

BDP. Quadrangle

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



705 Kingston Road, Pickering

Ontario, Canada

for
Resident

Project No. 21057
Date 31 OCTOBER 2024
Issued for REZONING APPLICATION

ARCHITECTURAL DRAWINGS

| | |
|--------|--|
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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 CONSULTANTS

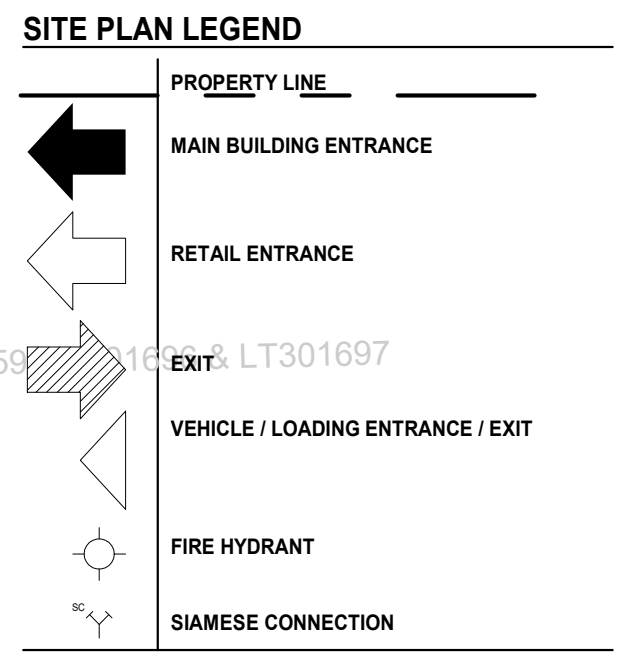
Ghobi Consulting Inc.
N/A
Guelph, ON
T: 226.343.0728

GEOHERMAL & 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: 519.571.9833

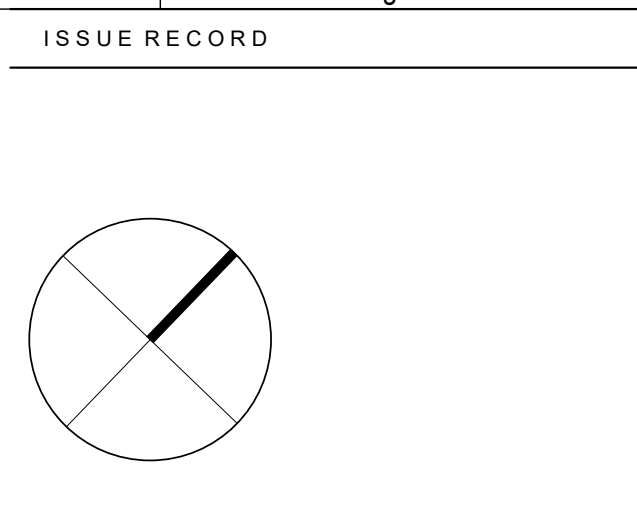


Surveyor's Certificate

PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF LOT 28 RANGE 3, BROKER FRONT CONCESSION CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM SPECTRUM HOMES AND GARDENS LIMITED (SIB) AND SURVEYORS (SIB) (C) ELEVATION NOTE BEARING NOTE SURVEYOR'S CERTIFICATE

| Date | No. | Description |
|------------|-----|---------------------|
| 31-08-2024 | 1 | Issued for Rezoning |

| Date | No. | Description |
|------------|-----|---------------------|
| 31-08-2024 | 1 | Issued for Rezoning |

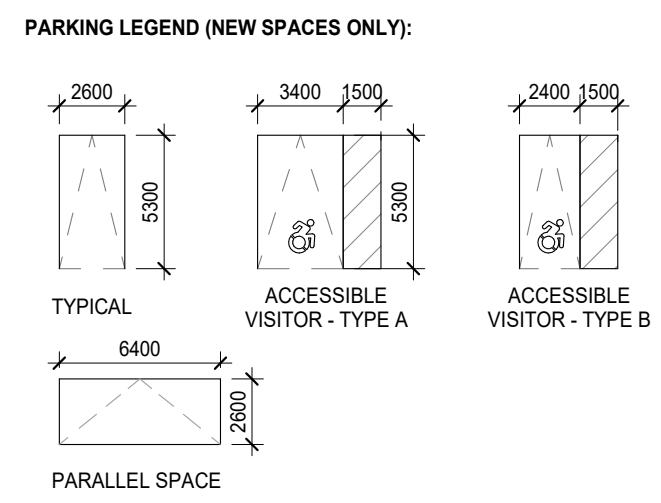
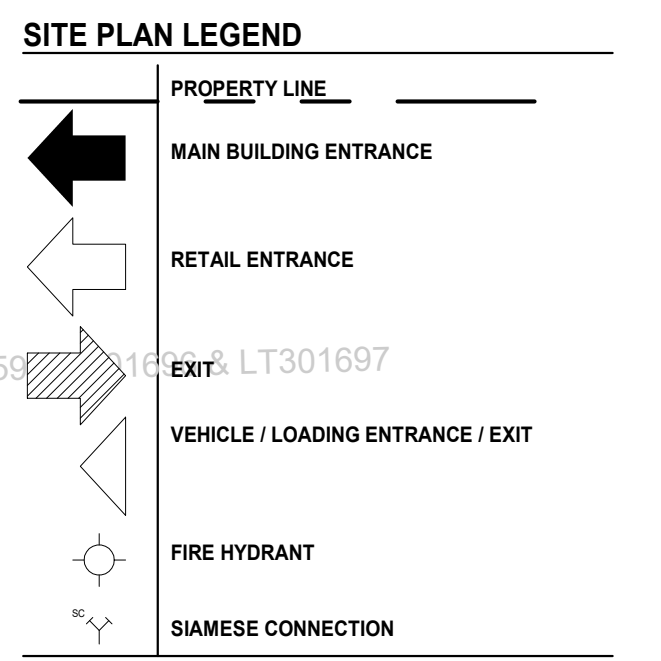
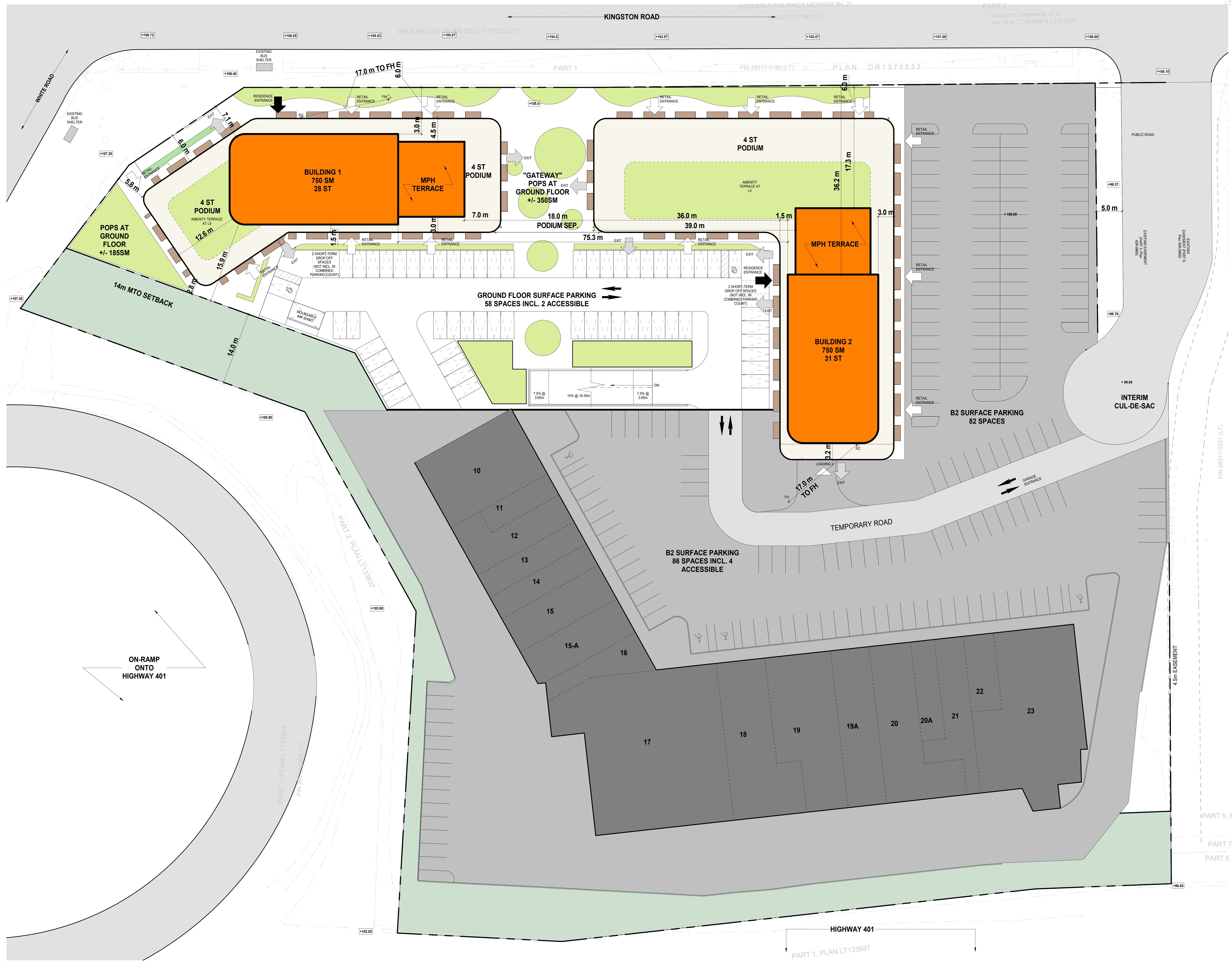


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705 Kingston Road, Pickering Ontario, Canada for Resident
 21057 1:400 MT YA
 PROJECT SCALE DRAWN REVIEWED

A101.S

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PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|---------------|---------------------------|-------------|---------------------|
| GF* | 58 | 0 | 2 |
| B1 | 0 | 126 | 0 |
| B2-INT | 6 | 132 | 4 |
| B2-EXT** | 168 | 0 | 4 |
| P1 | 0 | 190 | 2 |
| TOTALS | 232 | 448 | 12 |

RATIO: 0.2 UNIT OR 2.87 / 100 m² 0.65 UNIT

*ADDITIONAL TEMPORARY PUDD SPACES ON GF NOTED IN PLANS ARE NOT INCLUDED IN THE PARKING COUNT
 **B2 EXTERIOR SPACES TO BE A MIX OF EXISTING SPACES & NEW SPACES

RESIDENTIAL & RETAIL SIZES:

NEW RESIDENTIAL UNITS:
 BUILDING 1: 316 UNITS
 BUILDING 2: 376 UNITS
TOTAL: 692 UNITS

APPROXIMATE RETAIL GFA:
 BUILDING 1: 1,100 m² / 11,896 SF
 BUILDING 2: 2,816 m² / 30,333 SF
 RETAIL: 4,300 m² / 46,178 SF
TOTAL: 8,922 m² / 96,377 SF

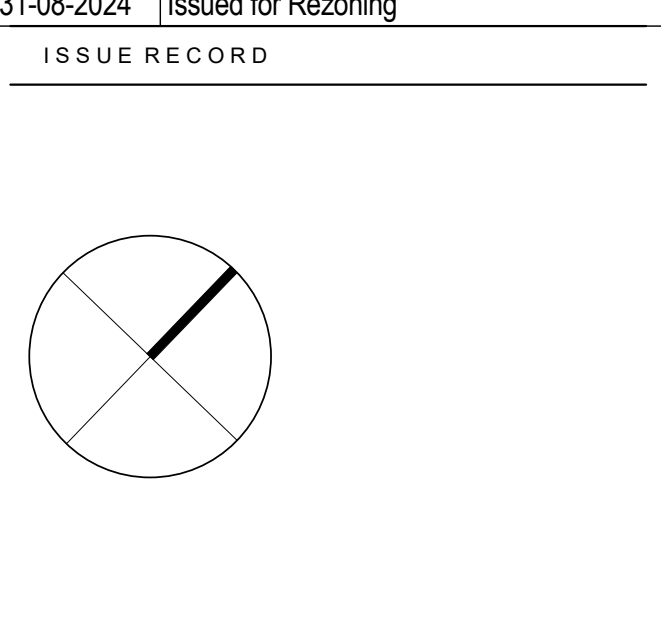
| Date | No. | Description |
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REVISION RECORD

| Date | No. | Description |
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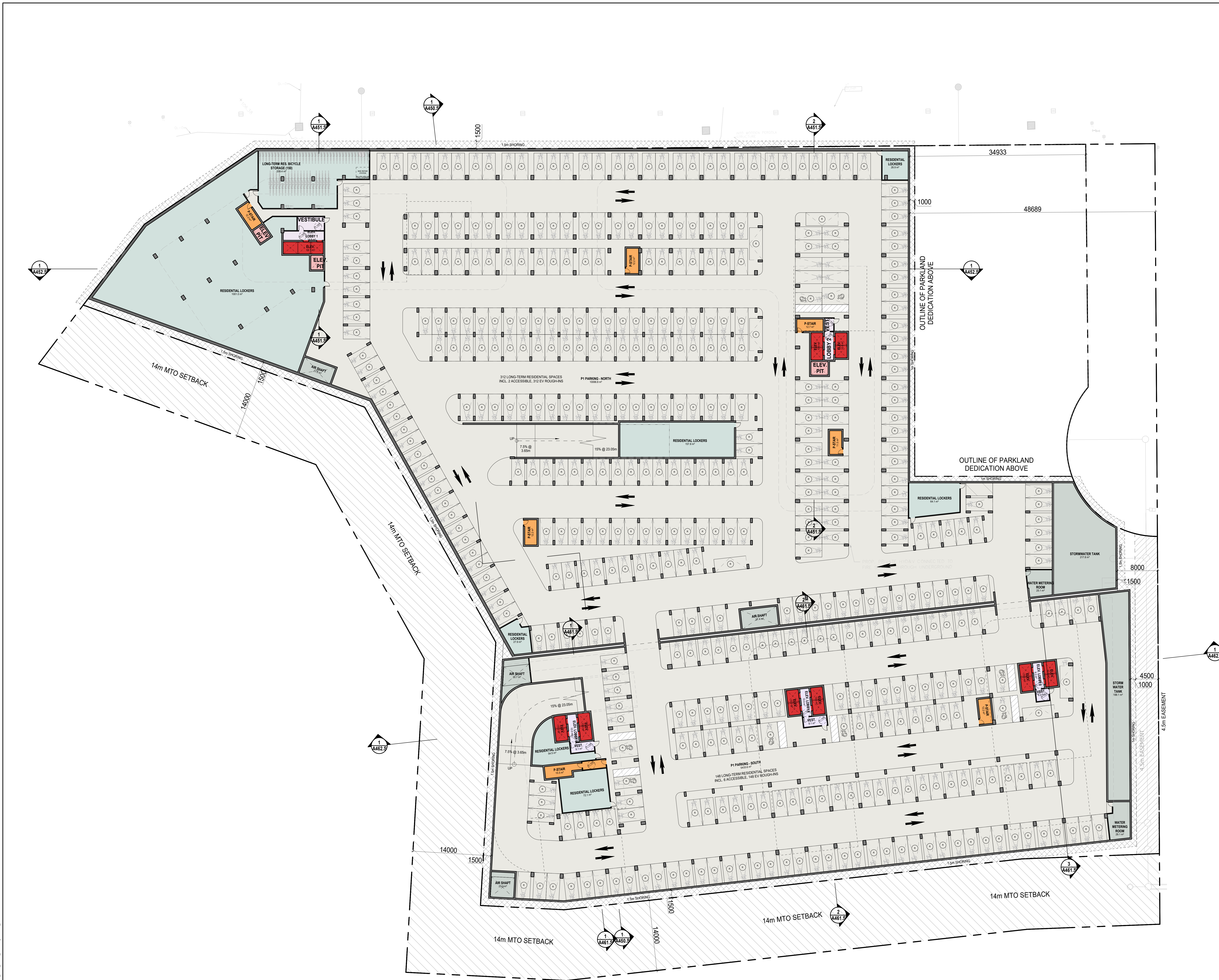
705 Kingston Road, Pickering
 Ontario, Canada
 for Resident

21057 1:400 AO YA
 PROJECT SCALE DRAWN REVIEWED

Preliminary Phasing Plan

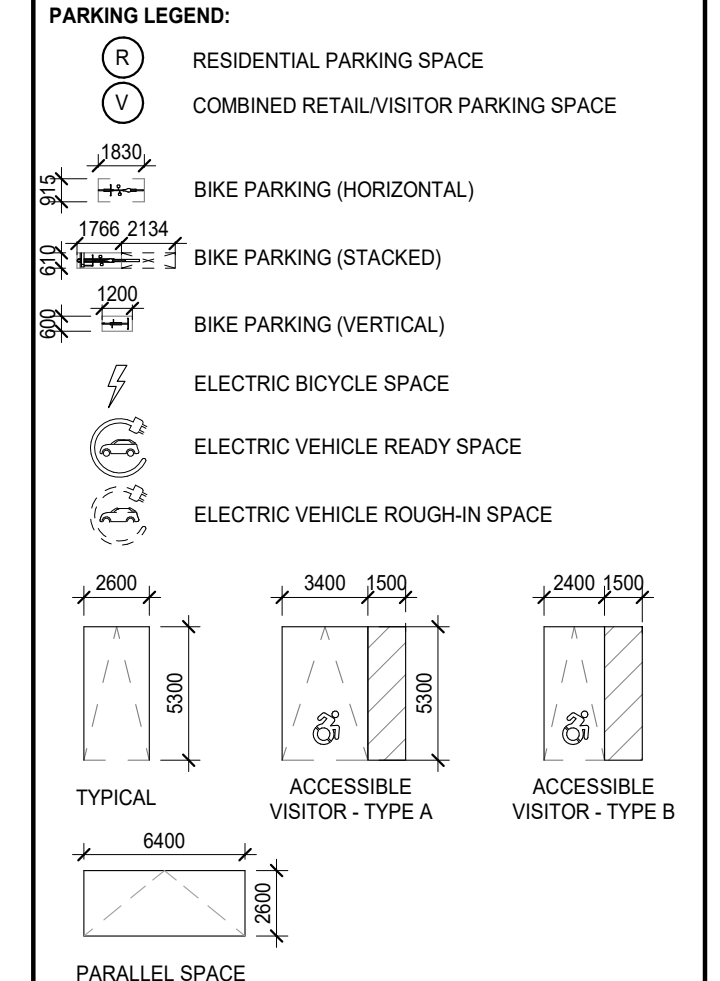
A102.S

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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
 - 2000mm WIDE X 3300mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 6400mm LONG (PARALLEL)
 OTHERWISE NOTED
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT



PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|---------------|---------------------------|------------------|---------------------|
| L4 | 0 | 122 | 0 |
| L3 | 0 | 121 | 0 |
| L2 | 0 | 130 | 0 |
| GF | 132 | 104 | 3 |
| B1 | 65 | 92 | 0 |
| B2 | 141* | 119** | 8 |
| P1 | 0 | 480** | 8 |
| TOTALS | 368 | 1,138 | 18 |
| RATIO | 0.2 UNIT | 0.65 UNIT | |

* 69 SHORT-TERM SPACES ON B2 TO BE FITTED WITH EV-ROUGH-INS (63% OF TOTAL)
 ** 113 LONG-TERM SPACES ON B2 TO BE EV-READY (10% OF TOTAL)
 *** 465 LONG-TERM SPACES ON P1 TO BE FITTED WITH EV-ROUGH-INS (97% OF TOTAL)
 **** ADDITIONAL TEMP. PUDO SPACES ON GROUND FLOOR NOTED IN PLAN ARE NOT INCLUDED IN THE PARKING COUNT

BIKE COUNT:

| LEVEL | SHORT-TERM RESIDENTIAL | LONG-TERM RESIDENTIAL | SHORT-TERM RETAIL | LONG-TERM RETAIL |
|---------------|------------------------|-----------------------|-------------------|---------------------|
| B1 | 0 | 720* | 0 | 0 |
| B2 | 174 | 0 | 2 | 4 |
| P1 | 0 | 150 | 0 | 0 |
| TOTALS | 174 | 870 | 2 | 4 |
| RATIO | 0.1 UNIT | 0.5 UNIT | MIN. 1 | 1/1000 sq ft |

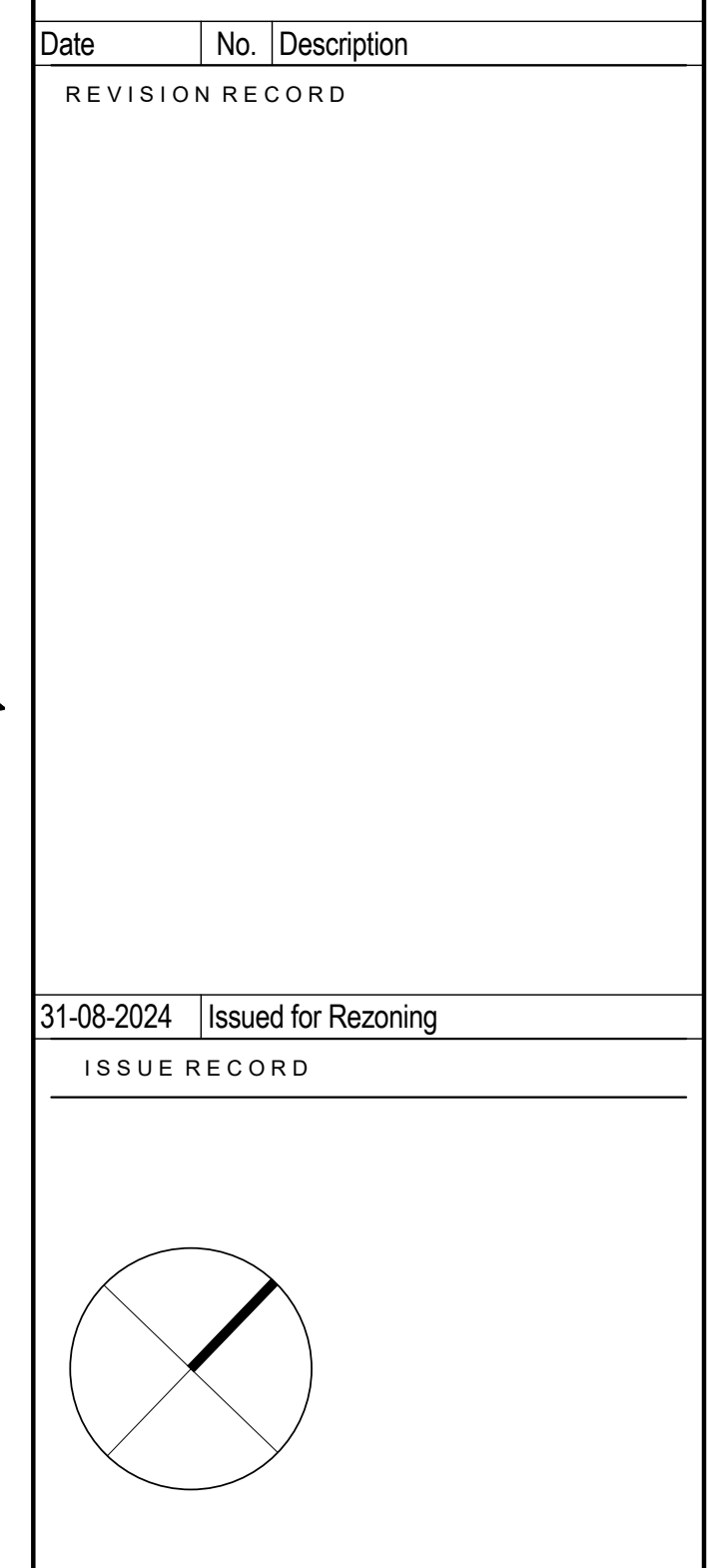
* 131 ELECTRIC BIKE SPACES ON B1 (15% OF LONG-TERM)
 ** BICYCLE MOUNTING:
 103 VERTICAL SPACES (8.2%)
 867 SINGLE HORIZONTAL SPACES (83.2%)
 288 STACKED HORIZONTAL SPACES (27.2%)
 *** ALL LONG-TERM RESIDENTIAL BICYCLE STORAGE ROOMS TO HAVE MIN. 1 BIKE REPAIR STATION 1.8m x 2.6m

Date: No. Description

REVISION RECORD

31-08-2024 Issued for Rezoning

ISSUE RECORD



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705 Kingston Road, Pickering

Ontario, Canada
 for Resident

21057 1:250 MT YA
 PROJECT SCALE DRAWN REVIEWED

Underground Level P1

A151.S

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Architect: Docu 0705 Kingston Road BDPQ SITE 21057_705 Kingston Rd. 082024.rvt



PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
 - 2000mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 6400mm LONG (PARALLEL)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

- RESIDENTIAL PARKING SPACE
- COMBINED RETAIL/VISITOR PARKING SPACE
- BIKE PARKING (HORIZONTAL)
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- ELECTRIC BICYCLE SPACE
- ELECTRIC VEHICLE READY SPACE
- ELECTRIC VEHICLE ROUGH-IN SPACE

TYPICAL ACCESSIBLE VISITOR - TYPE A

TYPICAL ACCESSIBLE VISITOR - TYPE B

PARALLEL SPACE

PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|---------------|---------------------------|--------------|---------------------|
| L4 | 0 | 122 | 0 |
| L3 | 0 | 121 | 0 |
| L2 | 0 | 130 | 0 |
| GF | 132 | 104 | 3 |
| B1 | 65 | 92 | 0 |
| B2 | 141* | 119** | 8 |
| P1 | 0 | 480*** | 8 |
| TOTALS | 300 | 1,138 | 19 |

* 69 SHORT-TERM SPACES ON B2 TO BE FITTED WITH EV-ROUGH-IN (6% OF TOTAL)
 ** 113 LONG-TERM SPACES ON B2 TO BE EV-READY (10% OF TOTAL)
 *** 450 LONG-TERM SPACES ON P1 TO BE FITTED WITH EV-ROUGH-IN (9% OF TOTAL)
 **** ADDITIONAL TEMP. PUDO SPACES ON GROUND FLOOR NOTED IN PLAN ARE NOT INCLUDED IN THE PARKING COUNT

BICYCLE COUNT:

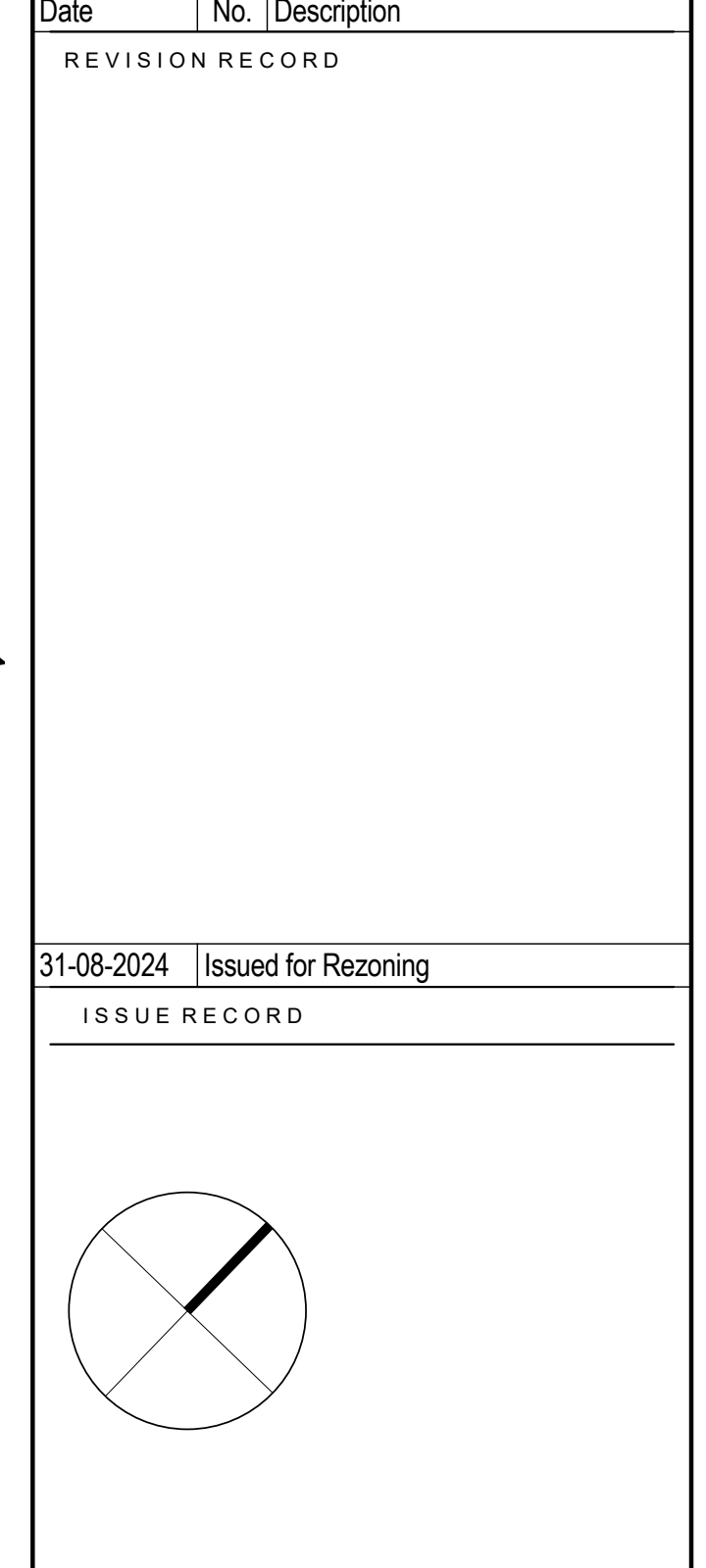
| LEVEL | SHORT-TERM RESIDENTIAL | LONG-TERM RESIDENTIAL | SHORT-TERM RETAIL | LONG-TERM RETAIL |
|---------------|------------------------|-----------------------|-------------------|------------------|
| B1 | 0 | 720* | 0 | 0 |
| B2 | 174 | 0 | 2 | 4 |
| P1 | 0 | 150 | 0 | 0 |
| TOTALS | 174 | 870 | 2 | 4 |

(RATIO) 0.1 UNIT, 0.5 UNIT, MAX. 1, 11000 sq ft
 * 131 ELECTRIC BIKE SPACES ON B1 (15% OF LONG-TERM)
 ** BICYCLE MOUNTING:
 103 VERTICAL SPACES (8.7%)
 667 SINGLE HORIZONTAL SPACES (83.2%)
 288 STACKED HORIZONTAL SPACES (27.9%)
 *** ALL LONG-TERM RESIDENTIAL BICYCLE STORAGE ROOMS TO HAVE MIN. 1 BIKE REPAIR STATION 1.8m x 2.6m

REVISION RECORD

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705 Kingston Road, Pickering
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21057 1:250 MT YA
 PROJECT SCALE DRAWN REVIEWED

Level B2

A152.S

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Addressed Doc: 21057 Kingston Road BDP_QA_Site_21057_21057_705 Kingston Rd_202310.rvt



PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
 - 2000mm WIDE X 3300mm LONG (NO OBSTRUCTIONS)
 - 2000mm WIDE X 6400mm LONG (PARALLEL)
 OTHERWISE NOTED
 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
- PARKING LEGEND:**
- RESIDENTIAL PARKING SPACE
 - COMBINED RETAIL/VISITOR PARKING SPACE
 - BIKE PARKING (HORIZONTAL)
 - BIKE PARKING (STACKED)
 - BIKE PARKING (VERTICAL)
 - ELECTRIC BICYCLE SPACE
 - ELECTRIC VEHICLE READY SPACE
 - ELECTRIC VEHICLE ROUGH-IN SPACE
- TYPICAL ACCESSIBLE VISITOR - TYPE A ACCESSIBLE VISITOR - TYPE B
- PARALLEL SPACE

PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|--------|---------------------------|-------------|---------------------|
| L4 | 0 | 122 | 0 |
| L3 | 0 | 121 | 0 |
| L2 | 0 | 130 | 0 |
| GF | 132 | 104 | 3 |
| B1 | 65 | 92 | 0 |
| B2 | 141* | 119** | 8 |
| P1 | 0 | 480*** | 8 |
| TOTALS | 300 | 1,138 | 19 |
| RATIO | 0.2 UNIT | 0.65 UNIT | |

* 69 SHORT-TERM SPACES ON B2 TO BE FITTED WITH EV-ROUGH-IN (5% OF TOTAL)
 ** 113 LONG-TERM SPACES ON B2 TO BE EV-READY (10% OF TOTAL)
 *** 450 LONG-TERM SPACES ON P1 TO BE FITTED WITH EV-ROUGH-IN (5% OF TOTAL)
 **** ADDITIONAL TEMP. PUDO SPACES ON GROUND FLOOR NOTED IN PLAN ARE NOT INCLUDED IN THE PARKING COUNT

BICYCLE COUNT:

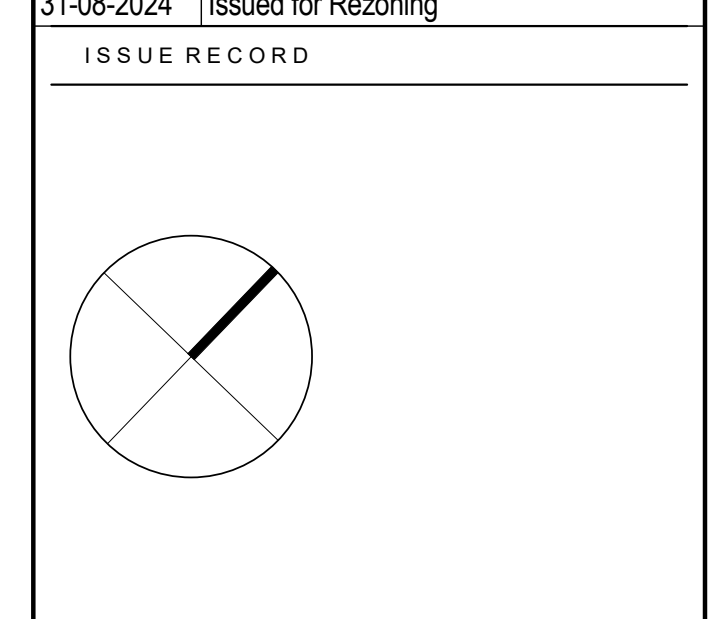
| LEVEL | SHORT-TERM RESIDENTIAL | LONG-TERM RESIDENTIAL | SHORT-TERM RETAIL | LONG-TERM RETAIL |
|--------|------------------------|-----------------------|-------------------|------------------|
| B1 | 0 | 720* | 0 | 0 |
| B2 | 174 | 0 | 2 | 4 |
| P1 | 0 | 150 | 0 | 0 |
| TOTALS | 174 | 870 | 2 | 4 |
| RATIO | 0.1 UNIT | 0.5 UNIT | MIN. 1 | 1,1000 sq ft |

* 131 ELECTRIC BIKE SPACES ON B1 (15% OF LONG-TERM)
 ** BICYCLE MOUNTING:
 103 VERTICAL SPACES (8.2%)
 667 SINGLE HORIZONTAL SPACES (83.2%)
 286 STACKED HORIZONTAL SPACES (27.2%)
 *** ALL LONG-TERM RESIDENTIAL BICYCLE STORAGE ROOMS TO HAVE MIN. 1 BIKE REPAIR STATION 1.8m x 2.6m

REVISION RECORD

| Date | No. | Description |
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| 31-08-2024 | Issued for Rezoning | |

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705 Kingston Road, Pickering
 Ontario, Canada
 for Resident

21057 1:250 MT YA
 PROJECT SCALE DRAWN REVIEWED

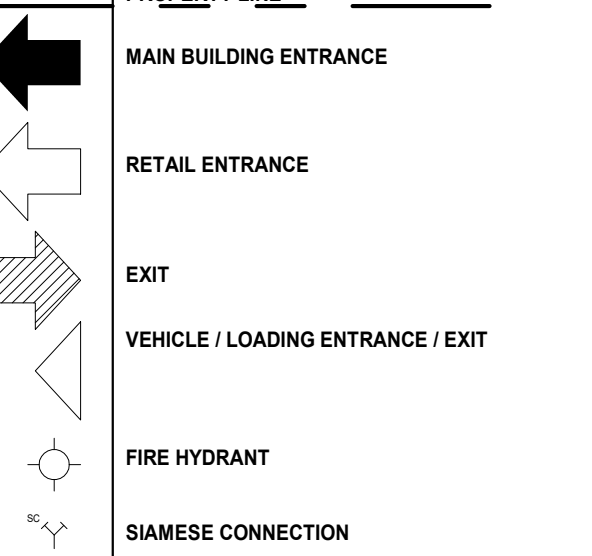
Level B1

A153.S

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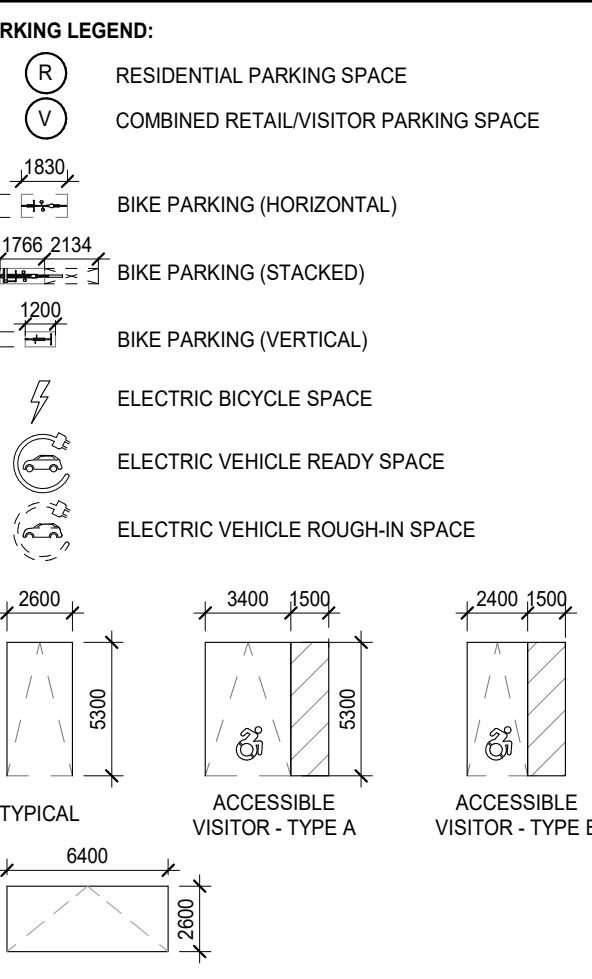


SITE PLAN LEGEND



PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 2000mm WIDE X 3300mm LONG (NO SIDES OBSTRUCTED)
- 2000mm WIDE X 6400mm LONG (PARALLEL)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT



PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|--------|---------------------------|-------------|---------------------|
| L4 | 0 | 122 | 0 |
| L3 | 0 | 121 | 0 |
| L2 | 0 | 120 | 0 |
| GF | 132 | 104 | 3 |
| B1 | 65 | 92 | 0 |
| B2 | 141* | 119* | 8 |
| P1 | 0 | 440** | 8 |
| TOTALS | 300 | 1,138 | 19 |

RATIO: 0.2 UNIT 0.65 UNIT

* 60 SHORT-TERM SPACES ON B2 TO BE FITTED WITH EV-ROUGH IN (50% OF TOTAL)
** 113 LONG-TERM SPACES ON B2 TO BE EV-READY (10% OF TOTAL)
*** 455 LONG-TERM SPACES ON P1 TO BE FITTED WITH EV-ROUGH IN (50% OF TOTAL)
**** ADDITIONAL TEMP. PADDO SPACES ON GROUND FLOOR NOTED IN PLAN ARE NOT INCLUDED IN THE PARKING COUNT

BIKE COUNT:

| LEVEL | SHORT-TERM RESIDENTIAL | LONG-TERM RESIDENTIAL | SHORT-TERM RETAIL | LONG-TERM RETAIL |
|--------|------------------------|-----------------------|-------------------|------------------|
| B1 | 0 | 72* | 0 | 0 |
| B2 | 174 | 0 | 2 | 4 |
| P1 | 174 | 0 | 2 | 4 |
| TOTALS | 174 | 72 | 2 | 4 |

RATIO: 0.1 UNIT 0.5 UNIT min. 1 (1/1000) min.

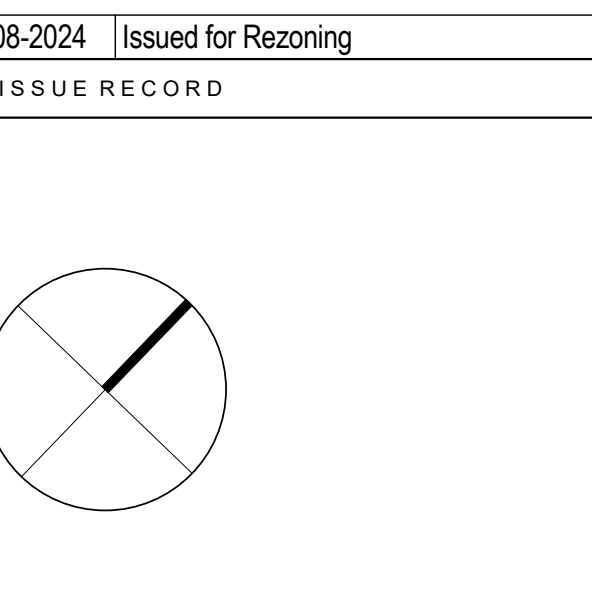
* 131 ELECTRIC BIKE SPACES ON B1 (5% OF LONG-TERM)

BIKE MOUNTING:
103 VERTICAL SPACES (8.8%)
67 SINGLE HORIZONTAL SPACES (63.2%)
286 STACKED HORIZONTAL SPACES (27.9%)

*** ALL LONG-TERM RESIDENTIAL BIKE STORAGE ROOMS TO HAVE MIN. 1 BIKE REPAIR STATION 1.8m x 2.6m

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705 Kingston Road, Pickering

Ontario, Canada
for Resident

21057 As indicated MT YA
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201.S

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Additional Docs: 2105 Kingston Road/BDDQ_SITE_21057_705 Kingston Rd_202301.rvt



PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE X 3300mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 6400mm LONG (PARALLEL)
 OTHERWISE NOTED
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6500mm UNLESS OTHERWISE NOTED
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

- RESIDENTIAL PARKING SPACE
- COMBINED RETAIL/VISITOR PARKING SPACE
- BIKE PARKING (HORIZONTAL)
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- ELECTRIC BICYCLE SPACE
- ELECTRIC VEHICLE READY SPACE
- ELECTRIC VEHICLE ROUGH-IN SPACE

TYPICAL ACCESSIBLE VISITOR - TYPE A

TYPICAL ACCESSIBLE VISITOR - TYPE B

PARALLEL SPACE

PARKING COUNT:

| LEVEL | COMBINED VISITOR & RETAIL | RESIDENTIAL | OF WHICH ACCESSIBLE |
|---------------|---------------------------|------------------|---------------------|
| L4 | 0 | 122 | 0 |
| L3 | 0 | 121 | 0 |
| L2 | 0 | 100 | 0 |
| GF | 132 | 104 | 3 |
| B1 | 65 | 92 | 0 |
| B2 | 141* | 119** | 8 |
| P1 | 0 | 480*** | 8 |
| TOTALS | 300 | 1,138 | 18 |
| RATIO | 0.2 UNIT | 0.65 UNIT | |

* 60 SHORT-TERM SPACES ON B2 TO BE FITTED WITH EV-ROUGH-IN (50% OF TOTAL)
 ** 113 LONG-TERM SPACES ON B2 TO BE EV-READY (10% OF TOTAL)
 *** 450 LONG-TERM SPACES ON P1 TO BE FITTED WITH EV-ROUGH-IN (40% OF TOTAL)

*** ADDITIONAL TEMP. PUDO SPACES ON GROUND FLOOR NOTED IN PLAN ARE NOT INCLUDED IN THE PARKING COUNT

BICYCLE COUNT:

| LEVEL | SHORT-TERM RESIDENTIAL | LONG-TERM RESIDENTIAL | SHORT-TERM RETAIL | LONG-TERM RETAIL |
|---------------|------------------------|-----------------------|-------------------|------------------|
| B1 | 0 | 720* | 0 | 0 |
| B2 | 174 | 0 | 2 | 4 |
| P1 | 0 | 150 | 0 | 0 |
| TOTALS | 174 | 870 | 2 | 4 |
| RATIO | 0.1 UNIT | 0.5 UNIT | MIN. 1 | 1,1000 |

* 131 ELECTRIC BIKE SPACES ON B1 (15% OF LONG-TERM)
 ** BICYCLE MOUNTING:
 103 VERTICAL SPACES (8.0%)
 667 SINGLE HORIZONTAL SPACES (83.2%)
 286 STACKED HORIZONTAL SPACES (27.0%)
 *** ALL LONG-TERM RESIDENTIAL BICYCLE STORAGE ROOMS TO HAVE MIN. 1 BIKE REPAIR STATION 1.8m x 2.6m

REVISION RECORD

| Date | No. | Description |
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| | | |

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ISSUE RECORD

| Issue No. | Description |
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705 Kingston Road, Pickering

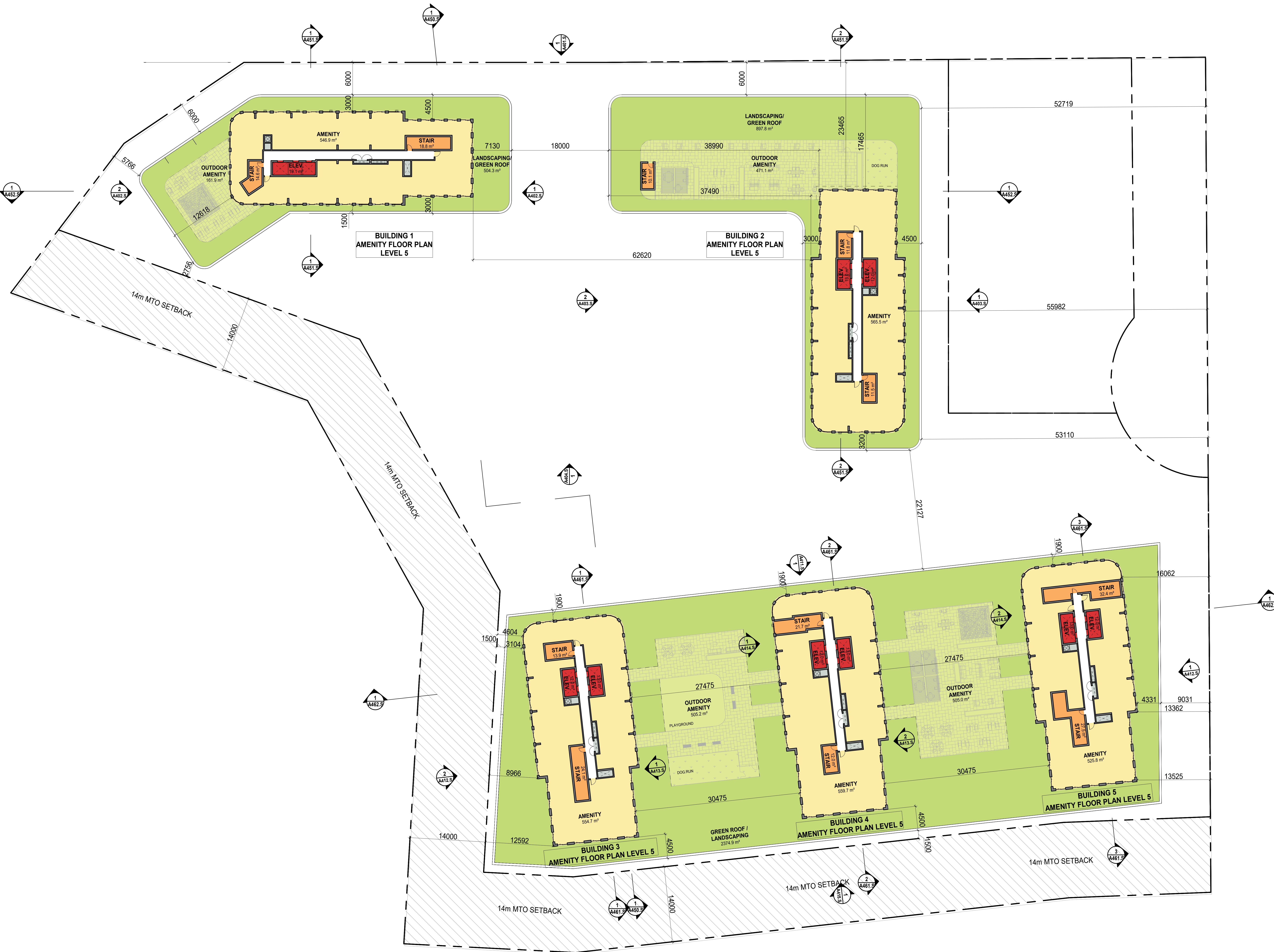
Ontario, Canada
 for Resident

21057 As indicated MT YA
 PROJECT SCALE DRAWN REVIEWED

Typical Podium Floor Plan (Floor 2-4)

A202.S

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Podium Roof Plan (Floor 5)

A203.S

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2024-08-31 2:32:52 PM



**BUILDING 1
TYPICAL TOWER FLOOR PLAN
LEVEL 6-28**

**BUILDING 2
TYPICAL TOWER FLOOR PLAN
LEVEL 6-31**

**BUILDING 3
TYPICAL TOWER FLOOR PLAN
LEVEL 6-35**

**BUILDING 4
TYPICAL TOWER FLOOR PLAN
LEVEL 6-35**

**BUILDING 5
TYPICAL TOWER FLOOR PLAN
LEVEL 6-35**

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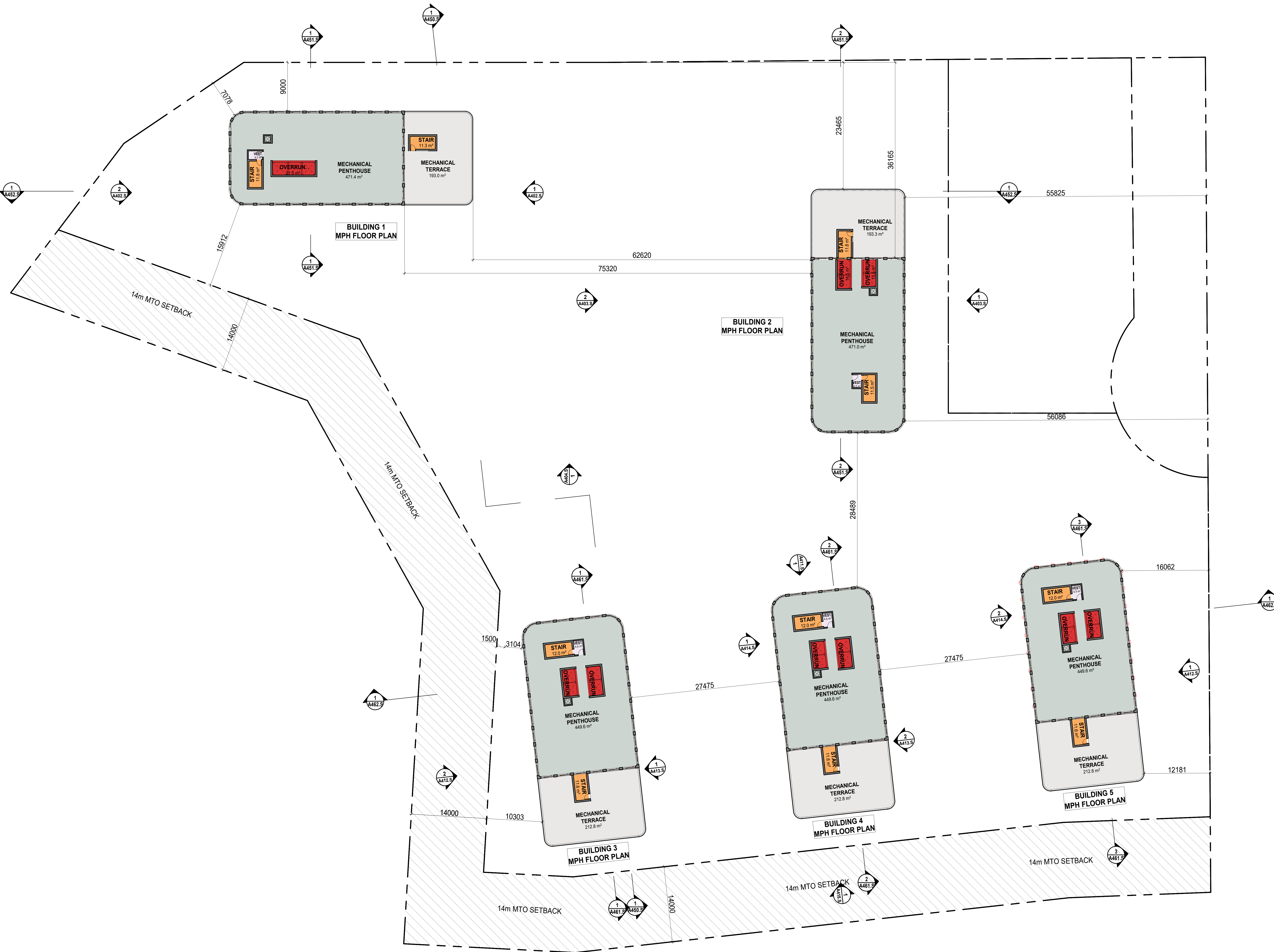
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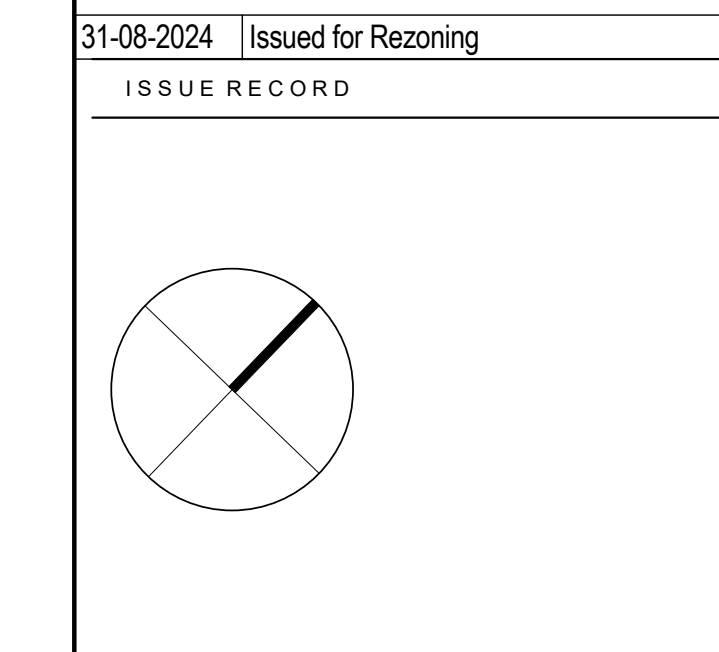
Typical Tower Floor Plan (Floor 6-35)

A204.S

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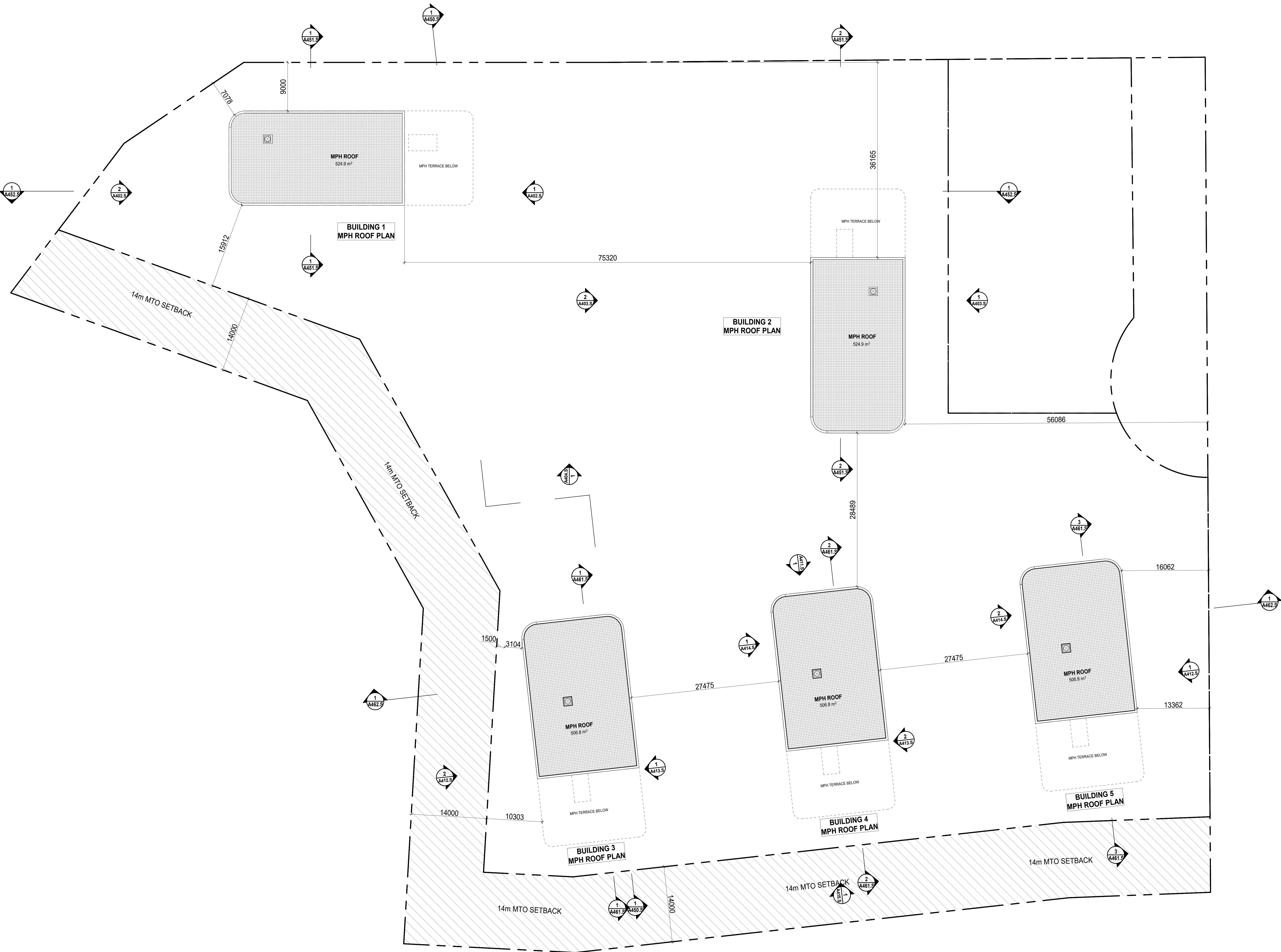
21057 1 : 250 MT YA
 PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Plan

A205.S

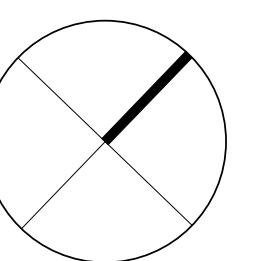
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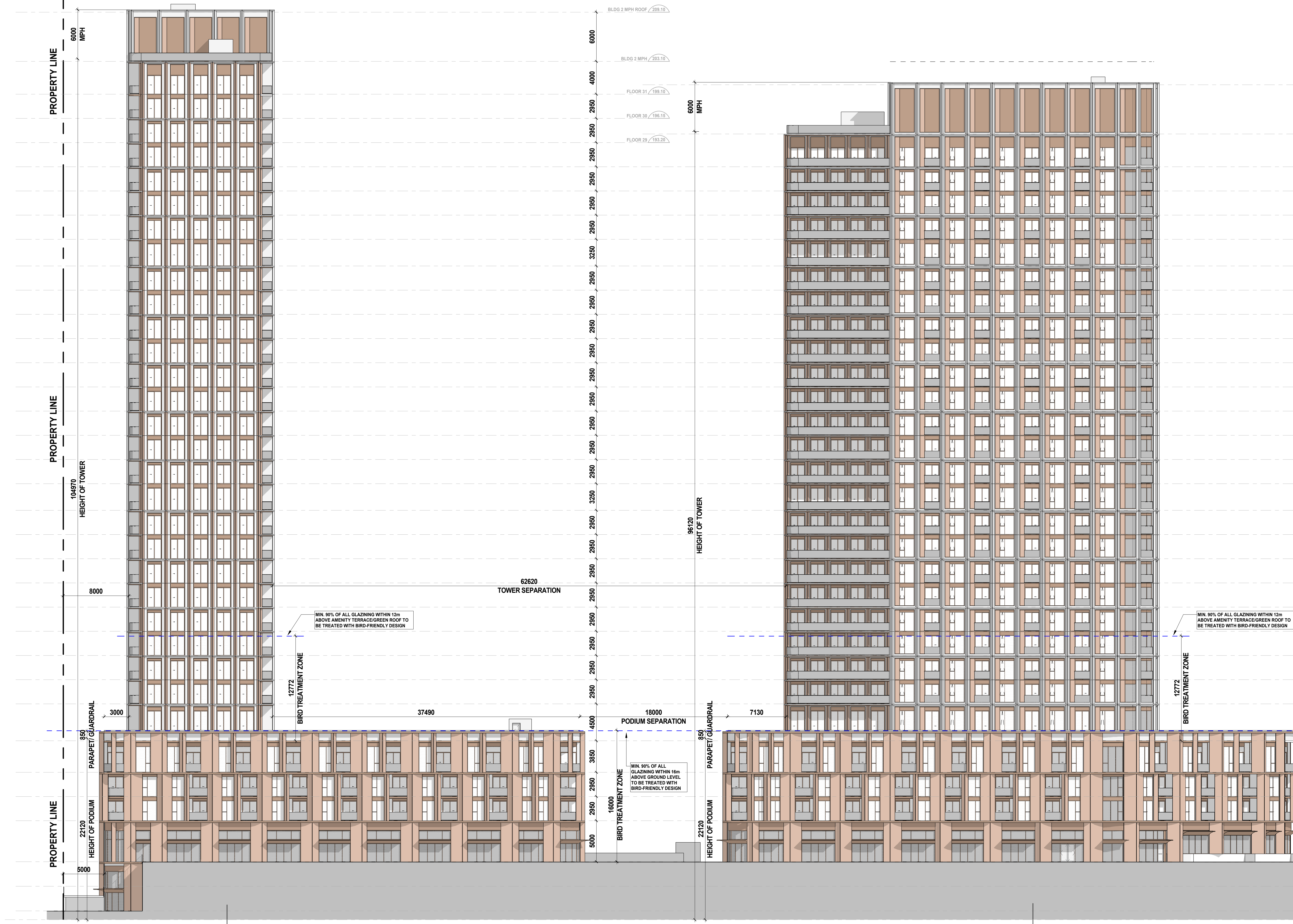
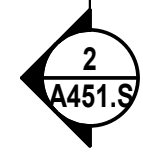
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Roof Plan

A206.S

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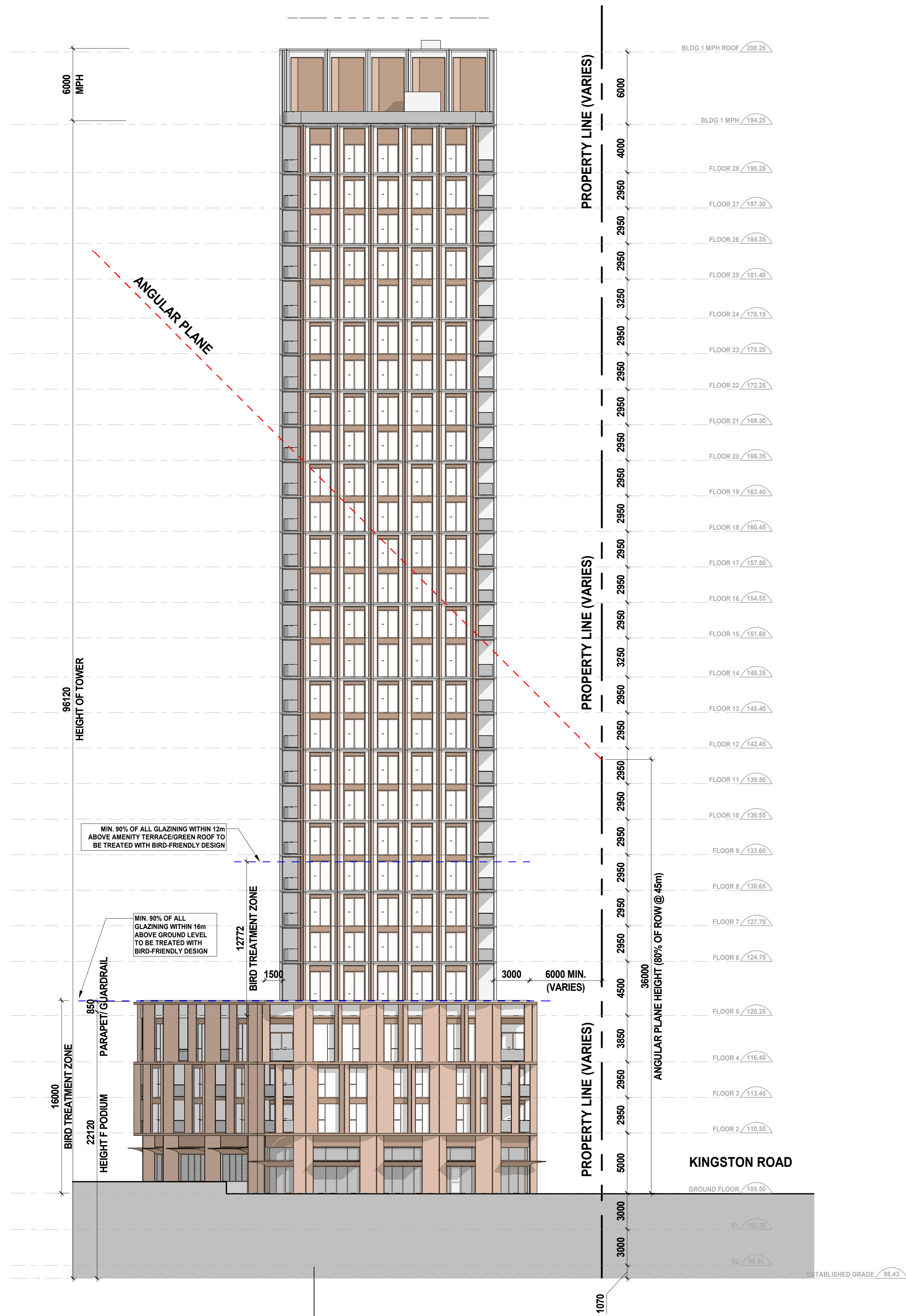
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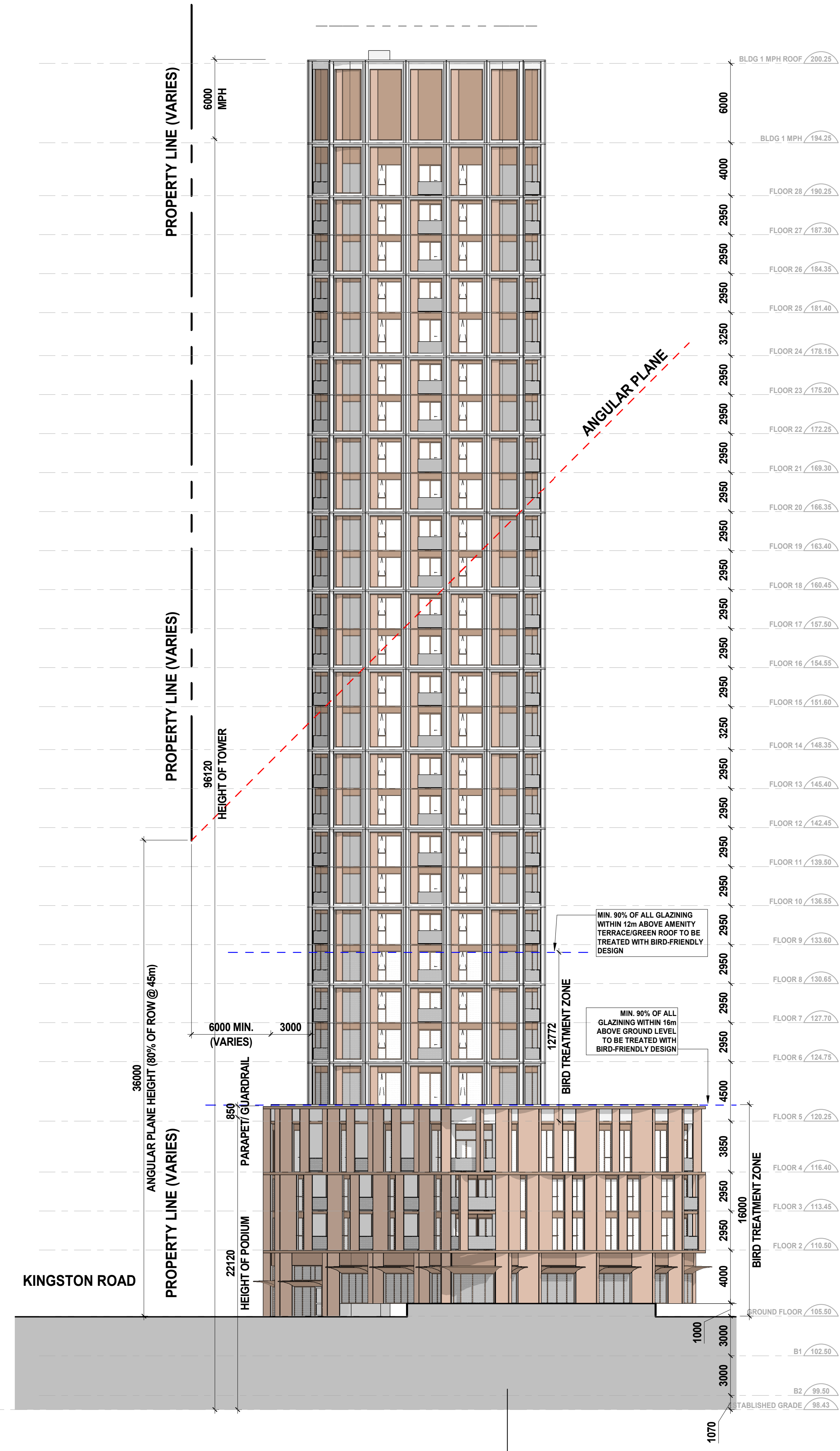
Building 1 & 2 - North Elevation

A401.S

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1 Building 1 - East Elevation



2 Building 1 - West Elevation



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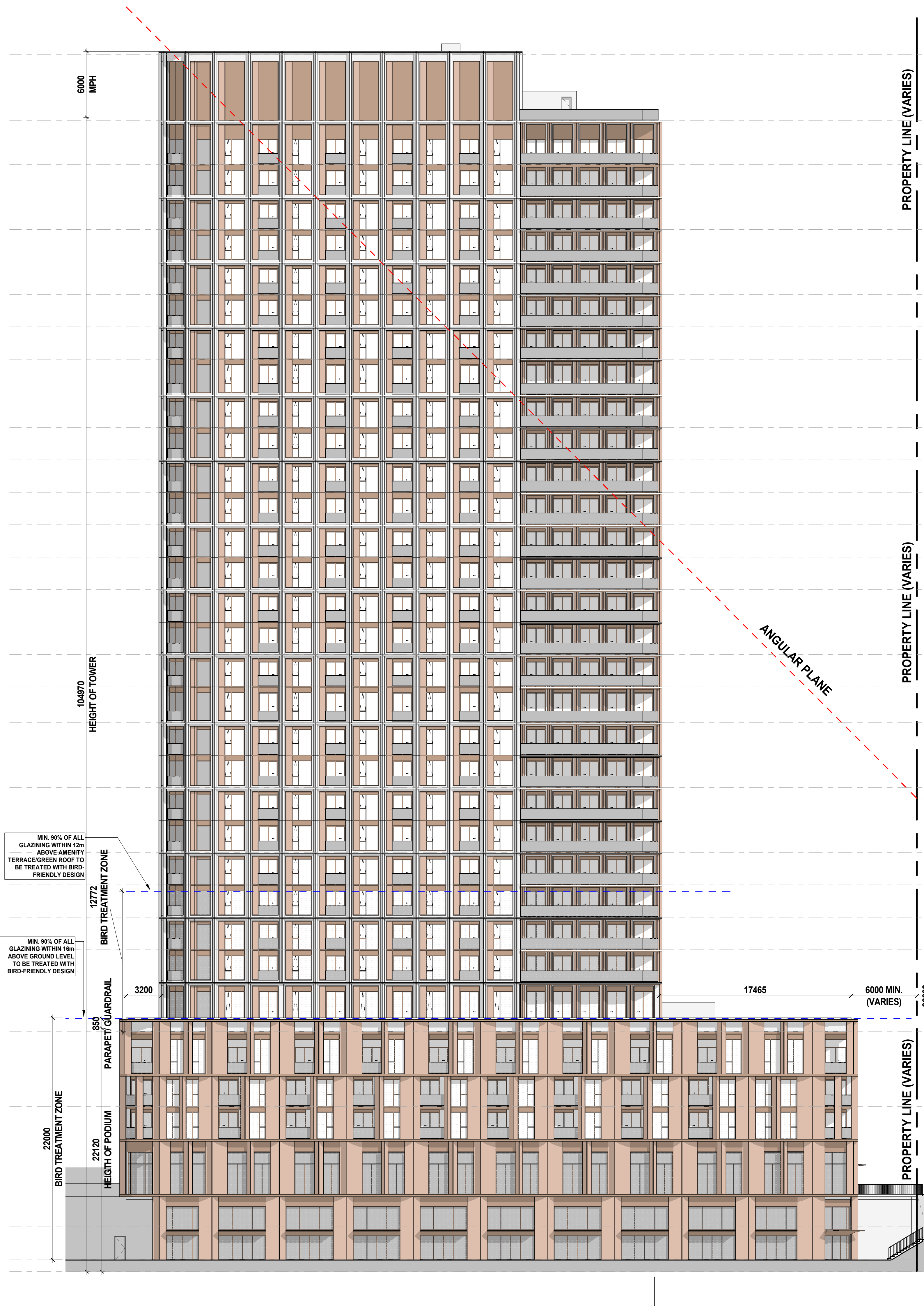
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Building 1 - East & West
Elevations

A402.S

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PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

BLDG 2 MPH ROOF 259.10
 BLDG 2 MPH 263.10
 FLOOR 31 199.10
 FLOOR 30 196.12
 FLOOR 29 193.22
 FLOOR 28 190.25
 FLOOR 27 187.30
 FLOOR 26 184.35
 FLOOR 25 181.40
 FLOOR 24 178.48
 FLOOR 23 175.52
 FLOOR 22 172.58
 FLOOR 21 169.62
 FLOOR 20 166.68
 FLOOR 19 163.72
 FLOOR 18 160.78
 FLOOR 17 157.82
 FLOOR 16 154.88
 FLOOR 15 151.92
 FLOOR 14 148.98
 FLOOR 13 146.02
 FLOOR 12 143.08
 FLOOR 11 140.12
 FLOOR 10 137.18
 FLOOR 9 134.22
 FLOOR 8 131.28
 FLOOR 7 128.32
 FLOOR 6 125.38
 FLOOR 5 122.42
 FLOOR 4 119.48
 FLOOR 3 116.52
 FLOOR 2 113.58
 FLOOR 1 110.62
 GROUND FLOOR 105.92
 FINISHED GRADE 98.42



1
A403.S

Building 2 - East Elevation

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

BLDG 2 MPH ROOF 259.10
 BLDG 2 MPH 263.10
 FLOOR 31 199.10
 FLOOR 30 196.12
 FLOOR 29 193.22
 FLOOR 28 190.25
 FLOOR 27 187.30
 FLOOR 26 184.35
 FLOOR 25 181.40
 FLOOR 24 178.48
 FLOOR 23 175.52
 FLOOR 22 172.58
 FLOOR 21 169.62
 FLOOR 20 166.68
 FLOOR 19 163.72
 FLOOR 18 160.78
 FLOOR 17 157.82
 FLOOR 16 154.88
 FLOOR 15 151.92
 FLOOR 14 148.98
 FLOOR 13 146.02
 FLOOR 12 143.08
 FLOOR 11 140.12
 FLOOR 10 137.18
 FLOOR 9 134.22
 FLOOR 8 131.28
 FLOOR 7 128.32
 FLOOR 6 125.38
 FLOOR 5 122.42
 FLOOR 4 119.48
 FLOOR 3 116.52
 FLOOR 2 113.58
 FLOOR 1 110.62
 GROUND FLOOR 105.92
 FINISHED GRADE 98.42

2
A403.S

Building 2 - West Elevation

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

PROPERTY LINE (VARIES)

BLDG 2 MPH ROOF 259.10
 BLDG 2 MPH 263.10
 FLOOR 31 199.10
 FLOOR 30 196.12
 FLOOR 29 193.22
 FLOOR 28 190.25
 FLOOR 27 187.30
 FLOOR 26 184.35
 FLOOR 25 181.40
 FLOOR 24 178.48
 FLOOR 23 175.52
 FLOOR 22 172.58
 FLOOR 21 169.62
 FLOOR 20 166.68
 FLOOR 19 163.72
 FLOOR 18 160.78
 FLOOR 17 157.82
 FLOOR 16 154.88
 FLOOR 15 151.92
 FLOOR 14 148.98
 FLOOR 13 146.02
 FLOOR 12 143.08
 FLOOR 11 140.12
 FLOOR 10 137.18
 FLOOR 9 134.22
 FLOOR 8 131.28
 FLOOR 7 128.32
 FLOOR 6 125.38
 FLOOR 5 122.42
 FLOOR 4 119.48
 FLOOR 3 116.52
 FLOOR 2 113.58
 FLOOR 1 110.62
 GROUND FLOOR 105.92
 FINISHED GRADE 98.42

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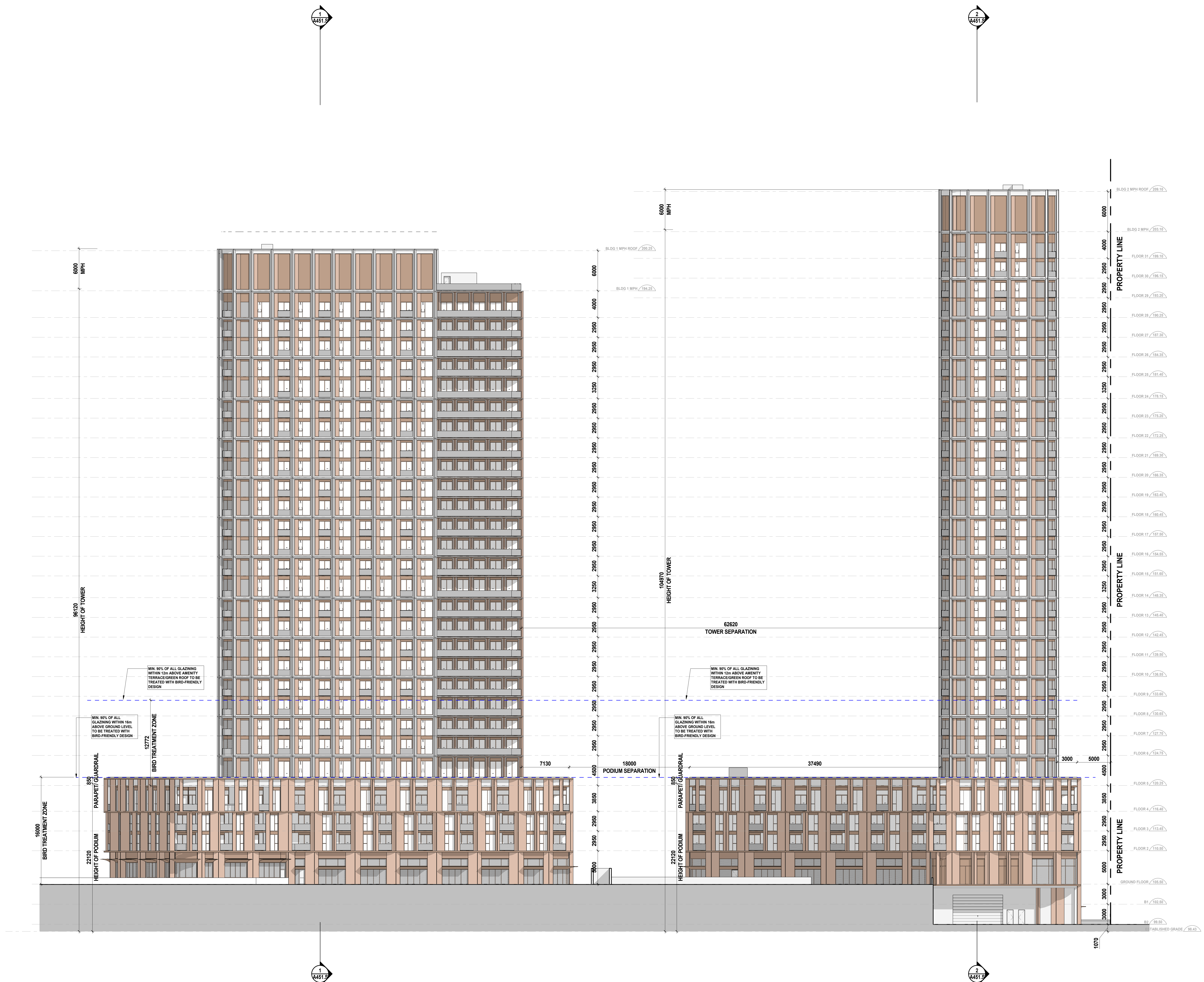
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Building 2 - East & West Elevations

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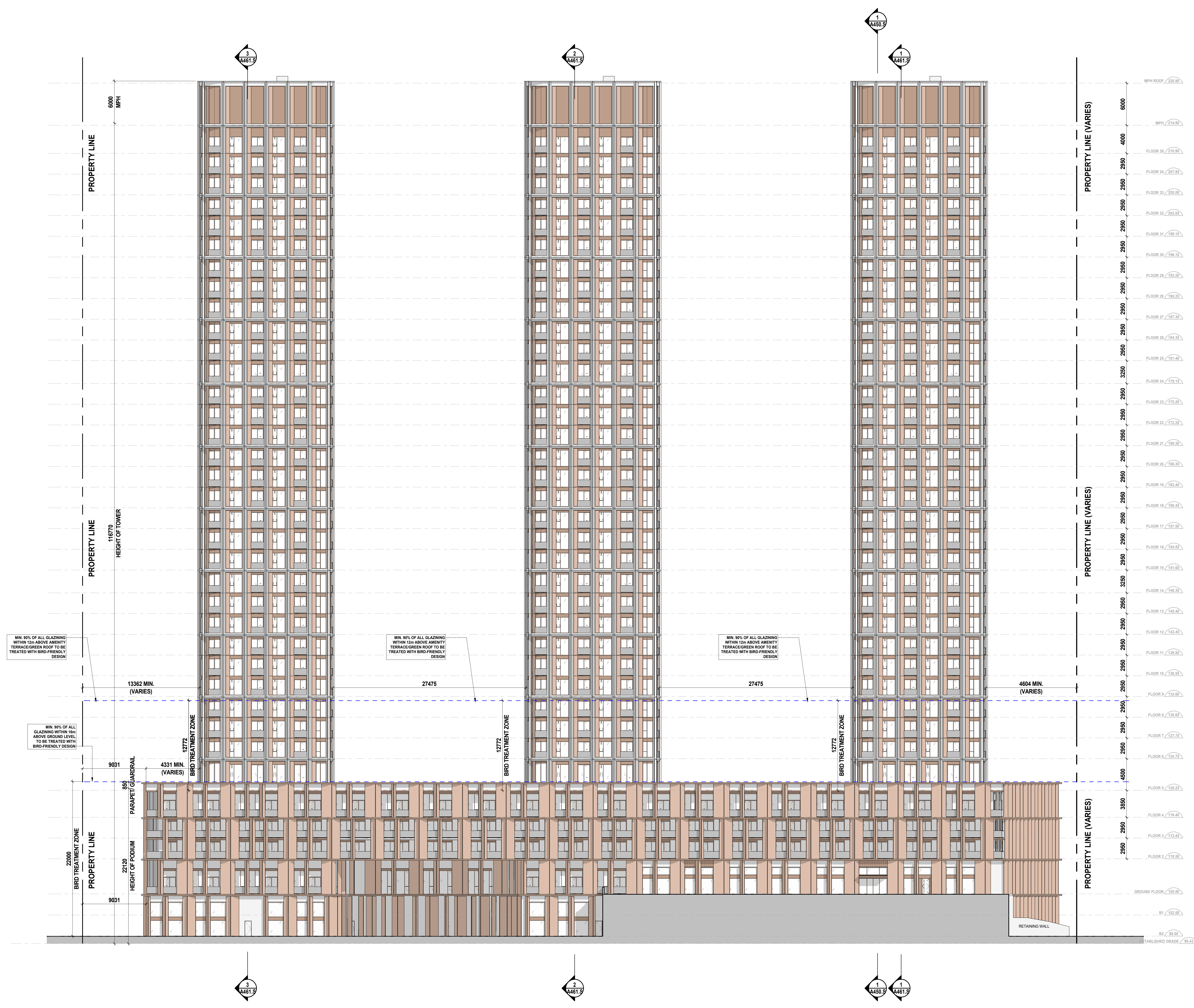
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Building 1 & 2 - South Elevation

A404.S

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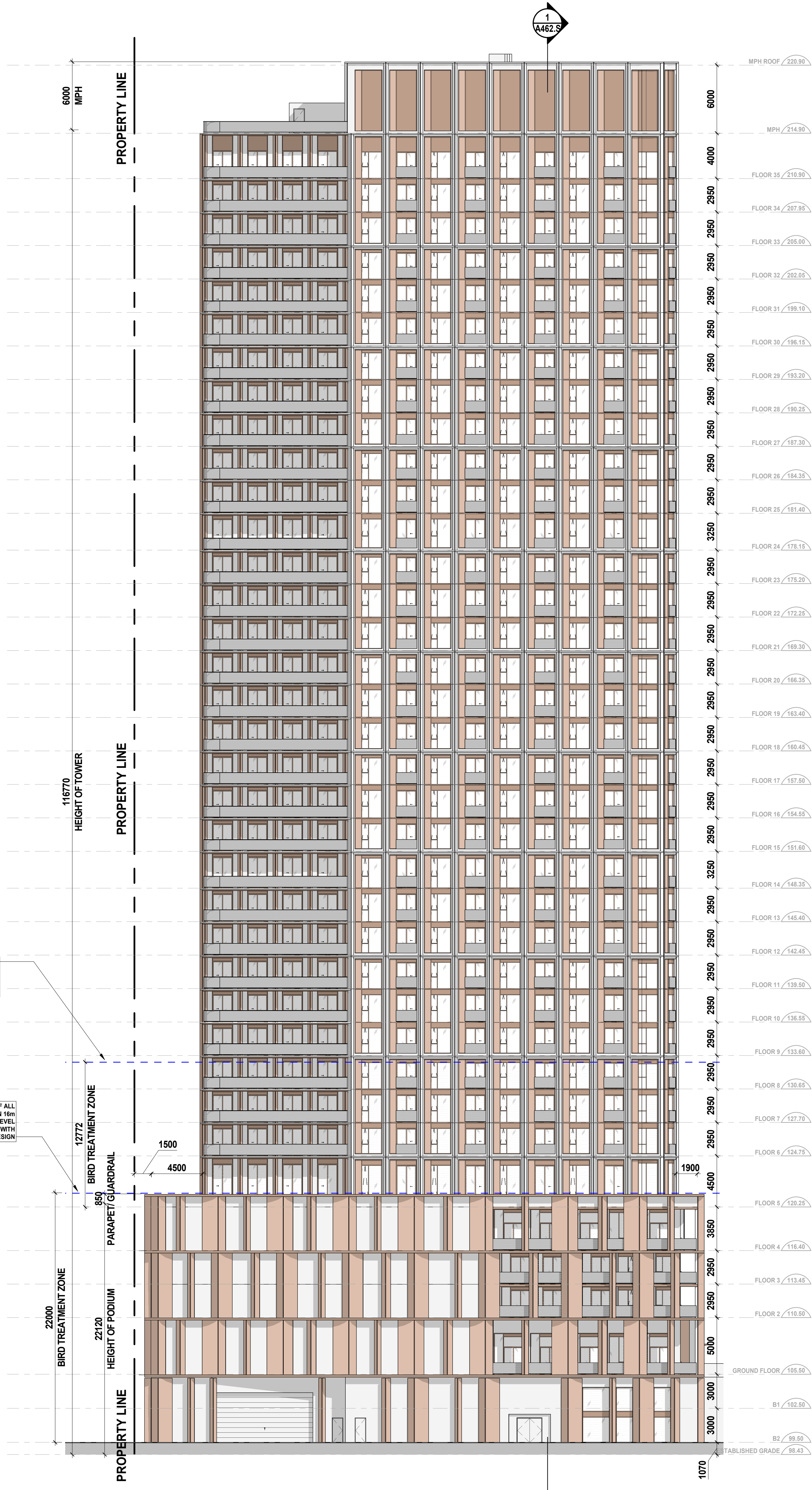
Building 3/4/5 - North Elevation

A411.S

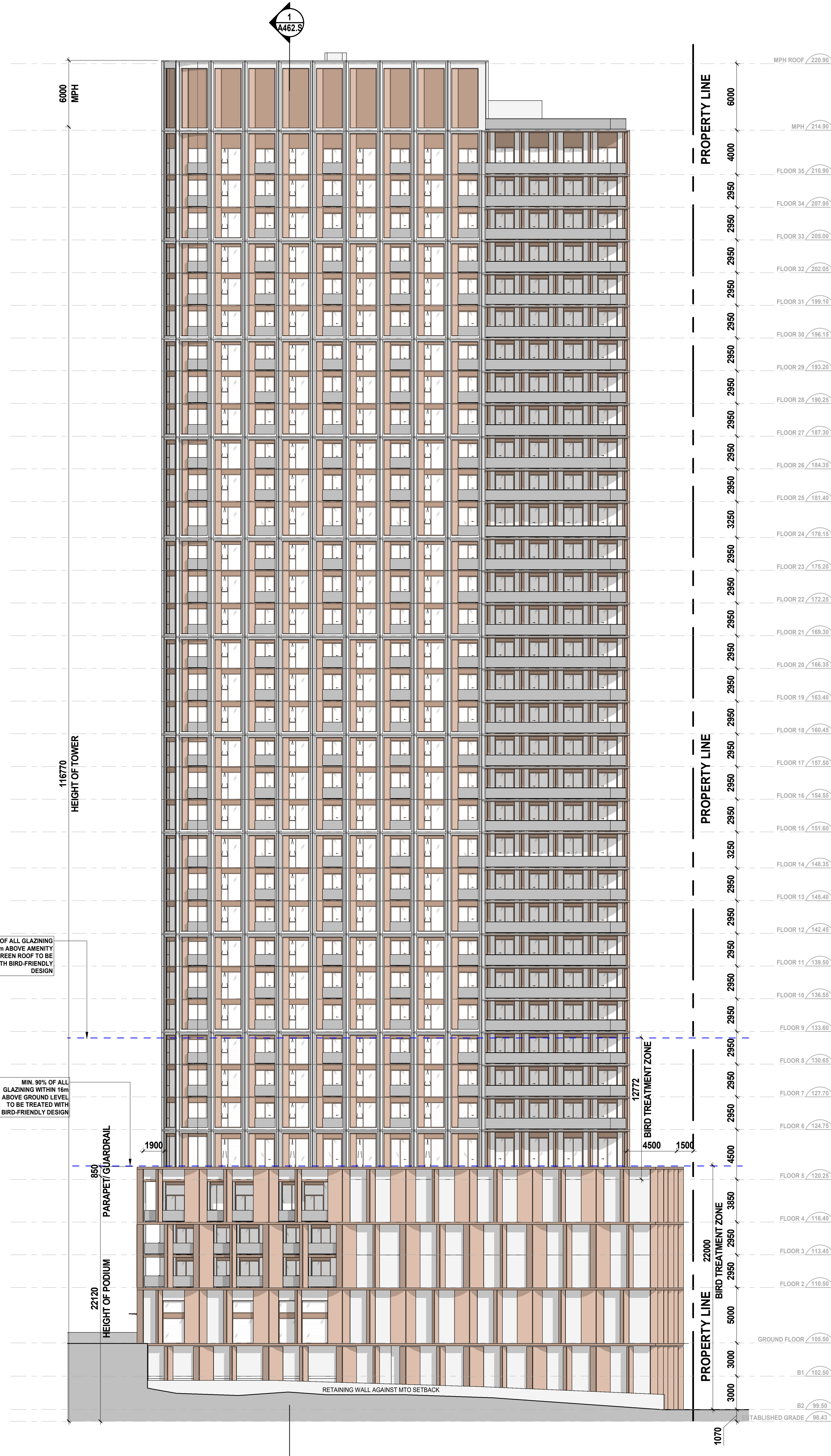
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1 Building 3.4&5 - East Elevation



2 Building 3.4&5 - West Elevation

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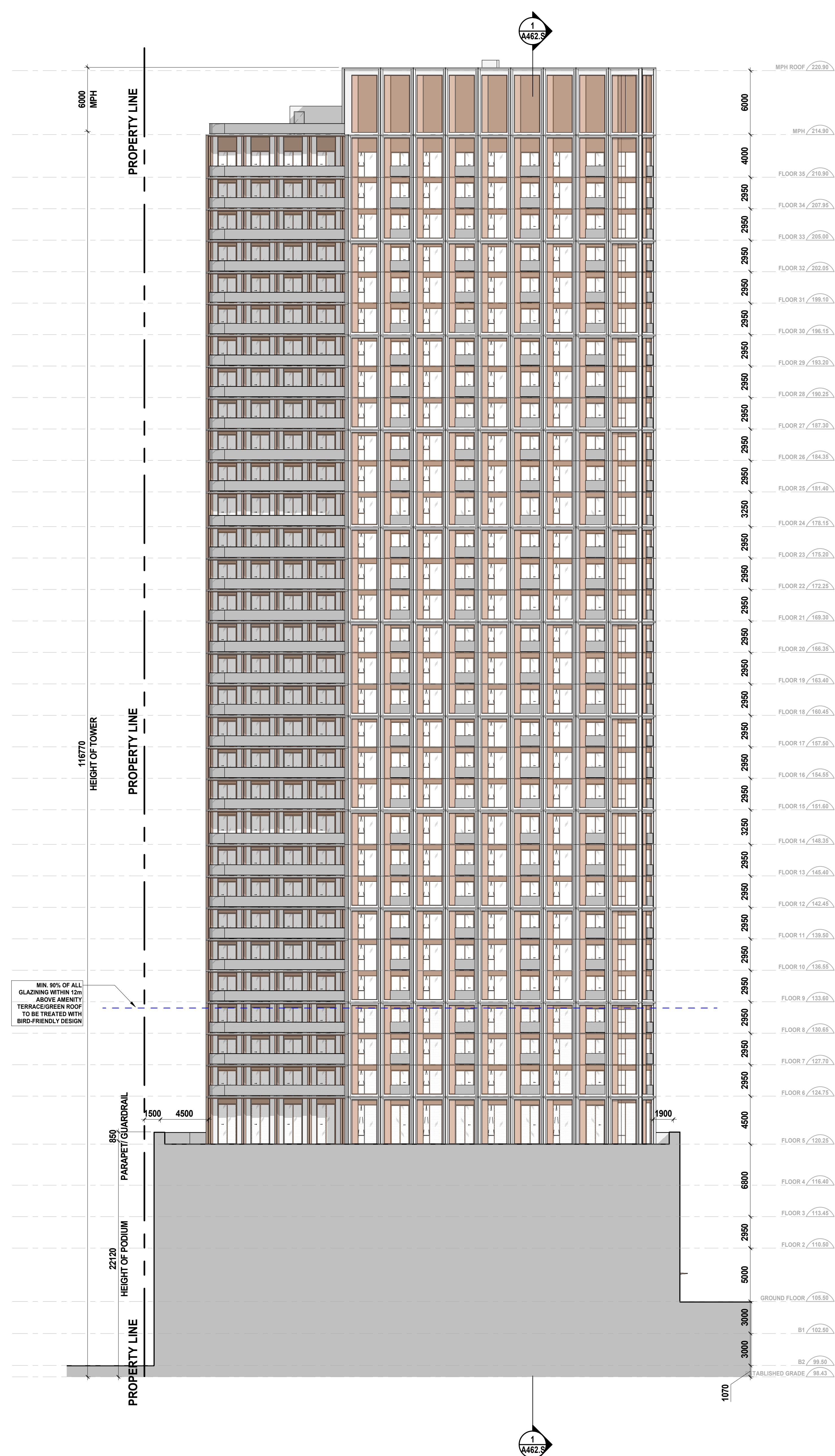
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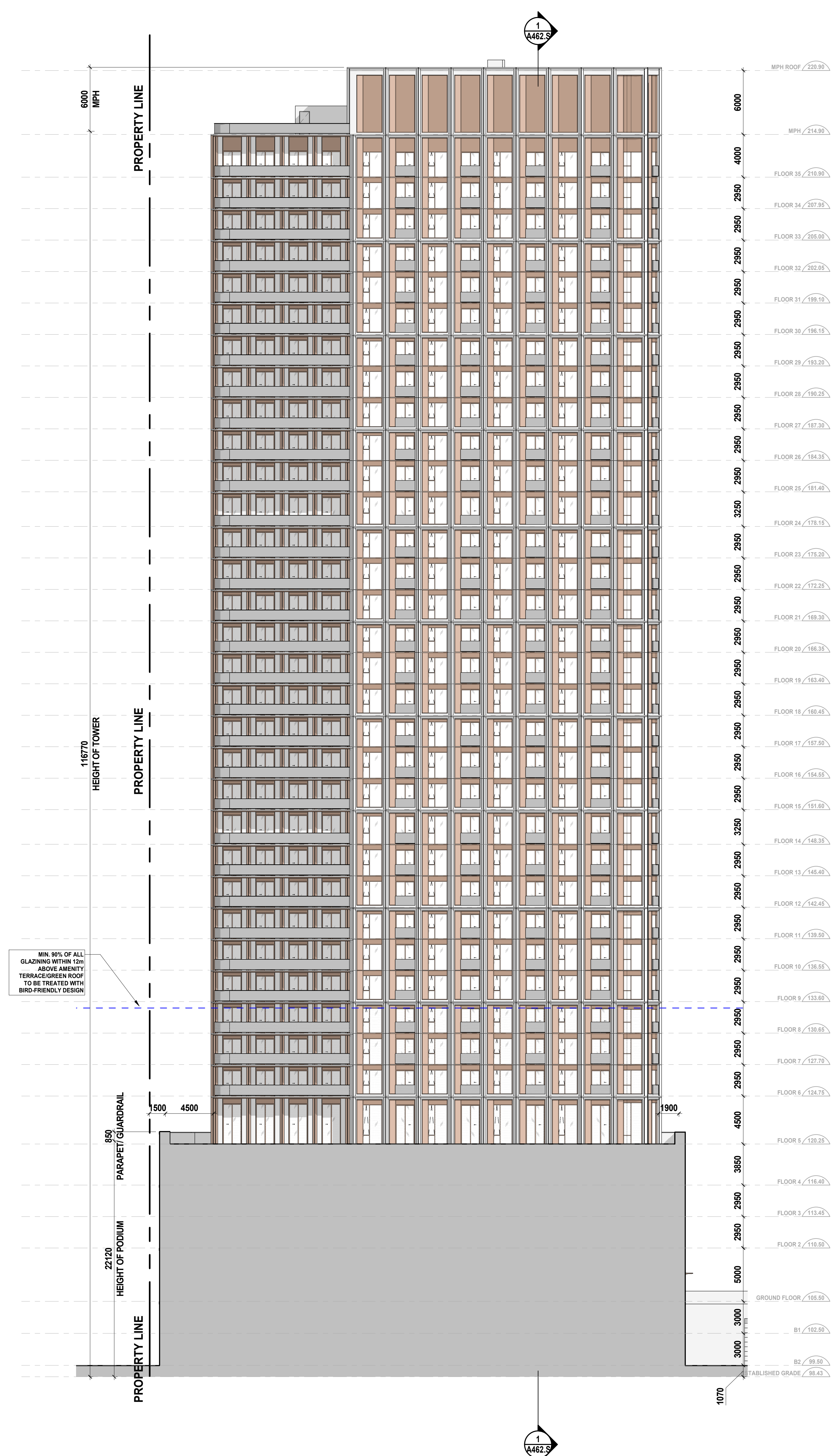
Building 3/4/5 - East & West Elevations

A412.S

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1 Building 3 - East Elevation



2 Building 4 - East Elevation

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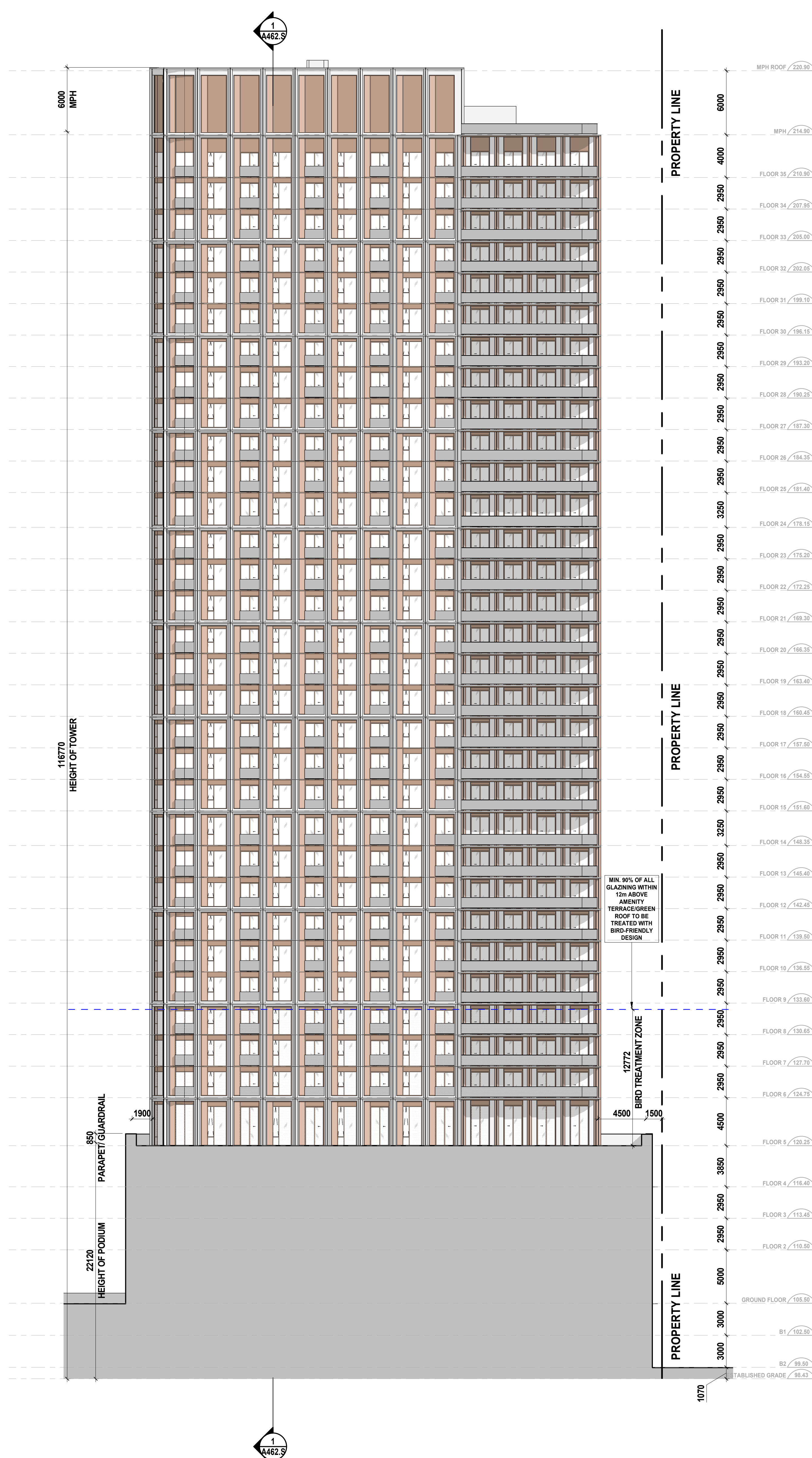
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Building 3/4/5 - East Elevation

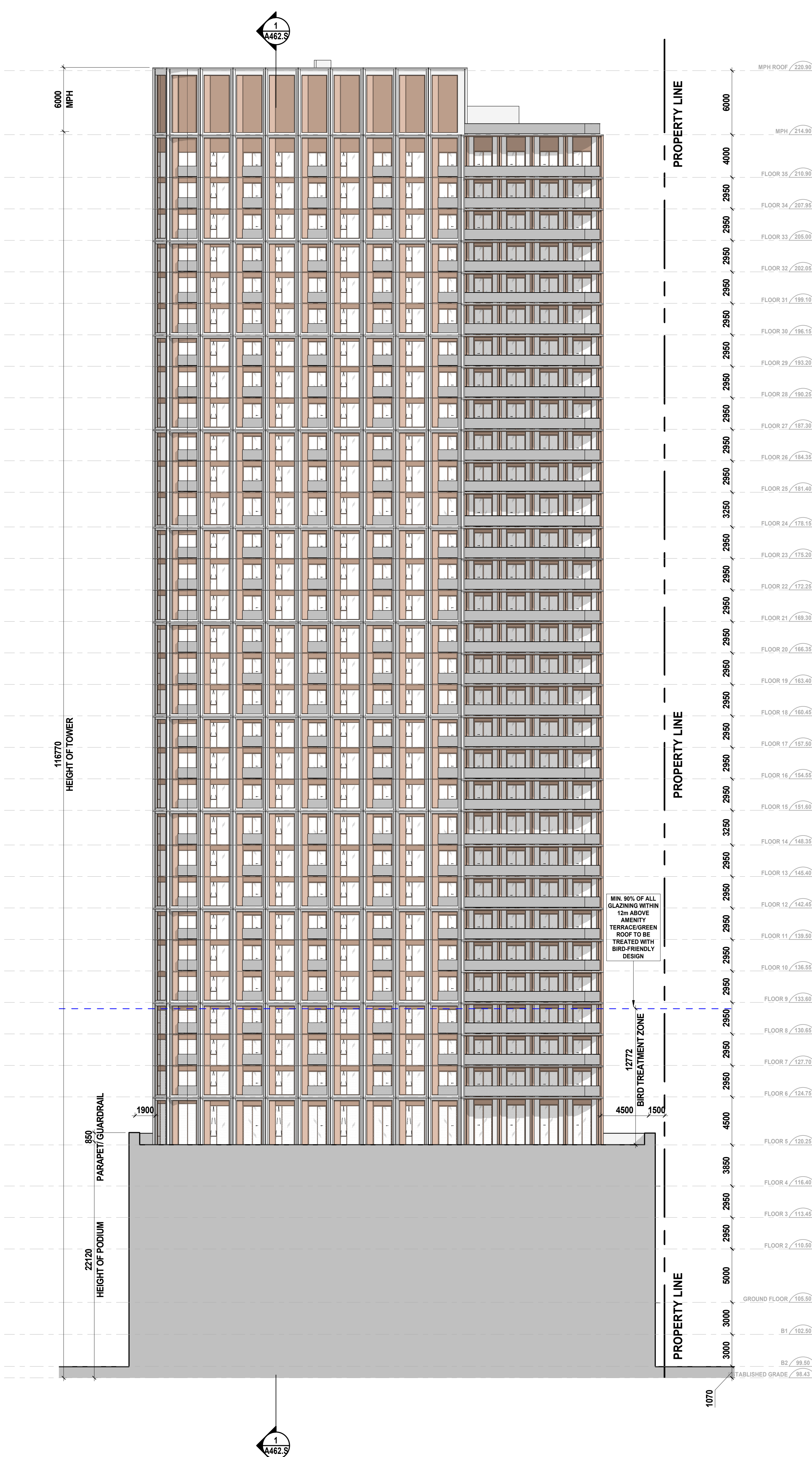
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1 Building 4 - West Elevation



2 Building 5 - West Elevation

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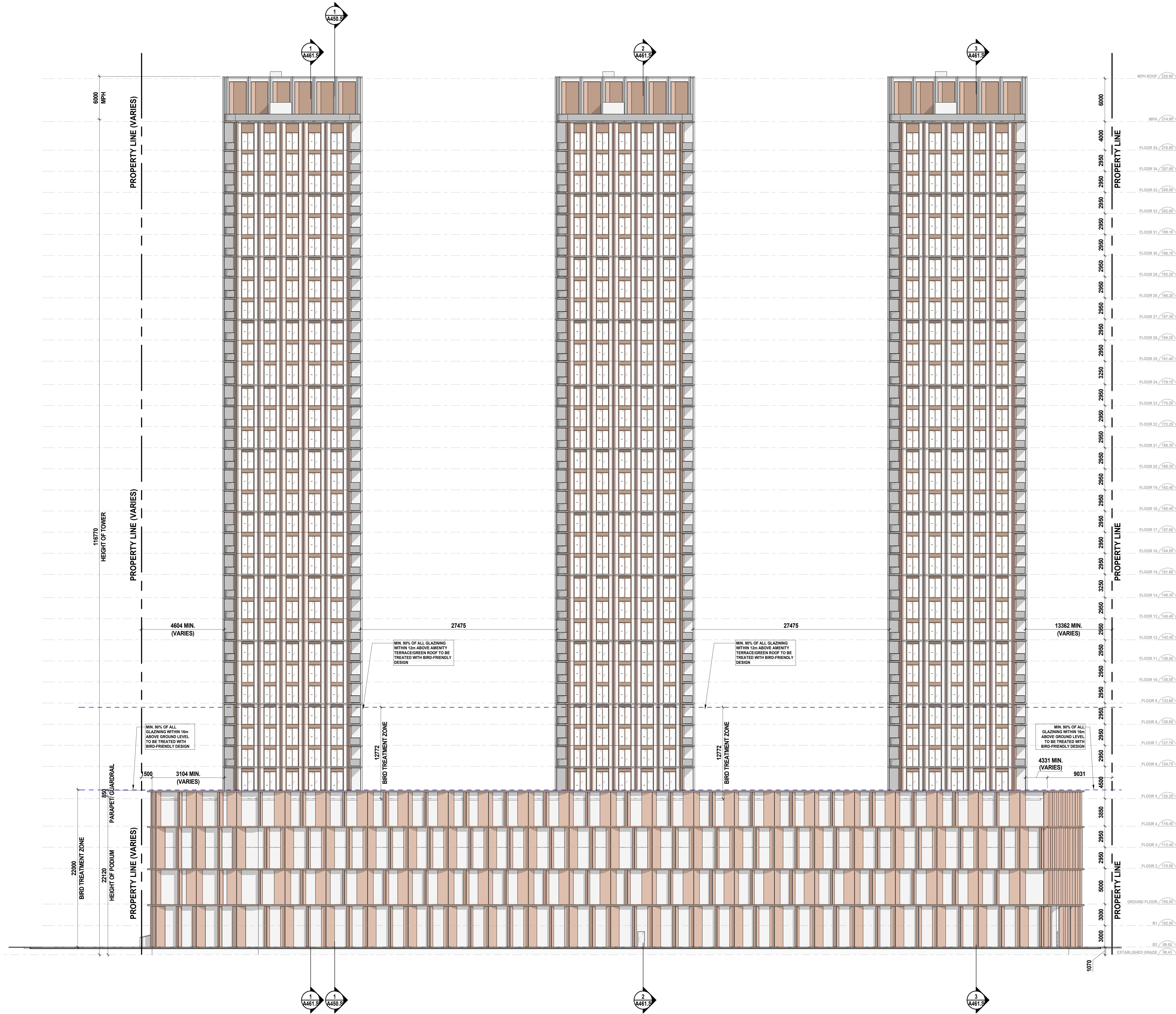
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Building 3/4/5 - West Elevation

A414.S

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| FLOOR | ELEVATION |
|-------------------|-----------|
| MPH ROOF | 420.90 |
| MPH | 214.90 |
| FLOOR 35 | 210.90 |
| FLOOR 34 | 207.90 |
| FLOOR 33 | 206.00 |
| FLOOR 32 | 202.00 |
| FLOOR 31 | 198.10 |
| FLOOR 30 | 196.18 |
| FLOOR 29 | 193.20 |
| FLOOR 28 | 190.20 |
| FLOOR 27 | 187.30 |
| FLOOR 26 | 184.30 |
| FLOOR 25 | 181.40 |
| FLOOR 24 | 178.10 |
| FLOOR 23 | 175.20 |
| FLOOR 22 | 172.20 |
| FLOOR 21 | 169.30 |
| FLOOR 20 | 166.30 |
| FLOOR 19 | 163.40 |
| FLOOR 18 | 160.40 |
| FLOOR 17 | 157.50 |
| FLOOR 16 | 154.50 |
| FLOOR 15 | 151.60 |
| FLOOR 14 | 148.30 |
| FLOOR 13 | 145.40 |
| FLOOR 12 | 142.40 |
| FLOOR 11 | 139.50 |
| FLOOR 10 | 136.50 |
| FLOOR 9 | 133.60 |
| FLOOR 8 | 130.60 |
| FLOOR 7 | 127.70 |
| FLOOR 6 | 124.70 |
| FLOOR 5 | 120.20 |
| FLOOR 4 | 116.40 |
| FLOOR 3 | 113.40 |
| FLOOR 2 | 110.90 |
| GROUND FLOOR | 105.00 |
| B1 | 102.50 |
| B2 | 98.50 |
| ESTABLISHED GRADE | 98.42 |

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Building 3/4/5 - South Elevations

A415.S

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LEVEL 9
2950
LEVEL 8
2950
LEVEL 7
2950
LEVEL 6
4500
LEVEL 5
3850
LEVEL 4
2950
LEVEL 3
2950
LEVEL 2
5000
LEVEL 1
3000
LEVEL B1
3000
LEVEL B2



EAST FACADE OF BUILDING 2 FACING PARKLAND

90.00°



NORTH FACADE OF BUILDING 2 FACING KINGSTON ROAD

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Coloured Elevations - Kingston
Road & Parkland

A420.S

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PODIUM ROOFTOP AMENITY

MTO LANDS

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Ontario, Canada

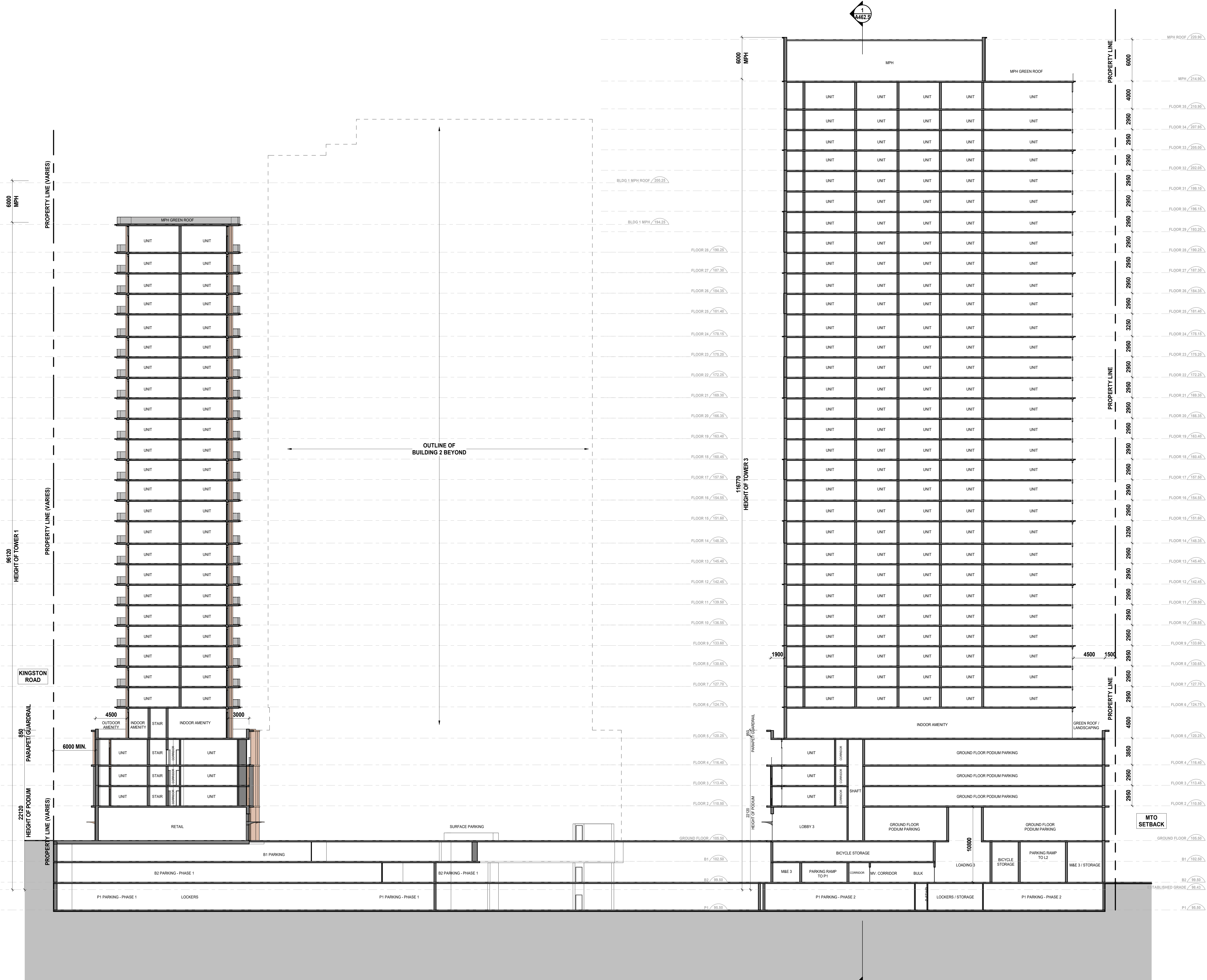
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Coloured Elevation - South
Facade of Parking Garage facing
HWY 401

A421.S

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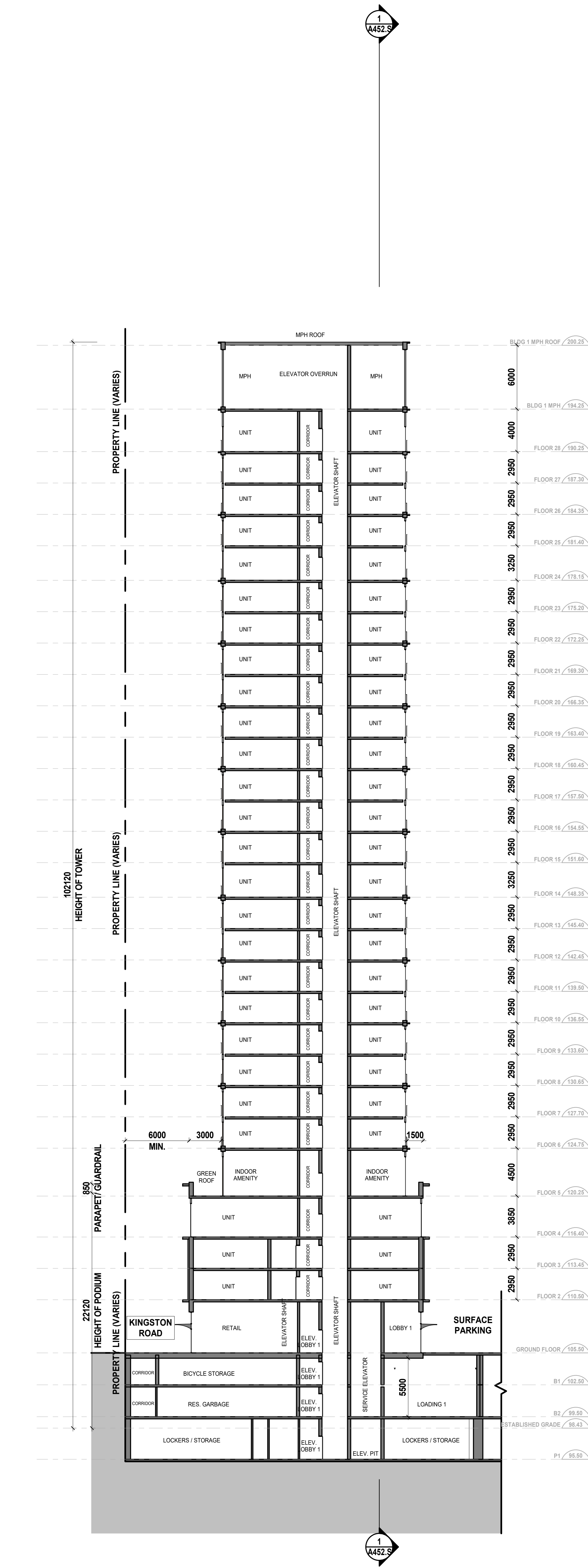
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Site Section

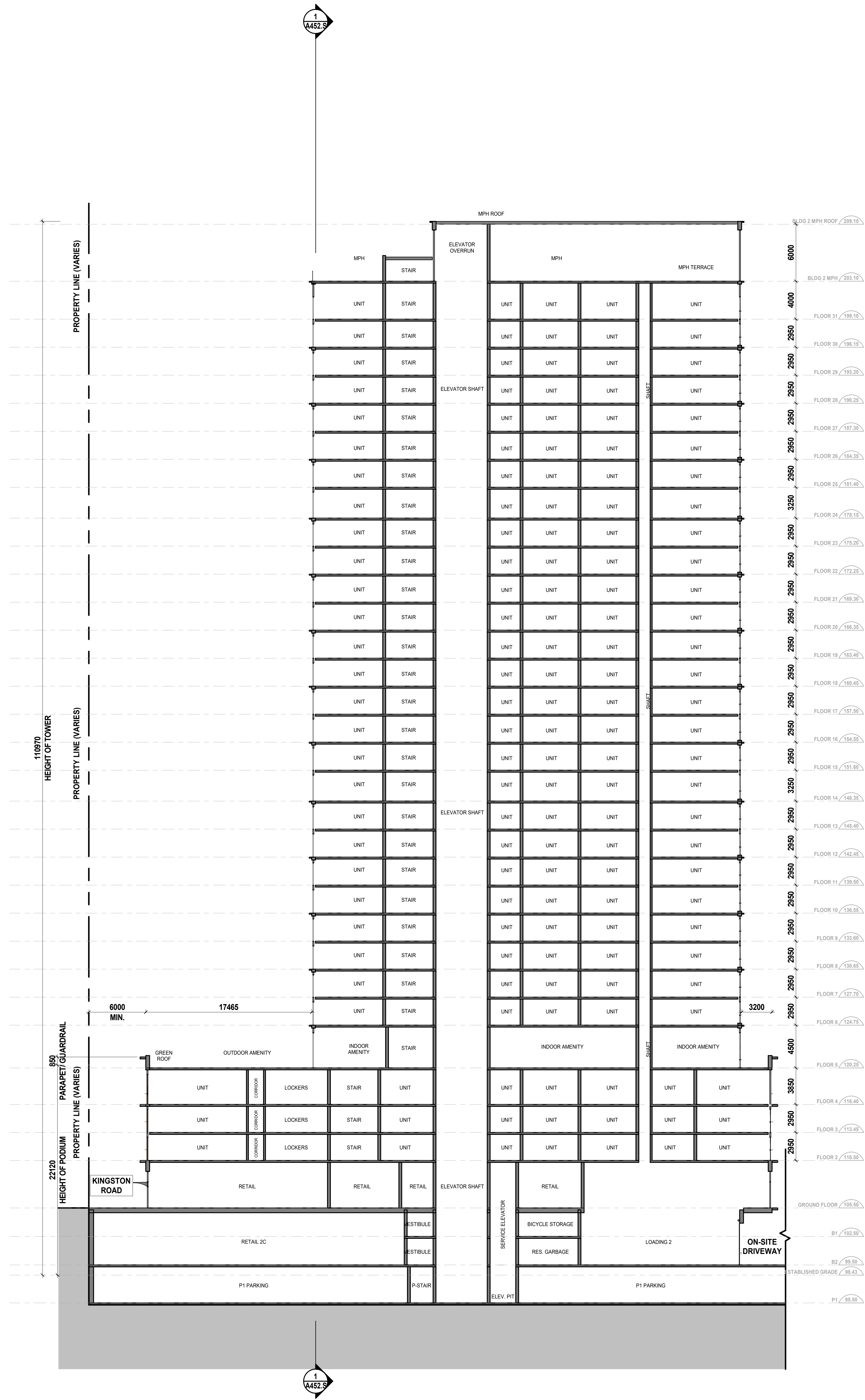
A450.S

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1 Building 1 Section N-S



2 Building 2 Section N-S

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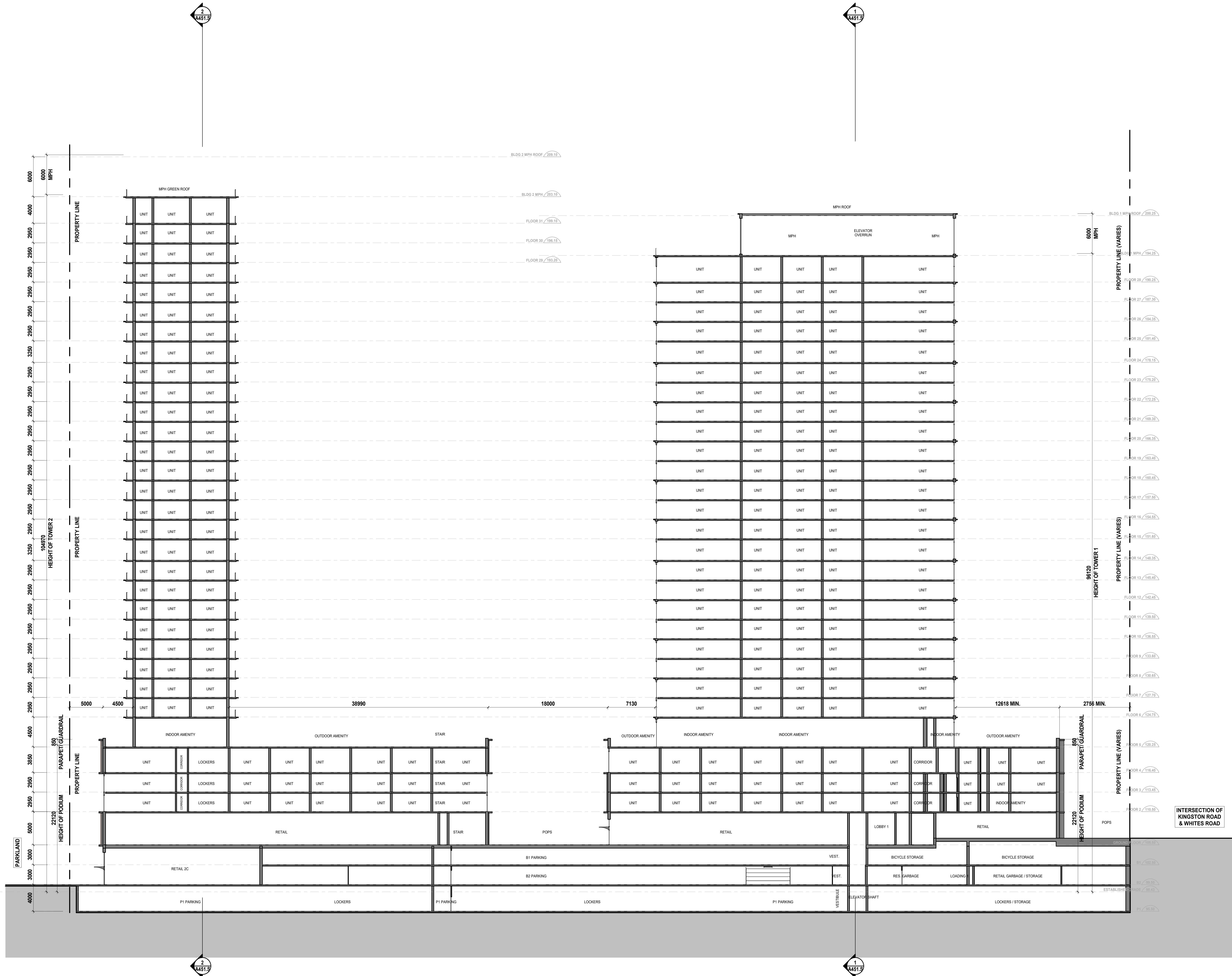
Building 1 & 2 - North-South Sections

A451.S

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2024-09-30 2:47:26 PM

Address: 705 Kingston Road BDP_QSITE_21057_705 Kingston Rd. 2023-04



| Date | No. | Description |
|--------------|---------------------|-------------|
| 31-08-2024 | Issued for Rezoning | |
| ISSUE RECORD | | |

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BDP. Quadrangle
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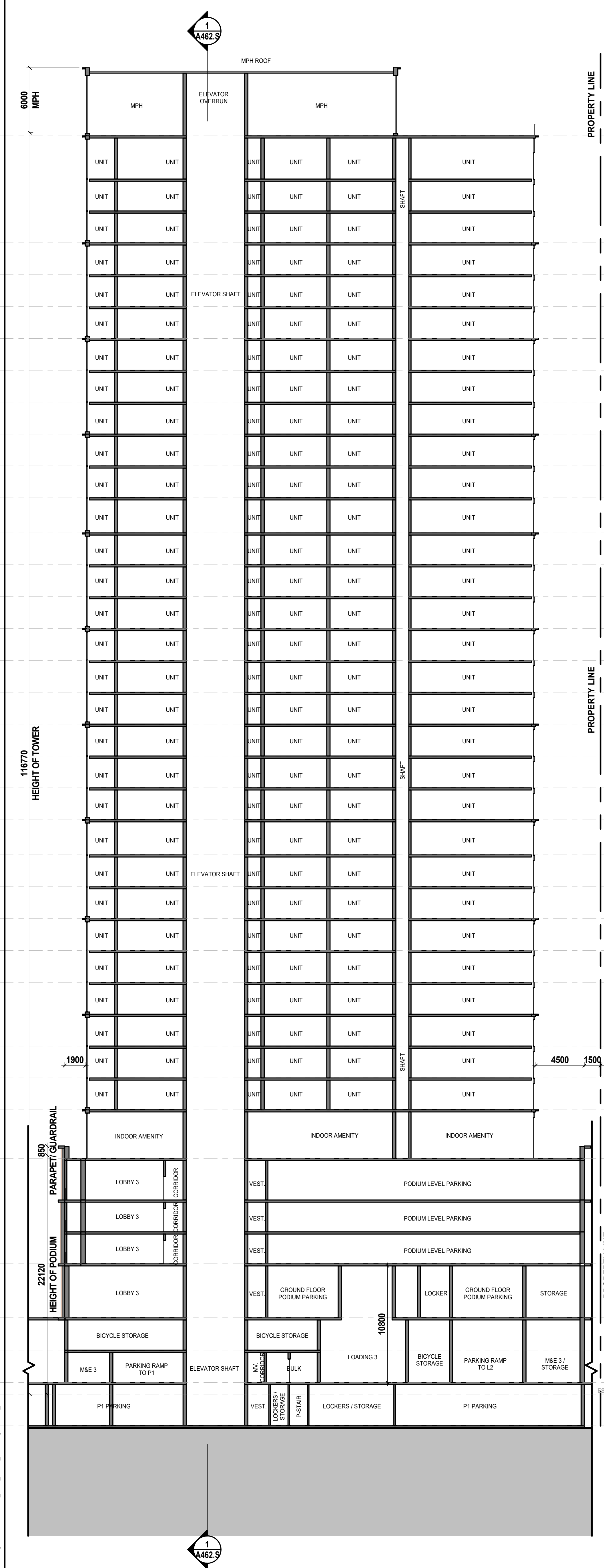
705 Kingston Road, Pickering
 Ontario, Canada
 for Resident

21057 1:200 MT YA
 PROJECT SCALE DRAWN REVIEWED

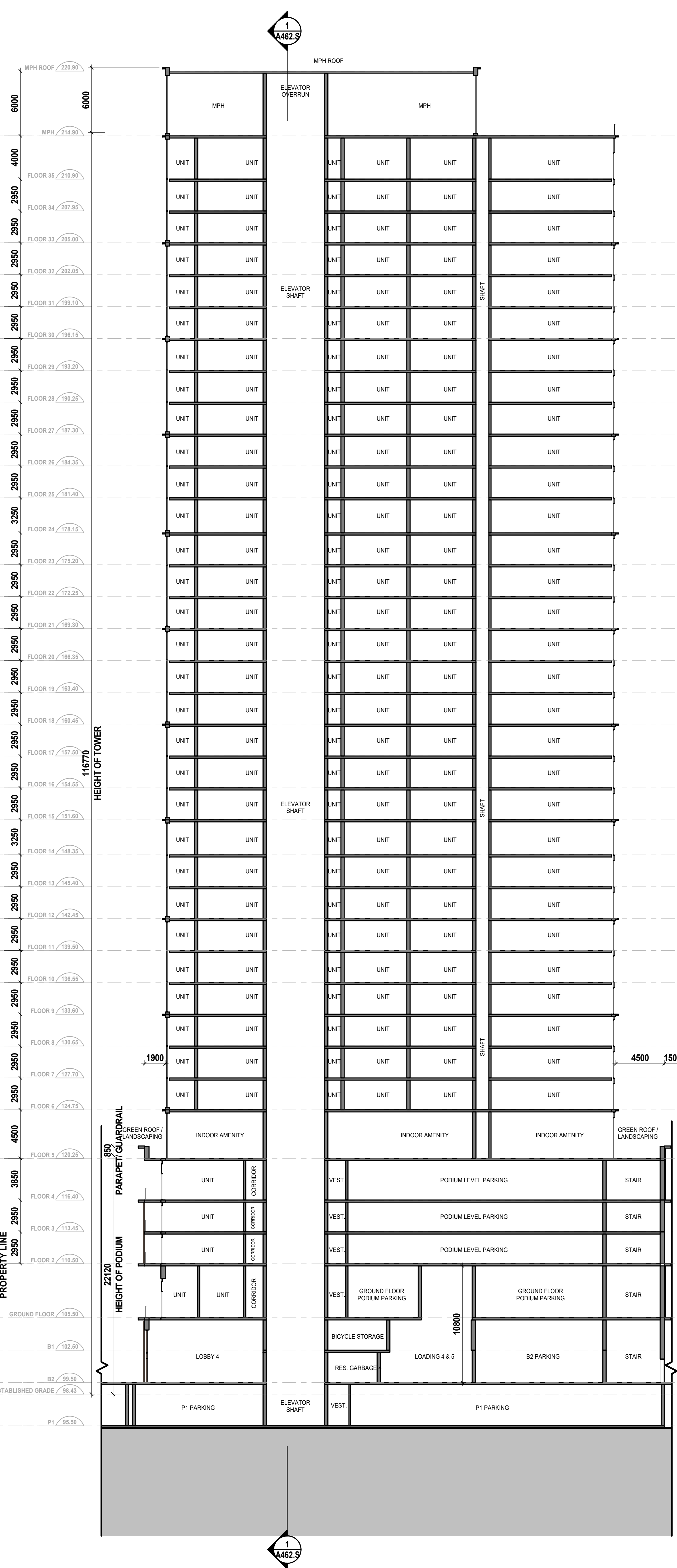
Building 1 & 2 - East-West Sections
A452.S

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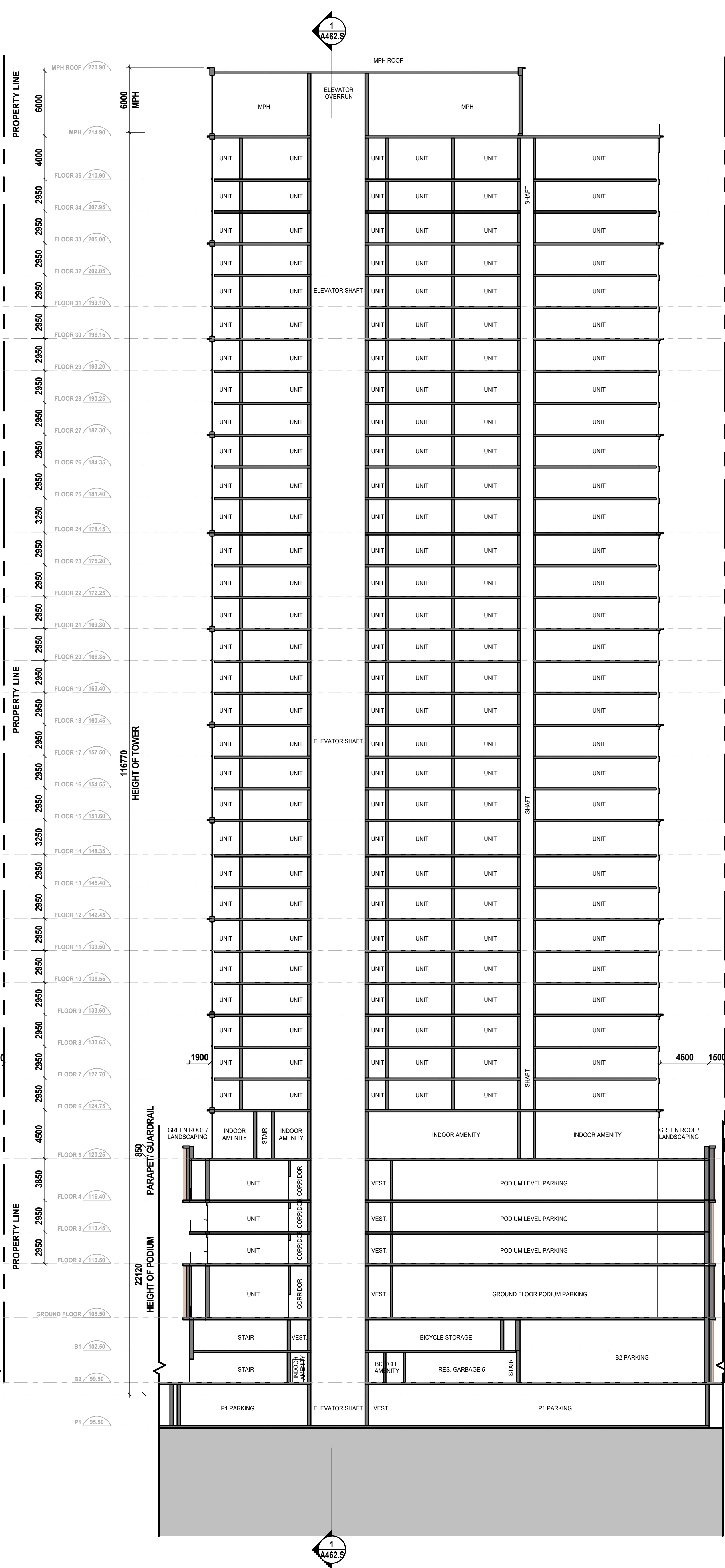
2024-09-30 2:47:10 PM



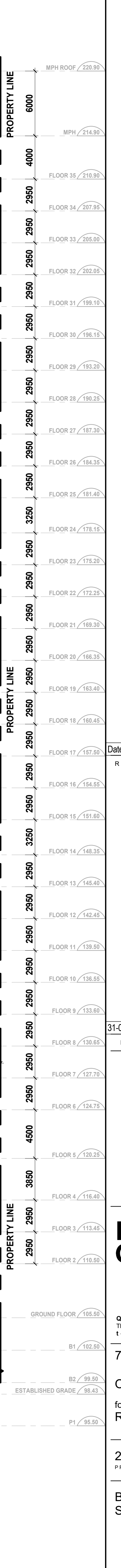
1 Building 3 Section N-S
A461.S



2 Building 4 Section N-S
A461.S



3 Building 5 Section N-S
A461.S



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21057 1:200 MT YA
PROJECT SCALE DRAWN REVIEWED

Building 3/4/5 - North-South Sections

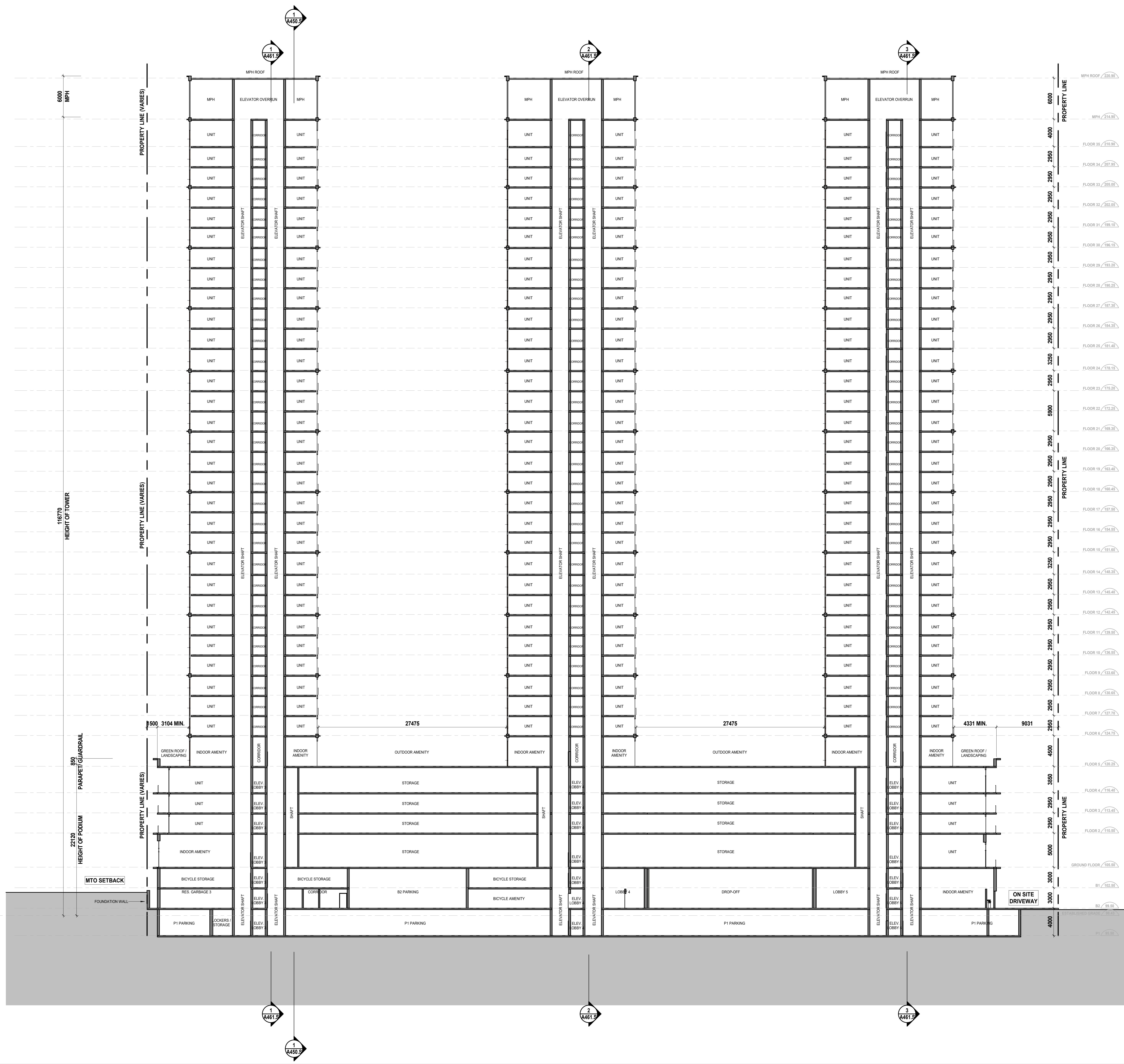
A461.S

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Architect: Dora 21057 Kingston Road BDP_Q, SITE 21057_21057_21057 Kingston Rd, 2023-04

2024-03-31 2:47:16 PM

Address: D:\21057 Kingston Road\BDP\21057_705 Kingston Rd_2023.rvt



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Building 3/4/5 - East-West Sections

A462.S

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1 A901.S Aerial View Looking Southwest

| Date | No. | Description |
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Ontario, Canada

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Renderings - Aerial View

A901.S

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1 Street View From Kingston Road Looking Southwest To Parkland



2 Street View From On-Site Public Road Looking Southwest To Gateway

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Renderings - Street Views

A902.S

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