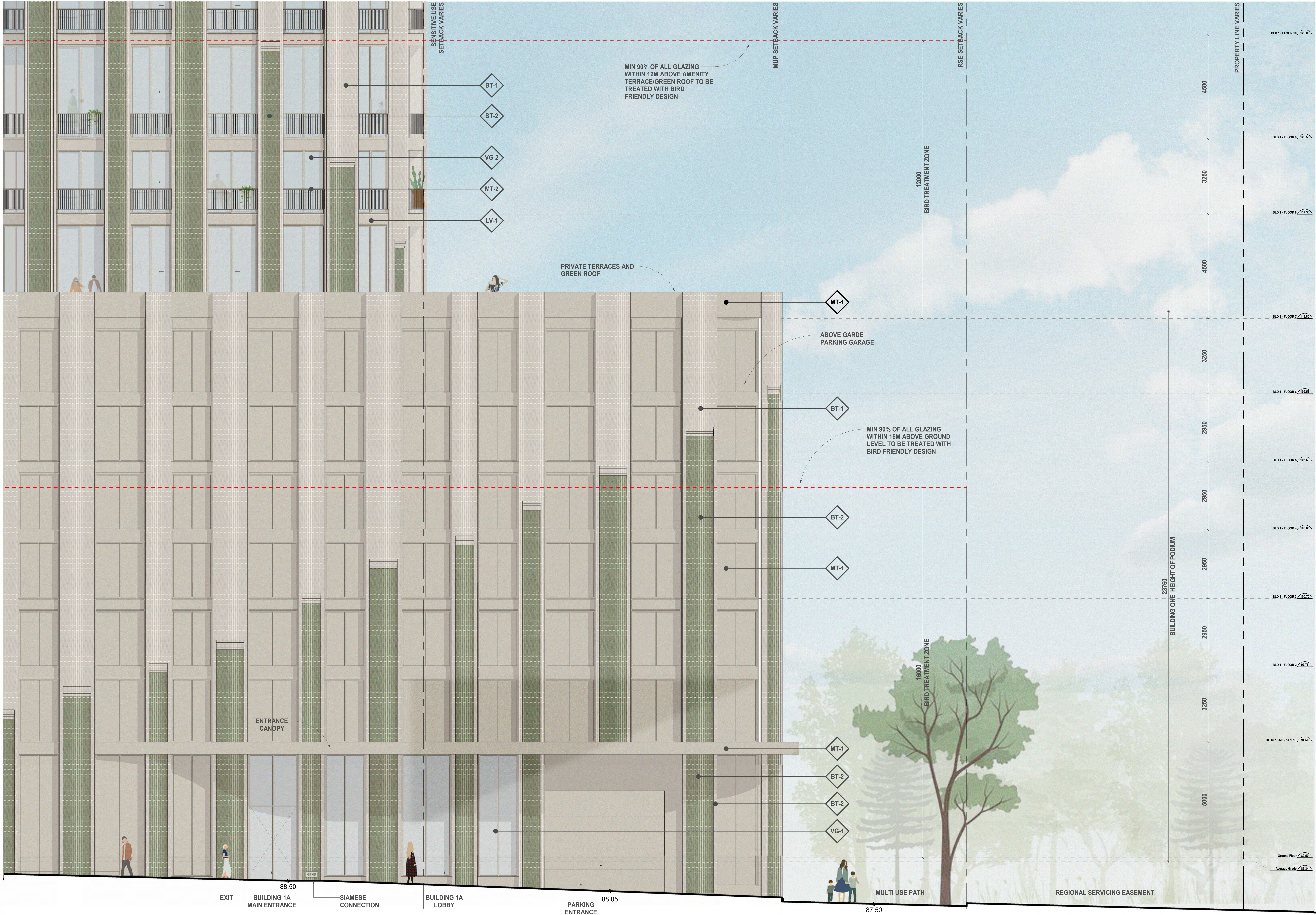


SEND:	
ST-1	BRICK TILE - COLOUR 1
ST-2	BRICK TILE - COLOUR 2
ST-3	ALUM CLADDING SYSTEM - COLOUR NEUTRAL
ST-4	METAL PICKET RAILING - COLOUR NEUTRAL
ST-5	RESIDENTIAL VISION GLASS - IGU
ST-6	RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
ST-7	ARCHITECTURAL LOUNGE

03-20	ZBA Submission
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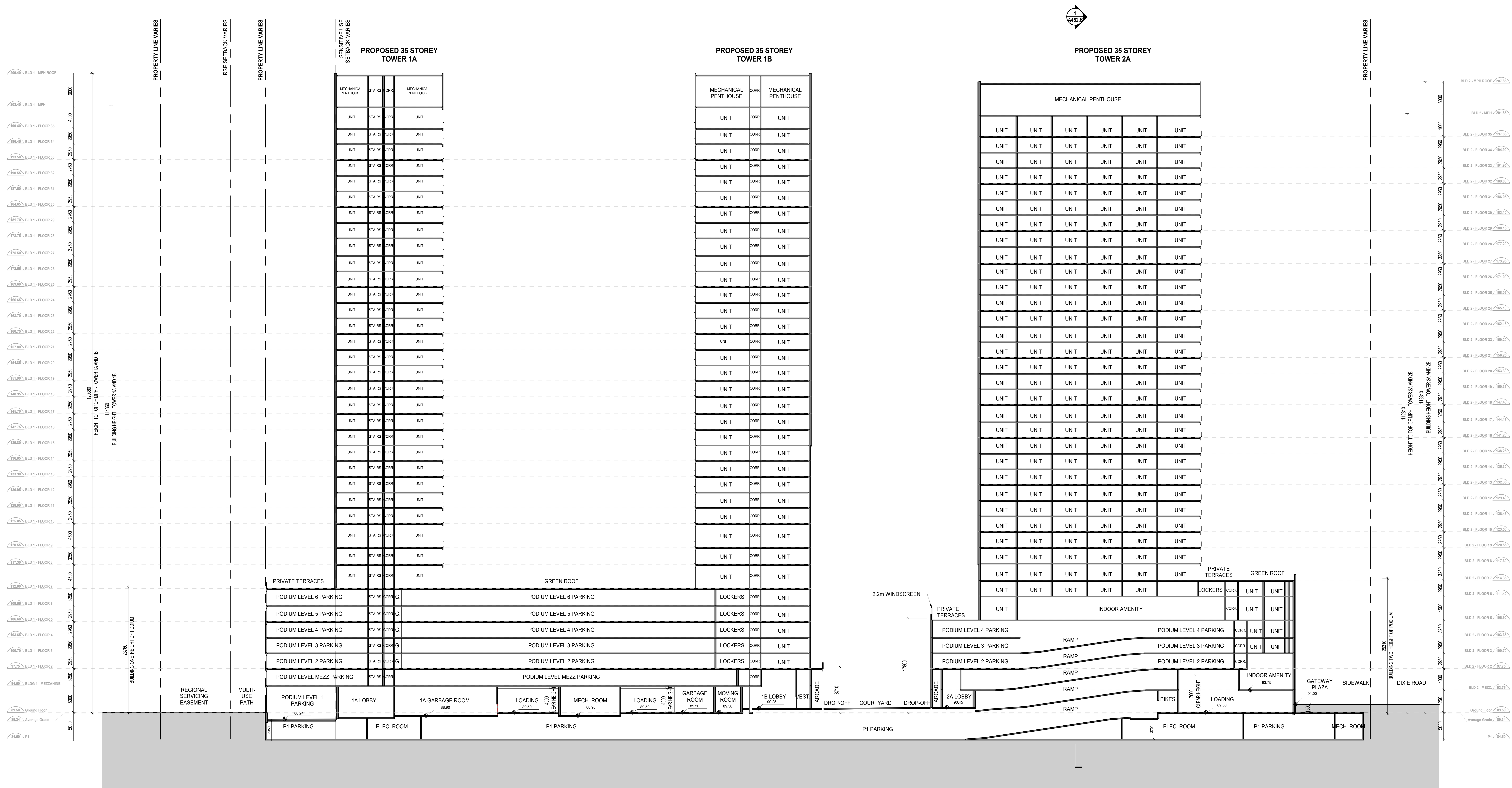
1095 Kingston Road, Pickering
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for
Resident

21068 1:50 ME SR
PROJECT SCALE DRAWN REVIEWED

Coloured Elevation - Building 1A
North Elevation

A408.S

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Building 1&2 East-West Section

A451.S



AERIAL PERSPECTIVE LOOKING SOUTH



VIEW FROM KINGSTON ROAD LOOKING SOUTHEAST



VIEW FROM KINGSTON ROAD LOOKING SOUTHWEST TOWARDS GATEWAY PLAZA

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PROJECT SCALE DRAWN REVIEWED

Renderings

A801.S

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