PICKERING DESIGN CENTRE (BLOCK 1)



Studio TLA

20 Champlain Boulevard Suite 102 Toronto, ON, M3H 2Z1 Tel:416-638-4911 Contact:Ray Ronaghan Email:rronaghan@studiotla.ca



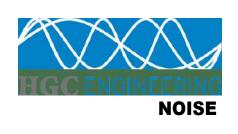
ODAN DETECH

5230 South Service Road Unit 107 Burlington, ON, L7L 5K2 Tel:905-632-3811 Contact:Mark Harris Email:mark@odandetech.com

1775 PICKERING PARKWAY PICKERING, ON.

06.037RZ





HGC Engineering

2000 Argentia Road, Plaza One Suite 203 Mississauga, ON, L5N 1P7 Tel:905-826-4044 Contact:Yvonne Lo Email:ylo@hgcengineering.com



Bayfield Realty Advisors Inc. 40 Eglinton Avenue East Suite 300, Toronto, ON, M4P 3A2 Gabe Cicconi 416-227-1552 gcicconi@bayfieldadvisors.com

> TURNER FLEISCHER 67 Lesmill Rd

Toronto, ON, M3B 2T8 **Contact name : Anita Yu** Phone Number : 416-425-2222 ext: 235 Email : anita.yu@turnerfleischer.com

ISSUED FOR SPA APRIL 4, 2024



PLANNING

Zelinka Priamo Ltd.

20 Maud Street, Suite 305 Toronto, Ontario M5V 2M5 Tel:416-801-6140 Contact:Robert MacFarlane Email:robert.m@zpplan.com



SURVEYING Speight, Van Nostrand & **Gibson Limited**

750 Oakdale Road Unit 65 & 66 Toronto, ON, M3N 2Z4 Tel:416-749-7866 Contact:Dave Wilton Email:wilton@svng.on.ca

DEFINITIONS

PROJECT SUMMARY

CITY OF PICKERING ZONING BY-LAW NO.7553/17

GROSS FLOOR AREA DEFINITION

AS PER CITY OF PICKERING ZONING BY-LAW NO.7553/17

"Gross Floor Area" means the total area of each floor whether located above, at or below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding any:

(A) porch,

- (B) veranda, (C) cellar,
- (D) mechanical room or penthouse, or
- (E) reas dedicated to parking within the building.

PROJECT SITE AREA BREAKDOWN		
LAND USE	m²	ft²
RIGHT OF WAY	2,580.7	27,779
SITE AREA	9,233.3	99,387
TOTAL NET SITE AREA	11.814.0	127,165,1

PROJECT SITE AREA

SITE AREA	m²	ft²
TOTAL NET SITE AREA	11,814.0	127,165.1
TOTAL PROPOSED GFA	55,945.1	602,188.6
F.S.I OF PROPOSED DEVELOPMENT	4.73 x S	SITE AREA

PROJECT INFORMATION					
	REQUIRED	PROVIDED			
BUILDING HEIGHT	-	98.85 M (31 STOREYS)			
BUILDING SETBACKS					
NORTH SETBACK	-	8.15 M			
SOUTH SETBACK	-	21.84 M			
EAST SETBACK	-	18.08 M			
WEST SETBACK	-	2.1 M			
LOADING SPACE	3	2 TYPE 'G' LOADING SPACE			
LOADING SPACE	3	1 TYPE 'B' LOADING SPACE			
ESTABLISHED GRADE	90.4	13 M			

GROSS FLOOR AREA SUMMARY

BLDG	USE	G	FA	FSI
		m²	ft²	
	RETAIL	1,669.0	17,965	0.14
	SUBTOTAL NON-RESIDENTIAL	1,669.0	17,965	0.14
TOWER				
A1+A2	RESIDENTIAL 678 UNITS	52,738.1	567,668	4.46
	INDOOR AMENITY	1,538.0	16,555	0.14
	SUBTOTAL RESIDENTIAL	54,276.1	584,223	4.59
	SUB TOTAL	55,945.1	602,189	4.73
	TOTAL	55,945.1	602,189	4.73

GROSS FLOOR AREA SUMMARY

BLDG	USE		GFA	FSI
		m²	ft²	
	RETAIL	1,060.	2 11,411	0.08
	SUBTOTAL NON-RESIDENTIAL	1,060.	2 11,411	0.09
TOWER				
A1	RESIDENTIAL 346 U	NITS 27,432.	9 295,286	2.32
	INDOOR AMENITY	851.	3 9,163	0.07
	SUBTOTAL RESIDENTIAL	28,284.	2 304,449	2.39
	SUB TOTAL	29,344.	4 315,860	2.48
	RETAIL	608.	9 6,554	0.05
	SUBTOTAL NON-RESIDENTIAL	608.	9 6,554	0.05
TOWER				
A2	RESIDENTIAL 332 U	NITS 25,305.	1 272,382	2.14
	INDOOR AMENITY	686.	8 7,392	0.05
	SUBTOTAL RESIDENTIAL	25,991.	9 279,775	2.20
	SUB TOTAL	26,600.	8 286,328	2.25
	TOTAL	55,945.	1 602,189	4.73

HEIGHT DEFINITION

"Height" means the vertical distance between the established grade, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height level between the eaves and ridge. When the regulation establishes *height* in *storeys*, means the number of storeys. The *height* requirements of this By-law shall not apply to roof top mechanical penthouses.

"Grade" or "Established Grade" means the average elevation of the finished level of the ground adjoining all exterior walls of a building.

	FLOOR	# OF		RESIDE	ENTIAL		TOTAL RE	TOTAL RESIDENTIAL		RET	AIL		TOTAL	RETAIL	INDO		TOTAL	
		UNITS	SALEABLE		NON-SALEABLE				RETAIL		RETAIL SERVICE				AMENITY		(TFA - EXC	LUSIONS)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4				346.6	3,731	346.6	3,731									346.6	3,731
	UG 3				346.6	3,731	346.6	3,731									346.6	3,731
	UG 2				346.6	3,731	346.6	3,731									346.6	3,731
	UG 1				346.6	3,731	346.6	3,731									346.6	3,731
	FLOOR 1				653.2	7,031	653.2	7,031	913.2	9,830	146.9	1,582	1,060.2	11,411			1,713.4	18,442
	FLOOR 2	17	1,270.2	13,672	184.7	1,988	1,454.9	15,660									1,454.9	15,660
	FLOOR 3	17	1,270.2	13,672	184.7	1,988	1,454.9	15,660									1,454.9	15,660
	FLOOR 4	17	1,270.2	13,672	184.7	1,988	1,454.9	15,660									1,454.9	15,660
	FLOOR 5	17	1,270.2	13,672	184.7	1,988	1,454.9	15,660									1,454.9	15,660
	FLOOR 6	14	903.7	9,728	187.4	2,017	1,091.2	11,745							205.4	2,210	1,296.5	13,956
	FLOOR 7				82.0	882	82.0	882							645.9	6,953	727.9	7,835
	FLOOR 8	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 9	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 10	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 11	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 12	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 13	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
TOWER	FLOOR 14	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
A1	FLOOR 15	11	680.1	7,320	98.0	1,054	778.0	8,375									778.0	8,375
	FLOOR 16	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 17	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 18	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 19	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 20	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 21	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 22	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 23	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 24	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 25	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 26	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 27	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 28	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 29	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 30	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	FLOOR 31	11	658.3	7,086	98.0	1,054	756.3	8,141									756.3	8,141
	M.P.H.				75.8	816	75.8	816									75.8	816
	TOTAL	346	21,958.3	236,357	5,474.6	58,928	27,432.9	295,286	913.2	9,830	146.9	1,582	1,060.2	11,411	851.3	9,163	29,344.4	315,860

GROSS FL	OOR AREA BREAKDOW	'N																
	FLOOR	# OF UNITS		RESIDE	ENTIAL		TOTAL RES	SIDENTIAL		RET	AIL		TOTAL	RETAIL			TOTAL (TFA - EXCL	
		UNITS	SALEABLE		NON-SALEABLE				RETAIL		RETAIL SERVICE				AMENITY		(TFA - EAGL	0310113)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4				233.3	2,511	233.3	2,511									233.3	2,511
	UG 3				233.3	2,511	233.3	2,511									233.3	2,511
	UG 2				192.0	2,067	192.0	2,067									192.0	2,067
	UG 1				206.2	2,220	206.2	2,220			46.3	498	46.3	498			252.5	2,718
	FLOOR 1				412.5	4,440	412.5	4,440	562.6	6,055			562.6	6,055			975.0	10,495
	FLOOR 2	14	984.7	10,599	167.7	1,805	1,152.4	12,404									1,152.4	12,404
	FLOOR 3	14	984.7	10,599	167.7	1,805	1,152.4	12,404									1,152.4	12,404
	FLOOR 4	14	984.7	10,599	167.7	1,805	1,152.4	12,404									1,152.4	12,404
	FLOOR 5	14	984.7	10,599	167.7	1,805	1,152.4	12,404									1,152.4	12,404
	FLOOR 6	12	757.0	8,148	169.6	1,825	926.5	9,973							120.7	1,300	1,047.3	11,273
	FLOOR 7				82.0	882	82.0	882							566.0	6,093	648.0	6,975
	FLOOR 8	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 9	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 10	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 11	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 12	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 13	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
TOWER	FLOOR 14	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
A2	FLOOR 15	11	680.1	7,321	97.9	1,054	778.1	8,375									778.1	8,375
	FLOOR 16	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 17	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 18	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 19	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 20	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 21	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 22	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 23	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 24	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 25	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 26	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 27	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 28	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 29	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 30	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	FLOOR 31	11	658.9	7,093	97.9	1,054	756.9	8,147									756.9	8,147
	M.P.H.				75.8	816	75.8	816									75.8	816
	TOTAL	332	20,679.7	222,595	4,625.4	49,788	25,305.1	272,382	562.6	6,055	46.3	498	608.9	6,554	686.8	7,392	26,600.8	286,328

TURNER FLEISCHER

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

AMENITY A BREAKDOV	
OUTE AMEI	NITY
m²	ft²
610.3	6,570
610.3	6,570

TOTAL FLOO					
AREA EXCL	USIONS	TOTAL FLO	OR ARE		
		GFA+INI AMENITY			
m²	ft²	m ²	ft ²		
3,211.9	34,573	3,558.5	38,30		
3,211.9	34,573	3,558.5	38,30		
3,211.9	34,573	3,558.5	38,30		
3,165.6	34,074	3,512.2	37,80		
1.8	19	1,715.1	18,46		
6.0	64	1,460.9	15,72		
6.0	64	1,460.9	15,72		
6.0	64	1,460.9	15,72		
6.0	64	1,460.9	15,72		
6.0	64	1,302.5	14,02		
6.0	64	733.9	7,89		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	762.2	8,20		
6.0 6.0	64 64	762.2 762.2	8,20 8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
6.0	64	762.2	8,20		
230.4	2,480	306.2	3,29		
13,214.4	142,239	42,558.7	458,09		

AMENITY AREA BREAKDOWN

OUTE AME	DOOR NITY
m²	ft²
441.2	4,749
771.2	-,7-5
441.2	4,749

TOTAL FLC	OR AREA							
AREA EXC	CLUSIONS	TOTAL FLO	OOR AREA					
		GFA+IN AMENIT						
m²	ft²	m ²	ft²					
3,386.8	36,455	3,620.1	38,966					
3,386.8	36,455	3,620.1	38,966					
3,428.0	36,899	3,620.1	38,966					
3,413.9	36,747	3,666.4	39,465					
66.9	720	1,041.9	11,215					
6.0	64	1,158.4	12,469					
6.0	64	1,158.4	12,469					
6.0	64	1,158.4	12,469					
6.0	64	1,158.4	12,469					
6.0	64	1,053.3	11,337					
6.0	64	654.0	7,039					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	784.0	8,439					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
6.0	64	762.8	8,211					
230.4	2,480	306.2	3,296					
14,092.2	151,687	40,692.9	438,015					

DATE DESCRIPTION BY ealty Advisors In PROJECT PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON. DRAWING STATISTICS P1 PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU SCALE DRAWING NO.

SPA001

	FLOOR								TOTAL	AVG. UN	IT SIZE		INDOOR AMENITY	2.00 m²/UNIT		7,449	2.46 m²/UNIT	851.28	9,163				
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft ²			2.00			1.76						
	FLOOR 2	1	5	4	2	7	10	2	31	72.7	783	A1	OUTDOOR AMENITY	m²/UNIT	692.00	7,449	m²/UNIT	610.34	6,570				
	FLOOR 3	1	5	4	2	7	10	2	31	72.7	783		TOTAL AMENITY	4.00		14,897	4.22	1,461.63	15,733				
	FLOOR 4	1	5	4	2	7	10	2	31	72.7	783			m²/UNIT			m²/UNIT						
	FLOOR 5	1	5	4	2	7	10	2	31	72.7	783		PRIVATE BALCONIES					3,768.19	40,560				
	FLOOR 6	1	5	7	2	6	5		26	63.9	688												
	FLOOR 8		4	10	2	2	4		22	61.8	666												
	FLOOR 9		4	10	2	2	4		22	61.8	666	AMENITY	AREAS REQUIRED & PRO	OVIDED									
	FLOOR 10		4	10	2	2	4		22	61.8	666		TYPE		REQUIRED		F	ROVIDED					
	FLOOR 11		4	10	2	2	4		22	61.8	666			RATIO	m²	ft²	RATIO	m²	ft²				
	FLOOR 12		4	10	2	2	4		22	61.8	666		INDOOR AMENITY	2.00 m²/UNIT	664.00	7,147	2.06 m²/UNIT	686.76	7,392				
	FLOOR 13		4	10	2	2	4		22	61.8	666			2.00			1.32						
	FLOOR 14		4	10	2	2	4		22	61.8	666	TOWER A2	OUTDOOR AMENITY	m²/UNIT	664.00	7,147	m²/UNIT	441.16	4,749				
	FLOOR 15		4	10	2	2	4		22	61.8	666		TOTAL AMENITY	4.00		14,294	3.39	1,127.92	12,141				
	FLOOR 16	2	2	9	4	5			22	59.9	644			m²/UNIT	1,020.00	14,204	m²/UNIT	1,127.02	12,141				
	FLOOR 17	2	2	9	4	5			22	59.9	644		PRIVATE BALCONIES					3,695.29	39,776				
	FLOOR 18	2	2	9	4	5			22	59.9	644												
	FLOOR 19	2	2	9	4	5			22	59.9	644												
TOWER A1+A2	FLOOR 20	2	2	9	4	5			22	59.9	644												
	FLOOR 21	2	2	9	4	5			22	59.9	644	SALEABL	SALEABLE UNIT MIX REQUIRED										
	FLOOR 22	2	2	9	4	5			22	59.9	644									TOTAL	-		
	FLOOR 23	2	2	9	4	5			22	59.9	644		5	STUDIO	1B 1B+D) 2E	3 2B+D	3B	3B+D				
	FLOOR 24	2	2	9	4	5			22	59.9	644	TOWER	RATIO	5.0% 1	5.0% 20.0%	30.0)% 20.0%	10.0%	, D	100.0%	, 0		
	FLOOR 25	2	2	9	4	5			22	59.9	644	A1+A2	COUNT	32	95 126	18	9 126	62		630			
	FLOOR 26	2	2	9	4	5			22	59.9	644												
	FLOOR 27	2	2	9	4	5			22	59.9	644	SALEABLE	E UNIT MIX PROVIDED - L	JNIT TOTALS									
	FLOOR 28	2	2	9	4	5			22	59.9	644		BLDG							-	TOTAL	AVG. UNI	T SIZE
	FLOOR 29	2	2	9	4	5			22	59.9	644			STUDIO	1B	1B+D	2B	2B+D	3B 3	3B+D		m²	ft²
	FLOOR 30	2	2	9	4	5			22	59.9	644		A1	16	47	148	29	59	43	4	346	63.5	683
	FLOOR 31	2	2	9	4	5			22	59.9	644		A2	21	42	99	61	71	34	4	332	62.3	670
	SUBTOTAL	37	89	247	90	130	77	8	678			TOWER	SUBTOTAL	37	89	247	90	130	77	8	678		
	TOTAL UNITS	37	33	36	2	220	8	35				A1+A2	TOTAL UNITS	37	336		220		85		070		
	UNIT MIX	5.5%	13.1%	36.4%	13.3%	19.2%	11.4%	1.2%	100.0%	62.9	677		UNIT MIX	5.5%	13.1%	36.4%	13.3%	19.2%	11.4%	1.2% [·]	100.0%	62.9	677
	UNIT MIX TOTAL	5.5%	49.			2.4%		.5%	100.0%	52.10			UNIT MIX TOTAL	5.5%	49.6%	, D	32.4%		12.5%		100.0%	02.5	011
	AVG UNIT SIZE	39.9	43.2	59.2	63.1	71.8	89.3	100.8	m²				AVG UNIT SIZE	39.9	43.2	59.2	63.1	71.8	89.3	100.8	m²		
	AVG UNIT SIZE TOTAL	39.9	55	5.0	6	68.2	9	0.3	m²				AVG UNIT SIZE TOTA	L 39.9	55.0		68.2		90.3		m²		

	UNIT MIX PROVIDED								TOTAL	AVG. UN		BLDG	FLOOR								TOTAL	AVG. UN	IT SIZE
BLDG	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m ²	ft ²	BLDG	FLOOK	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TUTAL	m ²	ft ²
	FLOOR 2	OTODIO	3	2	1	4	6	1	17	74.7	804		FLOOR 2	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 3		3	2	1	4	6	1	17	74.7	804		FLOOR 3	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 4		3	2	1	4	6	1	17	74.7	804		FLOOR 4	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 5		3	2	1	4	6	1	17	74.7	804		FLOOR 5	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 6		3	4	1	3	3		14	64.6	695		FLOOR 6	1	2	3	1	3	2		12	63.1	679
	FLOOR 8		2	5	1	1	2		11	61.8	665		FLOOR 8		2	5	1	1	2		11	61.8	666
	FLOOR 9		2	5	1	1	2		11	61.8	665		FLOOR 9		2	5	1	1	2		11	61.8	666
	FLOOR 10		2	5	1	1	2		11	61.8	665		FLOOR 10		2	5	1	1	2		11	61.8	666
	FLOOR 11		2	5	1	1	2		11	61.8	665		FLOOR 11		2	5	1	1	2		11	61.8	666
	FLOOR 12		2	5	1	1	2		11	61.8	665		FLOOR 12		2	5	1	1	2		11	61.8	666
	FLOOR 13		2	5	1	1	2		11	61.8	665		FLOOR 13		2	5	1	1	2		11	61.8	666
	FLOOR 14		2	5	1	1	2		11	61.8	665		FLOOR 14		2	5	1	1	2		11	61.8	666
	FLOOR 15		2	5	1	1	2		11	61.8	665		FLOOR 15		2	5	1	1	2		11	61.8	666
	FLOOR 16	1	1	6	1	2			11	59.8	644		FLOOR 16	1	1	3	3	3			11	59.9	645
	FLOOR 17	1	1	6	1	2			11	59.8	644		FLOOR 17	1	1	3	3	3			11	59.9	645
	FLOOR 18	1	1	6	1	2			11	59.8	644		FLOOR 18	1	1	3	3	3			11	59.9	645
	FLOOR 19	1	1	6	1	2			11	59.8	644		FLOOR 19	1	1	3	3	3			11	59.9	645
	FLOOR 20	1	1	6	1	2			11	59.8	644		FLOOR 20	1	1	3	3	3			11	59.9	645
A1	FLOOR 21	1	1	6	1	2			11	59.8	644	A2	FLOOR 21	1	1	3	3	3			11	59.9	645
	FLOOR 22	1	1	6	1	2			11	59.8	644		FLOOR 22	1	1	3	3	3			11	59.9	645
	FLOOR 23	1	1	6	1	2			11	59.8	644		FLOOR 23	1	1	3	3	3			11	59.9	645
	FLOOR 24	1	1	6	1	2			11	59.8	644		FLOOR 24	1	1	3	3	3			11	59.9	645
	FLOOR 25	1	1	6	1	2			11	59.8	644		FLOOR 25	1	1	3	3	3			11	59.9	645
	FLOOR 26	1	1	6	1	2			11	59.8	644		FLOOR 26	1	1	3	3	3			11	59.9	645
	FLOOR 27	1	1	6	1	2			11	59.8	644		FLOOR 27	1	1	3	3	3			11	59.9	645
	FLOOR 28	1	1	6	1	2			11	59.8	644		FLOOR 28	1	1	3	3	3			11	59.9	645
	FLOOR 29	1	1	6	1	2			11	59.8	644		FLOOR 29	1	1	3	3	3			11	59.9	645
	FLOOR 30	1	1	6	1	2			11	59.8	644		FLOOR 30	1	1	3	3	3			11	59.9	645
	FLOOR 31	1	1	6	1	2			11	59.8	644		FLOOR 31	1	1	3	3	3			11	59.9	645
																		:					
	SUBTOTAL	16	47	148	29	59	43	4	246				SUBTOTAL	21	42	99	61	71	34	4	332		
	TOTAL UNITS	16	1	95	8	38	4	7	346				TOTAL UNITS	21	14	41	1	32	38		332		
	UNIT MIX	4.6%	13.6%	42.8%	8.4%	17.1%	12.4%	1.2%	100.0%	63.5	683		UNIT MIX	6.3%	12.7%	29.8%	18.4%	21.4%	10.2%	1.2%	100.0%	62.3	670
	UNIT MIX TOTAL	4.6%	56	.4%	25	.4%	13.	6%	100.0%	03.5	005		UNIT MIX TOTAL	6.3%	42.	.5%	39.	.8%	11.4	%	100.0%	02.5	070
	AVG UNIT SIZE	40.1	43.2	59.9	63.8	72.2	91.4	94.9	m²				AVG UNIT SIZE	39.8	43.2	58.2	62.8	71.5	86.5	106.7	m²		
	AVG UNIT SIZE TOTAL	40.1	5	5.9	69	9.4	91	1.7	m²				AVG UNIT SIZE TOTAL	39.8	53	3.7	6	7.4	88.	6	m²		

SALEABLE UNIT MIX PROVIDED

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	F	REQUIRED		PROVIDED			
		RATIO	m²	ft²	RATIO	m²	ft²	
	INDOOR AMENITY	2.00 m²/UNIT	692.00	7,449	2.46 m²/UNIT	851.28	9,163	
TOWER A1	OUTDOOR AMENITY	2.00 m²/UNIT	692.00	7,449	1.76 m²/UNIT	610.34	6,570	
	TOTAL AMENITY	4.00 m²/UNIT	1,384.00	14,897	4.22 m²/UNIT	1,461.63	15,733	
	PRIVATE BALCONIES					3,768.19	40,560	

	TYPE	R	REQUIRED		F	ROVIDED	
		RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	2.00 m²/UNIT	664.00	7,147	2.06 m²/UNIT	686.76	7,392
TOWER A2	OUTDOOR AMENITY	2.00 m²/UNIT	664.00	7,147	1.32 m²/UNIT	441.16	4,749
	TOTAL AMENITY	4.00 m²/UNIT	1,328.00	14,294	3.39 m²/UNIT	1,127.92	12,141
	PRIVATE BALCONIES					3,695.29	39,776

									TOTAL
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	
TOWER	RATIO	5.0%	15.0%	20.0%	30.0%	20.0%	10.0%		100.0%
A1+A2	COUNT	32	95	126	189	126	62		630

VEHICULA	R PARKING - MINIMUM REQUI	RED		
	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	VISITOR	0.15 / UNIT	678	101
	STUDIO UNITS	0.80 / UNIT	37	29
TOWER	1B & 1B+D UNITS	0.80 / UNIT	336	268
A1+A2	2B & 2B+D UNITS	0.80 / UNIT	220	176
	3B & 3B+D UNITS	0.80 / UNIT	85	68
	RETAIL	3.50/100 m ²	1669	58
	TOTAL			700

VEHICULAR PARKING PROVIDED							
	FLOOR		USE		TOTAL		
	FLOOK	RETAIL	VISITOR	RESIDENTIAL			
	FLOOR 1	3			3		
TOWER	UG 1	55	97	16	168		
A1+A2	UG 2			170	170		
	UG 3			179	179		
	UG 4			182	182		
	TOTAL	58	97	547	702		

BICYCLE F	BICYCLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)								
	RESIDENT	ΓIAL	RETAI	TOTAL					
	RATIO	SPACES	RATIO	SPACES	TOTAL				
TOWER A1+ A2	0.50 / UNIT	315	1/1000 m ²	2	3				
/////2									
		315		2	317				

	FLOOR	US	Ξ.	TOTAL			
	FLOOR	RETAIL	RESIDENTIAL	TOTAL			
	LEVEL 1	10	228	238			
TOWER A1+A2	UG 1		60	60			
7(117)	UG 2		27	27			
	UG 3						
	TOTAL	10	315	325			

25% MUST BE LOCATED WITHIN: 1) A BUILDING OR STRUCTURE 3) BICYCLE LOCKERS

	ACCESSIB	LE PARKIN					
	TOWER	VISITOR					
	A1+A2	RESIDEN					
		TOTAL					
		-					
	ACCESSIBLE PARKI						

TOWER	FLOOR	US	SE	TOTAL	
	FLOOK	VISITOR	RESIDENTIAL	TOTAL	
	LEVEL 1				
TOWER A1+A2	UG 1	8		8	
71.72	UG 2		8	8	
	UG 3				
	UG 4				
	TOTAL	8	8	16	

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- MINIMUM REQUIRED (AS	PER CITY OF PICKERING BY-LAW 75	53/17)

BICYCLE PARKING PROVIDED

50% OF BICYCLE PARKING TO BE VERTICAL, THE REST MUST BE HORIZONTAL.

2) A SECURE AREA (SUPERVISED PARKING LOT OR ENCLOSURE)

USE	SPACES (MIN.)						
ING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)							

		16
ENTIAL	8 PARKING SPACES/ 401-800 TOTAL SPACES	8
R	8 PARKING SPACES/ 401-800 TOTAL SPACES	8

NG PROVIDED	

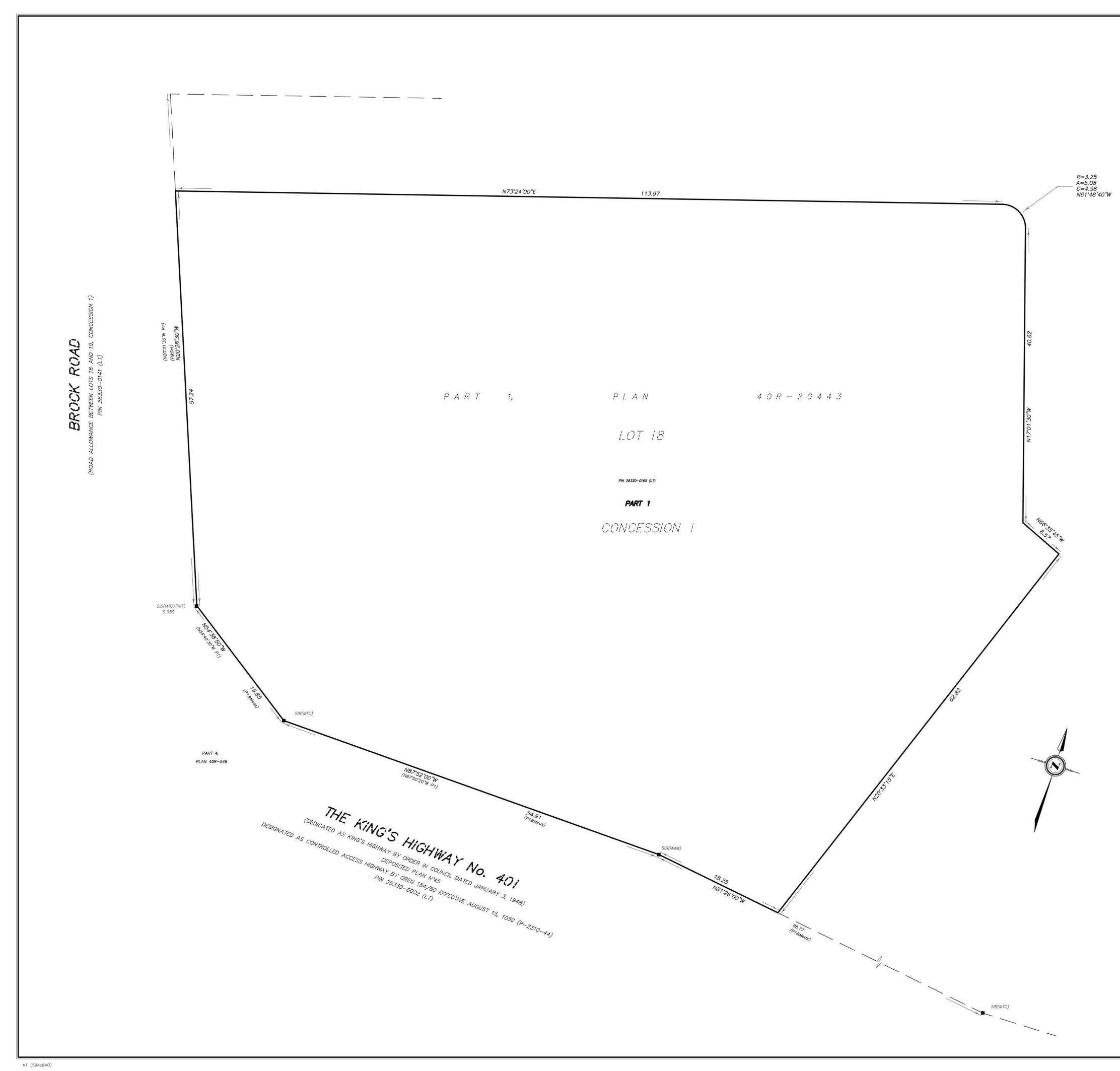
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Architects Inc. T on site and mus information. Thi survey, structura appropriate con applicable code drawings not sp	s an instrument of service, is provided by and is the property of Turner Fleischer The contractor must verify and accept responsibility for all dimensions and condition at notify Turner Fleischer Architects Inc. of any variations from the supplied is drawing is not to be scaled. The architect is not responsible for the accuracy of al, mechanical, electrical, etc., information shown on this drawing. Refer to the sultant's drawings before proceeding with the work. Construction must conform to is and requirements of authorities having jurisdiction. The contractor working from becifically marked 'For Construction' must assume full responsibility and bear costs ons or damages resulting from his work.
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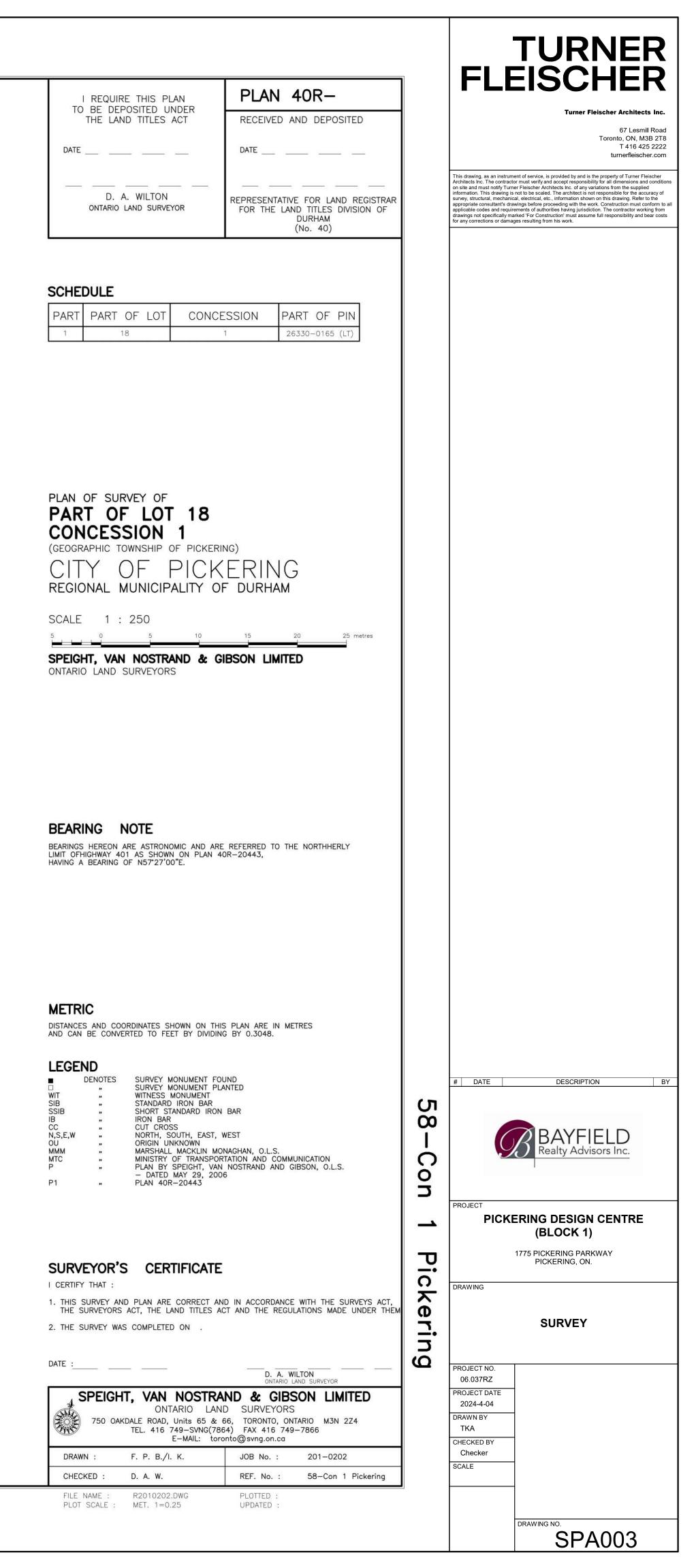


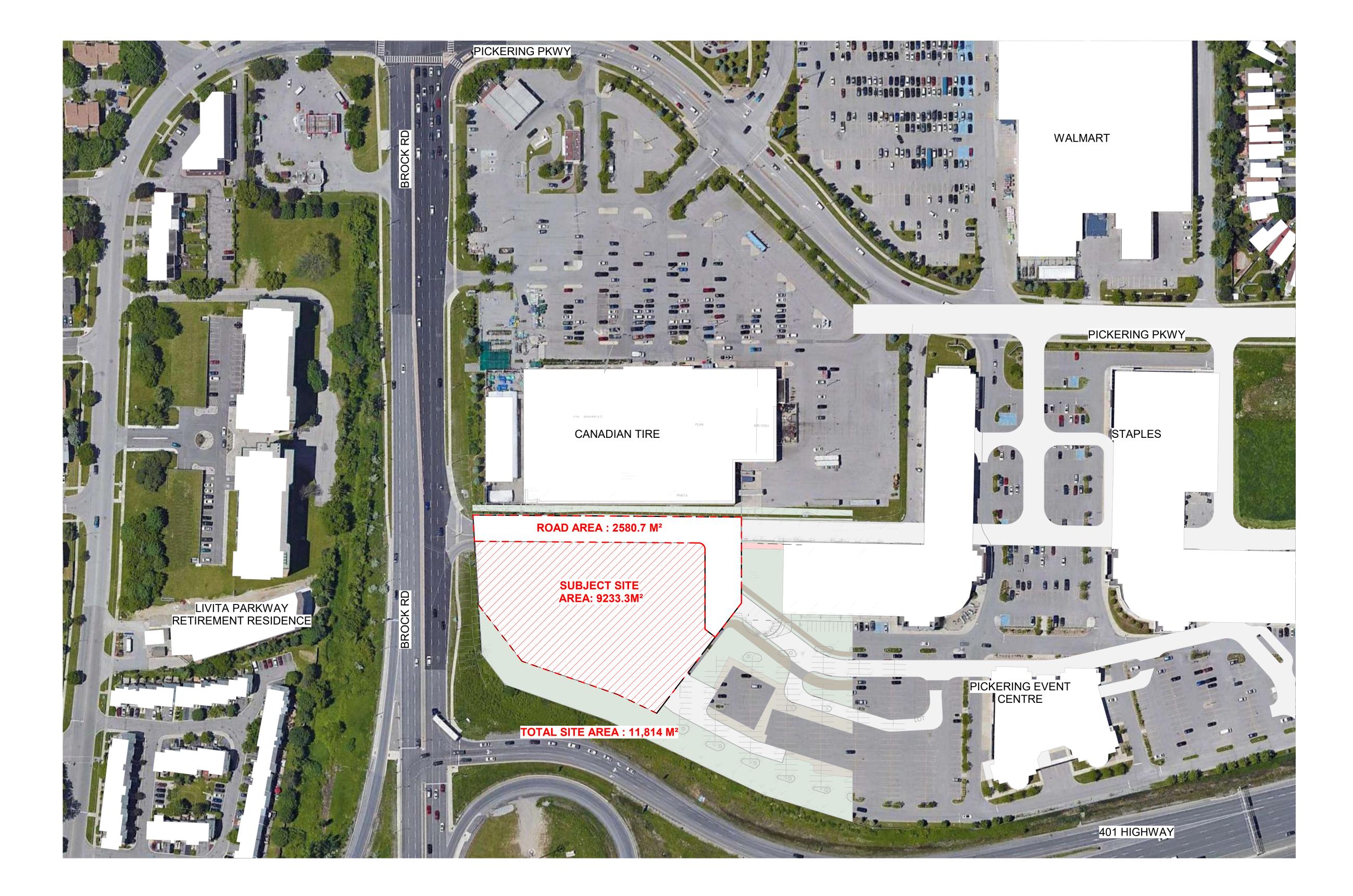
STATISTICS P2

PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU SCALE

DRAWING



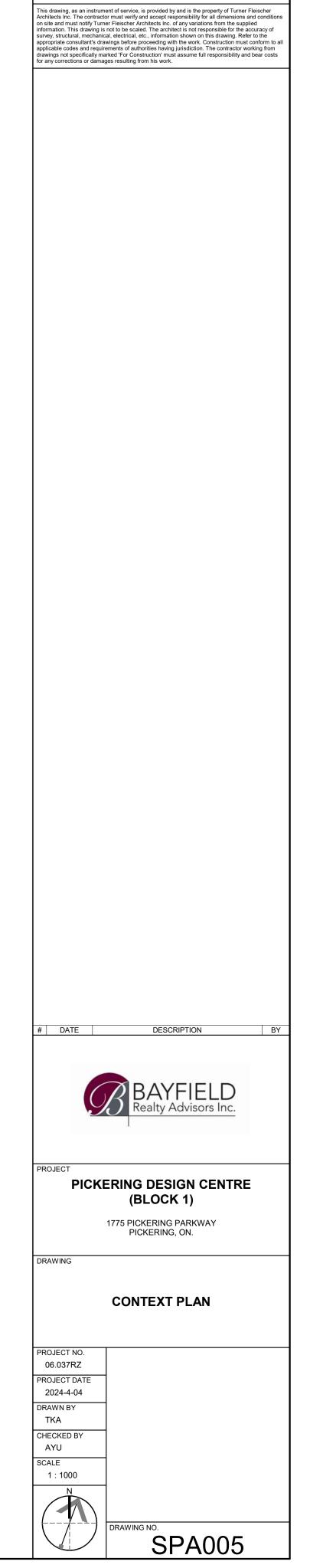


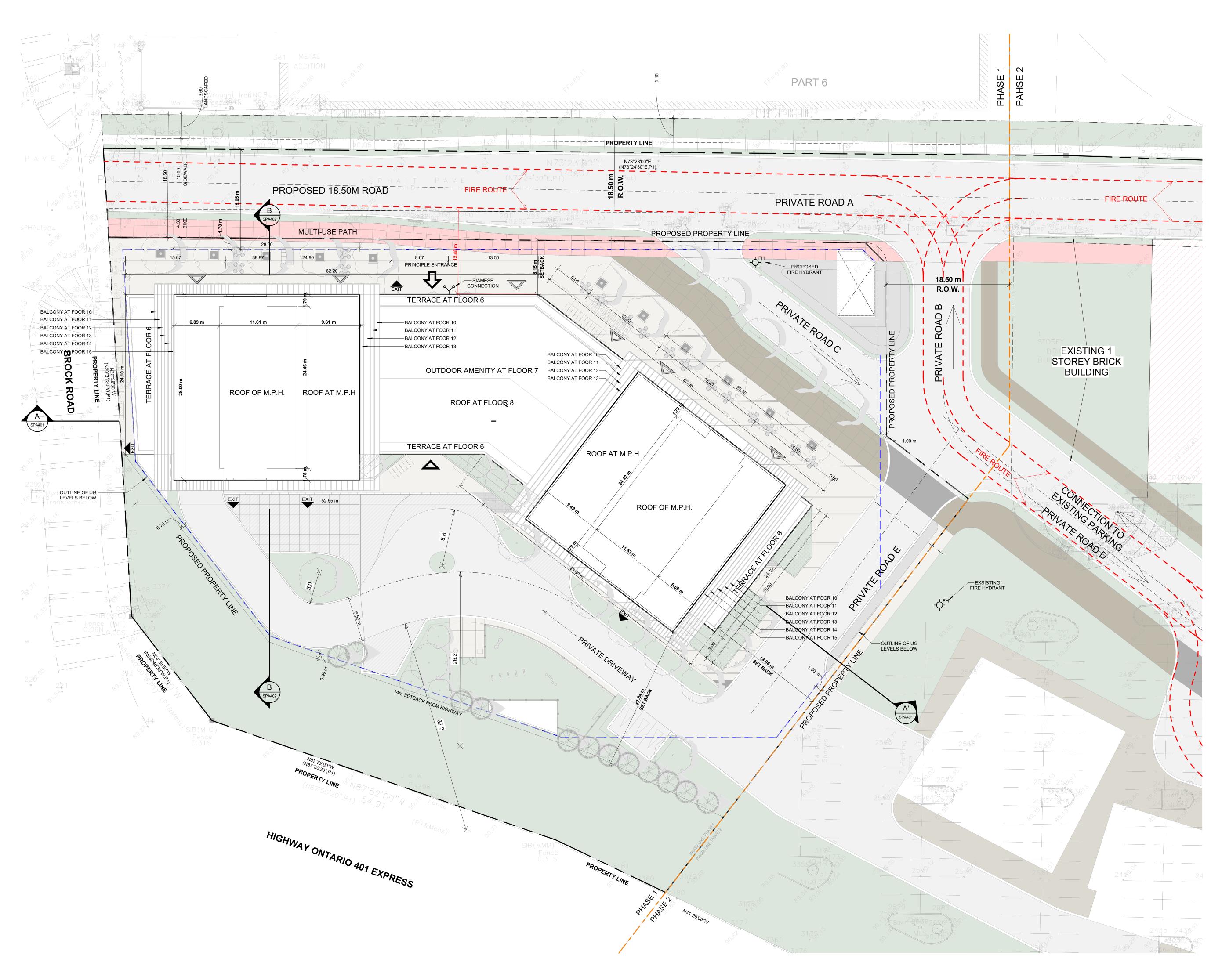




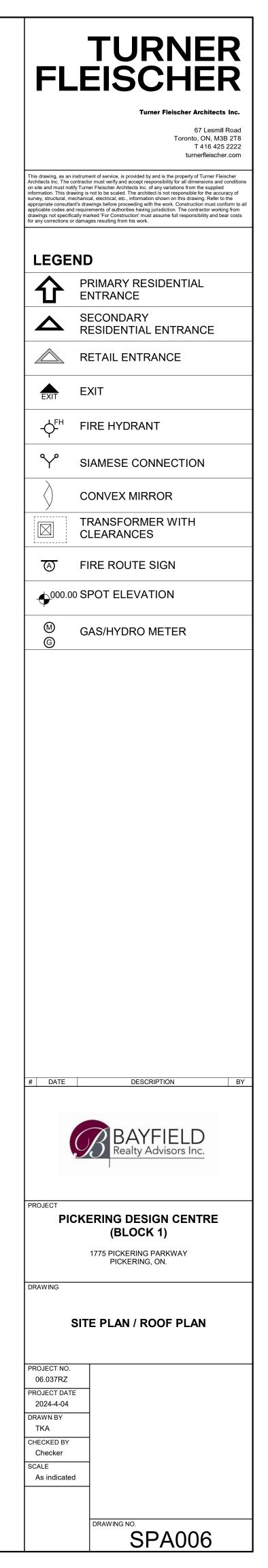
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WASTE MANAGEMENT REQUIREMENTS - GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE SERVED BY A GARAGE CHUTE WITHIN THE BUILDINGS WITH SEPERATE GARBAGE AND RECYCLING LOCATED ON THE GROUND FLOOR TO DIVERT GARBAGE AND RECYCLEABLE MATERIALS INTO SEPERATE BINS.

- PRIVATE COLLECTION WILL BE PROVIDED FOR COMMERCIAL WASTE MANAGEMENT
- MUNICIPAL COLLECTION WILL BE PROVIDED FOR THE RESIDENTIAL UNITS

THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

- PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING BINS DURING COLLECTION TO STAGING AREA
- GARBAGE TO BE TRACTORED FROM GARBAGE ROOMS TO STAGING AREA

SOLID WASTE MANAGEMNET REQUIREMENTS (CITY OF PICKERING)

- A FRONT END GARBAGE BIN WITH A CAPACITY OF ONE CUBIC YARD PER TEN (10) RESIDENTIAL UNITS
- ROLLOUT RECYLCING CART, ONE 95 GALLON CART FOR EVERY 7 UNITS

TOWER A1

TOWER A2

<u>GARBAGE</u> 346 UNITS/40 (NUMBER OF UNITS PER BIN) = 9 BINS (4 CUBIC YARDS) <u>GARBAGE</u> 332 UNITS/40 (NUMBER OF UNITS PER BIN) = 8 BINS (4 CUBIC YARDS)

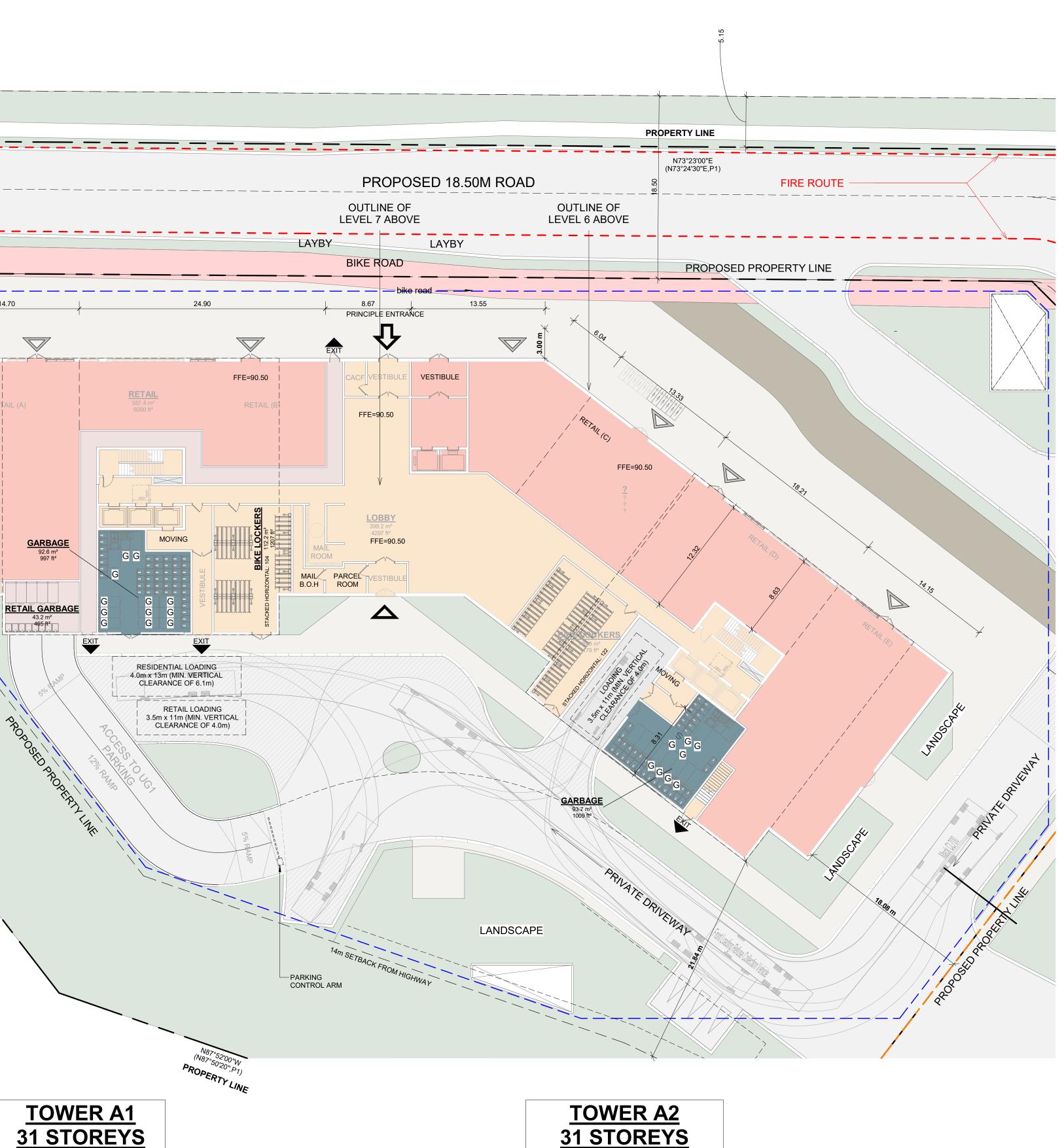
<u>RECYCLING</u> 346 UNITS/7 (NUMBER OF UNITS PER CART)= 49 BINS (95 GALLON)

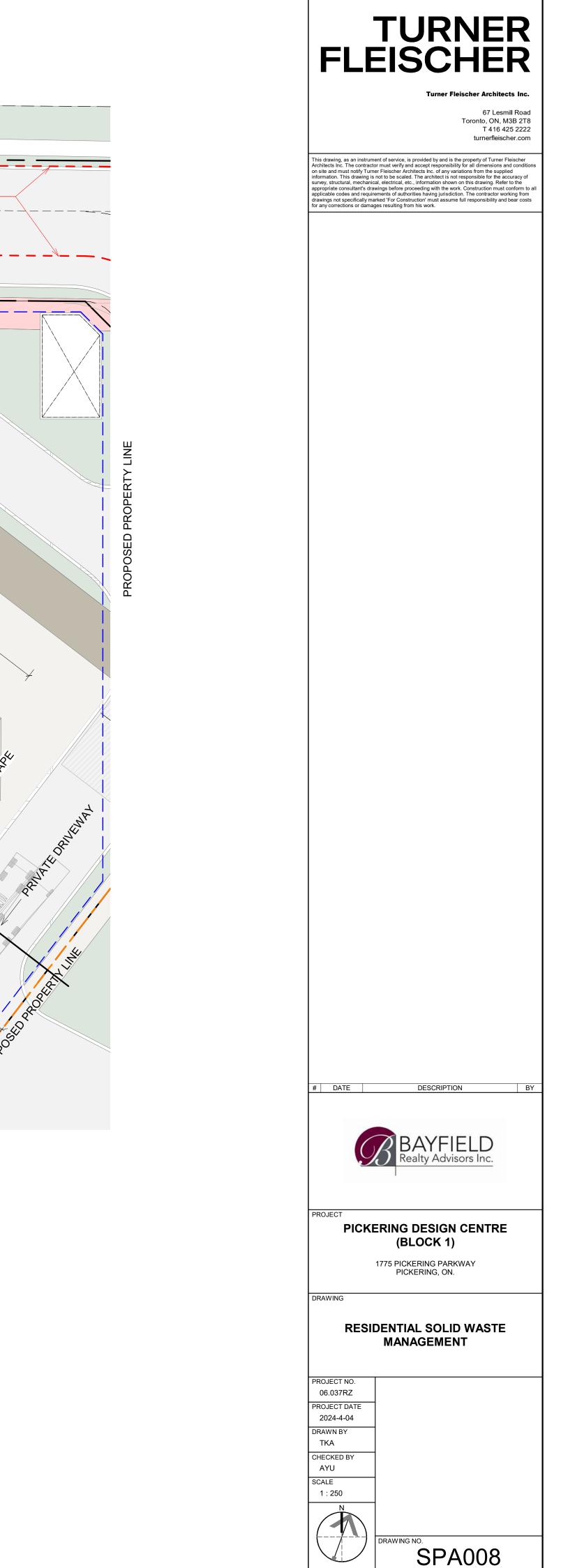
RECYCLING 332 UNITS/7 (NUMBER OF UNITS PER CART)= 47 BINS (95 GALLON)

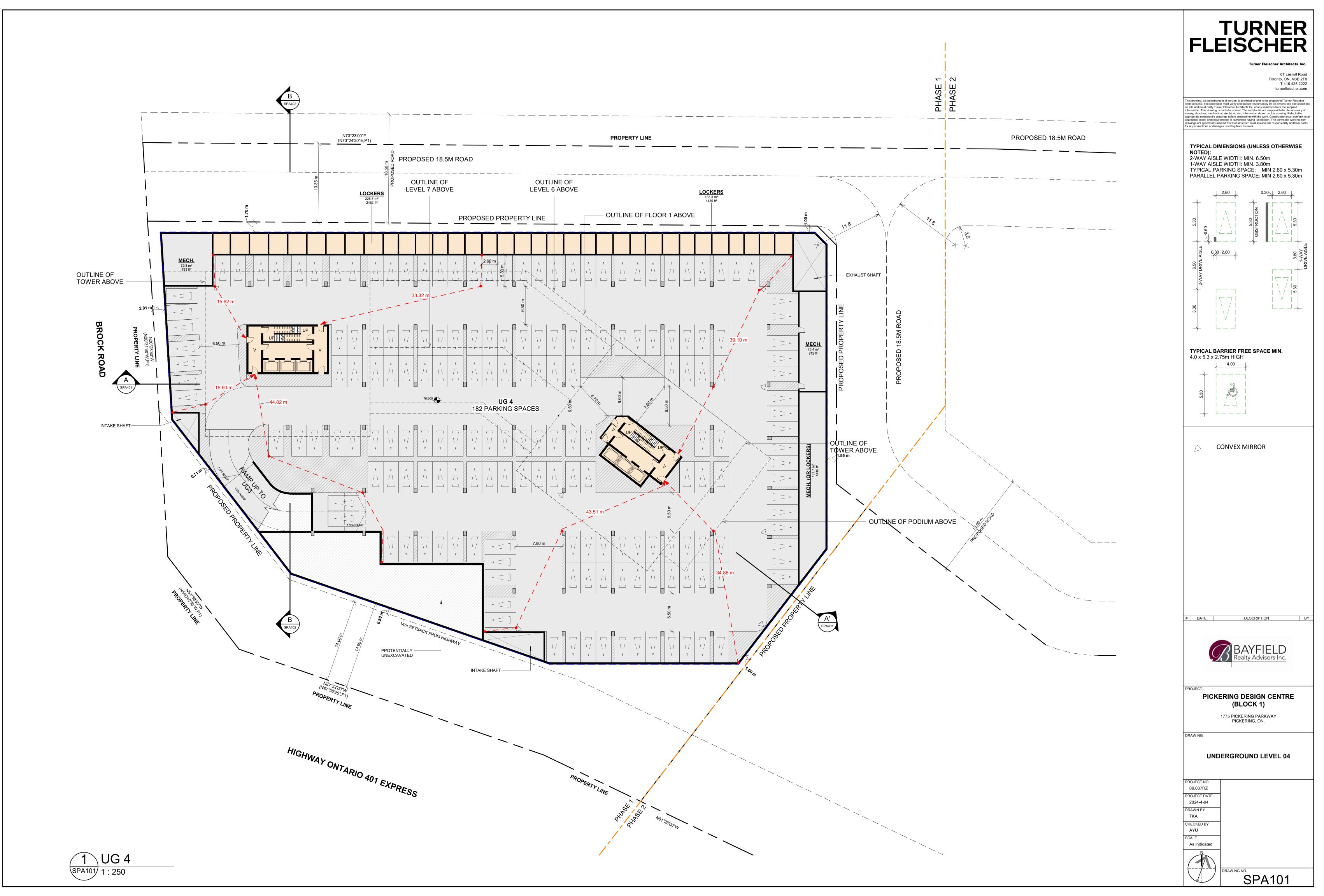
TOTAL NUMBER OF UNITS = 678

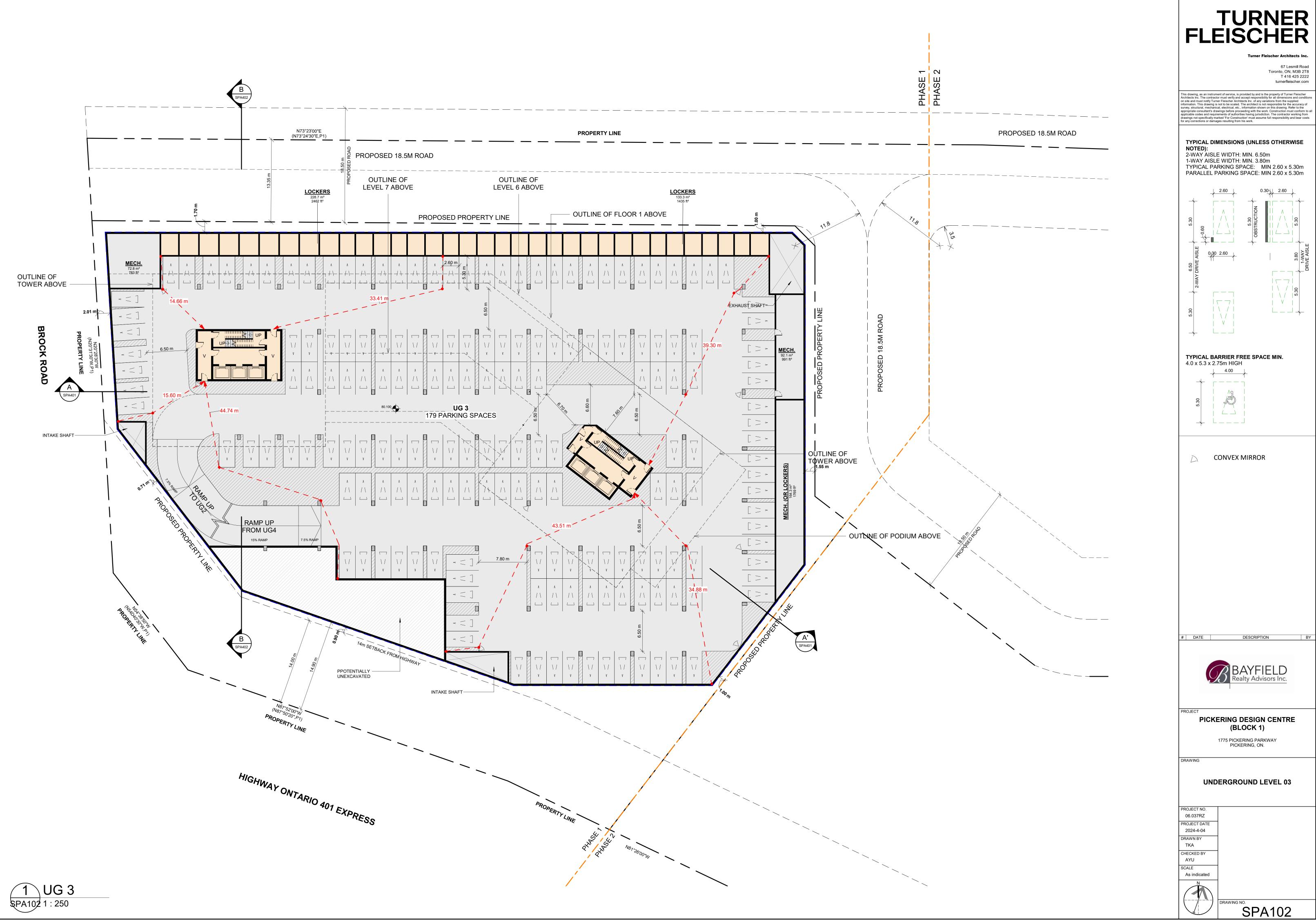
TOTAL NUMBER OF GARBAGE BINS = 17 (4 CUBIC YARD BINS)

TOTAL NUMBER OF RECYCLING BINS = 96 (96 GALLON CARTS)

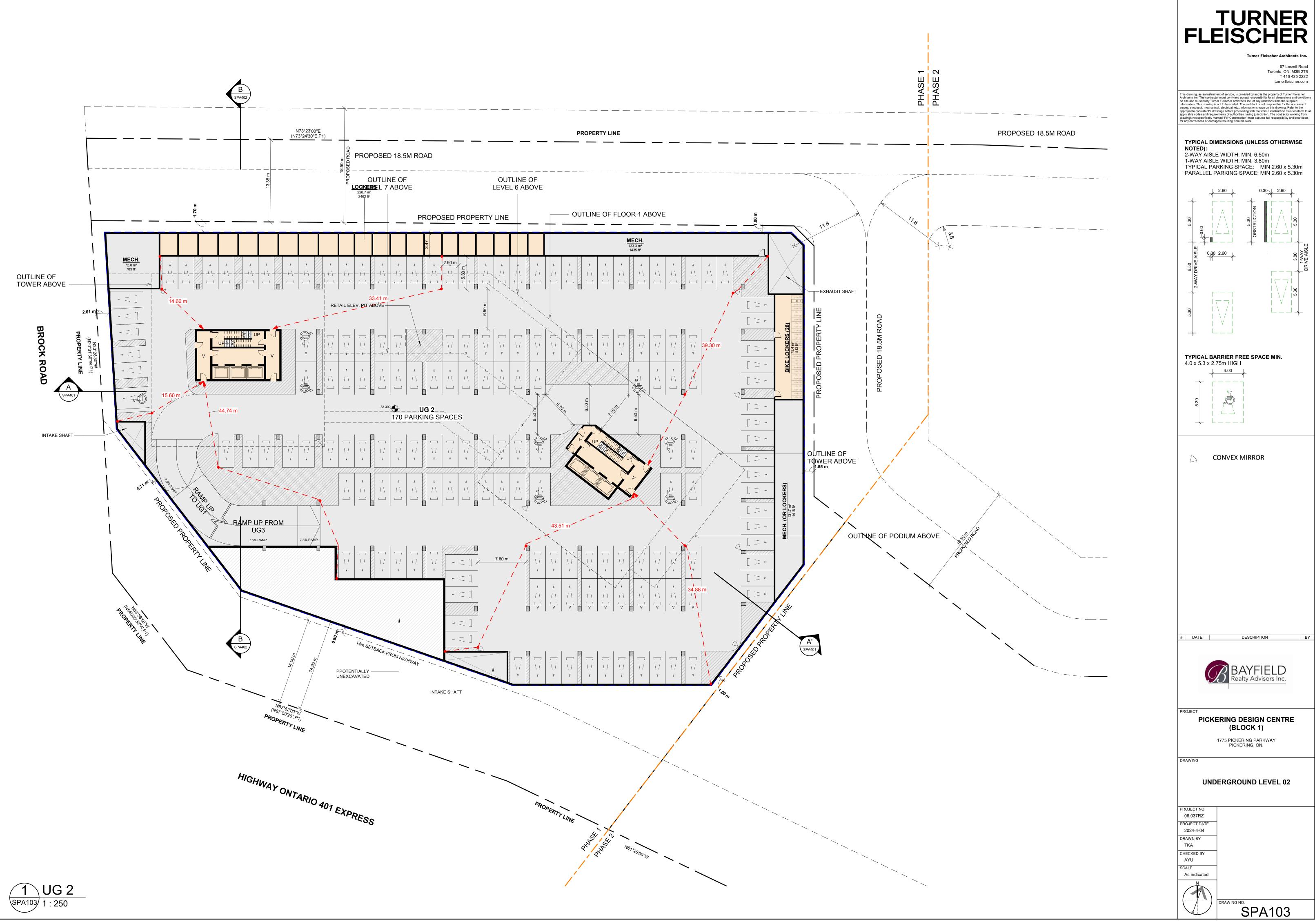




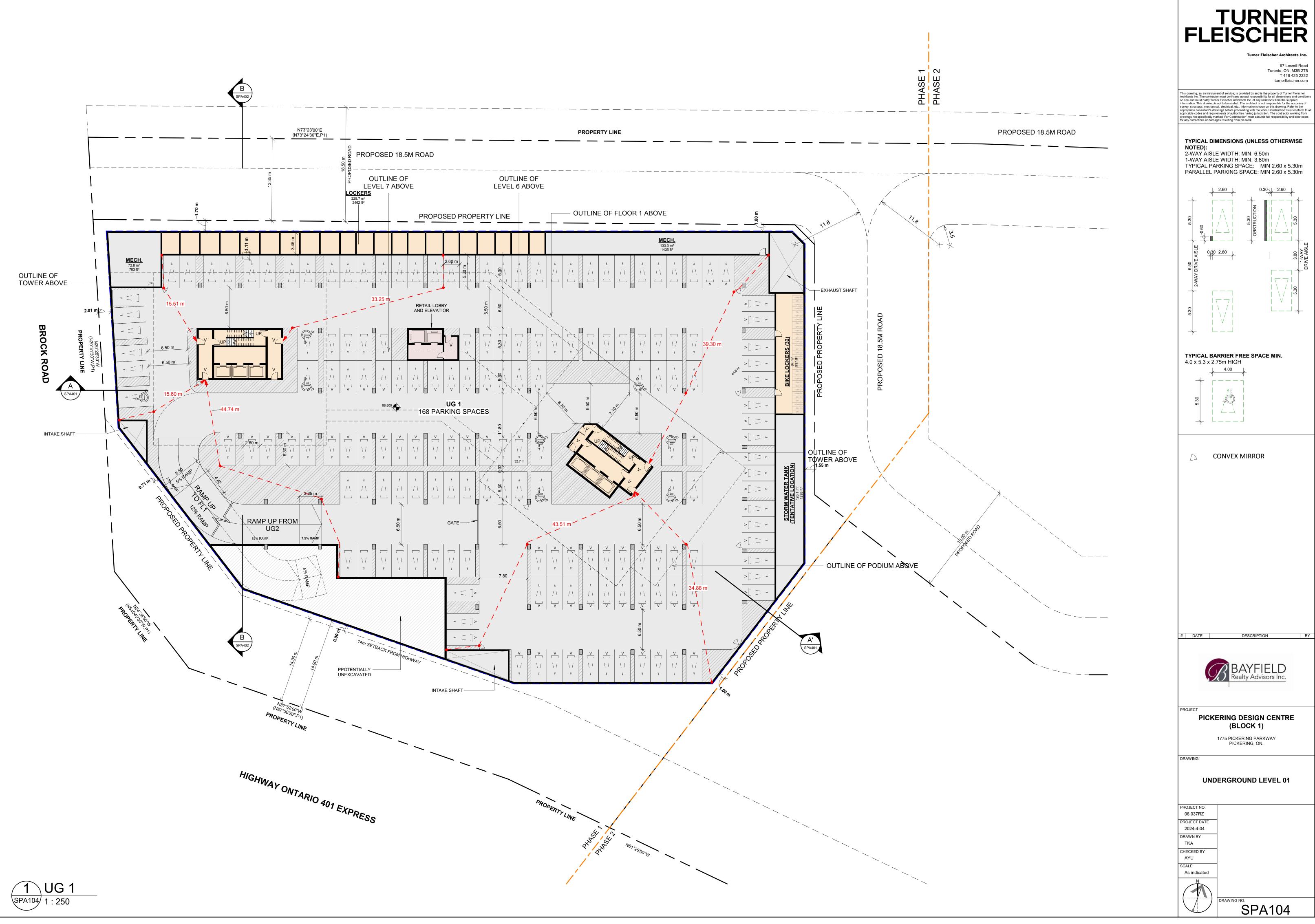




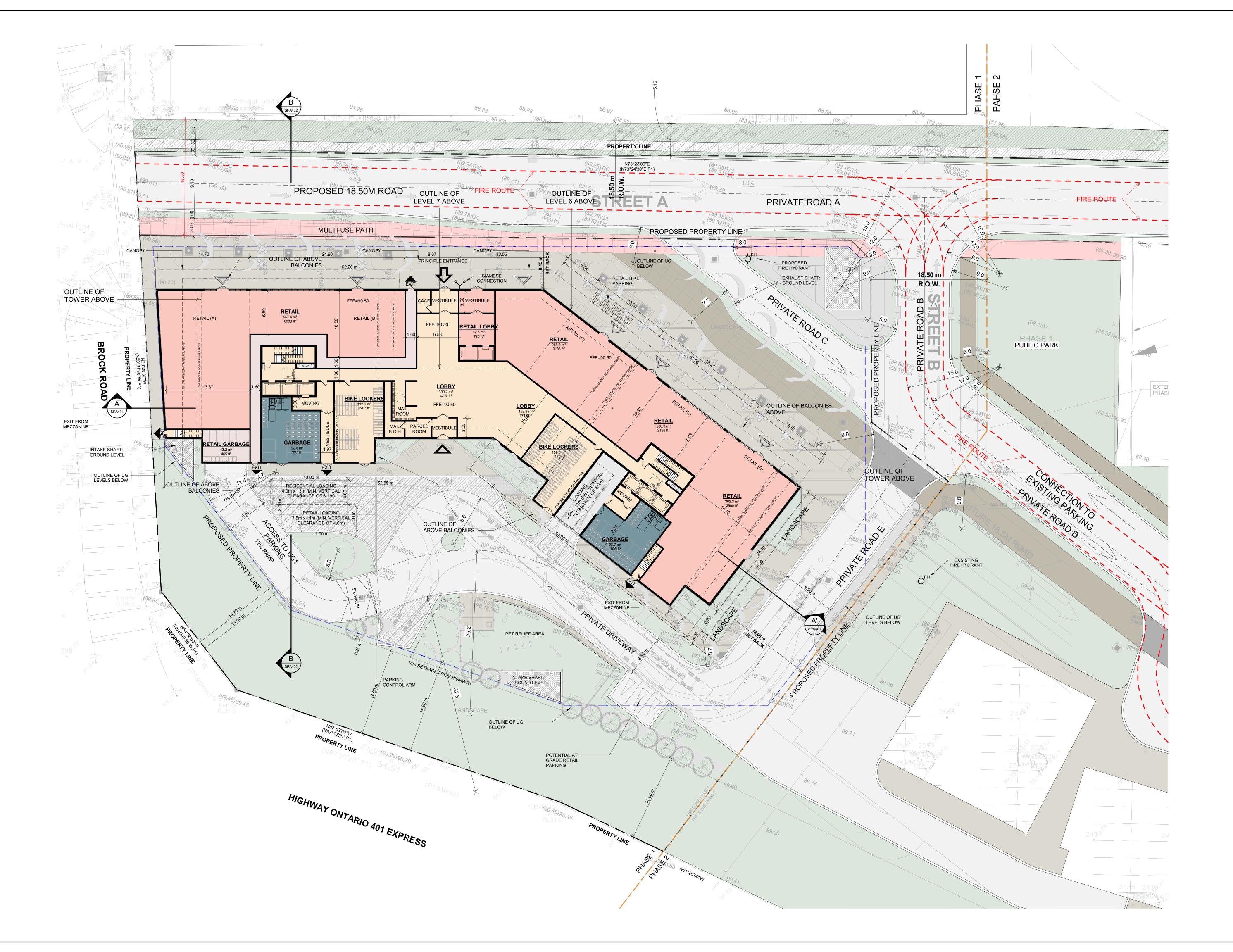


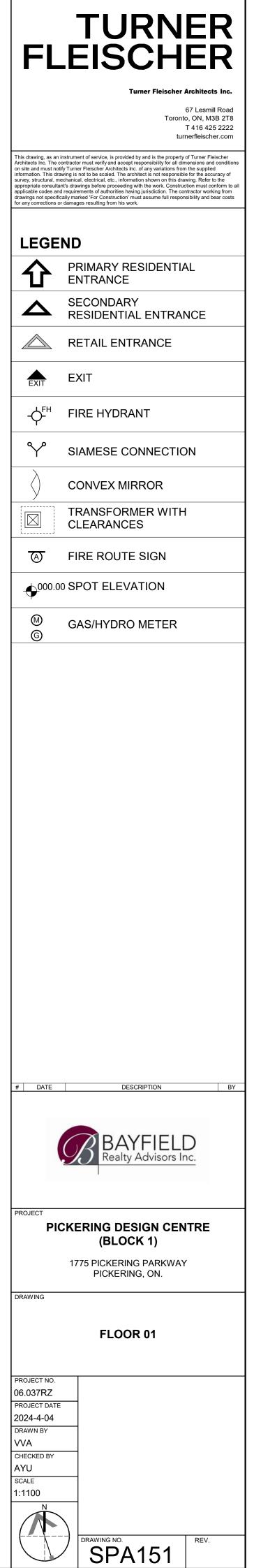


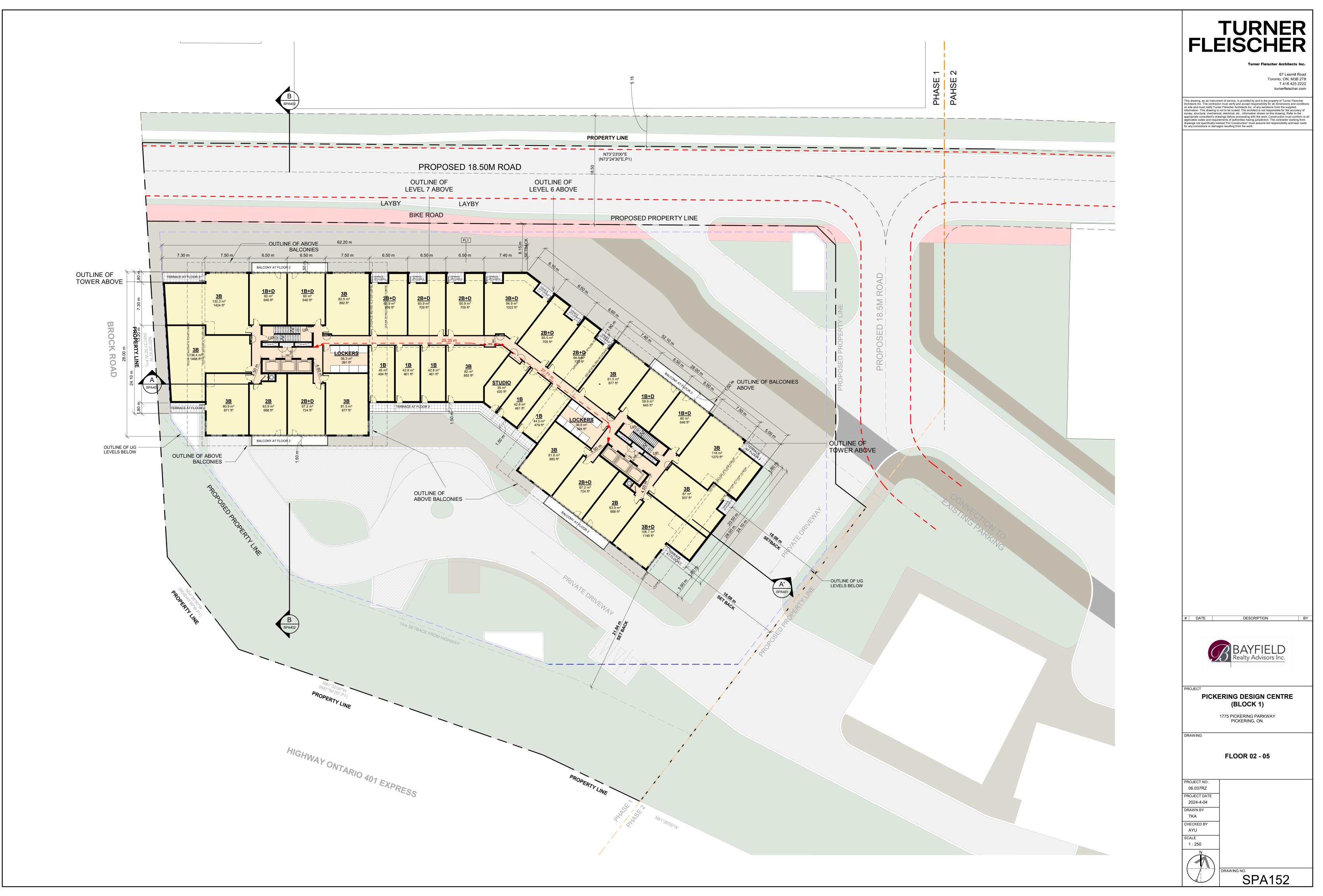




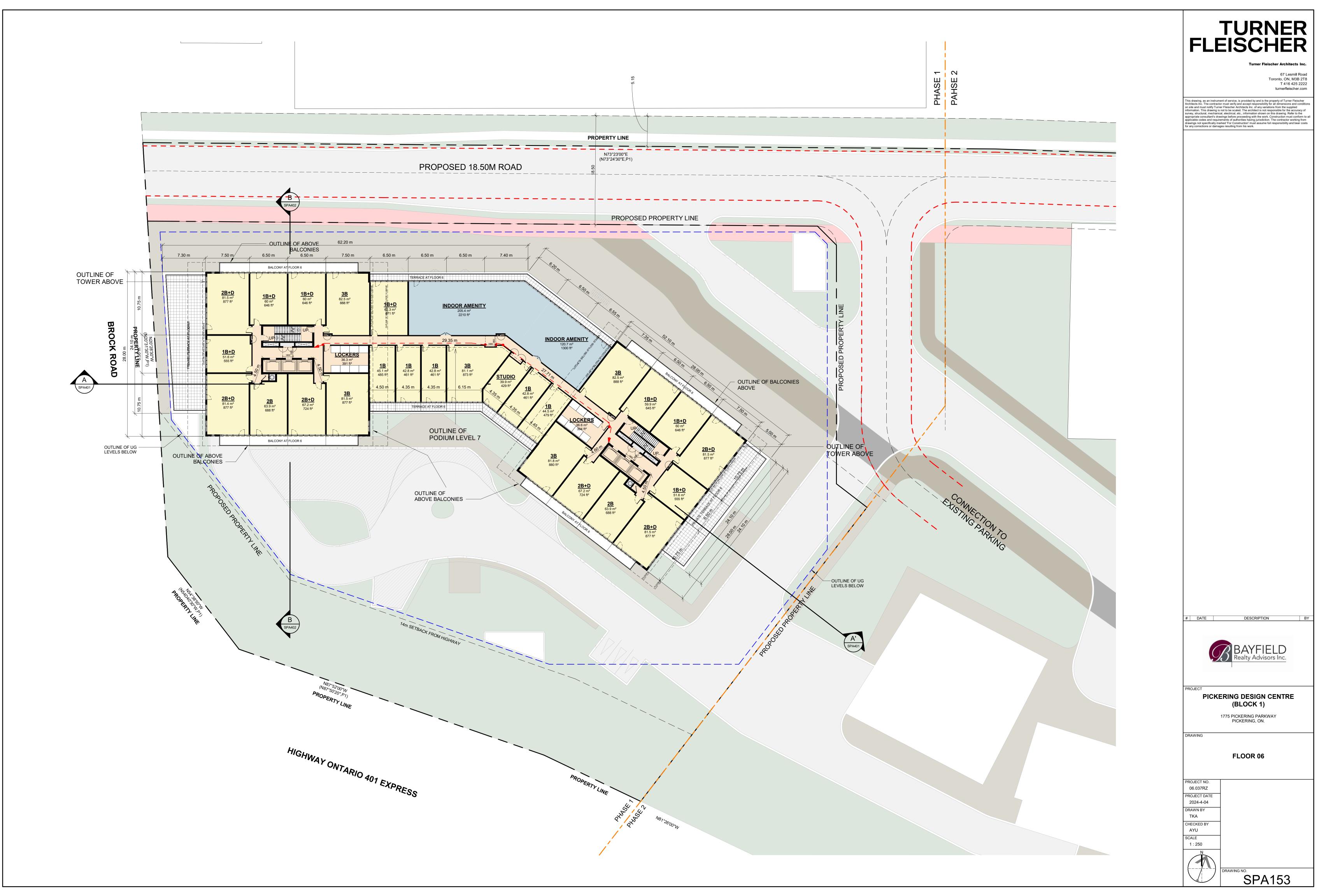


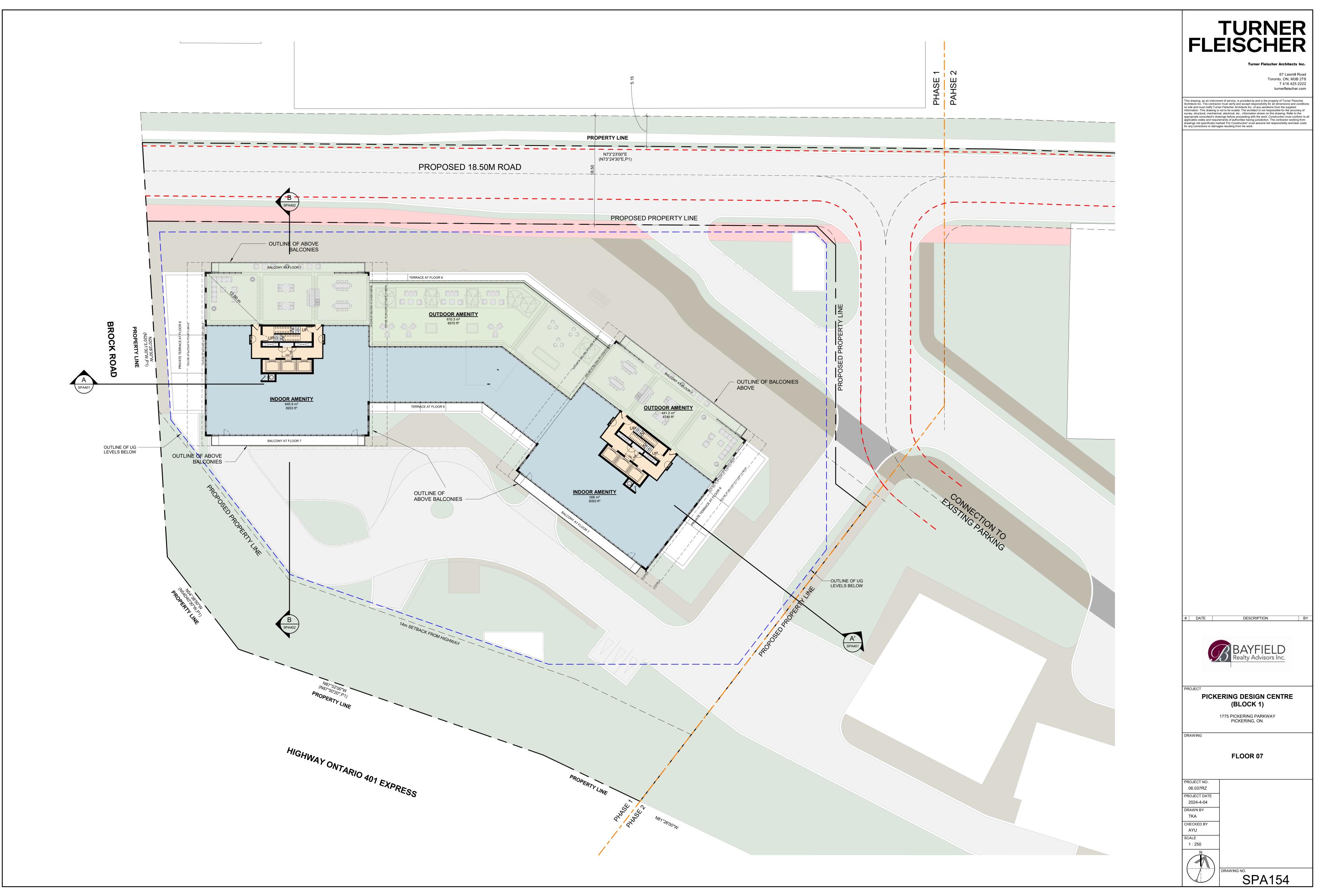


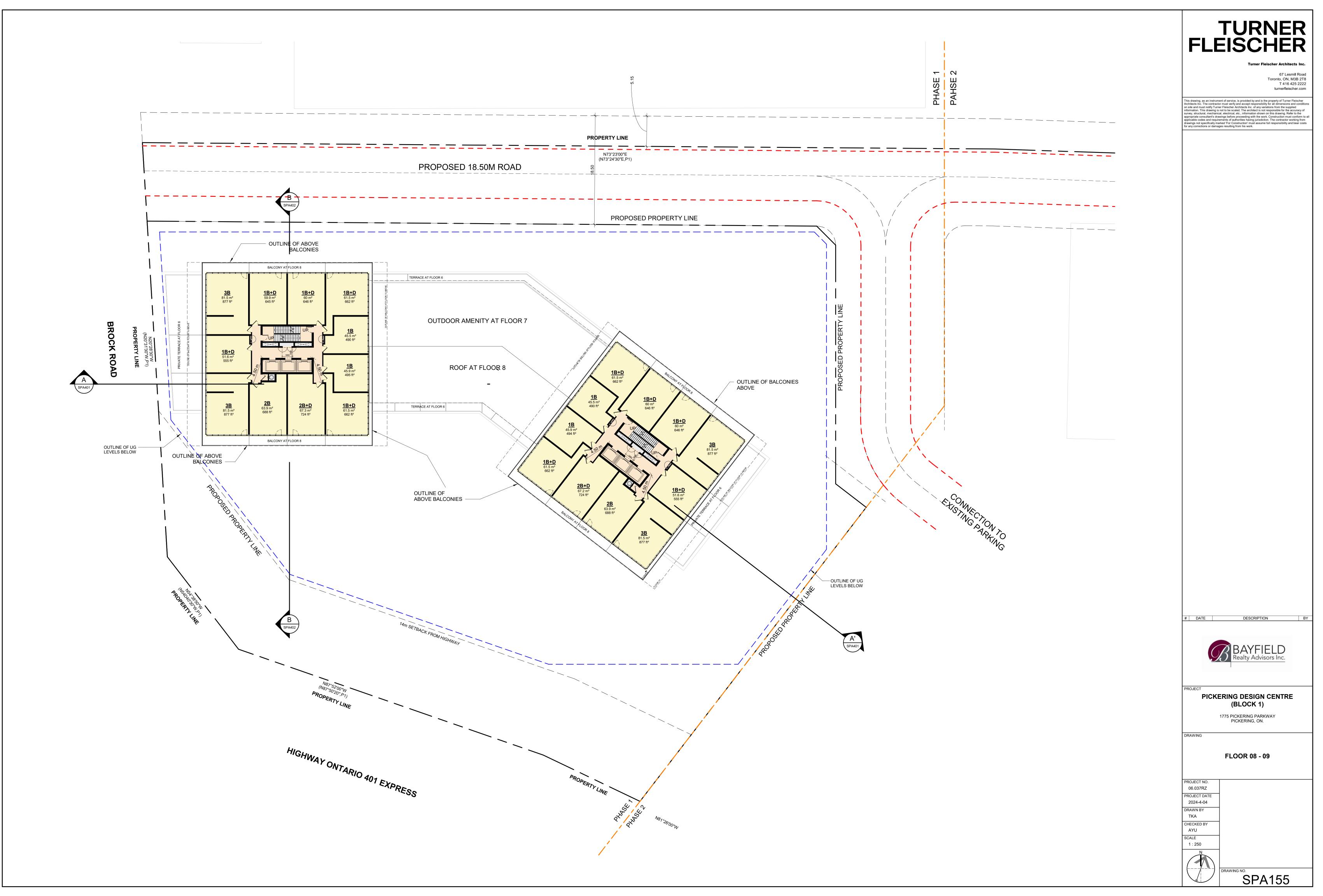


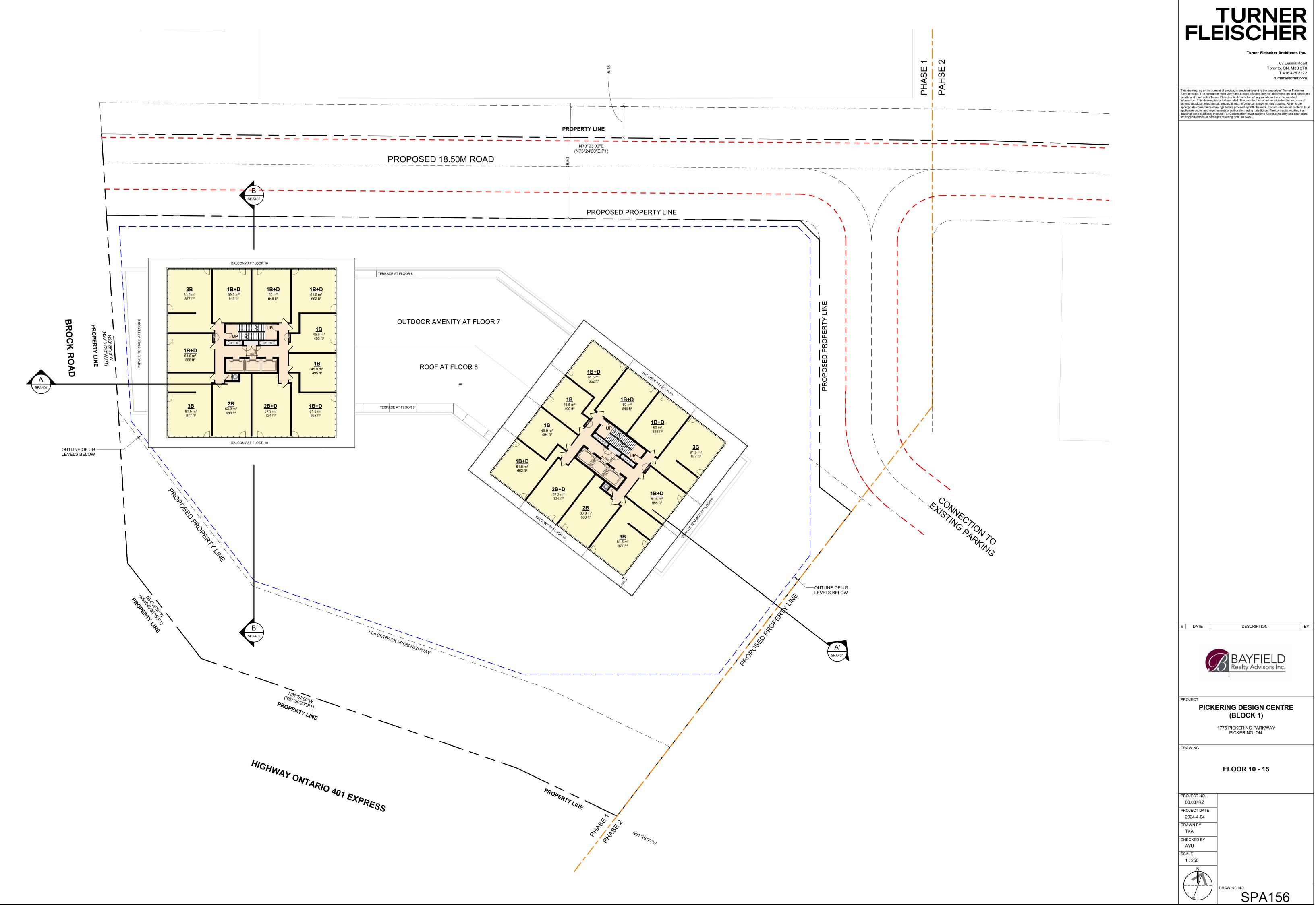


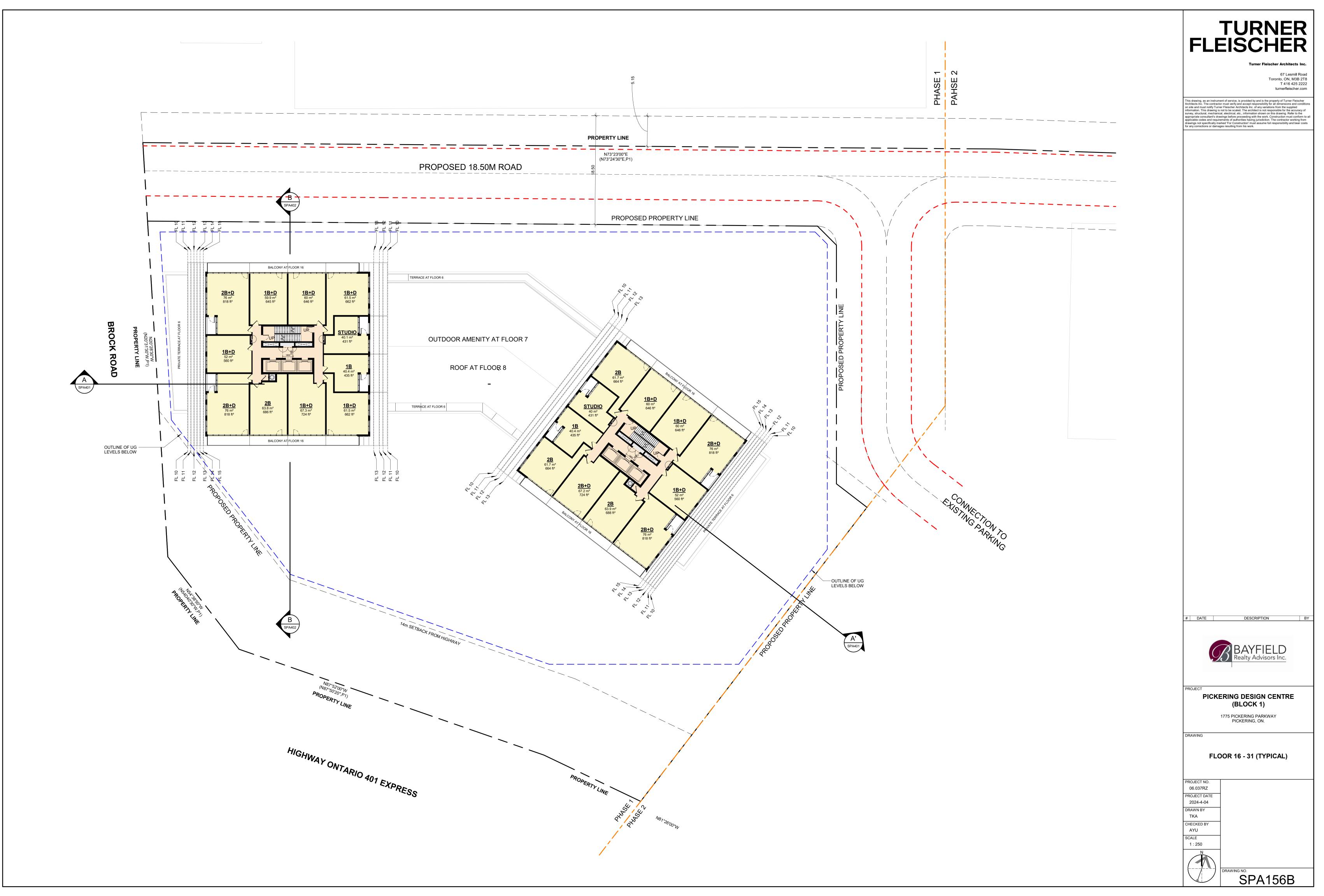
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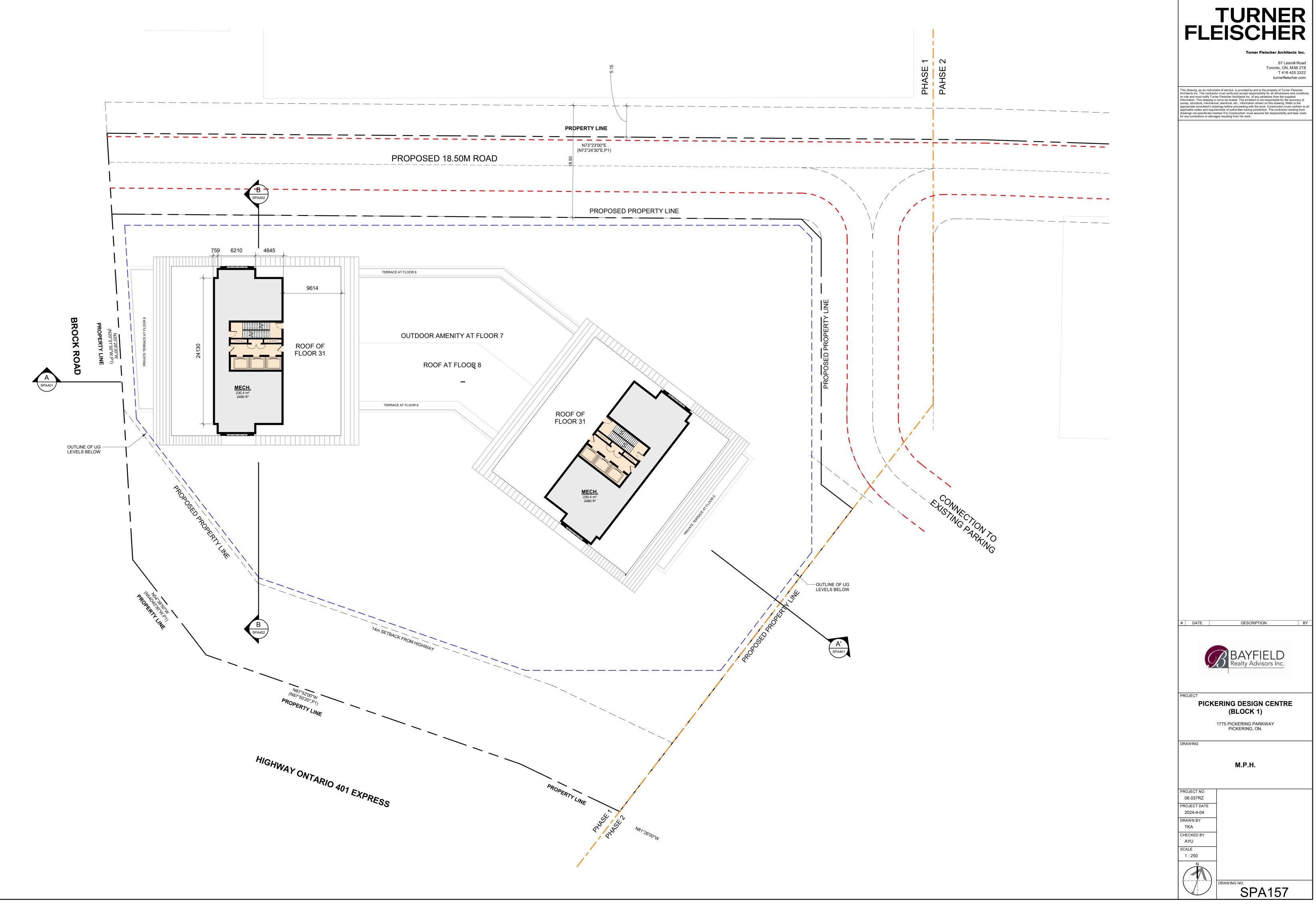


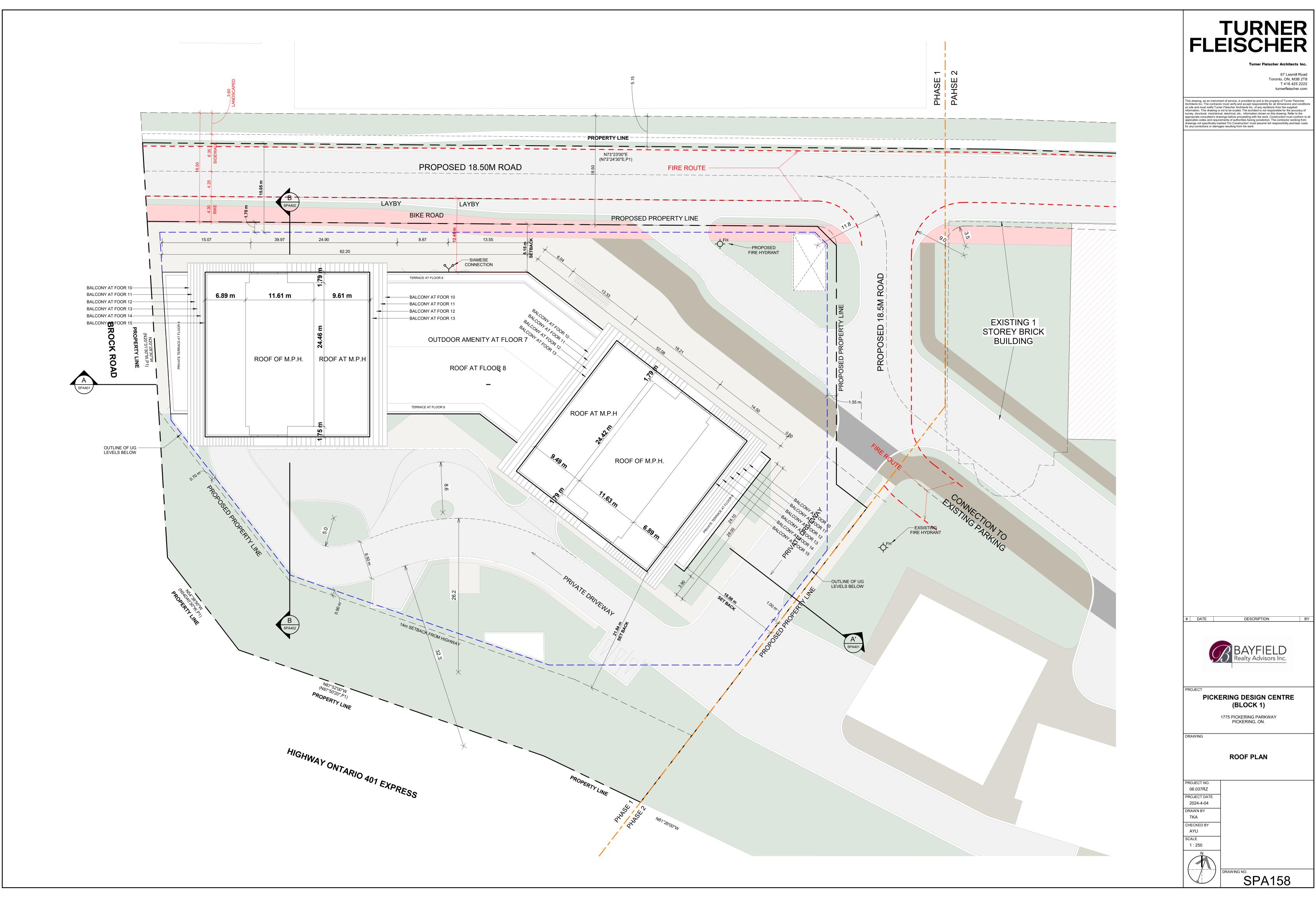


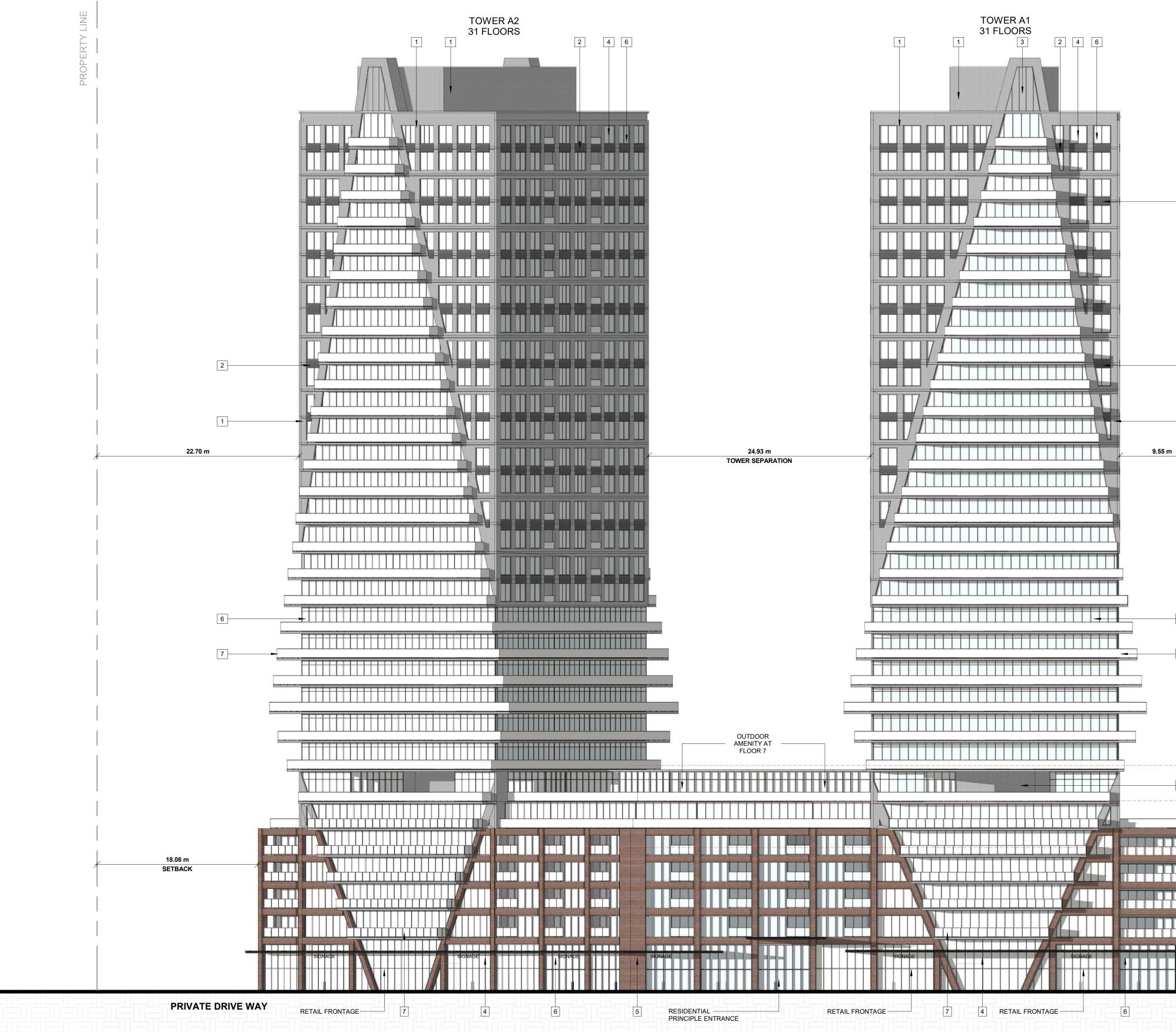








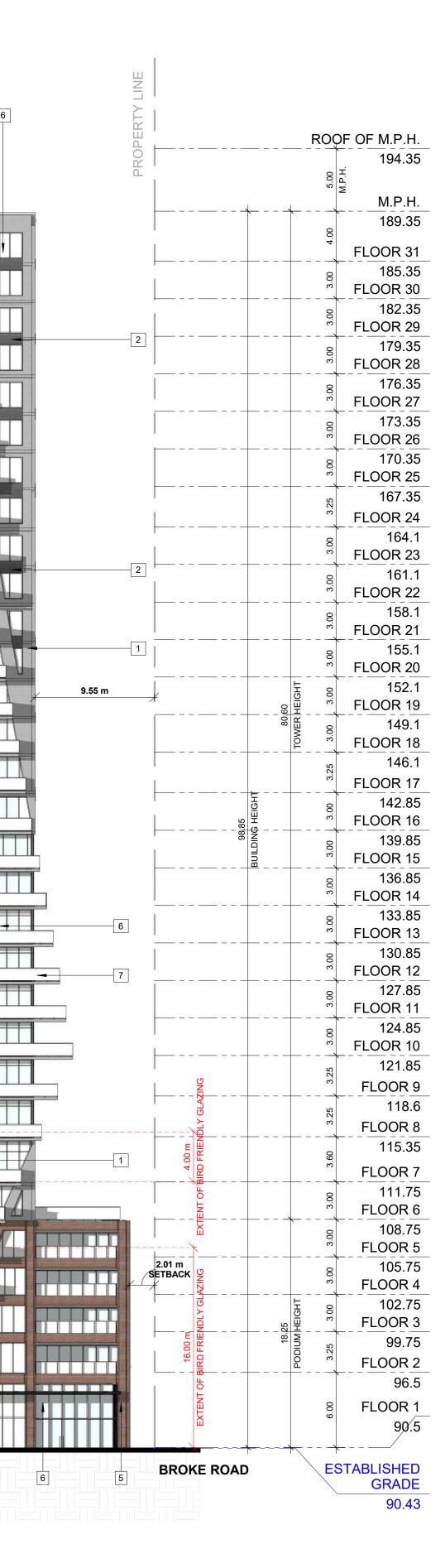


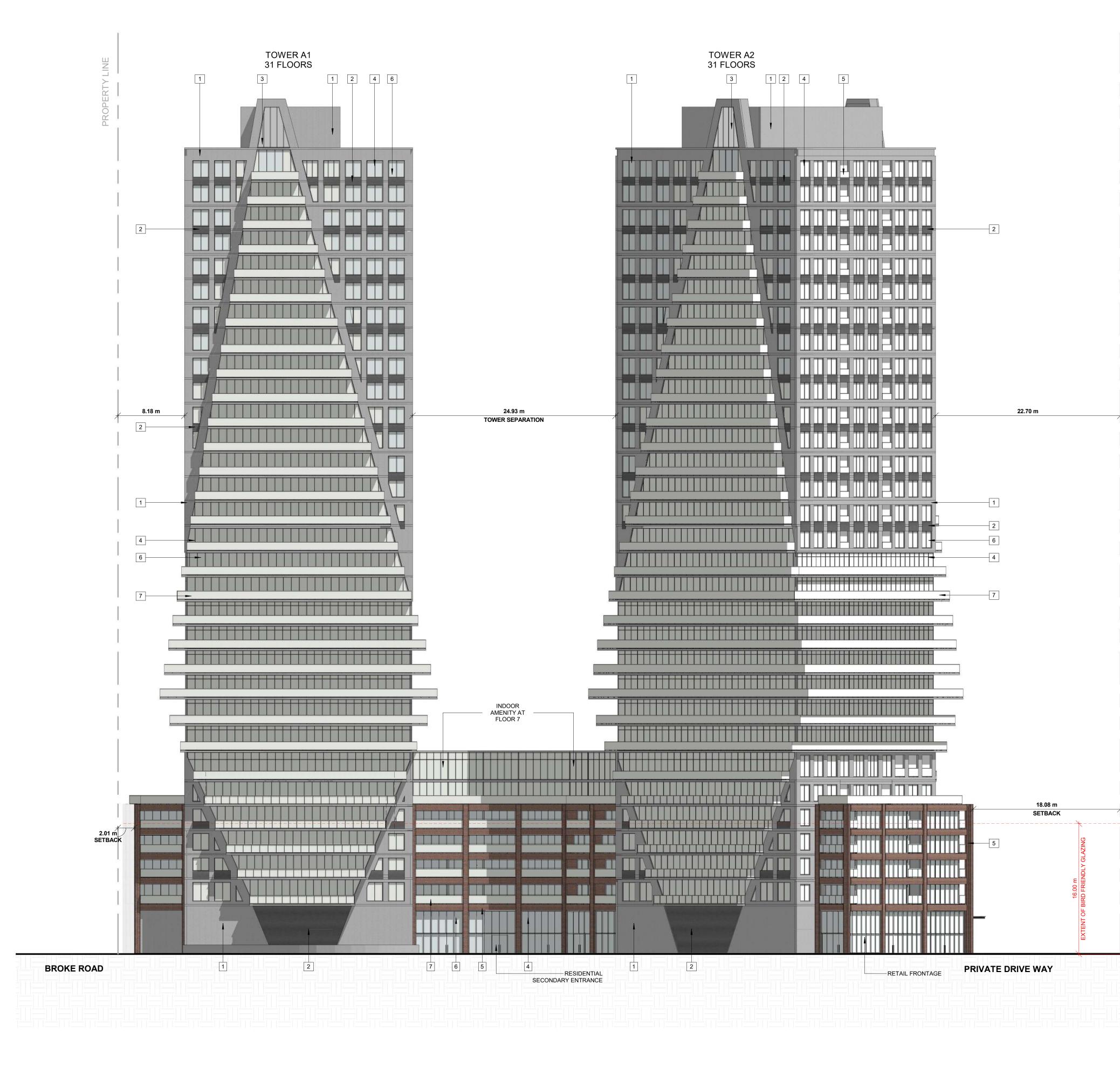


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for any corrections or damages resulting from his work.
EXTERIOR FINISH LEGEND 1 PRECAST CONCRETE - LIGHT GREY
2PRECAST CONCRETE - DARK GREY3SPANDREL PANEL - DARK GREY
4 ALLUMINUM MULLION - GREY 5 MASONRY - DARK RED 6 CLEAR GLAZING
7 BALCONY GLAZING
DATE DESCRIPTION BY
BAYFIELD Realty Advisors Inc.
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY
DRAWING
NORTH ELEVATION
PROJECT NO. 06.03787
06.037RZ PROJECT DATE 2024-4-04 DRAWN BY
TKA CHECKED BY AYU
SCALE As indicated

DRAWING NO.

SPA301

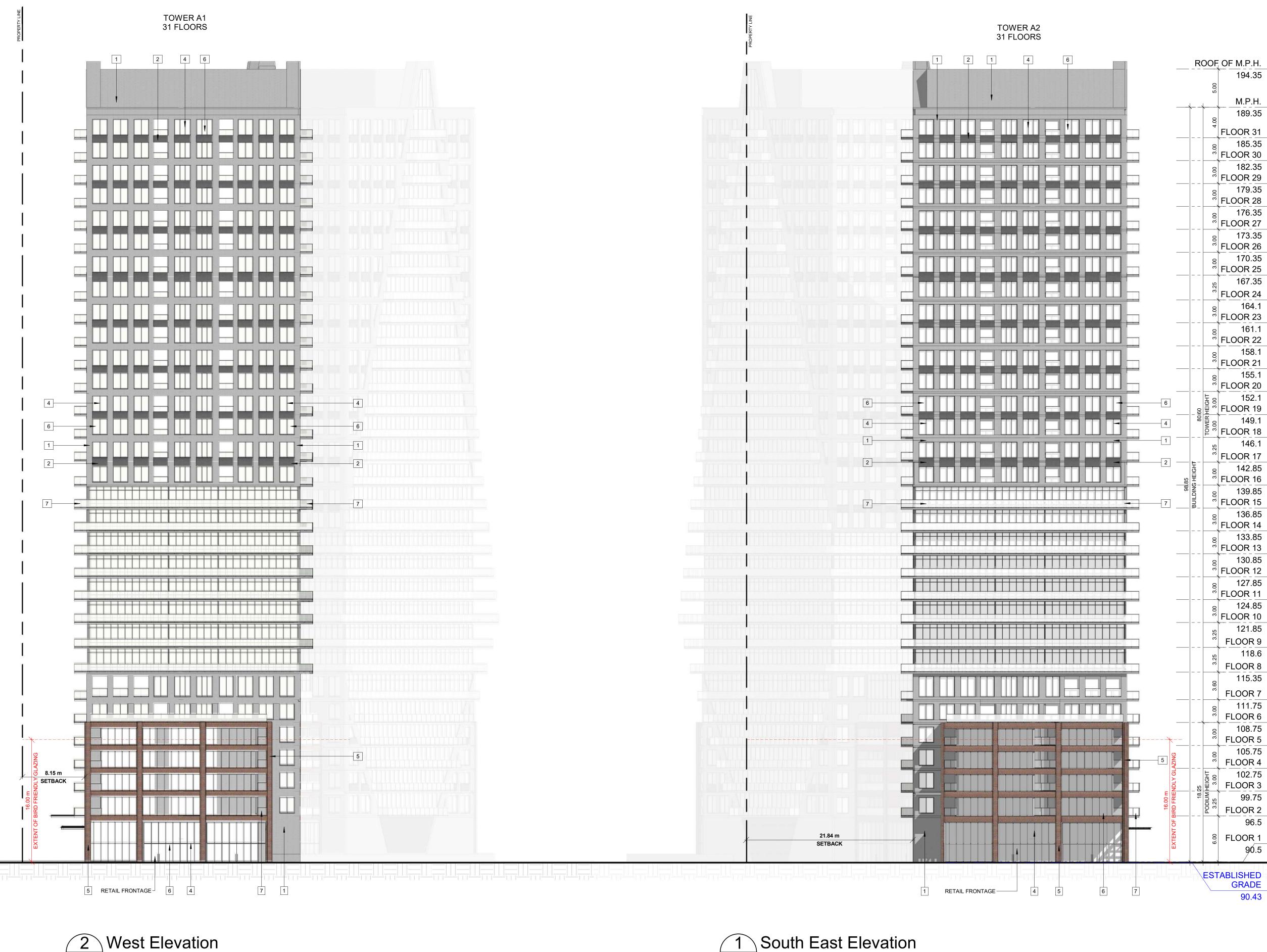




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	1 PRECAST CONCRETE - LIGHT GREY
	 PRECAST CONCRETE - DARK GREY SPANDREL PANEL - DARK GREY
	 4 ALLUMINUM MULLION - GREY 5 MASONRY - DARK RED
	6 CLEAR GLAZING
	7 BALCONY GLAZING
[DATE DESCRIPTION
	BAYFIELD Realty Advisors Inc.
	Realty Advisors Inc.
PROJE	СТ
	PICKERING DESIGN CENTRE (BLOCK 1)
	1775 PICKERING PARKWAY PICKERING, ON.
DRAWI	NG
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				3.00	FLC	DOR 30
				3.00	FLC	182.35 DOR 29
				3.00	FLC	179.35 DOR 28
	+			3.00		176.35
				3.00		DOR <u>27</u> 173.35
·				+	FLC	DOR 26 170.35
				3.00	FLC	DOR 25 167.35
			-	3.25	FLC	DOR 24
				3.00	FLC	164.1 DOR 23
2				3.00	FI (161.1 DOR 22
				3.00		158.1
·				3.00	FLC	DOR 21 155.1
, ,			+		FLC	DOR 20 152.1
, <u> </u>		80.60 m	OWER HEIGHT	3.00	FLC	DOR 19 149.1
		80	TOWE	3.00	FLC	DOR 18
				3.25	FLC	146.1 DOR 17
 0	HEIGHT			3.00		142.85 DOR 16
98 <mark>.</mark> 85				3.00		139.85
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SPA303 1 : 250

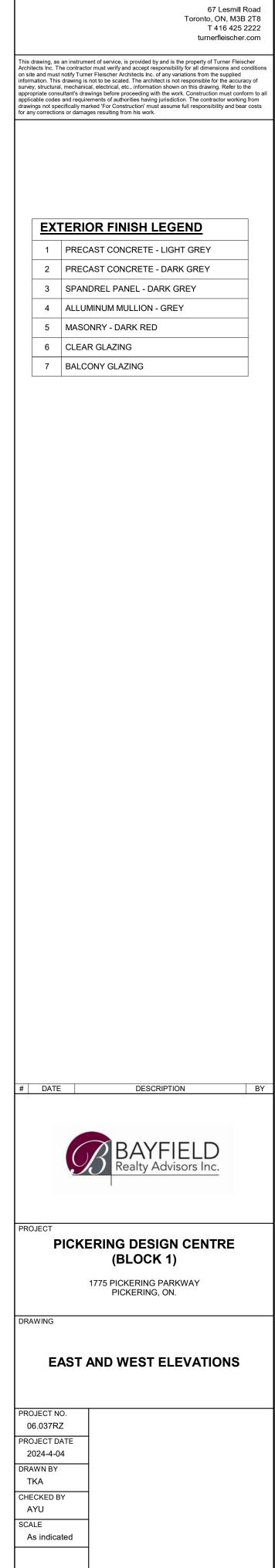


Turner Fleischer Architects Inc.

TURNER

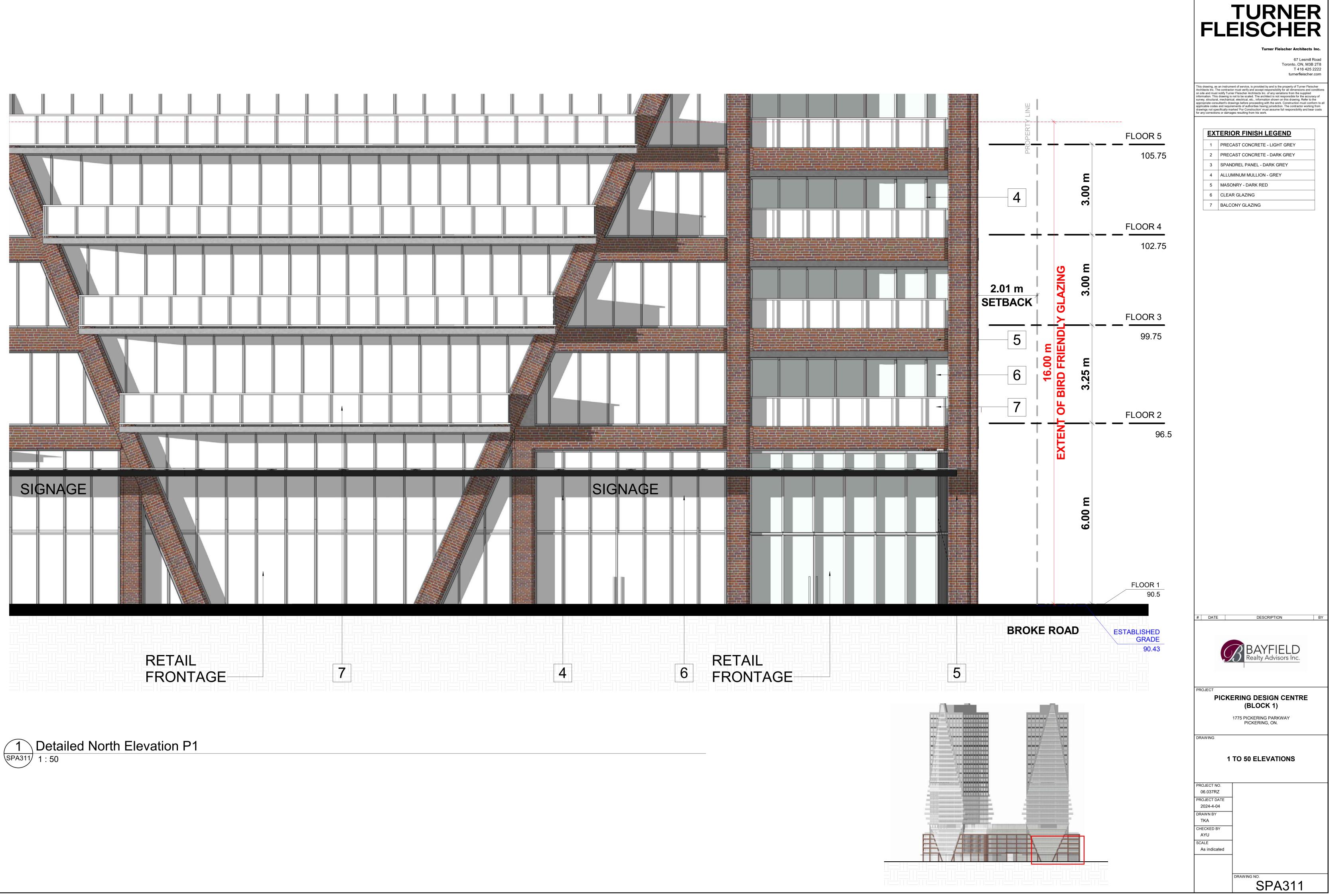
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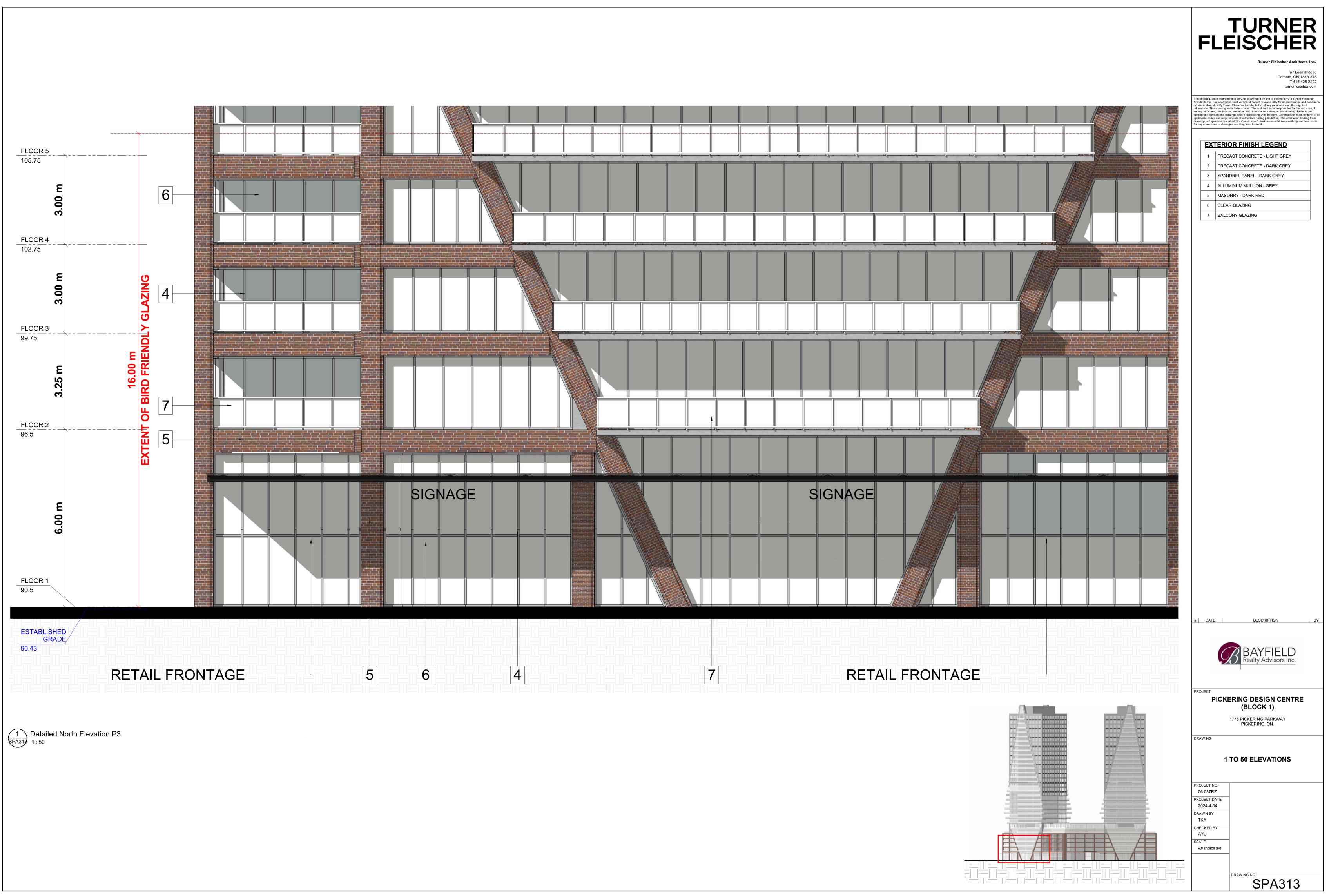


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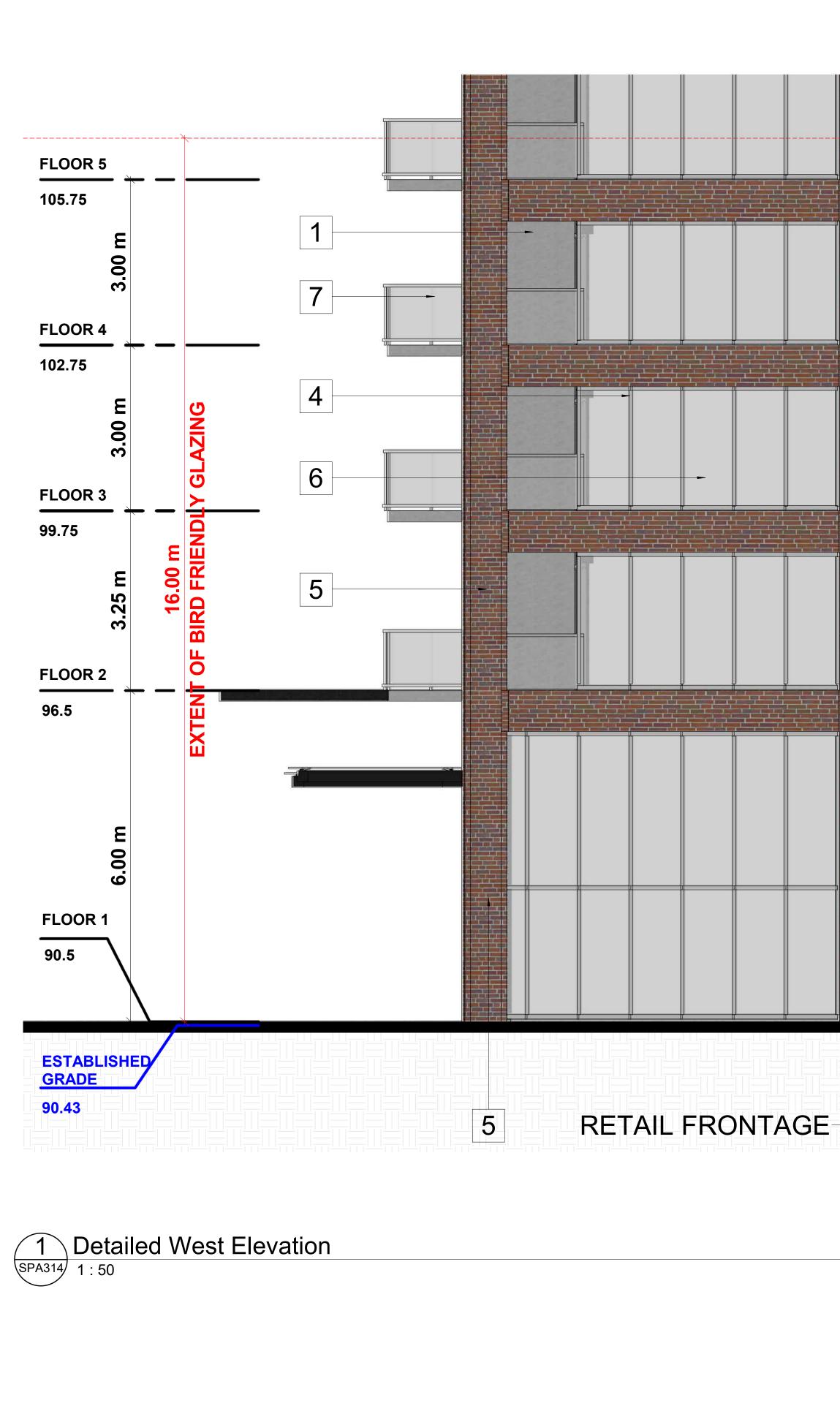
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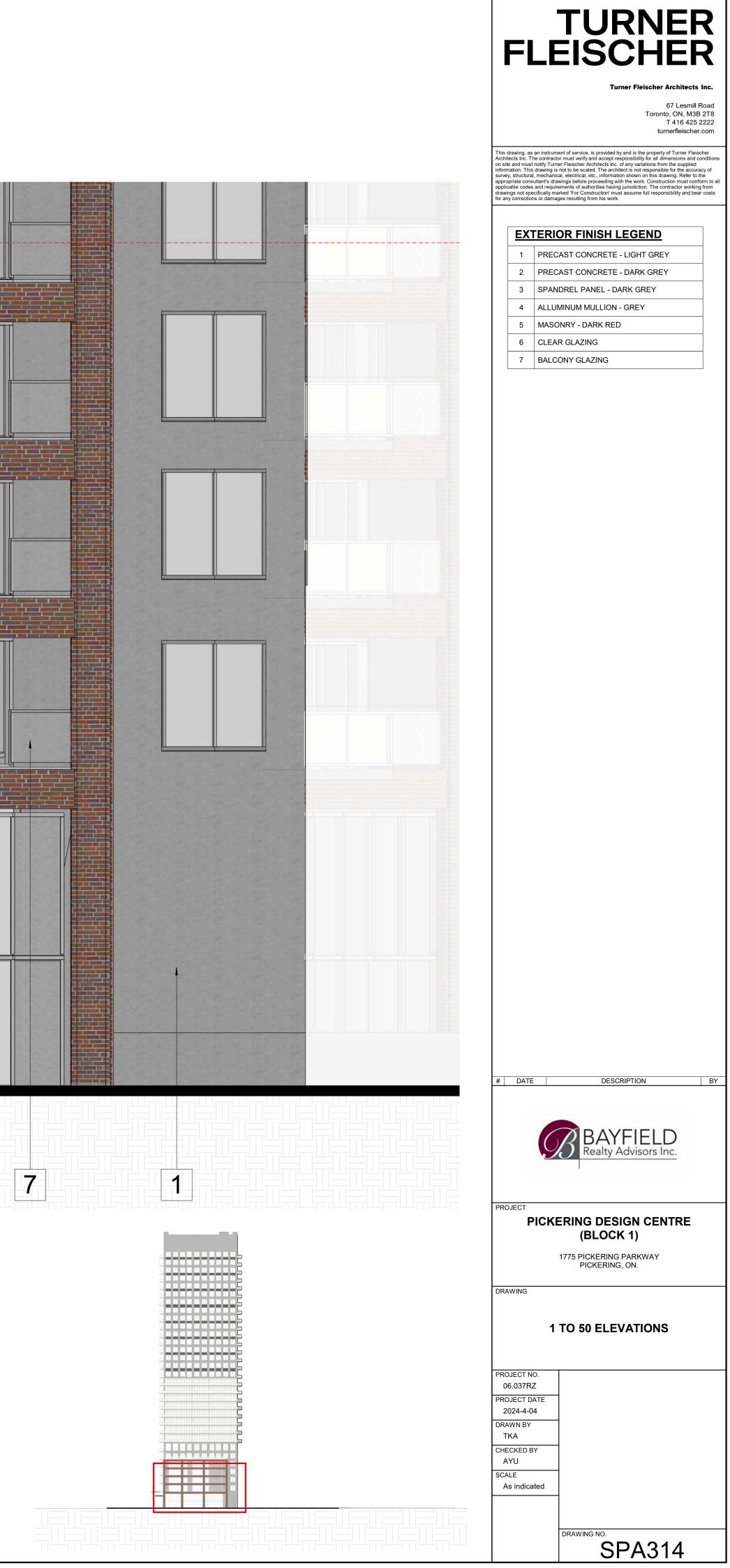


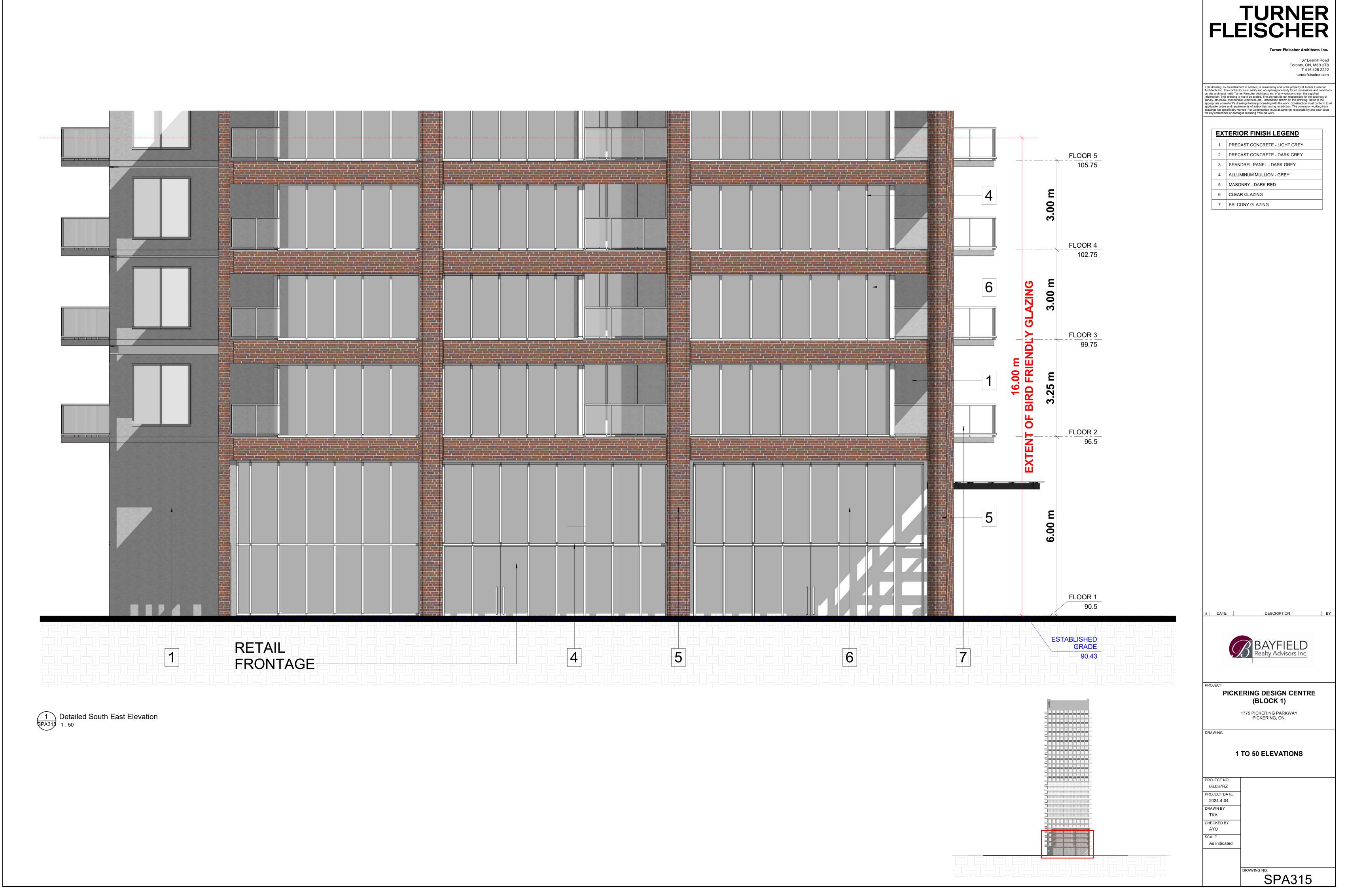


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1775 PICKERING PARKWAY, PICKERING, ON

BIRD FRIENDLY DIAGRAM

1. Solid / Opaque Surfaces

On the EAST ELEVATION, 457.7 m2 is located within the bird-friendly zone. Of this total surface area, 203.9 m2 or 44.6% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the WEST ELEVATION, 450.7 m2 is located within the bird-friendly zone. Of this total surface area, 203.2 m2 or 45.1% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION P1, 1200.5 m2 is located within the bird-friendly zone. Of this total surface area, 444.8 m2 or 37.0% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION P2, 1034.5 m2 is located within the bird-friendly zone. Of this total surface area, 397.8 m2 or 38.5% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. Glass On the EAST ELEVATION, 253.7 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 2.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 96.4% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

On the WEST ELEVATION, 247.5 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 100.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

On the NORTH ELEVATION P1, 755.7 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 7.7% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 92.3% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

On the NORTH ELEVATION P2, 636.7 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 19.3% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 80.7% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

06.037 PICKERING DESIGN CENTRE, PICKERING, ON

PICKERING, ONTARIO

PROJECT SUMMARY

REVISED: 2022-04-08

BIRD FRIENDLY ELEVATION CHART

SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	203.9	44.6%	N/A
Glazed Surfaces with Frit Pattern	244.685	53.5%	96.4%
Glazed Surfaces with Shading	9.03	2.0%	3.6%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	457.7	100%	100%
Total Glazed Surfaces	253.7		

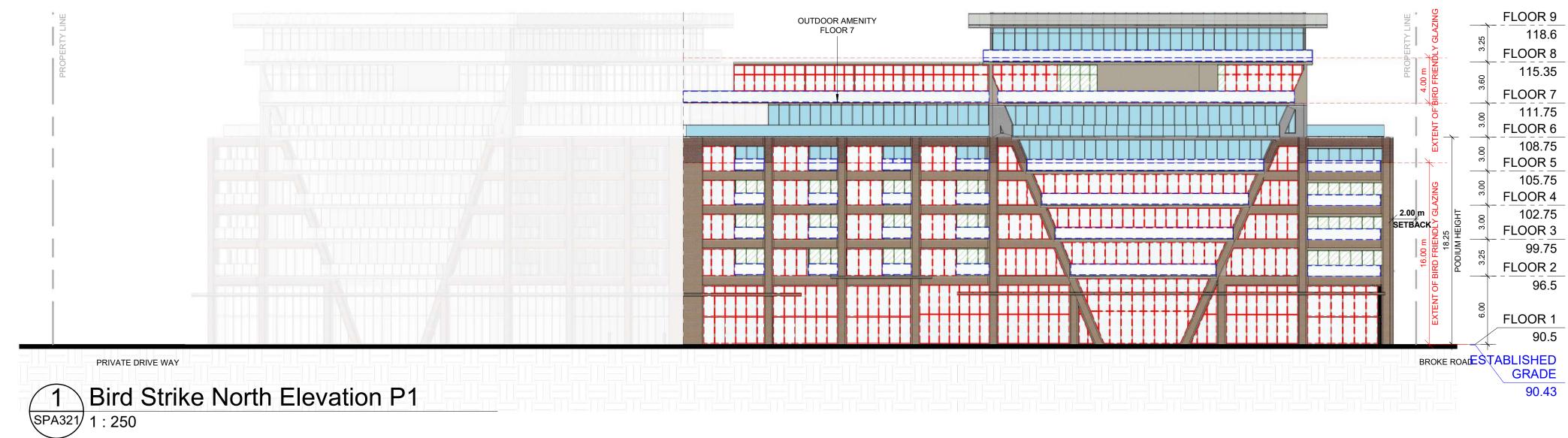
	SUDEACE	AREA	% OF TOTAL	% FOR
z	SURFACE	(m2)	VERTICAL SURFACE	TREATMENTS OF
IO	Opaque Surfaces - Precast/Metal Panel/Aluminum	203.2	45.1%	N/A
AT	Glazed Surfaces with Frit Pattern	247.5	54.9%	100.0%
E<	Glazed Surfaces with Shading	0.0	0.0%	0.0%
TEL				
/ES	Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
5	Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
	TOTAL	450.7	100%	100%
	Total Glazed Surfaces	247.5		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	444.8	37.0%	N/A
Glazed Surfaces with Frit Pattern	697.7	58.1%	92.3%
Glazed Surfaces with Shading	58.0	4.8%	7.7%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1200.5	100%	100%

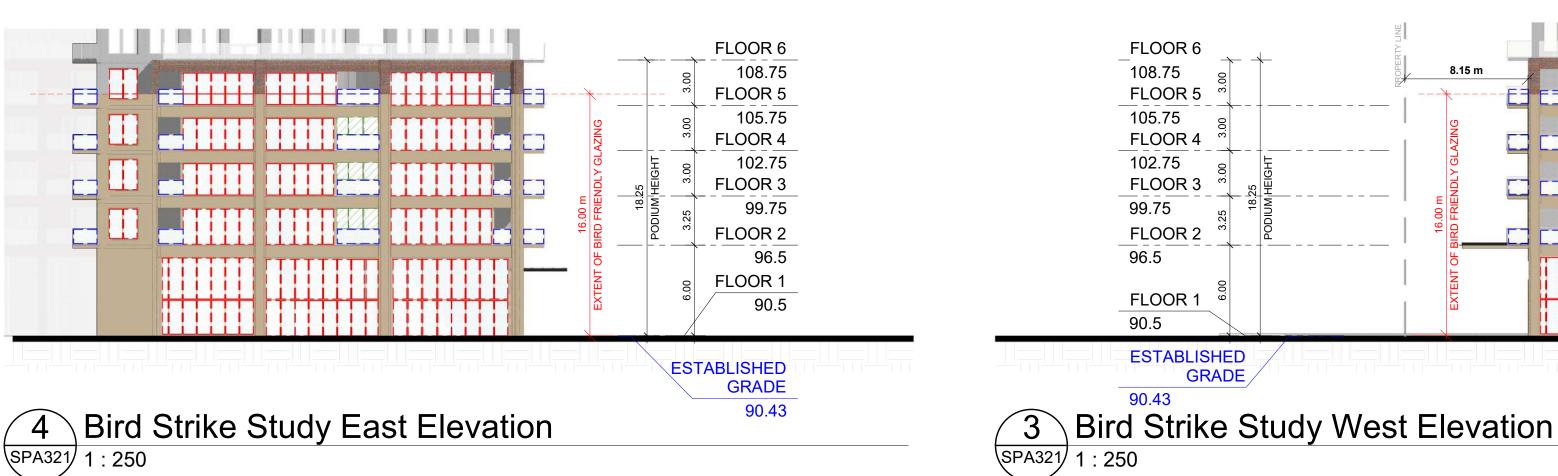
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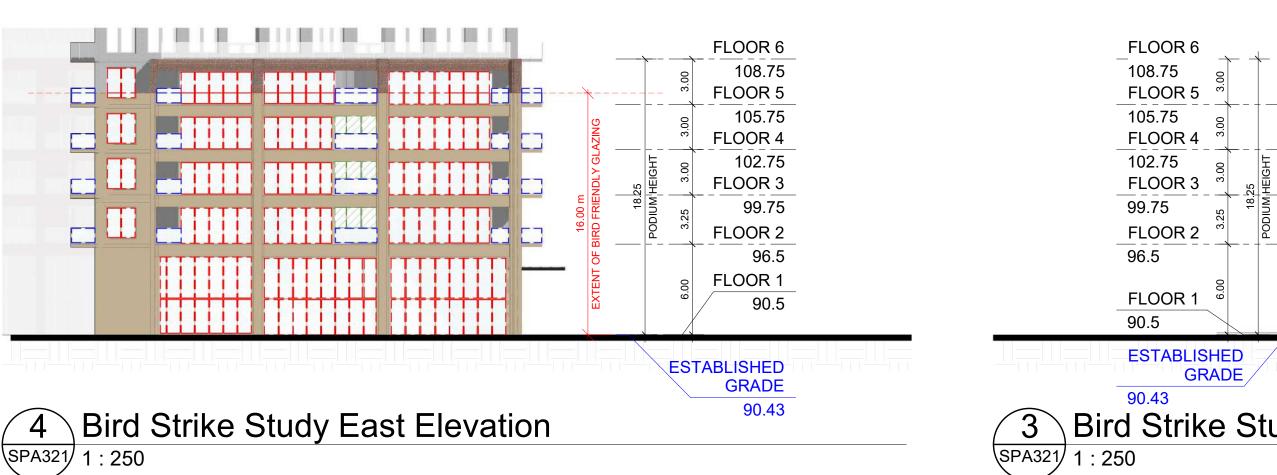
Total Glazed Surfaces

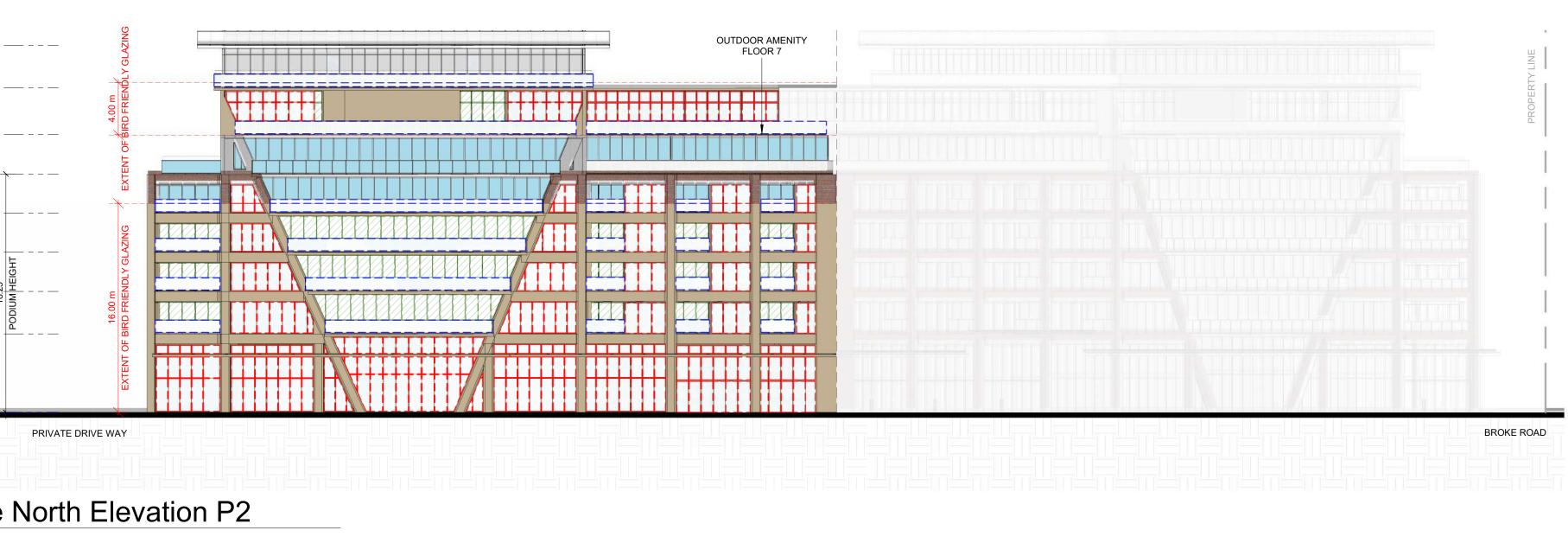
	SURFACE Opaque Surfaces - Precast/Metal Panel/Aluminum Glazed Surfaces with Frit Pattern Glazed Surfaces with Shading	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Ĕ	Opaque Surfaces - Precast/Metal Panel/Aluminum	397.8	38.5%	N/A
5	Glazed Surfaces with Frit Pattern	513.8	49.7%	80.7%
	Glazed Surfaces with Shading	122.9	11.9%	19.3%
ΞĮ	Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
ΞĪ	Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
ž	Glazed Surfaces - Spandrel Glass Glazed Surfaces (Untreated) TOTAL	1034.5	100%	100%
2	Total Glazed Surfaces	636.7		



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TURNER FLEISCHER Turner Fleischer Architects Inc. 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appricable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work. GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL GLAZED BALCONIES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL GLAZED SURFACES SHADED BY PROJECTION / OVERHANGS GLAZED SURFACES VISION GLASS (UNTREATED) OPAQUE SURFACES SUCH AS PRECAST BRICK, METAL PANEL AND ALUMINUM **BIRD FRIENDLY GUIDELINE** GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE): PROVISION OF VISUAL MARKERS - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE: - APPLICATION OF FILM AND DECALS TO THE GLASS -MUTTING REFECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE. - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2 REDUCTION OF LIGHT POLLUTION - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS. PARTICULARLY DURING MIGRATION PERIODS. - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT. DETAIL NOTE*: FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1) DENSITY PATTERN BETWEEN VISUAL MARKERS NO MORE THAN 25mm X 25mm APART* \bigcirc ()-VISUAL MARKERS MUST HAVE A MINIMUM DIAMETER OF 5MM \bigcirc \bigcirc 2 2 m

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DESCRIPTION

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PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

RAWING

DATE

BIRD STRIKE STUDY

PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU SCALE

As indicated

1775 PICKERING PARKWAY, PICKERING, ON

BIRD FRIENDLY DIAGRAM

1. Solid / Opaque Surfaces On the SOUTH ELEVATION P1, 841.9 m2 is located within the bird-friendly zone. Of this total surface area, 435.0 m2 or 51.7% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the SOUTH ELEVATION P2, 710.9 m2 is located within the bird-friendly zone. Of this total surface area, 401.9 m2 or 56.5% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. Glass

On the SOUTH ELEVATION P1, 406.9 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 35.9% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 64.1% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the SOUTH ELEVATION P2, 308.9 m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 38.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 62.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.



SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	435.0	51.7%	N/A
Glazed Surfaces with Frit Pattern	260.8	31.0%	64.1%
Glazed Surfaces with Shading	146.1	17.4%	35.9%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	841.9	100%	100%
Total Glazed Surfaces	406.9		

ON P2	SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Ĕ	Opaque Surfaces - Precast/Metal Panel/Aluminum	401.9	56.5%	N/A
Glazed Surfaces with Frit Pattern		191.6	27.0%	62.0%
ELE	Glazed Surfaces with Shading	117.3	16.5%	38.0%
H	Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
5	Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
SO	TOTAL	710.9	100%	100%
3	Total Glazed Surfaces	308.9		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	2086.6	44.4%	N/A
Glazed Surfaces with Frit Pattern	2156.2 453.3	45.9%	82.6% 17.4%
Glazed Surfaces with Shading		9.7%	
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	4696.1	100%	100%
Total Glazed Surfaces	2609.5		

Total Glazed Surfaces

7305.6

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TURNER

FLEISCHER

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE: - APPLICATION OF FILM AND DECALS TO THE GLASS

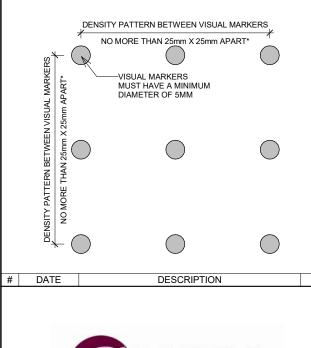
-MUTTING REFECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE. - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES

- USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

REDUCTION OF LIGHT POLLUTION - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.

- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE*: FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)





RO.IEC **PICKERING DESIGN CENTRE** (BLOCK 1)

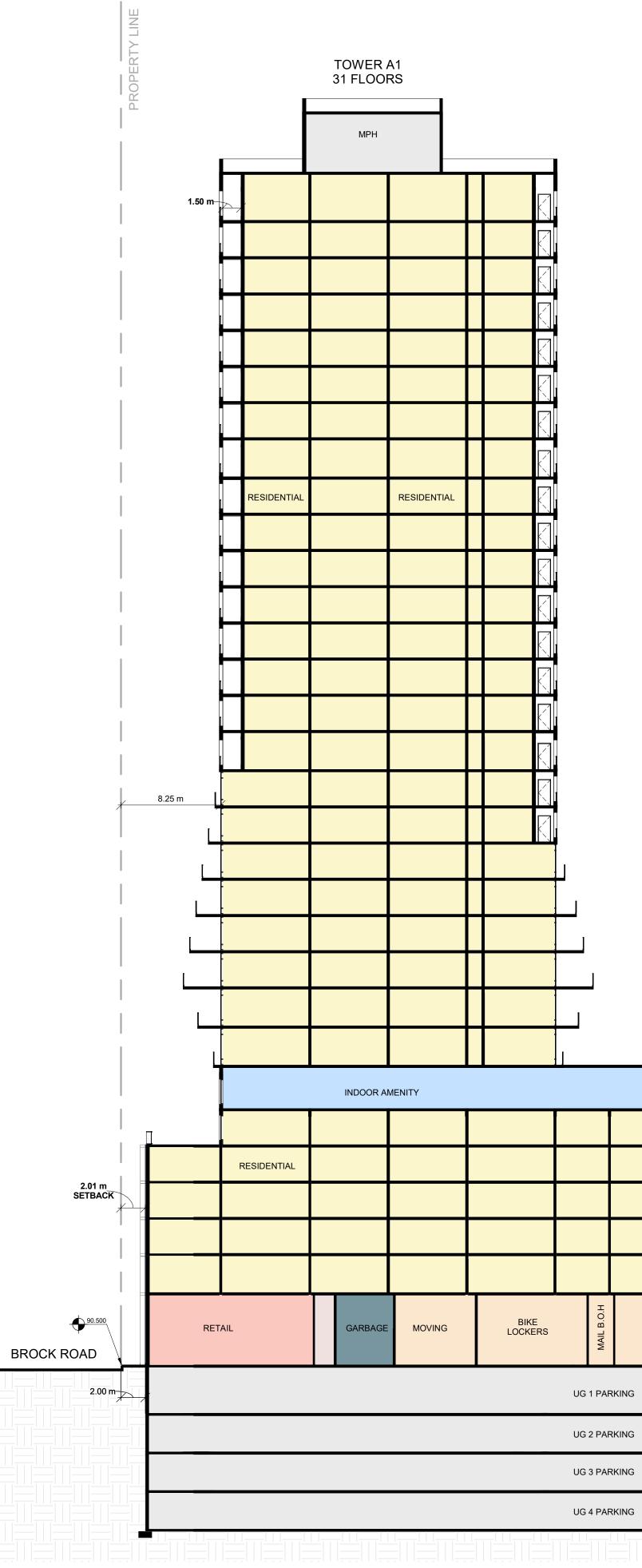
1775 PICKERING PARKWAY PICKERING, ON.

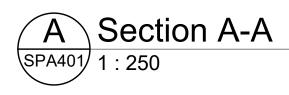
DRAWING

BIRD STRIKE STUDY

PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU

SCALE As indicated





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DATE

BAYFIELD Realty Advisors Inc.

DESCRIPTION

BY

PROJECT PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON.

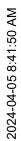
DRAWING

BUILDING SECTIONS

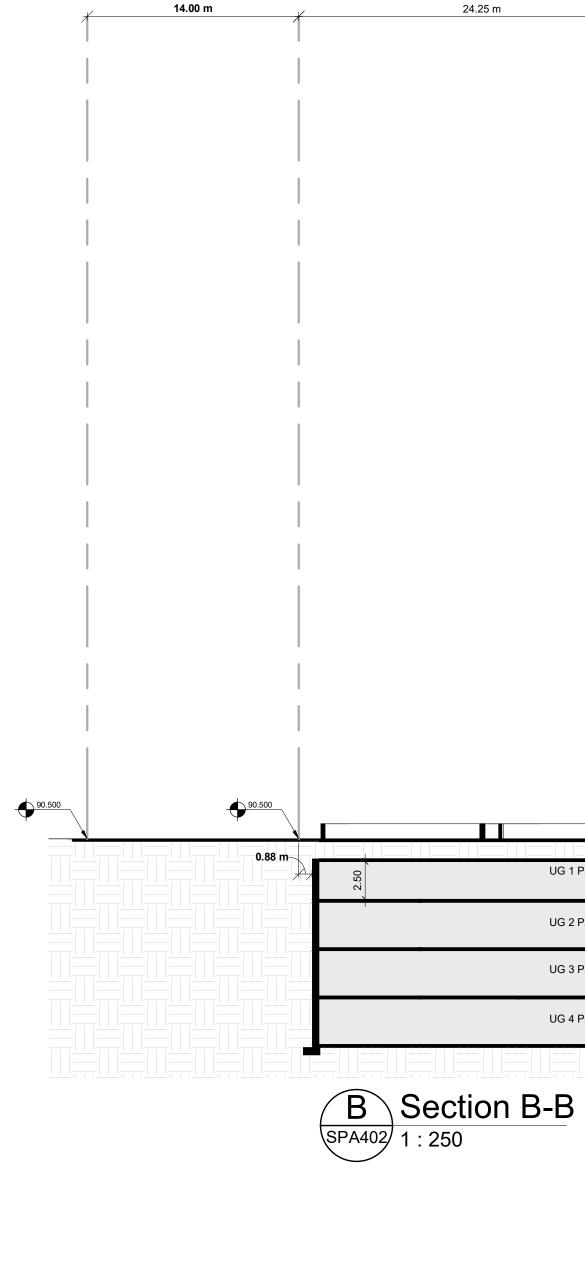
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PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU SCALE 1 : 250

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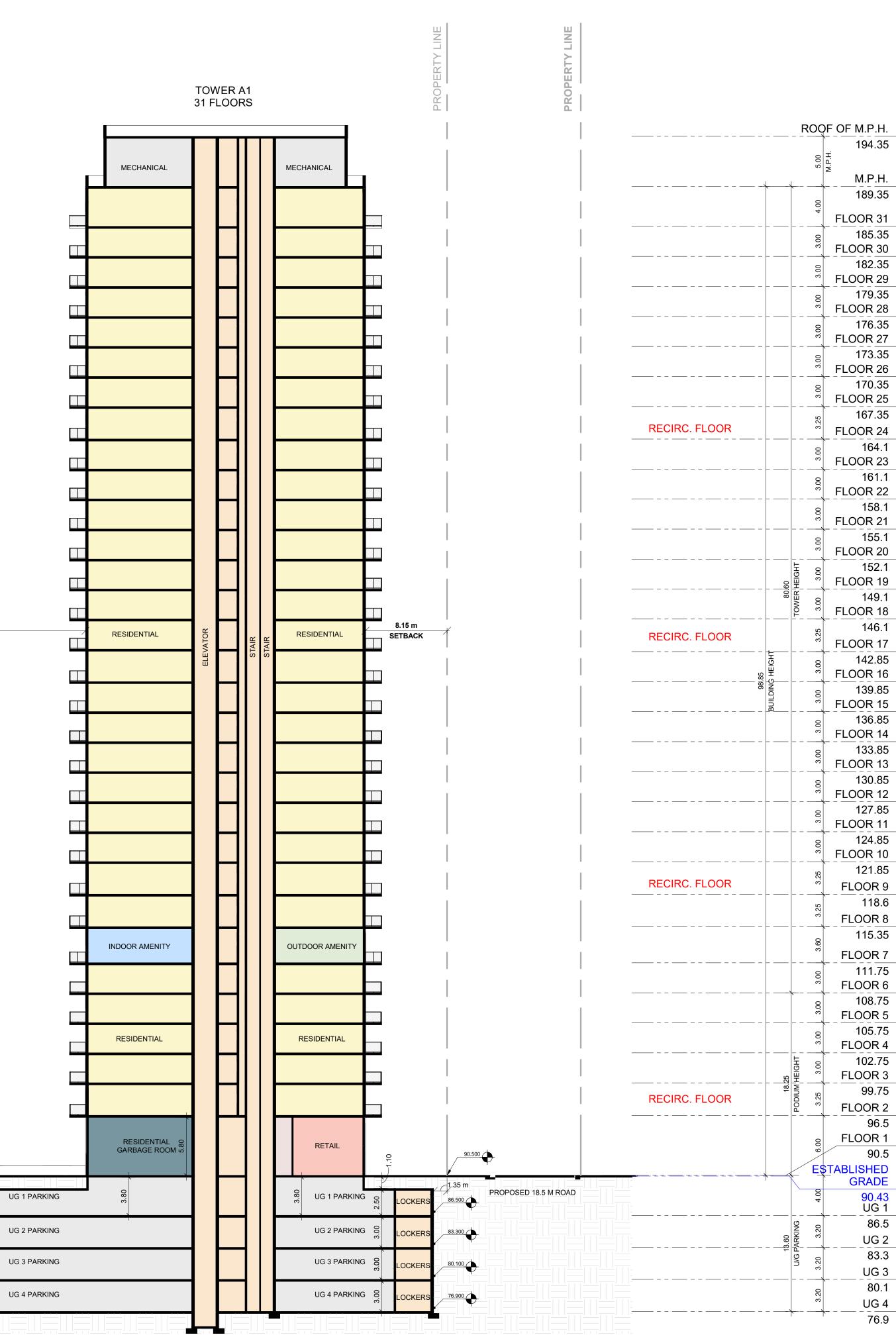






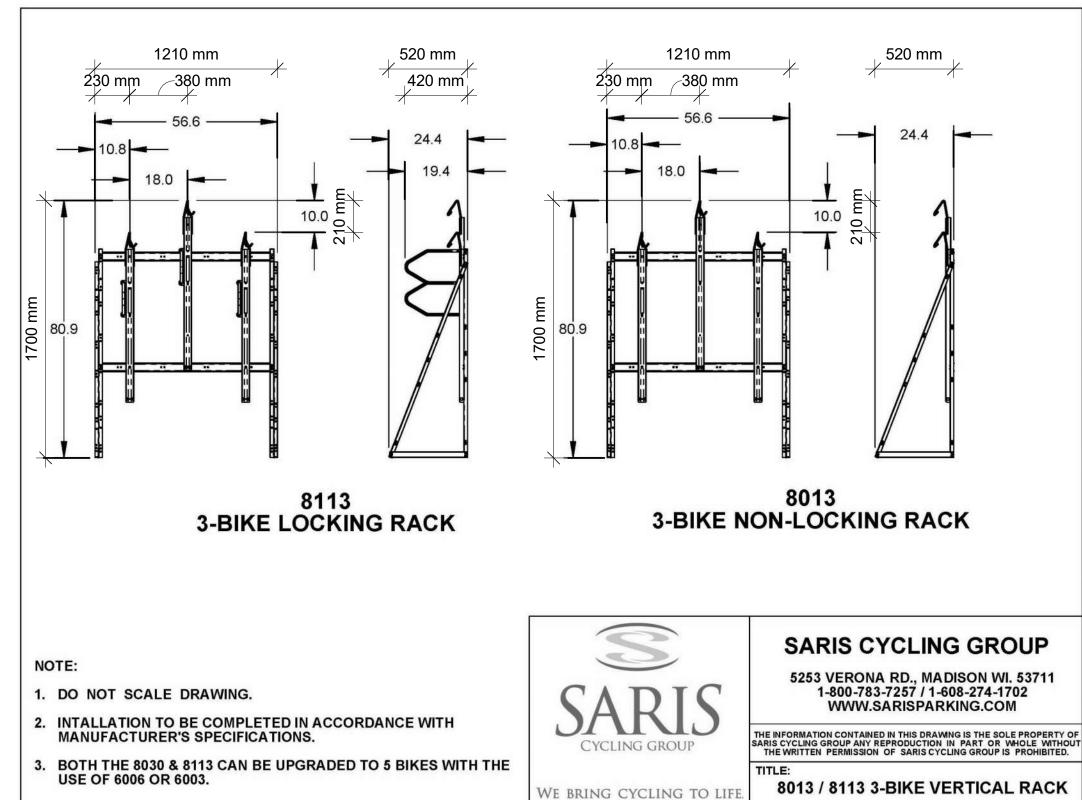




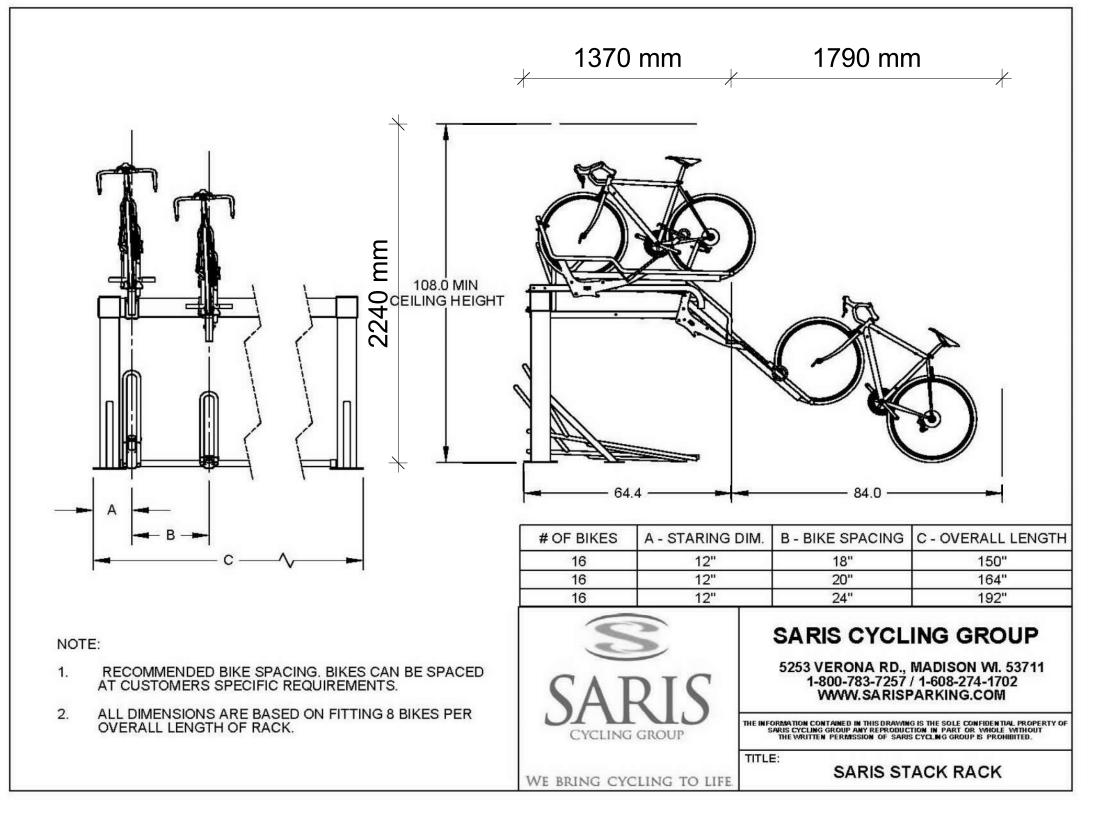


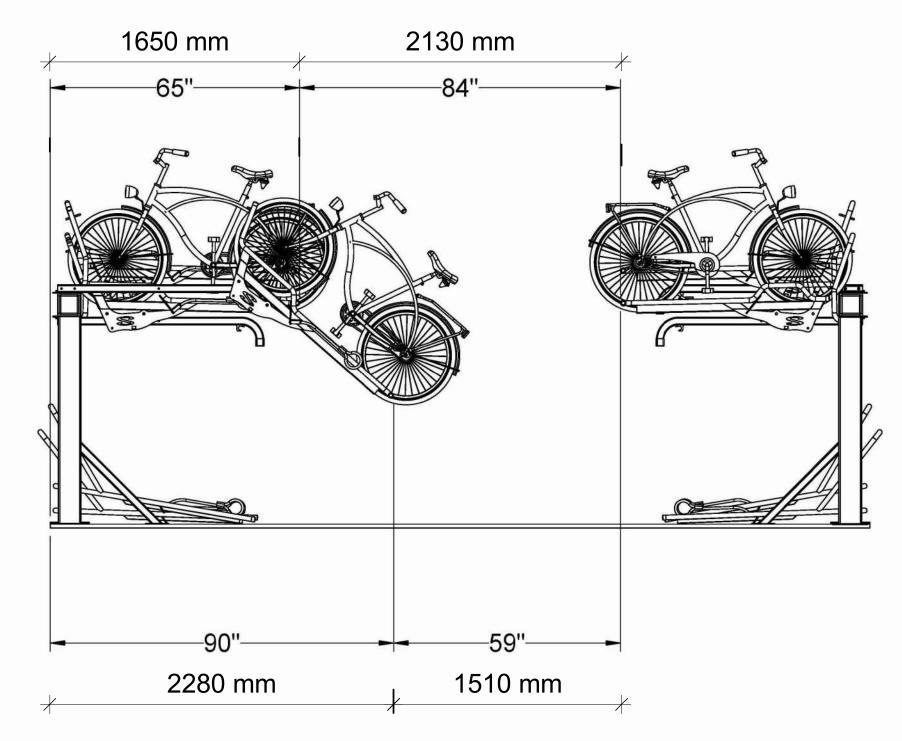
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	Turner Fleischer Architects Inc. 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com
Archite on site inform survey approp applica drawin	awing, as an instrument of service, is provided by and is the property of Turner Fleischer cts lnc. The contractor must verify and accept responsibility for all dimensions and conditions and must notify Turner Fleischer Architects lnc. of any variations from the supplied ation. This drawing is not to be scaled. The architect is not responsible for the accuracy of structural, mechanical, electrical, etc., information shown on this drawing. Refer to the riate consultant's drawings before proceeding with the work. Construction must conform to all bible codes and requirements of authorities having jurisdiction. The contractor working from gs not specifically marked 'For Construction' must assume full responsibility and bear costs corrections or damages resulting from his work.
#	DATE DESCRIPTION BY
	BAYFIELD Realty Advisors Inc.
PRO	PICKERING DESIGN CENTRE (BLOCK 1)
DRA	1775 PICKERING PARKWAY PICKERING, ON. WING BUILDING SECTIONS
	JECT NO. 5.037RZ
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_	3.25	~	FLOOR 10 121.85
_		<u> </u>	FLOOR 9 118.6
_	3.25	<u> </u>	FLOOR 8
	3.60		FLOOR 7
_	3.00		111.75 FLOOR 6
	3.00	-	108.75 FLOOR 5
-	3.00	~	105.75 FLOOR 4
בים	3.00	-	102.75
בסובה אוטועטר	3.25	-	_ <u>FLOOR 3</u> 99.75
2	ო 	—	_ FLOOR 2 96.5
	6.00	/	FLOOR 1 90.5
_	E	<u>S</u> T	ABLISHED GRADE
	4.00		90.43 UG 1
שאוער	3.20		86.5 UG 2
	3.20	-	83.3
_	3.203	-	UG 3 80.1
		_	UG 4 76.9
			. –

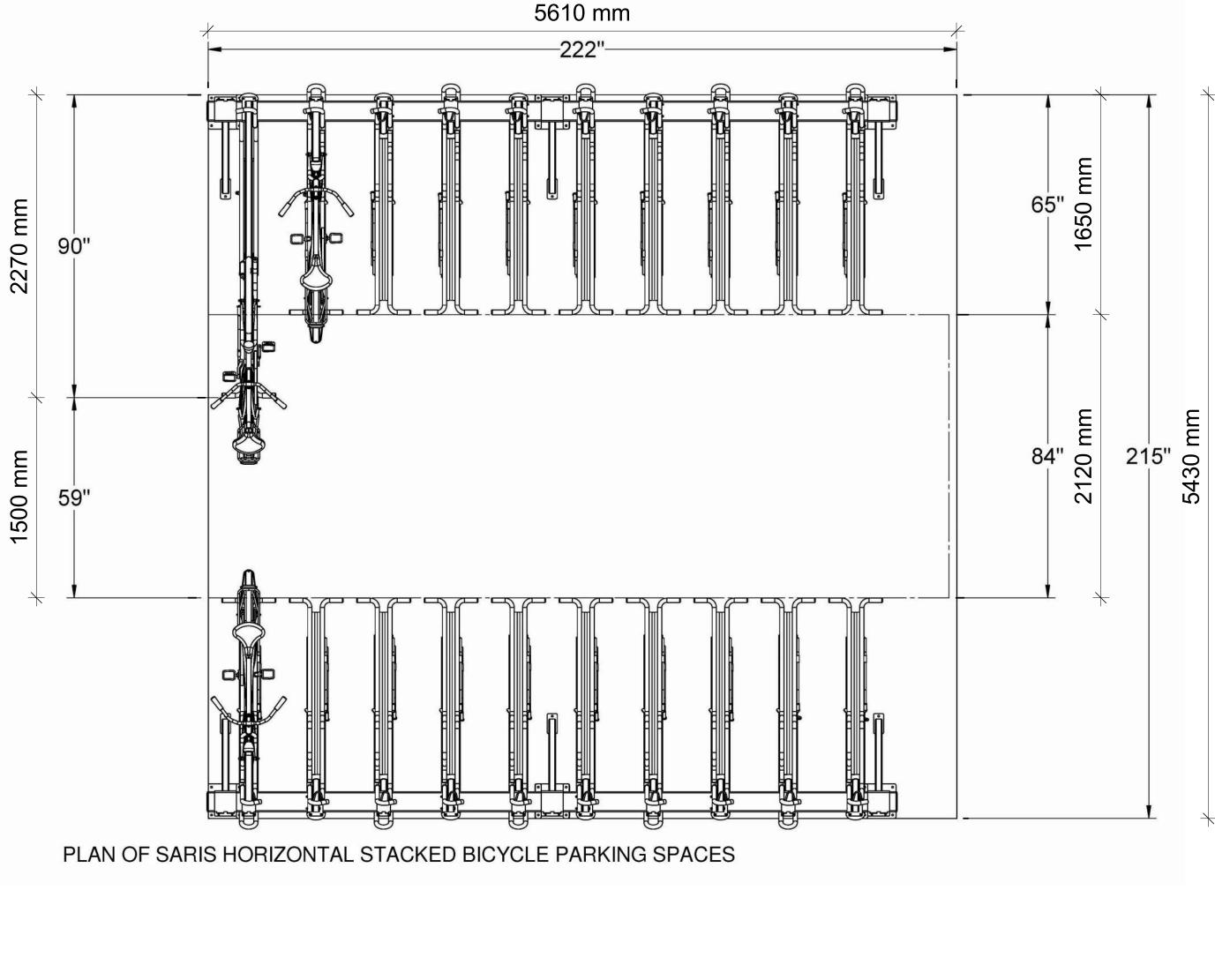


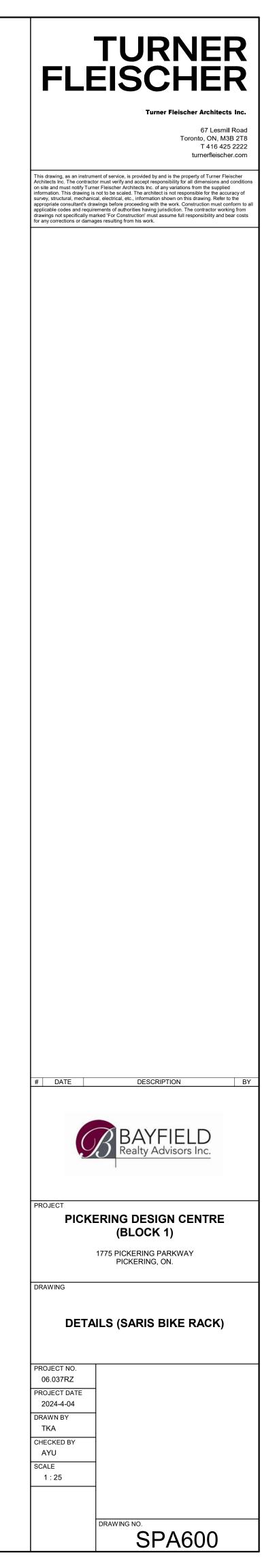
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES





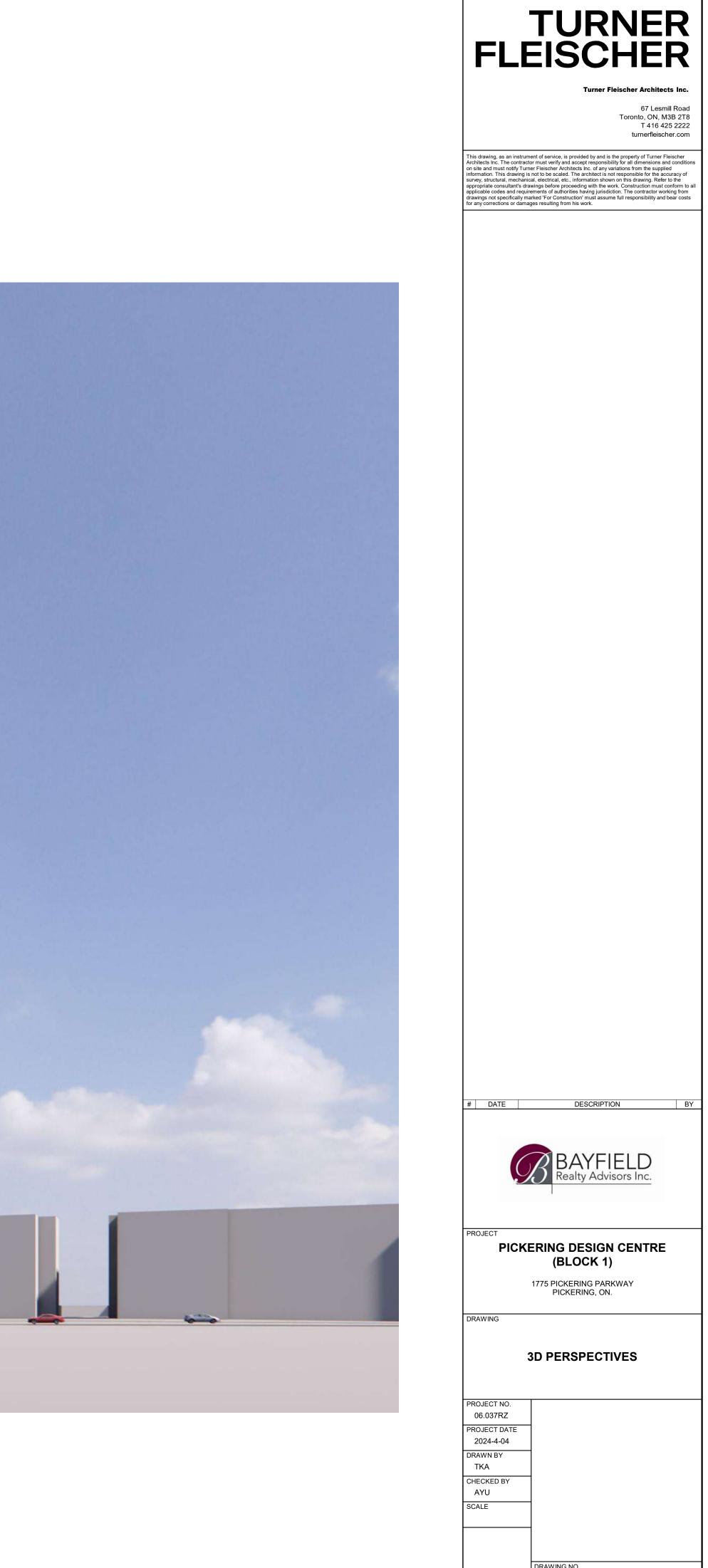
SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES







VIEW FROM RIGHT-OF-WAY LOOKING SOUTH



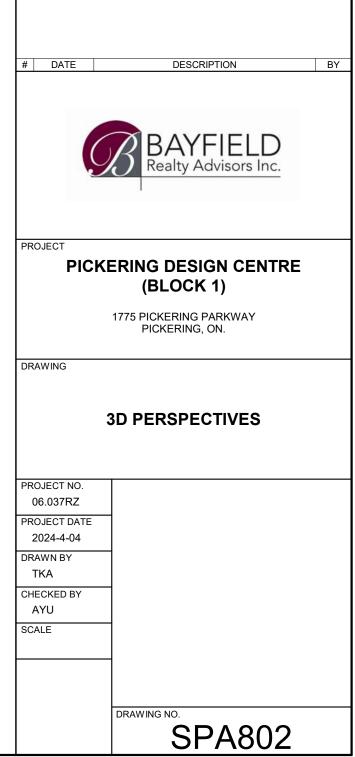


VIEW FROM RIGHT OF WAY LOOKING SOUTH



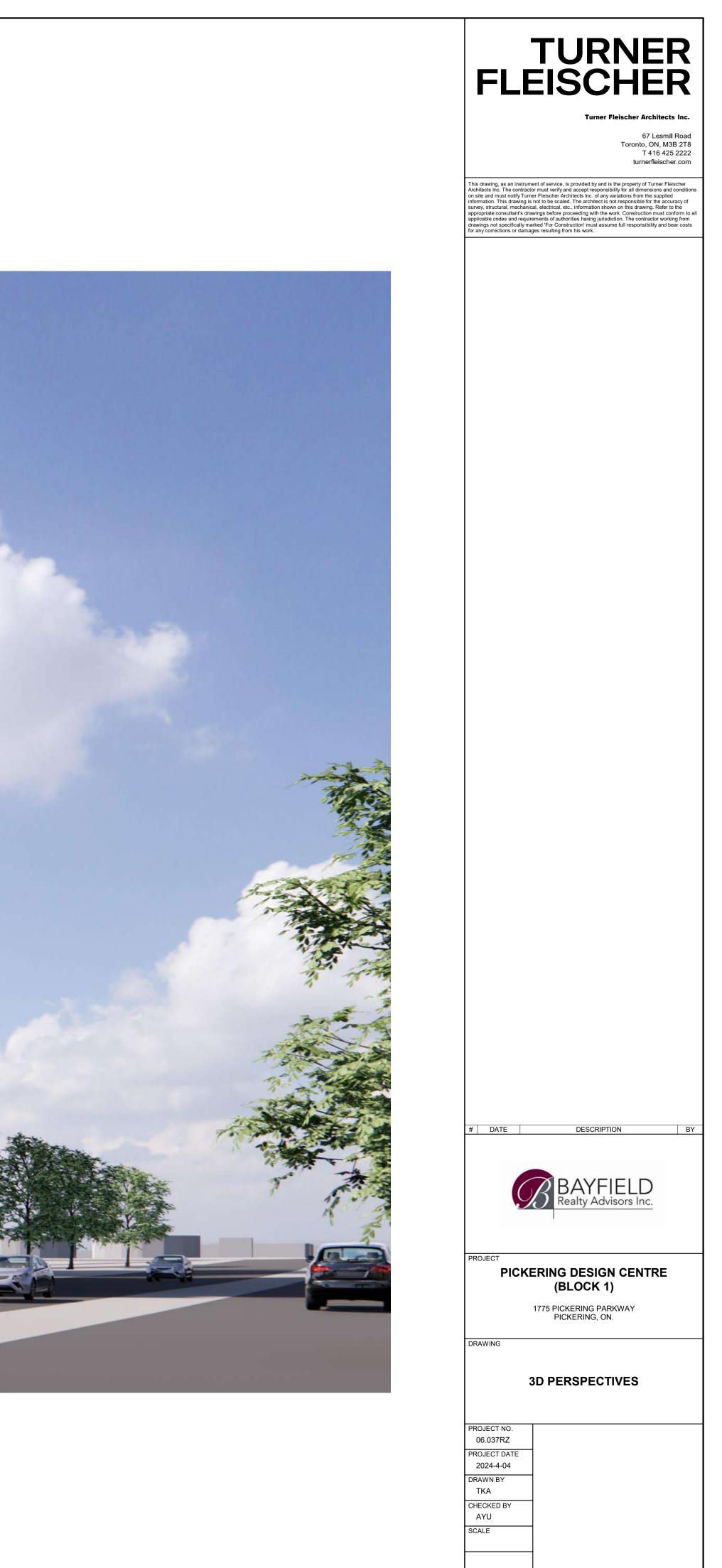
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VIEW FROM RIGHT-OF-WAY LOOKING NORTH WEST







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