

1101A/1105/1163 Kingston Road

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

22.122P01



**TURNER
FLEISCHER**

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Toronto, ON, M3B 2T8
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**ISSUED FOR OPA/ZBA SUBMISSION
OCTOBER 27, 2023**

WSP

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100 Commerce Valley Drive West
Thornhill, ON, L3T 0A1
Ismet Medic
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JD Barnes

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ECOLOGIST
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The Biglieri Group

PLANNING
2472 Kingston Rd
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WSP

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The MBTW Group

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EQ

Environmental
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Concord, ON, L4K 4R1
Anna Wang
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STATISTICS	M2	SF
SITE AREA:	77,476	833,953
R.O.W. AREA	5,683	61,172
TOTAL NFA	340,704	3,667,334
FSI (ON NET SITE AREA)	4.99	
TOTAL RETAIL	7,865	84,656
TOTAL RESIDENTIAL	332,839	3,582,678
NET AVERAGE APARTMENT UNIT SIZE	59	635
TOTAL RESIDENTIAL UNIT#	5,238	
TOTAL UPH (ON NET SITE AREA)	768.0	

PHASE 1	10,251
PHASE 2	9,329
PHASE 3	14,140
PHASE 4	13,420
PHASE 5	28,253
POPS	6,237
PARK	4,458
TOTAL (POPS AND PARK)	10,695
R.O.W.	5,683
SITE AREA EXCLUDING R.O.W.	71,793
NET SITE AREA	68,203
TOTAL	77,476

8.7% OF SITE AREA EXCLUDING R.O.W.
6.2% OF SITE AREA EXCLUDING R.O.W.
14.9% OF SITE AREA EXCLUDING R.O.W.

DEDUCTED BY PARKLAND (5%) AND R.O.W.

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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NFA CALCULATION

DESCRIPTION	PORTION	FLOORS	RETAIL		DAYCARE		TOWNHOUSE			RESIDENTIAL APARTMENT TOTAL NFA		NET SALEABLE			TOTAL NFA	
			m2	ft2	m2	ft2	m2	ft2	UNITS	m2	ft2	m2	ft2	UNIT#	m2	ft2
BUILDING 'A1'	BASE(F1-F6)	6	4,946	53,242						21,374	230,069	19,268	207,404	327	26,320	283,311
	TOWER (F7-F19)	13								17,661	190,104	16,634	179,054	282	17,661	190,104
BUILDING 'A2'	BASE(F1-F6)	6			716	7,705				13,931	149,955	12,554	135,127	213	14,647	157,660
	TOWER (F7-F23)	17								24,331	261,696	22,974	247,297	389	24,331	261,696
BUILDING 'B'	BASE(F1-F6)	6								23,807	256,254	21,271	228,963	381	23,807	256,254
	TOWER (F7-F30)	24								55,364	595,935	51,933	559,006	680	55,364	595,935
	TOWER (F31-F35)	5								3,863	41,579	3,650	39,292	62	3,863	41,579
BUILDING 'C1'	BASE(F1-F6)	6	2,203	23,708						17,396	187,249	15,653	168,493	285	19,598	210,958
	TOWER (F7-F27)	21								31,648	340,663	29,797	320,732	505	31,648	340,663
BUILDING 'C2'	BASE(F1-F6)	6								5,317	57,233	4,831	52,002	82	5,317	57,233
	TOWER (F7-F27)	21								15,772	169,770	14,789	159,184	251	15,772	169,770
BUILDING 'D'	BASE(F1-F6)	6								20,694	222,746	18,743	201,751	318	20,694	222,746
	TOWER (F7-F27)	21								64,528	694,580	60,880	655,310	1,031	64,528	694,580
	TOWER (F28-F31)	4								12,495	134,495	11,691	125,844	198	12,495	134,495
	TOWER (F32-F33)	2								3,100	33,365	2,922	31,448	49	3,100	33,365
	TOWER (F34-F35)	2								1,559	16,785	1,480	15,717	25	1,559	16,785
GRAND TOTAL			7,149	76,951	716	7,705				332,839	3,582,678	309,051	3,326,621	5,238	340,704	3,482,689

UNIT MIX

BUILDING	FLOOR	UNIT TYPE						SUB-TOTAL
		BACH	1B	1B+D	2B	2B+D	3B	
BUILDING 'A1' PHASE 1A	BASE(F1-F6)	33	160	0	108	0	26	327
	TOWER (F7-F19)	28	138	0	93	0	23	282
	TOTAL	61	298	0	201	0	49	609
	UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%
BUILDING 'A2' PHASE 1B	BASE(F1-F6)	21	104	0	70	0	17	213
	TOWER (F7-F23)	39	191	0	129	0	31	389
	TOTAL	60	295	0	199	0	48	602
	UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%
BUILDING 'B' PHASE 2	BASE(F1-F6)	36	177	0	119	0	29	361
	TOWER (F7-F35)	94	462	0	311	0	75	942
	TOTAL	130	639	0	430	0	104	1,303
	UNIT MIX	10.0%	49.1%		33.0%		8.0%	100.1%
BUILDING 'C1', 'C2' PHASE 3	BASE(F1-F6)	35	170	0	115	0	28	347
	TOWER (F7-F25)	76	370	0	249	0	60	756
	TOTAL	111	540	0	364	0	88	1,103
	UNIT MIX	10.1%	49.0%		33.0%		8.0%	100.1%
BUILDING 'D' PHASE 4	BASE(F1-F6)	32	156	0	105	0	25	318
	TOWER (F7-F35)	130	639	0	430	0	104	1,303
	TOTAL	162	795	0	535	0	129	1,621
	UNIT MIX	10.0%	49.1%		33.0%		8.0%	100.0%
TOTAL	TOTAL	524	2,567	0	1,729	0	418	5,238
	UNIT MIX	10.0%	49.0%		33.0%		8.0%	100.0%

PARKING REQUIRED (1)(2)(3)

	COMMERCIAL	TOWNHOUSE	RESIDENTIAL	VISITOR	TOTAL
	3.3/100M2	0.6/UNIT	0.6/UNIT	0.15/UNIT	
PARCEL 'A1'	164	0	366	92	622
PARCEL 'A2'	24	0	362	91	477
PARCEL 'B'	0	0	782	196	978
PARCEL 'C1', 'C2'	73	0	662	166	901
PARCEL 'D'	0	0	973	244	1,217
TOTAL	261	0	3,145	789	4,195

PARKING PROVIDED

	ABOVE GRADE/LEVEL 1	ABOVE GRADE/LEVEL 2-6	UG1	UG2	UG3	TOTAL
PARCEL 'A1'			205	207	210	622
PARCEL 'A2'			157	157	163	477
PARCEL 'B'	42	305	313	321	0	981
PARCEL 'C1', 'C2'	74	475	177	180	0	906
PARCEL 'D'	94	920	215			1,229
TOTAL	210	1,700	1,067	885	373	4,215

- NOTE: 1) ASSUMING COMMERCIAL PARKING RATIO= 3.3/100M2,
2) ASSUMING RESIDENTIAL PARKING RATIO= 0.6/UNIT, 0.15/ VISITOR
3) ASSUMING TOWNHOUSE PARKING=0.6/ UNIT, 0.15/ VISITOR
4) 40% EV ROUGH IN AND 10% EV READY BEING PROPOSED

BICYCLE PARKING REQUIRED

BY-LAW 7553/117

	COMMERCIAL	LONG-TERM	SHORT-TERM	TOTAL
	1/1000M2	0.5/UNIT	0.1/UNIT	
PARCEL 'A1'	5	305	61	371
PARCEL 'A2'	1	302	61	364
PARCEL 'B'	3	652	131	786
PARCEL 'C1', 'C2'	0	552	111	663
PARCEL 'D'	0	811	163	974
TOTAL	9	2,622	527	3,158

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.

AMENITY REQUIRED (4)

	OUTDOOR	INDOOR
	2M2/ UNIT	2M2/ UNIT
PARCEL 'A1'	1,217	1,217
PARCEL 'A2'	1,204	1,204
PARCEL 'B'	2,605	2,605
PARCEL 'C1', 'C2'	2,206	2,206
PARCEL 'D'	3,242	3,242
TOTAL	10,474	10,474

AMENITY PROVIDED

	OUTDOOR	INDOOR
PARCEL 'A1'	1,217	1,217
PARCEL 'A2'	1,204	1,204
PARCEL 'B'	2,605	2,605
PARCEL 'C1', 'C2'	2,206	2,206
PARCEL 'D'	3,242	3,242
TOTAL	10,474	10,474

1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

STATISTICS

PROJECT NO.	22.122P01
PROJECT DATE	2023-10-27
DRAWN BY	MZH
CHECKED BY	AYU
SCALE	
DRAWING NO.	RZ002
REV	1



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1 Context Plan
 RZ004 1 : 2000

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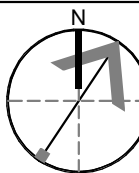
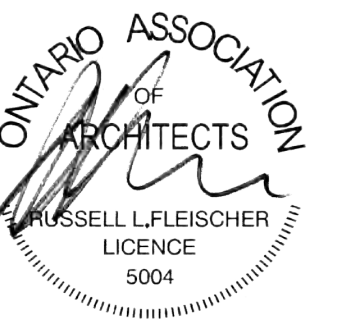


PROJECT
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DRAWING
CONTEXT PLAN

PROJECT NO.
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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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PROJECT
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DRAWING
PHASING PLAN - PHASE 1

PROJECT NO.
22.122P01
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DRAWING NO.	REV.
RZ007.1	1

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- NEW STREET CURRENT PHASE
- NEW STREET BUILT IN PREVIOUS PHASES
- PHASING BOUNDARY



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DRAWING
PHASING PLAN - PHASE 2

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DRAWING NO. RZ007.2	REV. 1
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DRAWING
PHASING PLAN - PHASE 3

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LEGEND

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- NEW STREET CURRENT PHASE
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DRAWING
PHASING PLAN - PHASE 4

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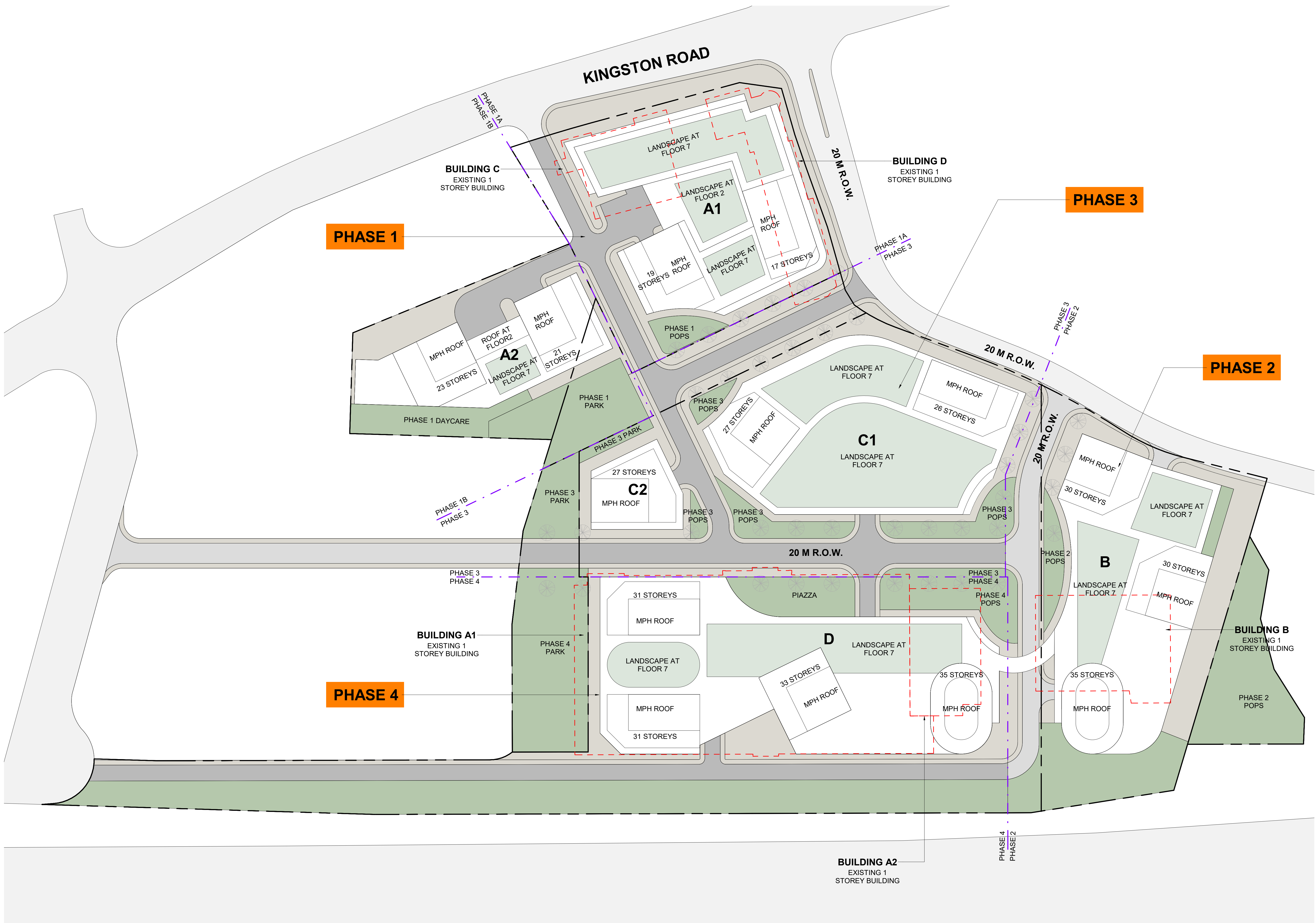


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LEGEND

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



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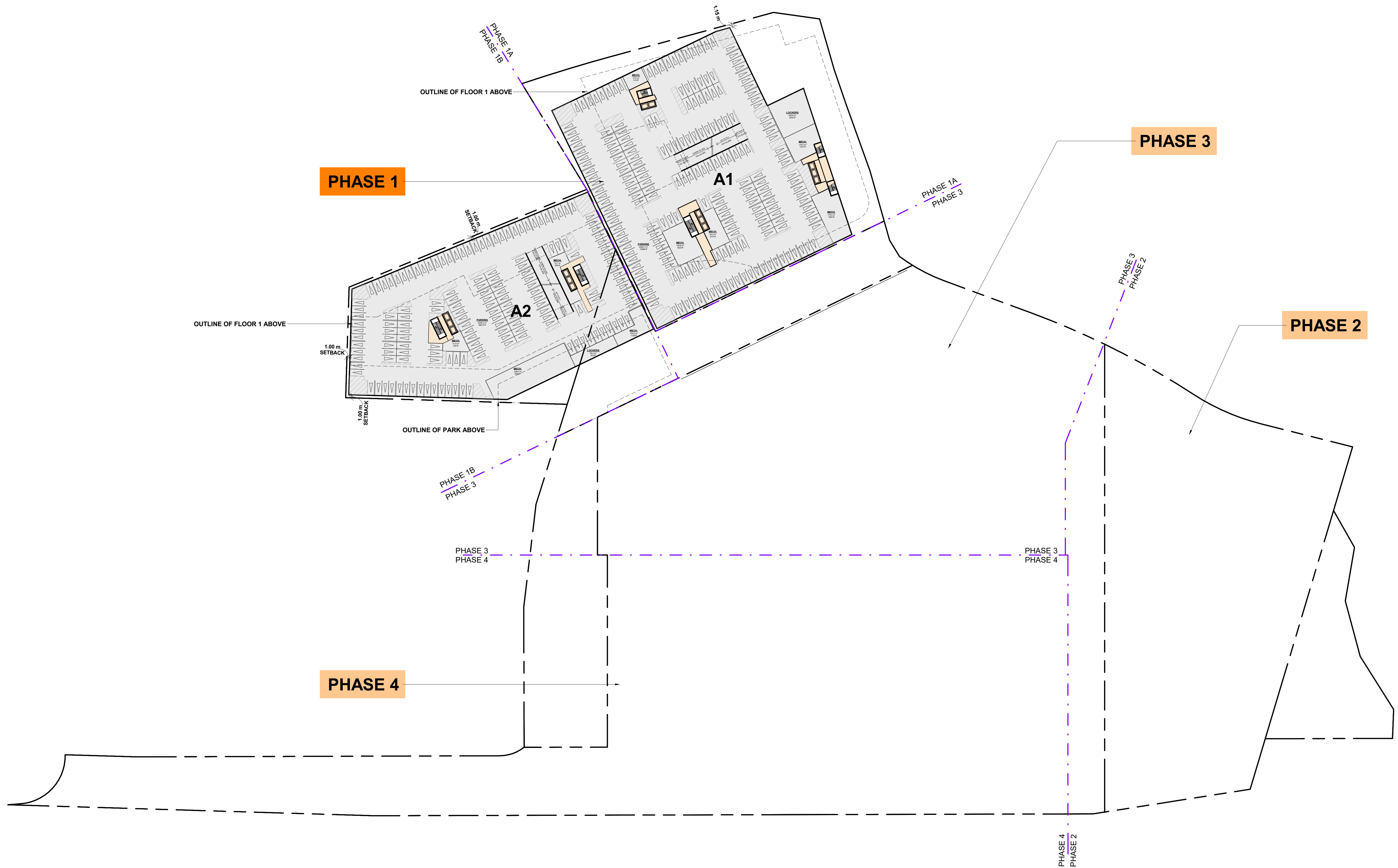


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DRAWING NO. RZ007.5	REV. 1
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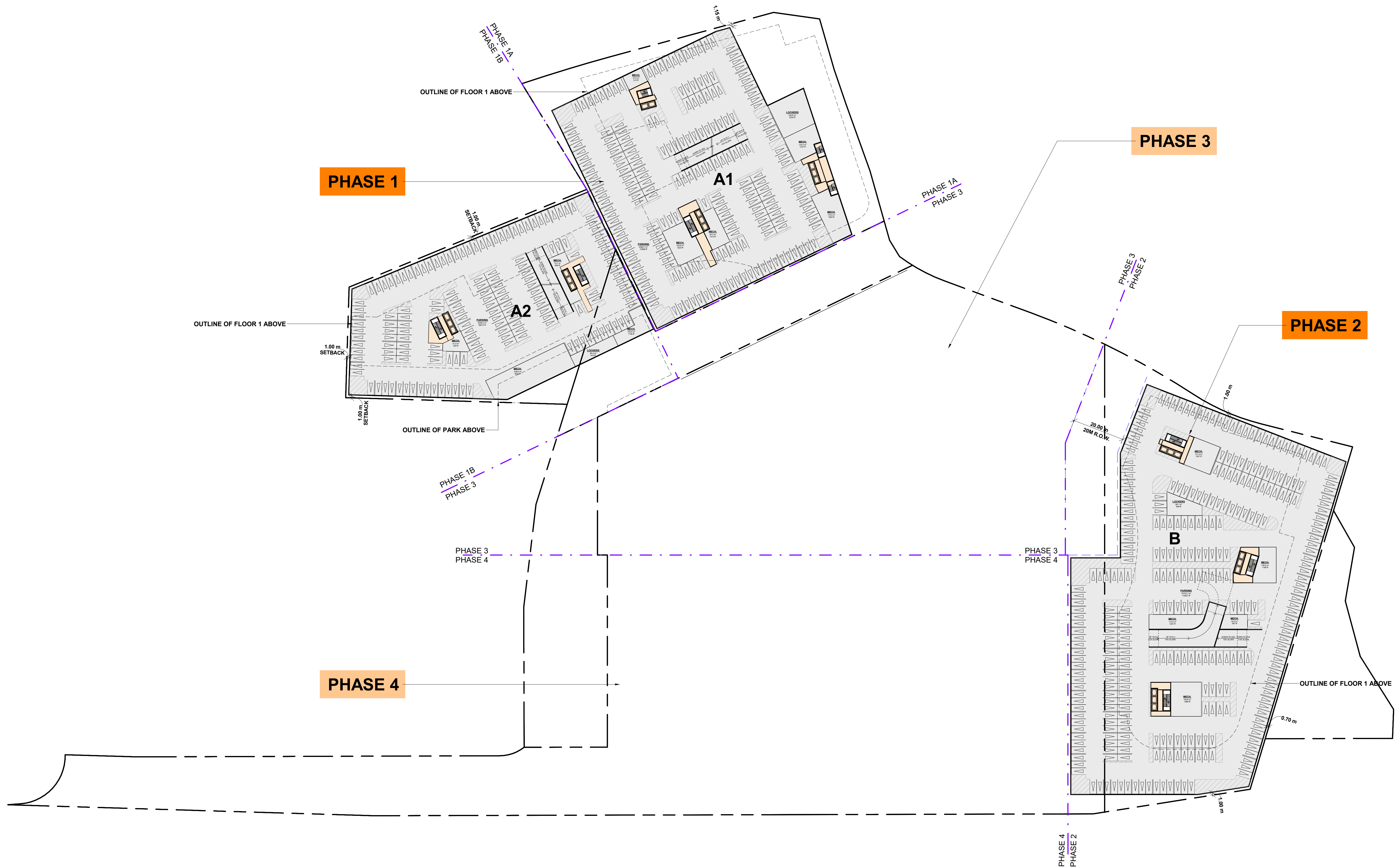
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PHASING PLAN - PHASE 1 - UG

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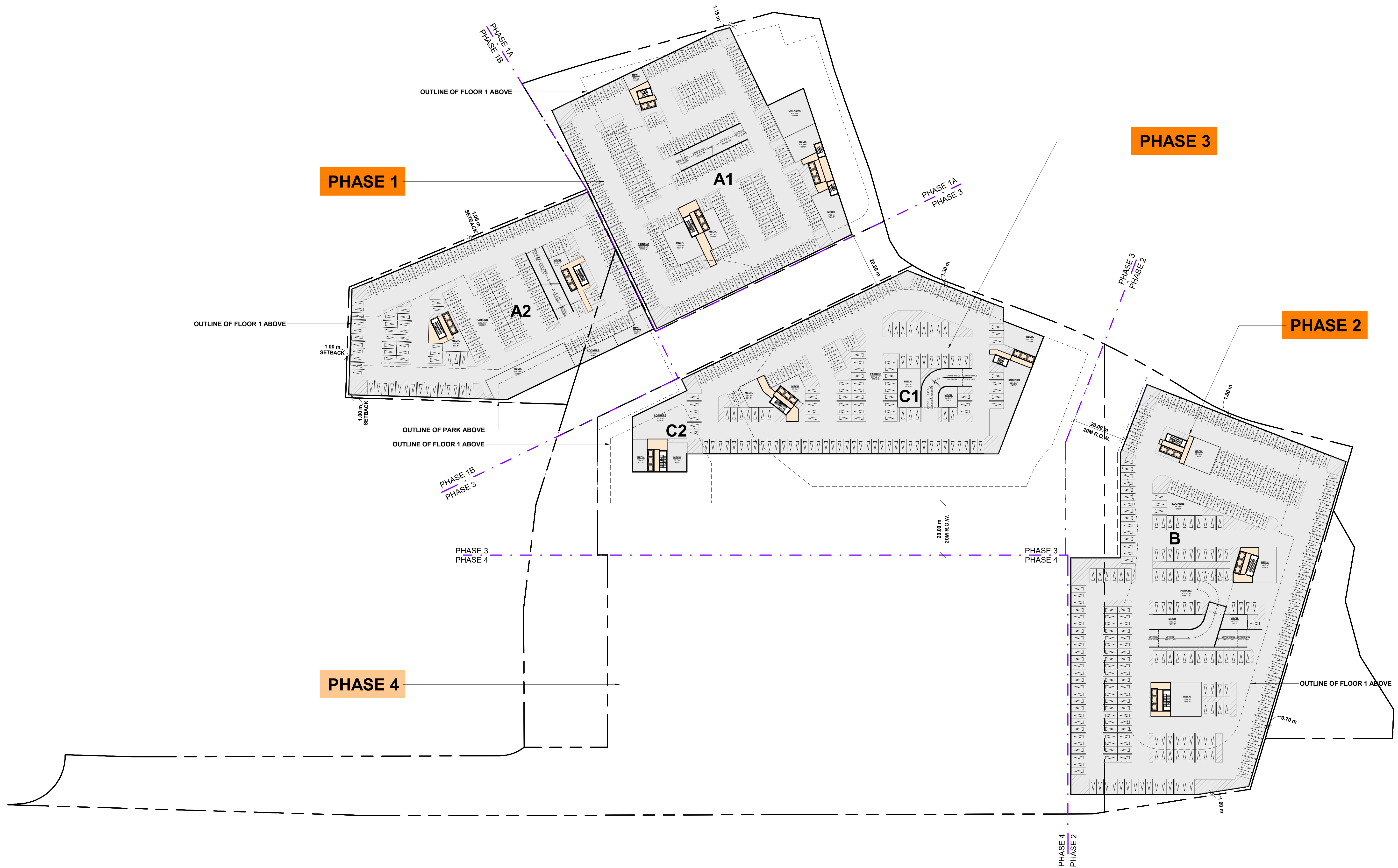
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DRAWING
PHASING PLAN - PHASE 2 - UG

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DRAWING NO. RZ008.2	REV. 1
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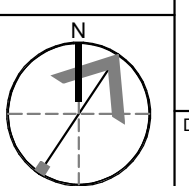
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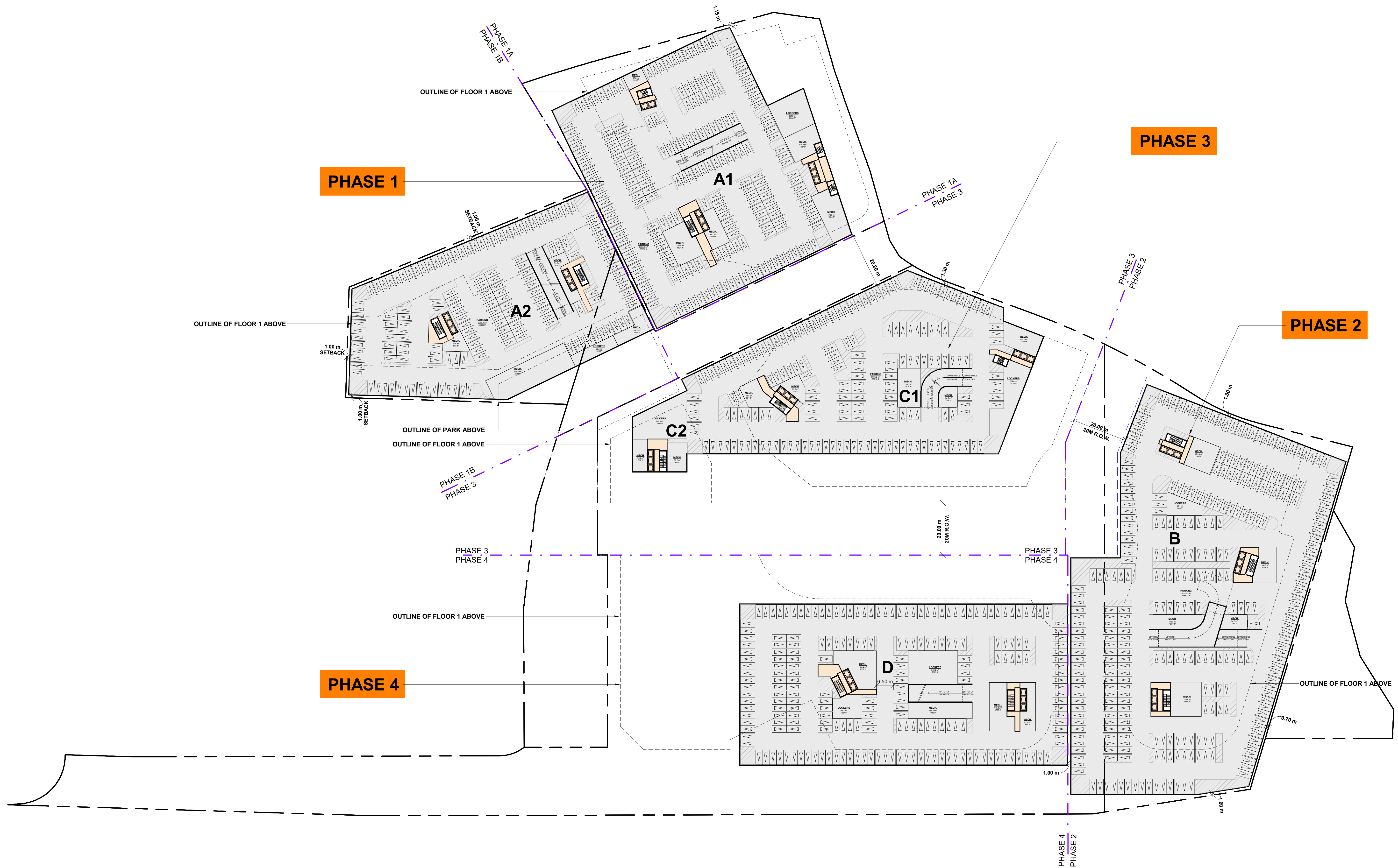
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PHASING PLAN - PHASE 3 - UG

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DRAWING NO. **RZ008.3** REV. **1**

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DRAWING
PHASING PLAN - PHASE 4 - UG

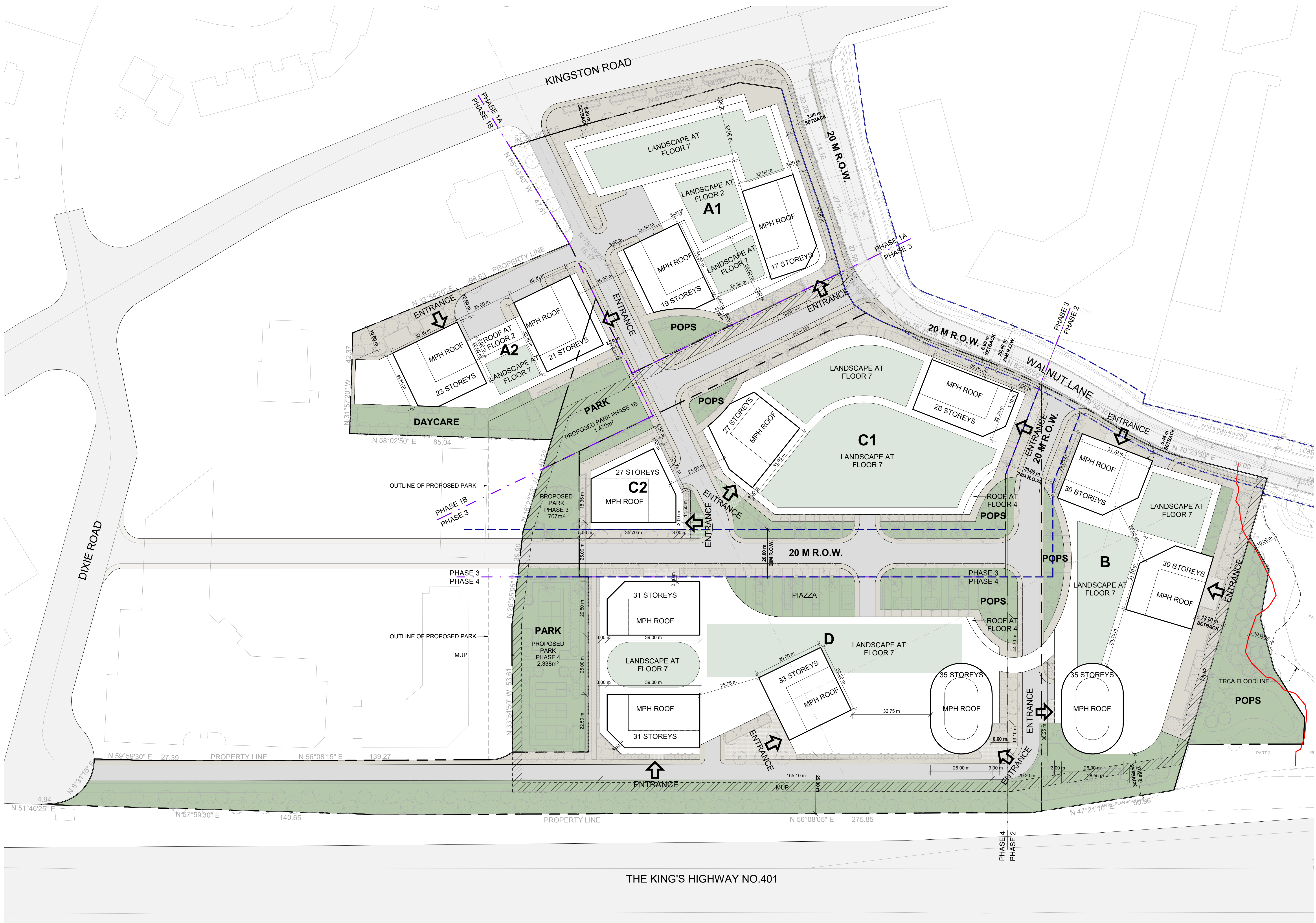
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DRAWING NO. RZ008.4	REV. 1
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2023-11-03 11:25:31 AM

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WITHOUT REJUDICE

#	DATE	ISSUED FOR OPA/ZA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

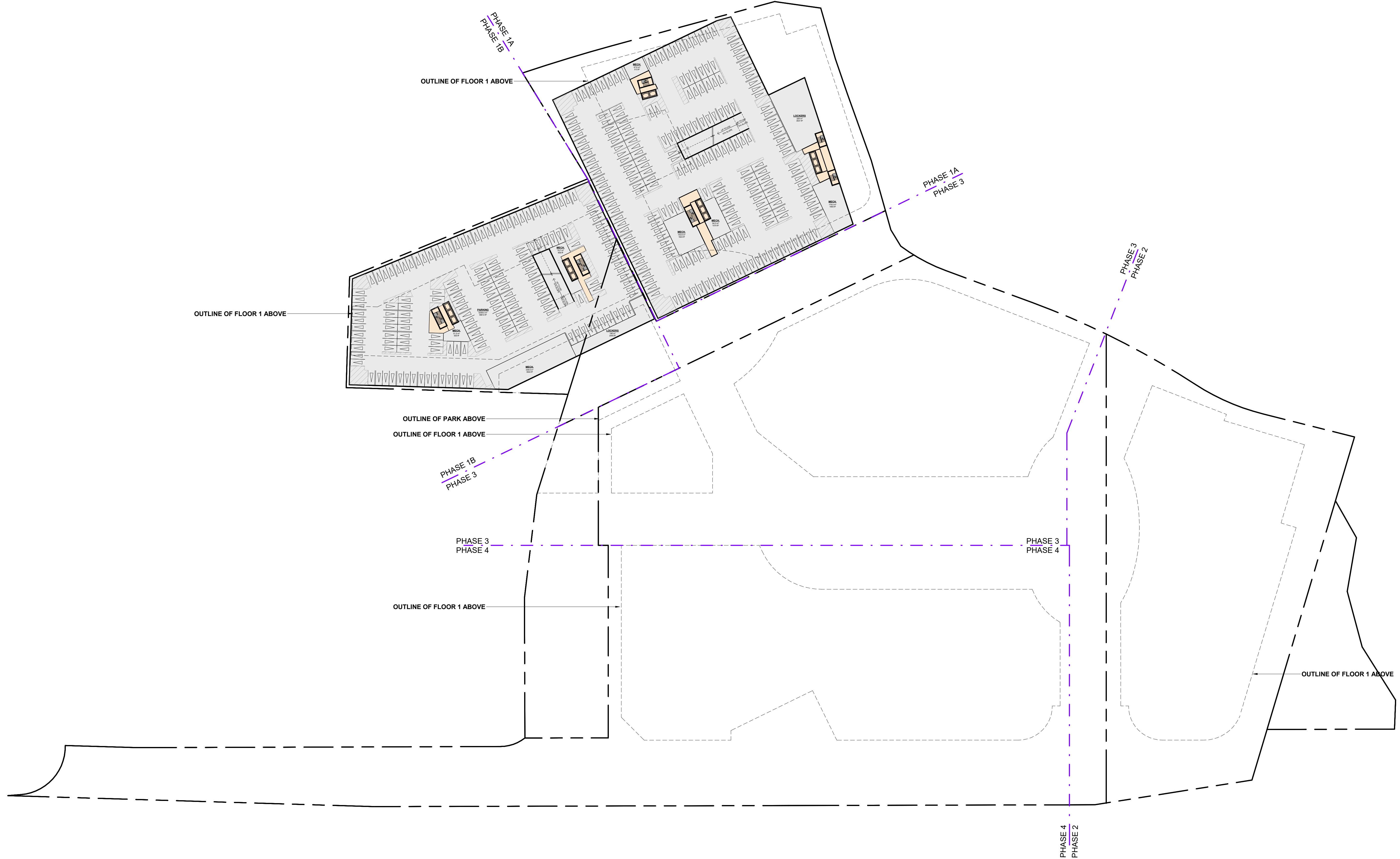
DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1 : 700	

DRAWING NO. RZ009	REV. 1
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2023-11-03 11:25:34 AM

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EV PARKING SPACE:
40% EV ROUGH IN AND 10% EV READY BEING PROPOSED

#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

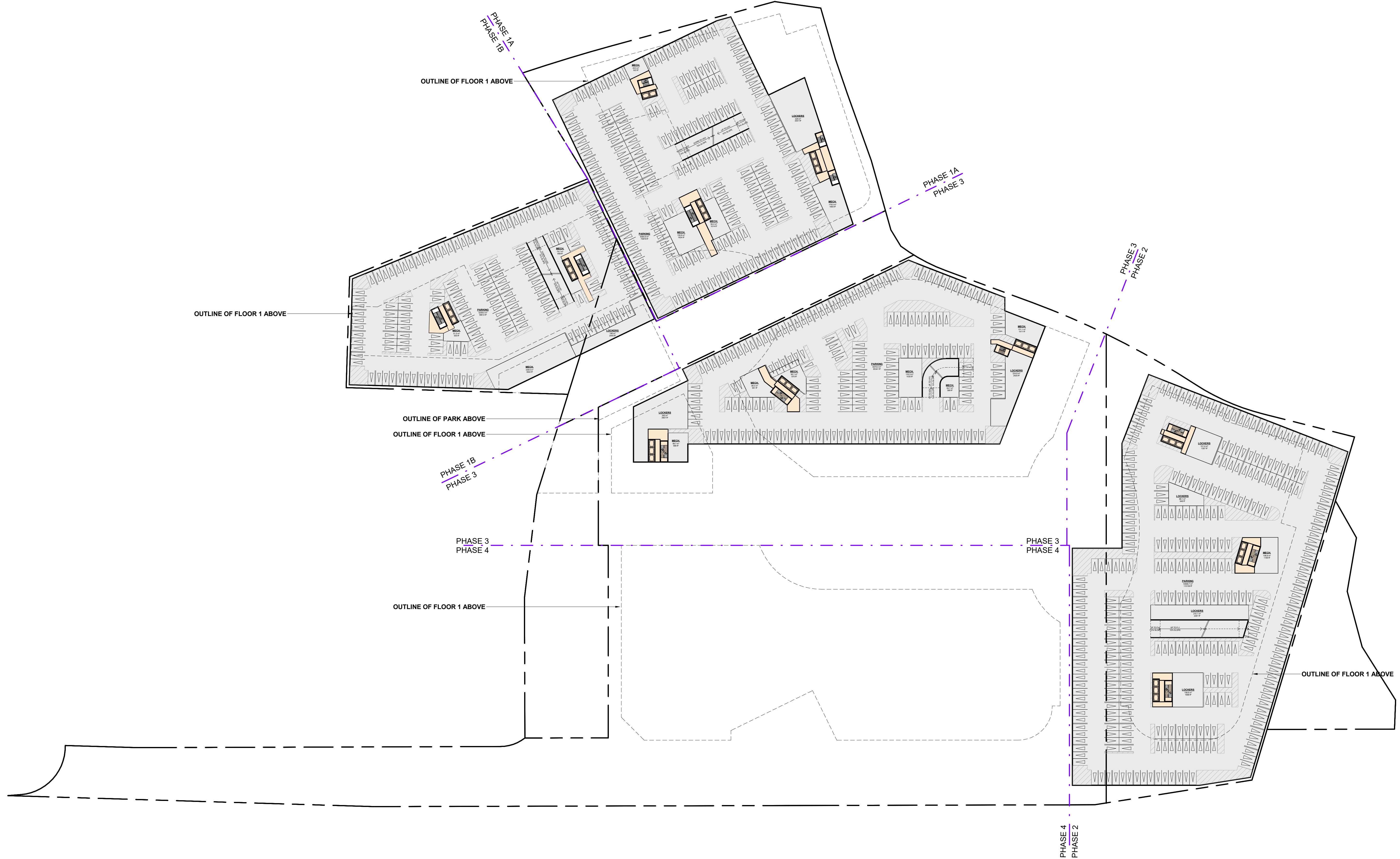
DRAWING
UNDERGROUND LEVEL 03

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700



DRAWING NO. **RZ100** REV. **1**

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EV PARKING SPACE:
40% EV ROUGH IN AND 10% EV READY BEING PROPOSED

#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

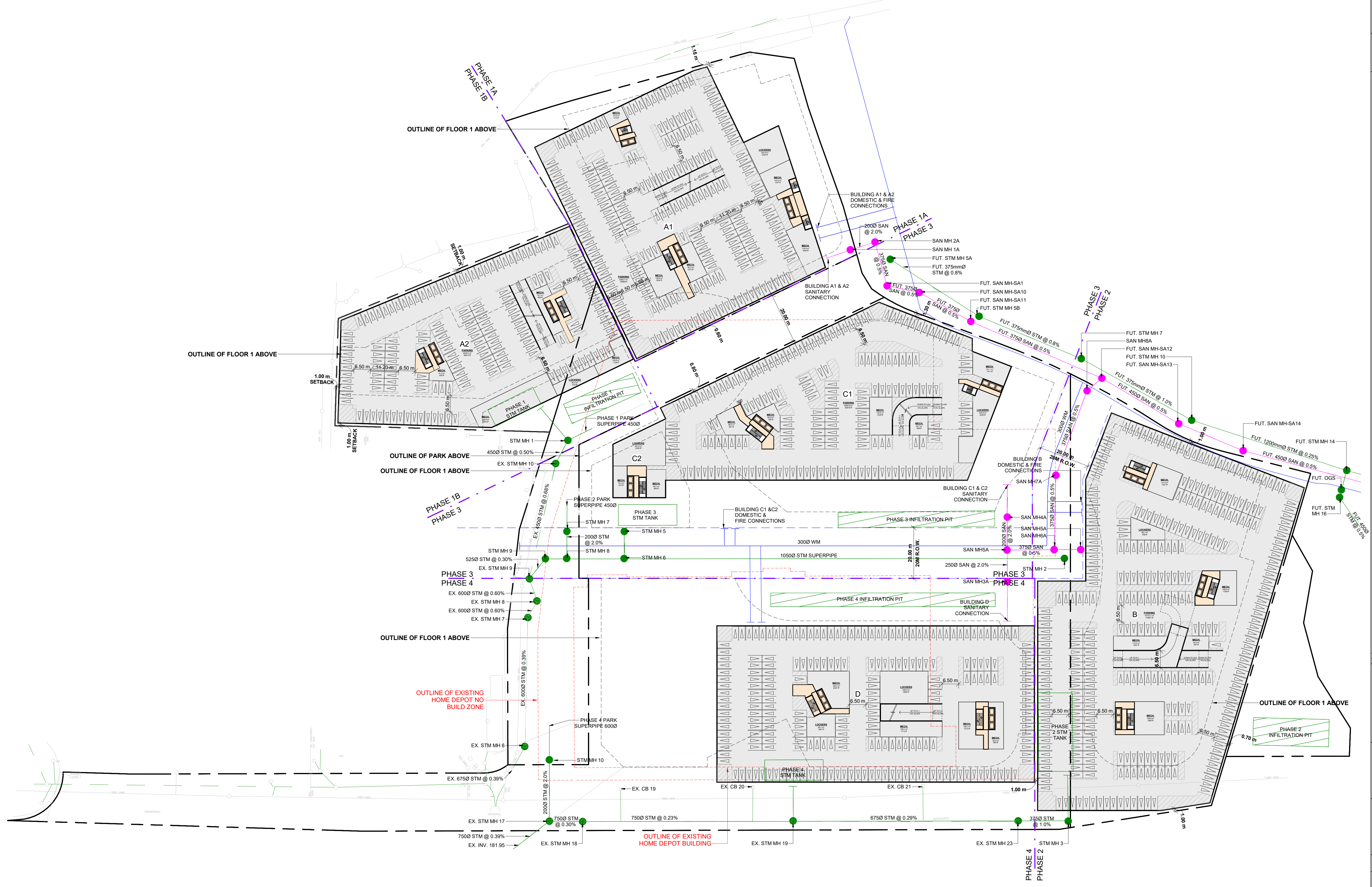
DRAWING
UNDERGROUND LEVEL 02

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
MZH
CHECKED BY
AYU
SCALE
1:700



DRAWING NO. RZ101	REV. 1
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EV PARKING SPACE:
40% EV ROUGH IN AND 10% EV READY BEING PROPOSED

#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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


DRAWING
UNDERGROUND LEVEL 01

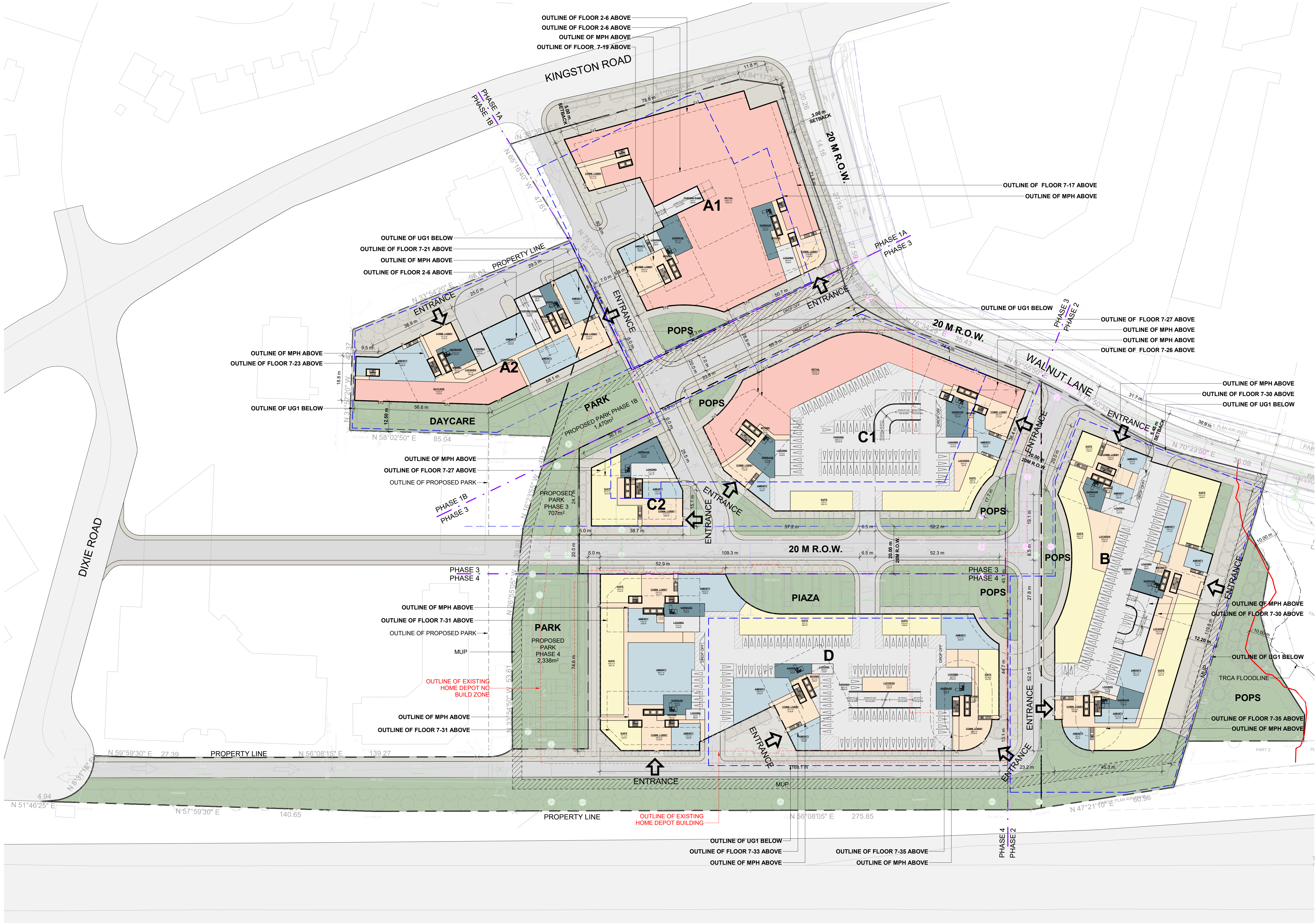
PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1:700	

DRAWING NO. RZ102	REV. 1
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER




#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION		AYU



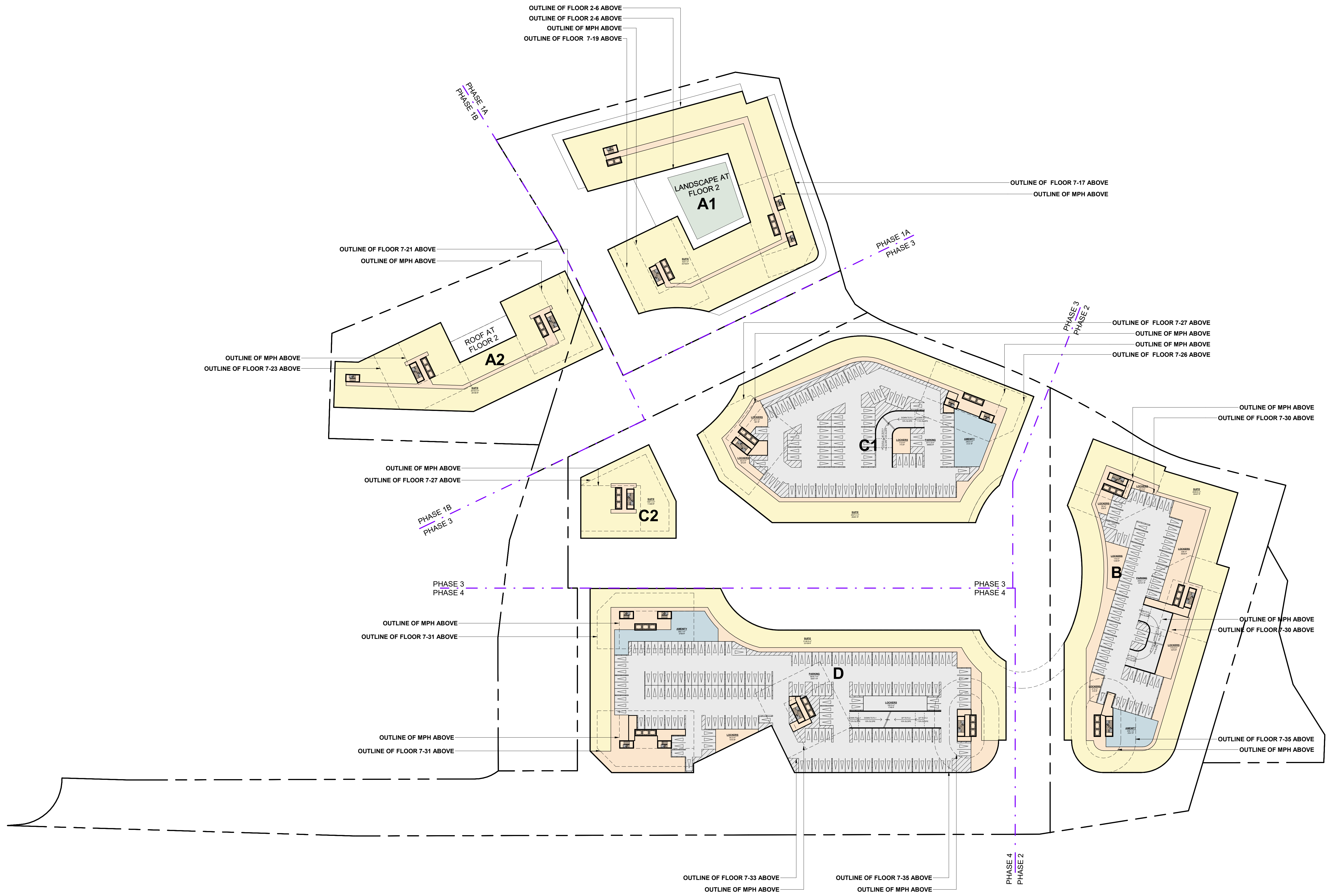
PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 01

PROJECT NO. 22.122P01	 RUSSELL L. FLEISCHER LICENCE 5004
PROJECT DATE 2023-10-27	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1:700	

DRAWING NO. RZ151	REV 1
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#	DATE	ISSUED FOR OPA/2BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				

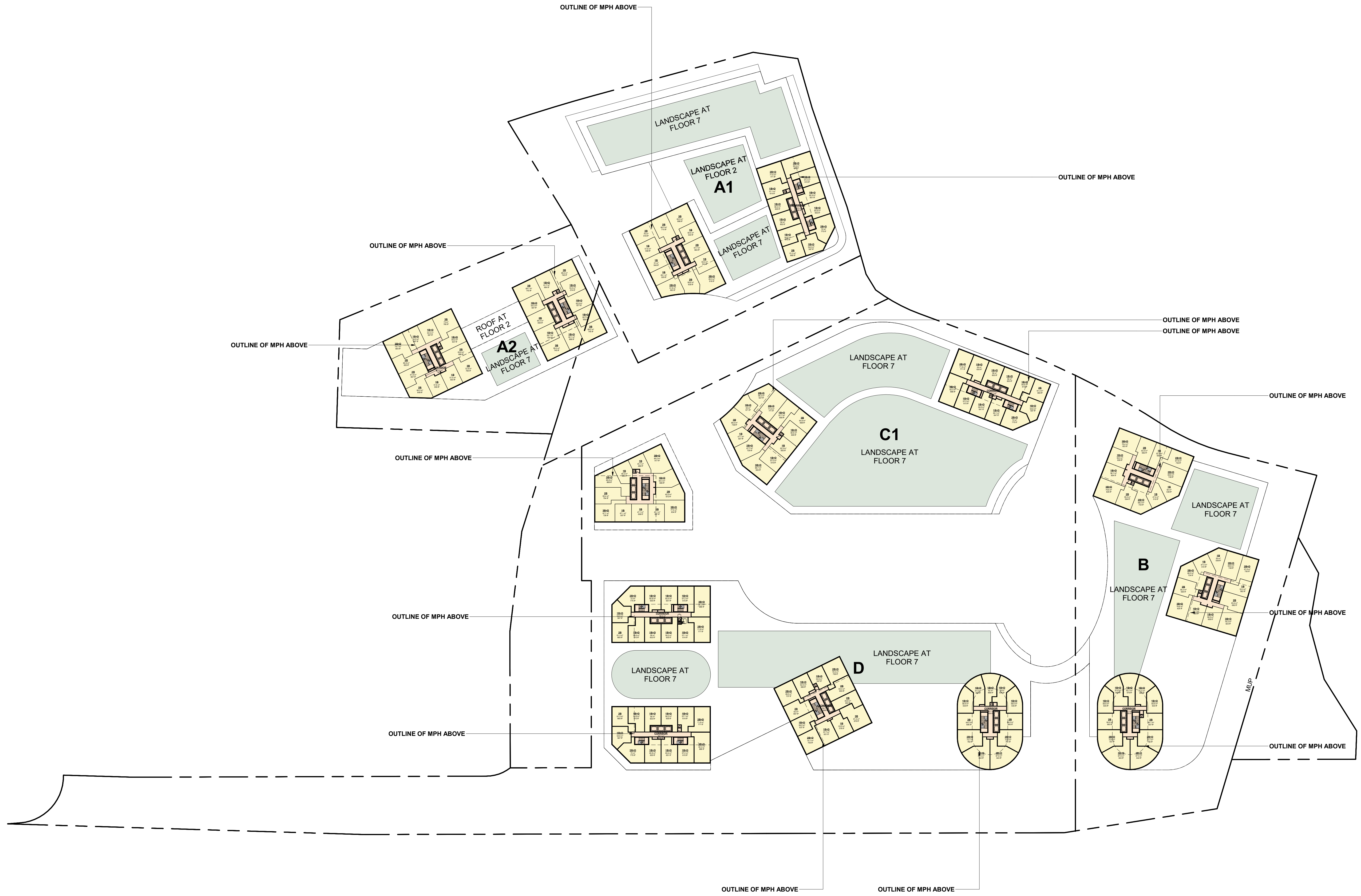


PROJECT
1101A/1105/1163 Kingston Road
1101A/1105/1163 Kingston Road,
Pickering, ON L1V 1B5

DRAWING
FLOOR 02

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1 : 700	

DRAWING NO. RZ152	REV. 1
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#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

DRAWING
FLOOR 07

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY MZH	
CHECKED BY AYU	
SCALE 1 : 700	

DRAWING NO. RZ155	REV. 1
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#	DATE	ISSUED FOR OPA/BA SUBMISSION	AYU
1	2023-10-27		



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
 2023-10-27
 DRAWN BY
 MZH
 CHECKED BY
 AYU
 SCALE



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

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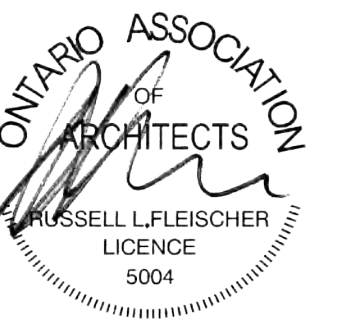
#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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
 2023-10-27
 DRAWN BY
 MZH
 CHECKED BY
 AYU
 SCALE



DRAWING NO.	REV.
RZ802	1

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VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTH

#	DATE	ISSUED FOR OPA/BA SUBMISSION DESCRIPTION	AYU	BY
1	2023-10-27			



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

DRAWING
3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO. RZ803	REV. 1
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VIEW FROM WALNUT LANE LOOKING WEST

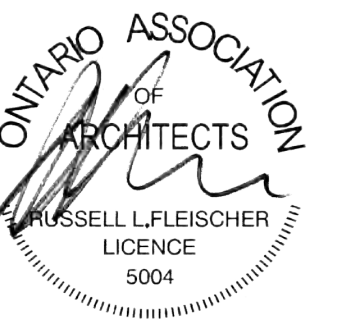
#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

DRAWING
3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO. RZ804	REV. 1
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VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTHWEST

1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO.
 22.122P01
 PROJECT DATE
 2023-10-27
 DRAWN BY
 EHS
 CHECKED BY
 AYU
 SCALE



DRAWING NO. **RZ805** REV. **1**

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VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTHEAST

#	DATE	ISSUED FOR OPA/ZA SUBMISSION DESCRIPTION	AYU	BY
1	2023-10-27			



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

DRAWING
3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO. RZ806	REV. 1
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VIEW FROM WALNUT LANE LOOKING SOUTHWEST

#	DATE	ISSUED FOR OPA/2A SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO.	REV.
RZ807	1



VIEW FROM EAST INTERNAL STREET LOOKING WEST

1	2023-10-27	ISSUED FOR OPA/2A SUBMISSION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO.	22.122P01
PROJECT DATE	2023-10-27
DRAWN BY	EHS
CHECKED BY	AYU
SCALE	



DRAWING NO.	REV
RZ808	1



VIEW FROM EAST INTERNAL STREET LOOKING SOUTHWEST - ART DISTRICT

1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO. **RZ809** REV. **1**

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VIEW FROM KINGSTON ROAD LOOKING SOUTHEAST

#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	AYU
1	2023-10-27		



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

DRAWING
3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
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AYU
SCALE



DRAWING NO.	REV.
RZ810	1



VIEW FROM NORTH INTERNAL STREET LOOKING SOUTH

#	DATE	ISSUED FOR OPA/2BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

DRAWING
3D PERSPECTIVES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY EHS	
CHECKED BY AYU	
SCALE	

DRAWING NO. RZ811	REV. 1
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VIEW FROM NORTH INTERNAL STREET LOOKING EAST

#	DATE	ISSUED FOR OPA/2BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY EHS	
CHECKED BY AYU	
SCALE	

DRAWING NO. RZ812	REV. 1
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VIEW FROM KINGSTON ROAD LOOKING SOUTHWEST

1	2023-10-27	ISSUED FOR OPA/ZA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO. RZ813	REV. 1
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VIEW FROM WALNUT LANE TOWARDS BUILDING A1

#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

DRAWING
3D PERSPECTIVES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY EHS	
CHECKED BY AYU	
SCALE	

DRAWING NO. RZ814	REV. 1
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VIEW FROM EAST INTERNAL STREET LOOKING WEST

#	DATE	ISSUED FOR OPA/2A SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING

3D PERSPECTIVES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY
AYU
SCALE



DRAWING NO.	REV.
RZ815	1



VIEW FROM EAST INTERNAL STREET TOWARDS BUILDING A1

#	DATE	ISSUED FOR OPA/2BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				



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

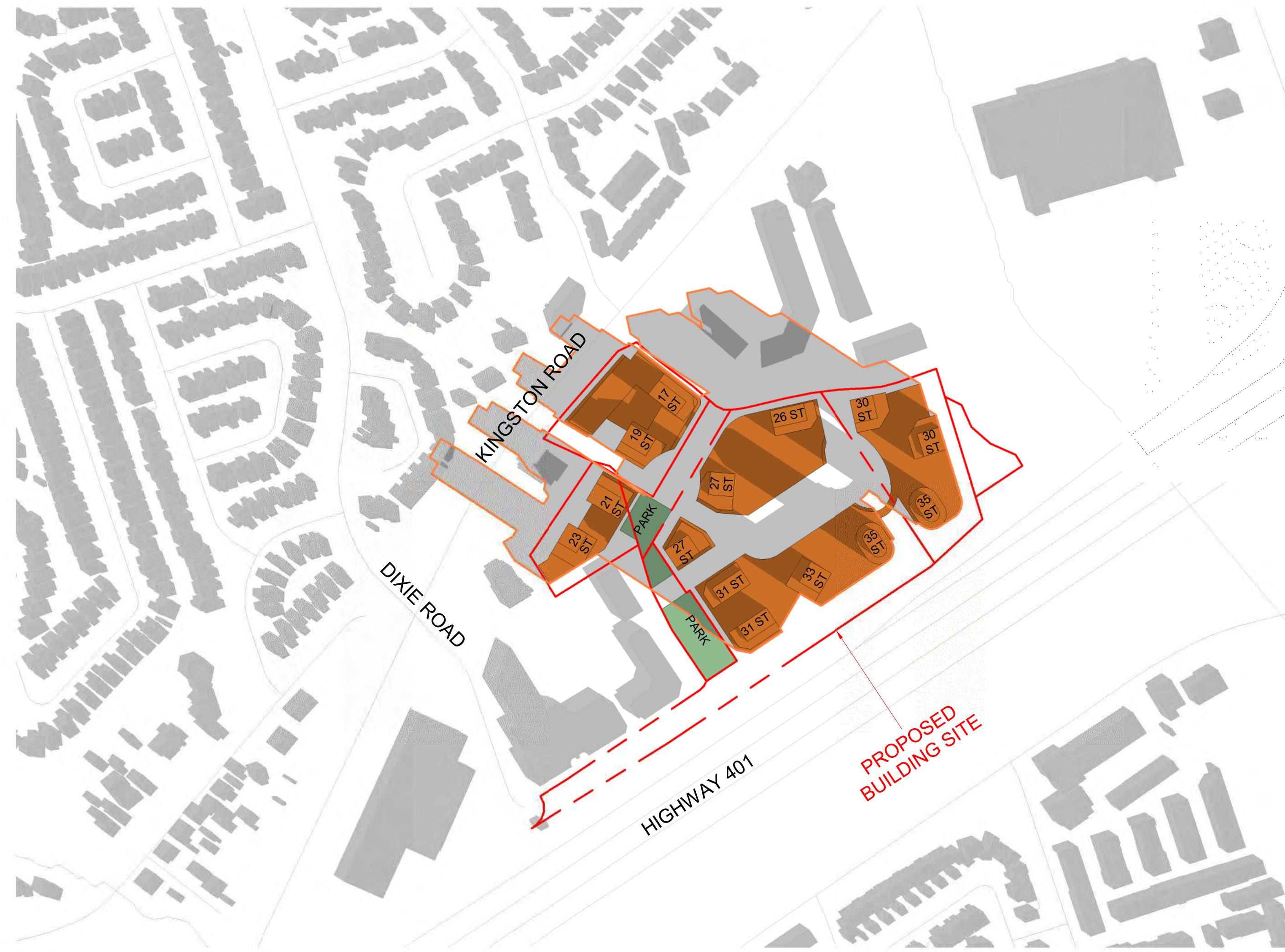
DRAWING
3D PERSPECTIVES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY EHS	
CHECKED BY AYU	
SCALE	

DRAWING NO. RZ816	REV. 1
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1 MARCH 21 - 0918 AM
RZ900 1:3000



2 MARCH 21 - 1018 AM
RZ900 1:3000



3 MARCH 21 - 1118 AM
RZ900 1:3000



4 MARCH 21 - 1218 PM
RZ900 1:3000

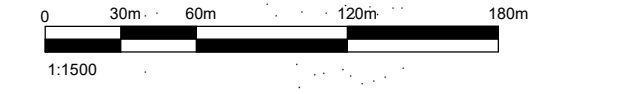
TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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SHADOW STUDY LEGEND

- EXISTING SHADOWS
- PROPOSED BUILDING
- NEW SHADOWS BY PROPOSED DEVELOPMENT
- PROPOSED PARK



#	DATE	ISSUED FOR OPA/ZBA SUBMISSION DESCRIPTION	AYU
1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION	AYU

PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING
SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:3000







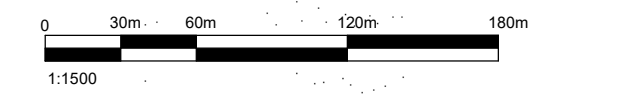
DRAWING NO. **RZ900** REV. **1**

2023-11-03 11:25:59 AM

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 MARCH 21 - 1318 PM
RZ901 1: 3000



2 MARCH 21 - 1418 PM
RZ901 1: 3000



3 MARCH 21 - 1518 PM
RZ901 1: 3000



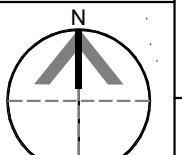
4 MARCH 21 - 1618 PM
RZ901 1: 3000

#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION		AYU

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

DRAWING
SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
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VVA
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AYU
SCALE
1:3000



DRAWING NO.
RZ901
REV.
1



1 MARCH 21 - 1718 PM
RZ902 1:3000



2 MARCH 21 - 1818 PM
RZ902 1:3000



4 MARCH 21 - 1918 PM
RZ902 1:3000







3 JUNE 21 - 0918 AM
RZ902 1:3000

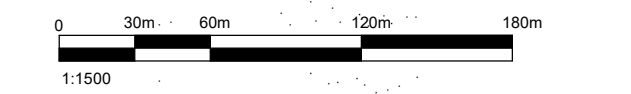
TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



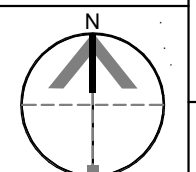
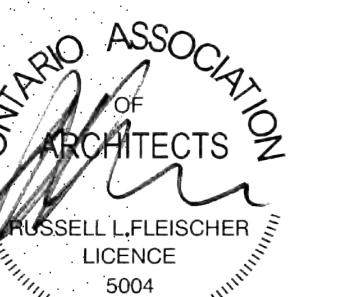
#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION			

PROJECT
1101A/1105/1163 Kingston Road

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DRAWING
SHADOW STUDIES





PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
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AYU
SCALE
1:3000



DRAWING NO. **RZ902** REV. **1**

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 JUNE 21 - 1018 AM
RZ903 1:3000



2 JUNE 21 - 1118 AM
RZ903 1:3000



3 JUNE 21 - 1218 PM
RZ903 1:3000




4 JUNE 21 - 1318 PM
RZ903 1:3000

#	DATE	ISSUED FOR OPA/ZA SUBMISSION DESCRIPTION	AYU	BY
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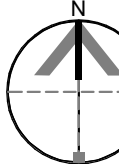
PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING
SHADOW STUDIES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1:3000	





DRAWING NO. RZ903	REV. 1
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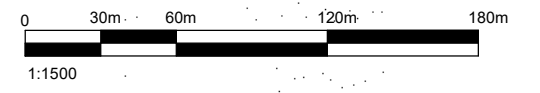


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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 JUNE 21 - 1418 PM
RZ904 1:3000



2 JUNE 21 - 1518 PM
RZ904 1:3000



3 JUNE 21 - 1618 PM
RZ904 1:3000



4 JUNE 21 - 1718 PM
RZ904 1:3000

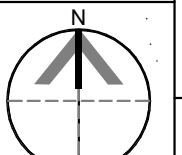
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION		AYU

PROJECT
1101A/1105/1163 Kingston Road

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DRAWING
SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:3000







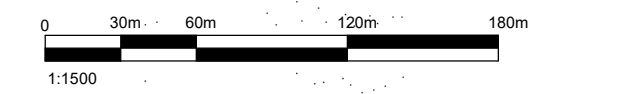
DRAWING NO.
RZ904

REV
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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 JUNE 21 - 1818 PM
RZ905 1: 3000



2 JUNE 21 - 1918 PM
RZ905 1: 3000



3 SEPTEMBER 21 - 0918 AM
RZ905 1: 3000



4 SEPTEMBER 21 - 1018 AM
RZ905 1: 3000

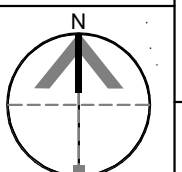
#	DATE	ISSUED FOR OPA/BA SUBMISSION DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION		

PROJECT
1101A/1105/1163 Kingston Road

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DRAWING
SHADOW STUDIES





PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
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AYU
SCALE
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DRAWING NO.
RZ905
REV.
1

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 SEPTEMBER 21 - 1118 AM
 RZ906 1:3000

2 SEPTEMBER 21 - 1218 PM
 RZ906 1:3000



3 SEPTEMBER 21 - 1318 PM
 RZ906 1:3000

4 SEPTEMBER 21 - 1418 PM
 RZ906 1:3000

#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION		AYU	

PROJECT
1101A/1105/1163 Kingston Road
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SHADOW STUDIES





PROJECT NO.
22.122P01
 PROJECT DATE
2023-10-27
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 SCALE
1:3000

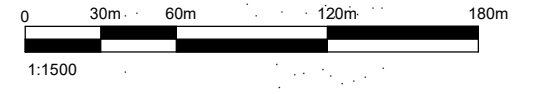


2023-11-03 11:27:13 AM

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



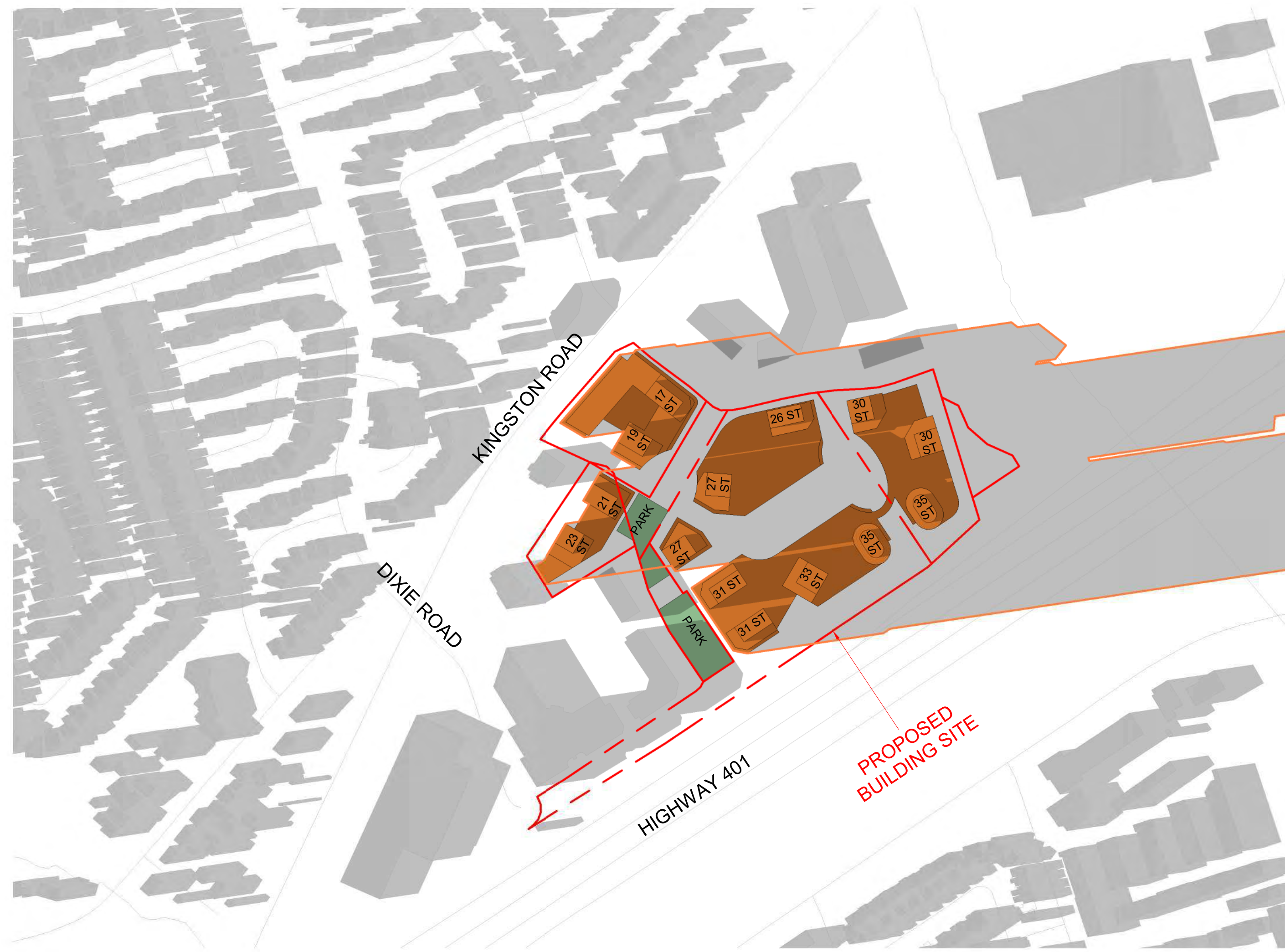
1 SEPTEMBER 21 - 1518 PM
RZ907 1:3000



2 SEPTEMBER 21 - 1618 PM
RZ907 1:3000



3 SEPTEMBER 21 - 1718 PM
RZ907 1:3000



4 SEPTEMBER 21 - 1818 PM
RZ907 1:3000

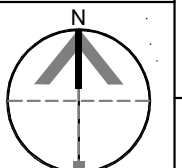
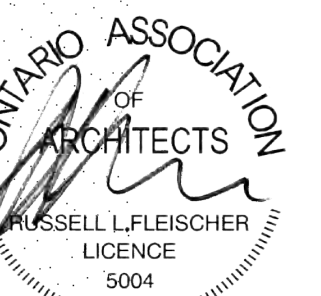
#	DATE	ISSUED FOR OPA/ZBA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION		AYU	

PROJECT
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DRAWING
SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:3000



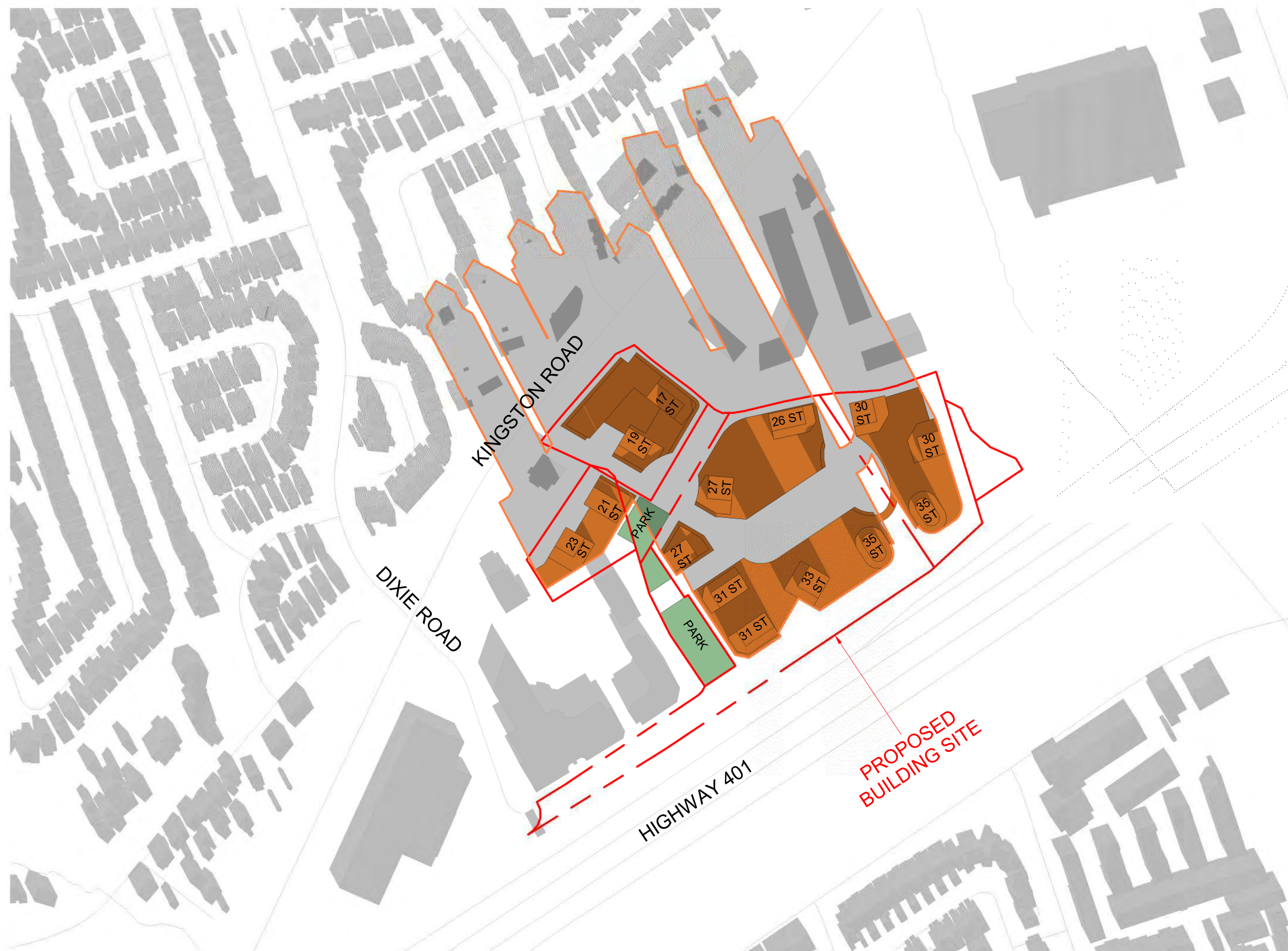
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2 DECEMBER 21 - 0918 AM
RZ908 1:3000



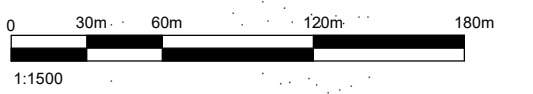
3 DECEMBER 21 - 1018 AM
RZ908 1:3000



4 DECEMBER 21 - 1118 AM
RZ908 1:3000

SHADOW STUDY LEGEND

- EXISTING SHADOWS
- PROPOSED BUILDING
- NEW SHADOWS BY PROPOSED DEVELOPMENT
- PROPOSED PARK



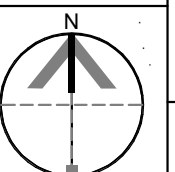
#	DATE	ISSUED FOR OPA/ZBA SUBMISSION DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/ZBA SUBMISSION		

PROJECT
1101A/1105/1163 Kingston Road

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

DRAWING
SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
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DRAWING NO.
RZ908

REV
1

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SHADOW STUDY LEGEND

-  EXISTING SHADOWS
-  PROPOSED BUILDING
-  NEW SHADOWS BY PROPOSED DEVELOPMENT
-  PROPOSED PARK



1 DECEMBER 21 - 1218 PM
RZ909 1:3000



2 DECEMBER 21 - 1318 PM
RZ909 1:3000



3 DECEMBER 21 - 1418 PM
RZ909 1:3000



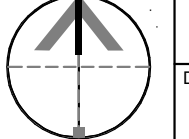
4 DECEMBER 21 - 1518 PM
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#	DATE	ISSUED FOR OPA/BA SUBMISSION DESCRIPTION	AYU	BY
1	2023-10-27	ISSUED FOR OPA/BA SUBMISSION		

PROJECT
1101A/1105/1163 Kingston Road
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SHADOW STUDIES

PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
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DRAWING NO. **RZ909** REV. **1**

2023-11-03 11:27:50 AM



1 DECEMBER 21 - 1618 PM
RZ910 1:3000



2 DECEMBER 21 - 1718 PM
RZ910 1:3000



3 DECEMBER 21 - 1818 PM
RZ910 1:3000



4 DECEMBER 21 - 1918 PM
RZ910 1:3000

#	DATE	ISSUED FOR OPA/BA SUBMISSION	DESCRIPTION	AYU	BY
1	2023-10-27				

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SHADOW STUDIES

PROJECT NO. 22.122P01	
PROJECT DATE 2023-10-27	
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SCALE 1:3000	

DRAWING NO. RZ910	REV. 1
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