

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY
 PICKERING, ON.

06.037RZ



**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
 JANUARY 31, 2025**



CIVIL

ODAN DETECH

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



Studio TLA

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



NOISE

HGC Engineering

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



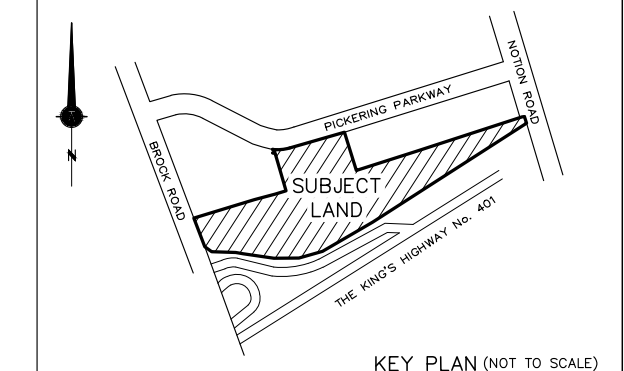
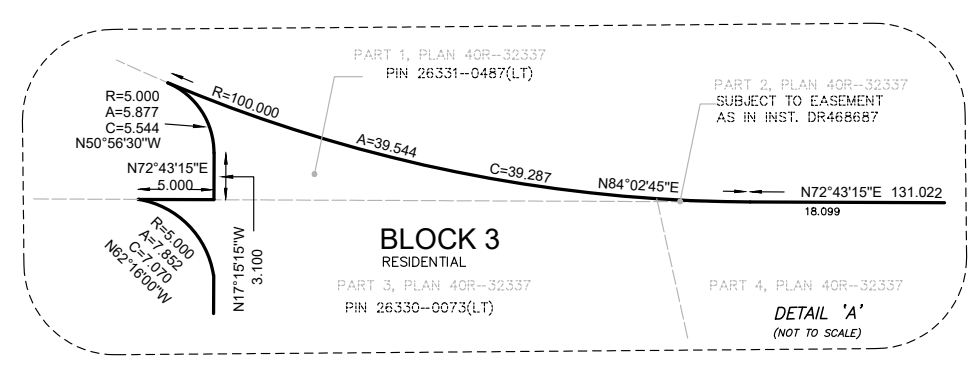
PLANNING

Zelinka Priamo Ltd.

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

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This site plan prepared by Turner Fleischer is based on a high survey showing the boundaries of the lands together with the corner location of any existing buildings, features or encroachments prepared by SPREIGHT VAN NOSTRAND & GIBSON LIMITED, dated 2020-08-17 as provided by 221 Sterling Road Holdings.



**DRAFT PLAN OF SUBDIVISION
PART OF LOTS 17 AND 18
CONCESSION 1
TOWN OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM**

SCALE 1:750
KRCMTR SURVEYORS LTD. 2025

METRIC: DISTANCES AND COORDINATES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING: BEARINGS SHOWN HEREIN ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE ITRF COORDINATE SYSTEM ZONE 17, CENTRAL MERIDIAN 81°07' WEST LONGITUDE, (NAD 83 (GRS02/0200)).
DISTANCES: DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9998068.

INTEGRATION DATA

UTM ZONE 17 COORDINATES
NAD 83 (GRS02/0200) (CENTRAL MERIDIAN 81°07' WEST LONGITUDE)
SUBSTATION 142 OF CANADIAN REGULATORY PLAN FOR THE SURVEY ACT

MONUMENT ID	NORTHING	EASTING
① BCS(VG)	4 856 249.47	655 238.53
② SRO(MM)	4 856 336.17	655 914.85

POINT	NORTHING	EASTING
1	4 856 088.73	655 960.71
2	4 856 012.09	655 103.42
3	4 856 321.12	655 819.89
4	4 856 292.45	655 402.70

CORNER MARKS SHOWN ARE FOR INFORMATION PURPOSES ONLY. RE-ESTABLISH CORNERS OR MONUMENTS SHOWN ON THIS PLAN.

ELEVATION: ELEVATIONS ARE GRIDIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK NO. 67-11-102, HAVING AN ELEVATION OF 87.581 METRES (VERTICAL DATUM: CGVD2011).

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES STANDARD IRON BAR
- SB DENOTES IRON BAR
- CS(MM) DENOTES SPIEGEL, VAN NOSTRAND & GIBSON LIMITED, O.L.S.
- MM DENOTES MACHINICAL MASONRY MASONRY O.L.S.
- UTM DENOTES TURNER FLEISCHER SURVEYORS LTD. O.L.S.
- ASH DENOTES EXISTING GRADE ELEVATION

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

- A) AS SHOWN ON DRAFT PLAN
- AS SHOWN ON KEY PLAN
- C) AS SHOWN ON THE KEY PLAN
- AS SHOWN IN LAND USE SCHEDULE
- E) AS SHOWN ON DRAFT PLAN
- F) AS SHOWN ON DRAFT PLAN
- G) AS SHOWN ON DRAFT PLAN
- H) MUNICIPAL SERVICES TO BE PROVIDED
- I) CLAY LOAM
- J) AS SHOWN ON DRAFT PLAN
- K) MUNICIPAL SERVICES TO BE PROVIDED
- L) AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: 2025
SATESH A. LAKSHAN
KRCMTR Surveyors Ltd.
Ontario Licensed Surveyor

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

OWNER'S NAME: PICKERING RIDGE LANDS INC.
DATE: 2025
name: _____
I HAVE AUTHORITY TO SIGN THE COOPERATION

MUNICIPAL ADDRESS: 1775 PICKERING PARKWAY PICKERING
FILED: _____ DRAWN: _____ CHECKED: _____ JOB NO.: 24-196
DWG NAME: 24-196-0001 - PLOT 001 - 1410 2024-02-20 - WORK 00028-001 - 4887
1157 Gervis Street, Thornhill, ON L4J 9B6 905.788.0053 F 905.788.0021 www.krcmtr.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMTR

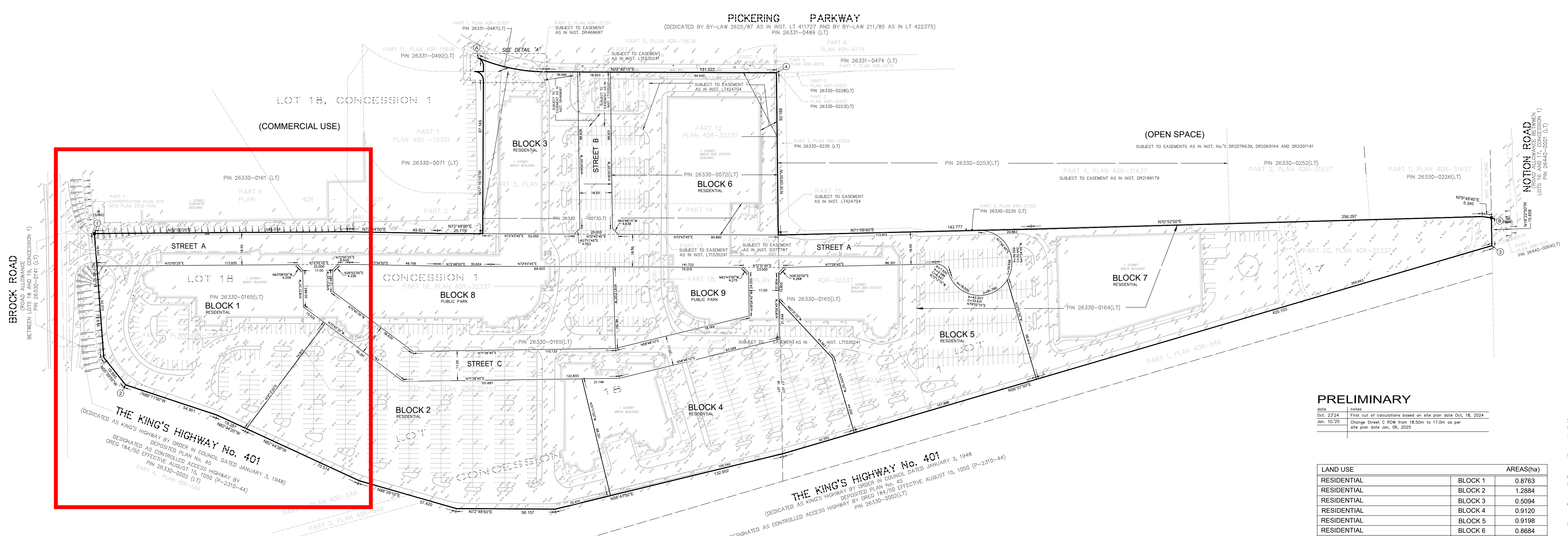
PRELIMINARY

088 10/24
Oct. 23/24 First out of calculations based on site plan date Oct. 18, 2024
Jan. 10/25 Change Street C ROW from 18.50m to 17.00m on per site plan date Jan. 06, 2025

LAND USE	AREAS(ha)
RESIDENTIAL	BLOCK 1 0.8763
RESIDENTIAL	BLOCK 2 1.2884
RESIDENTIAL	BLOCK 3 0.5094
RESIDENTIAL	BLOCK 4 0.9120
RESIDENTIAL	BLOCK 5 0.9198
RESIDENTIAL	BLOCK 6 0.8684
RESIDENTIAL	BLOCK 7 1.4155
PUBLIC PARK	BLOCK 8 0.6890
PUBLIC PARK	BLOCK 9 0.2830
STREET A - 18.5M WIDE PUBLIC ROAD	1.0097
STREET B - 18.5M WIDE PUBLIC ROAD	0.1715
STREET C - 17.0M WIDE PUBLIC ROAD	0.5502
TOTAL AREA OF SUBDIVISION	9.4932

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____ 2025 SUBJECT TO THE CONDITIONS, SET FORTH IN LETTER DATED _____

CHIEF PLANNER AND EXECUTIVE DIRECTOR,
CITY PLANNING DIVISION, CITY OF PICKERING



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

DRAWING
SURVEY

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	Checker
SCALE	
DRAWING NO.	SPA003



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
 1775 PICKERING PARKWAY
 PICKERING, ON.




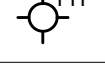



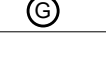
DRAWING
CONTEXT PLAN

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-01-31	
DRAWN BY	
CHECKED BY AYU	
SCALE 1 : 1000	

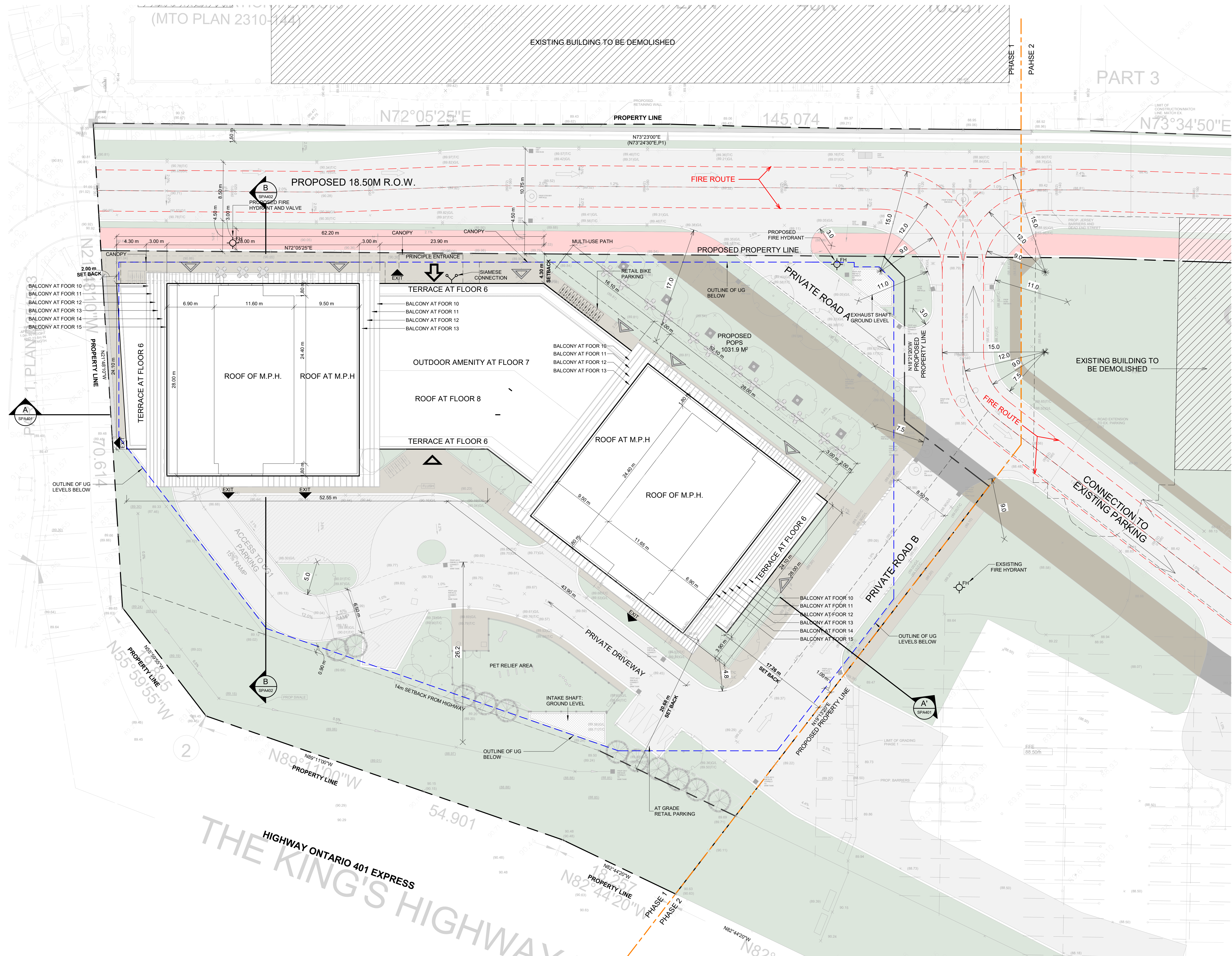
DRAWING NO. **SPA005**

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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

BROCK ROAD



#	DATE	DESCRIPTION	BY



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

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
Checker
SCALE
As indicated

DRAWING NO.
SPA006

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

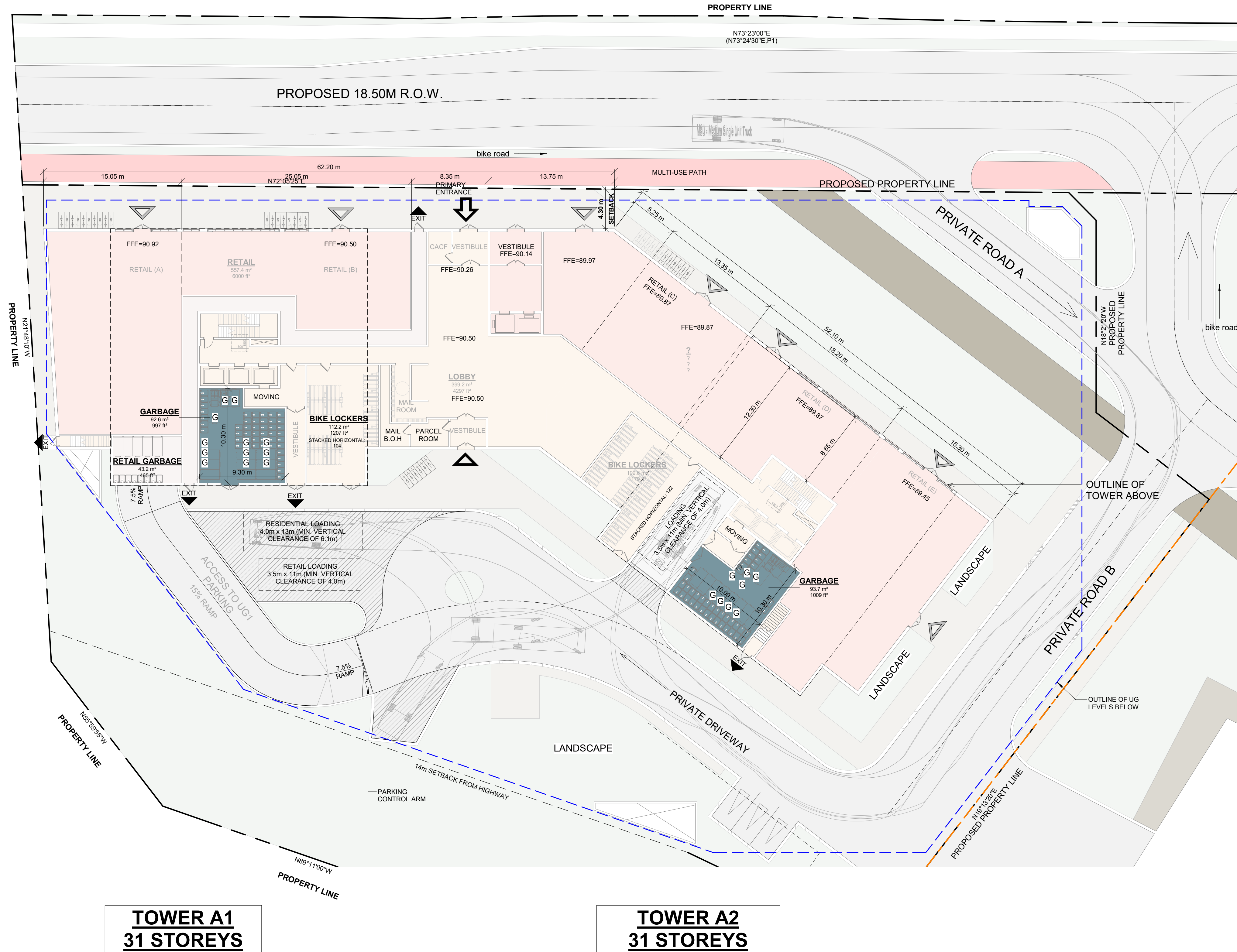
THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

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

TOTAL NUMBER OF UNITS = 678

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

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



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
RESIDENTIAL SOLID WASTE MANAGEMENT

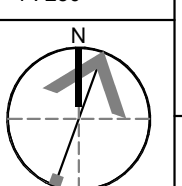
PROJECT NO.
06.037RZ

PROJECT DATE
2025-01-31

DRAWN BY

CHECKED BY
AYU

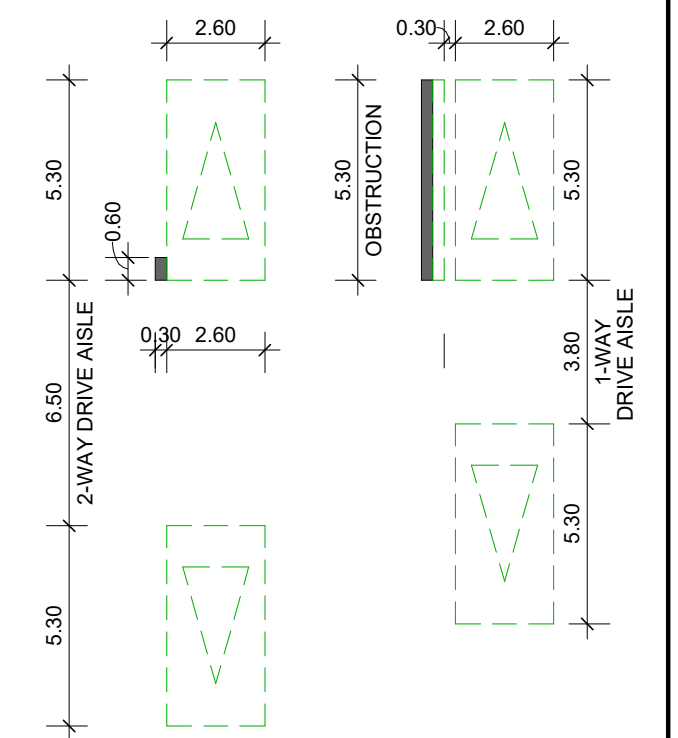
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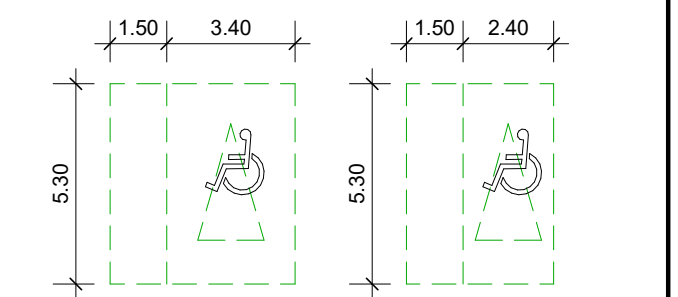
DRAWING NO.
SPA008

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TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
2-WAY AISLE WIDTH: MIN. 6.50m
1-WAY AISLE WIDTH: MIN. 3.80m
TYPICAL PARKING SPACE: MIN 2.60 x 5.30m
PARALLEL PARKING SPACE: MIN 2.60 x 5.30m



TYPICAL BARRIER FREE SPACE MIN.
TYPE A : 3.4 x 5.3 x 2.75m HIGH
TYPE B : 2.4 x 5.3 x 2.75m HIGH



CONVEX MIRROR

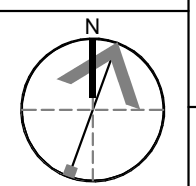
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PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

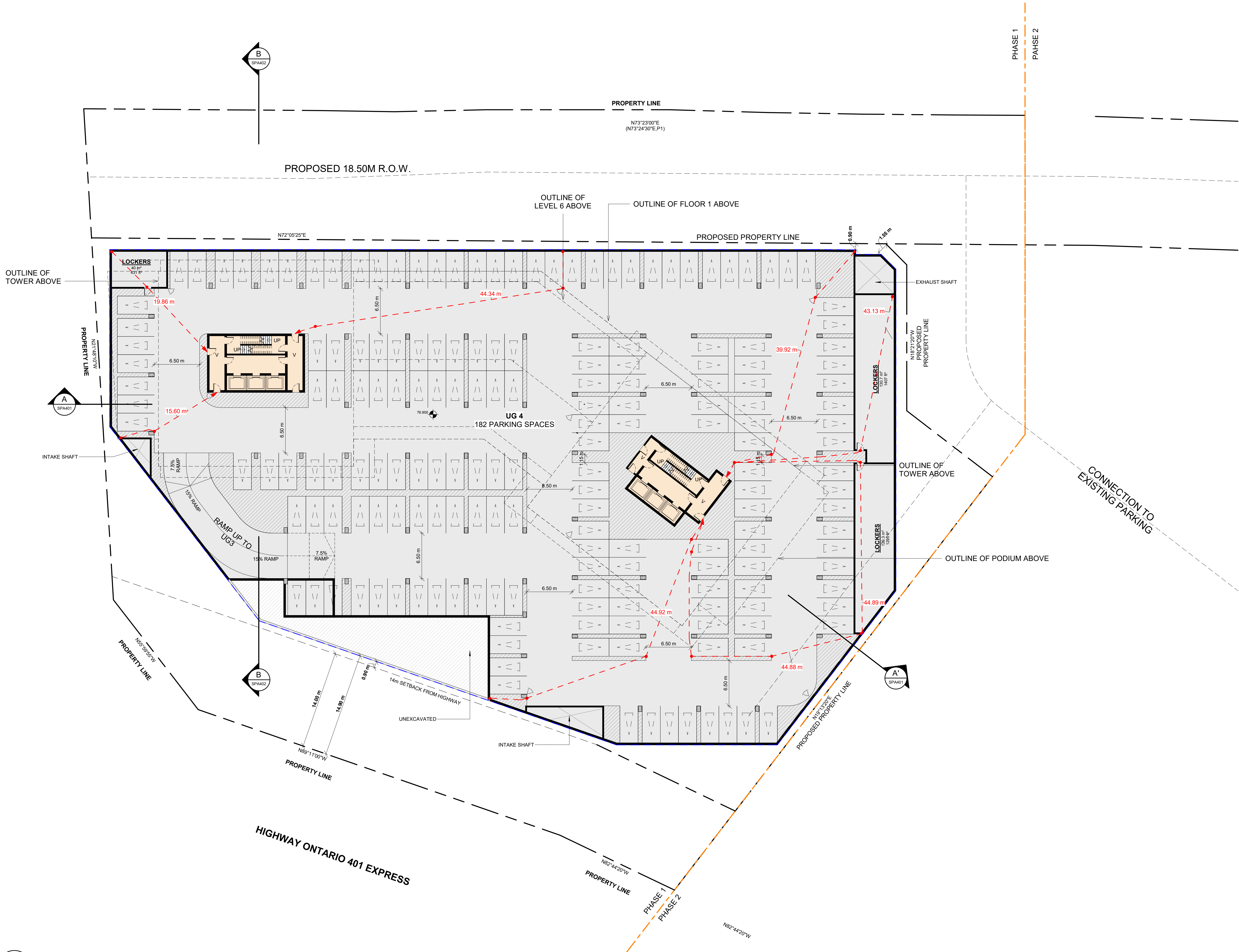
DRAWING
UNDERGROUND LEVEL 04

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
As indicated



DRAWING NO.
SPA101

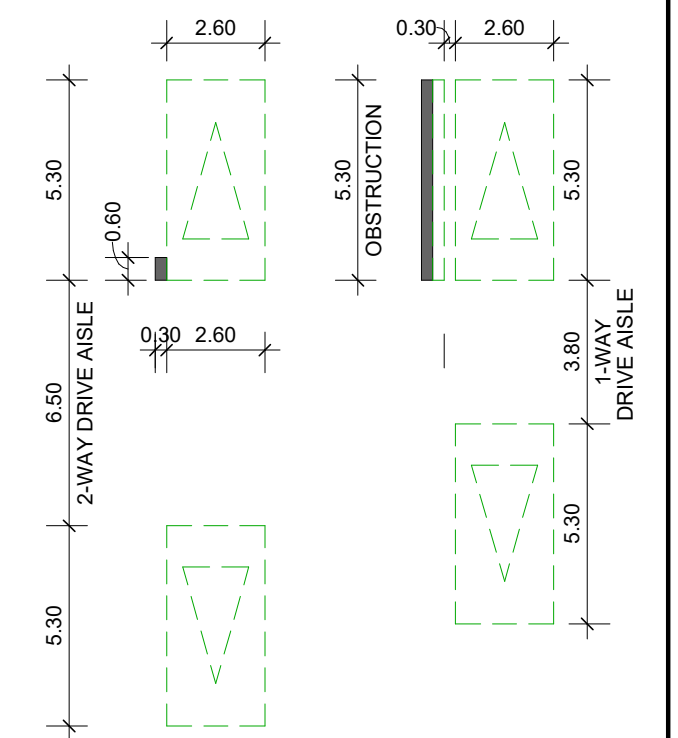
BROCK ROAD



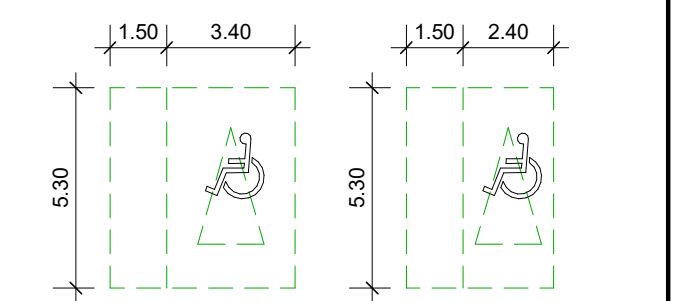
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SPA101 1 : 250

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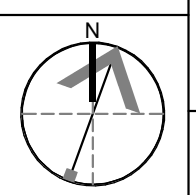
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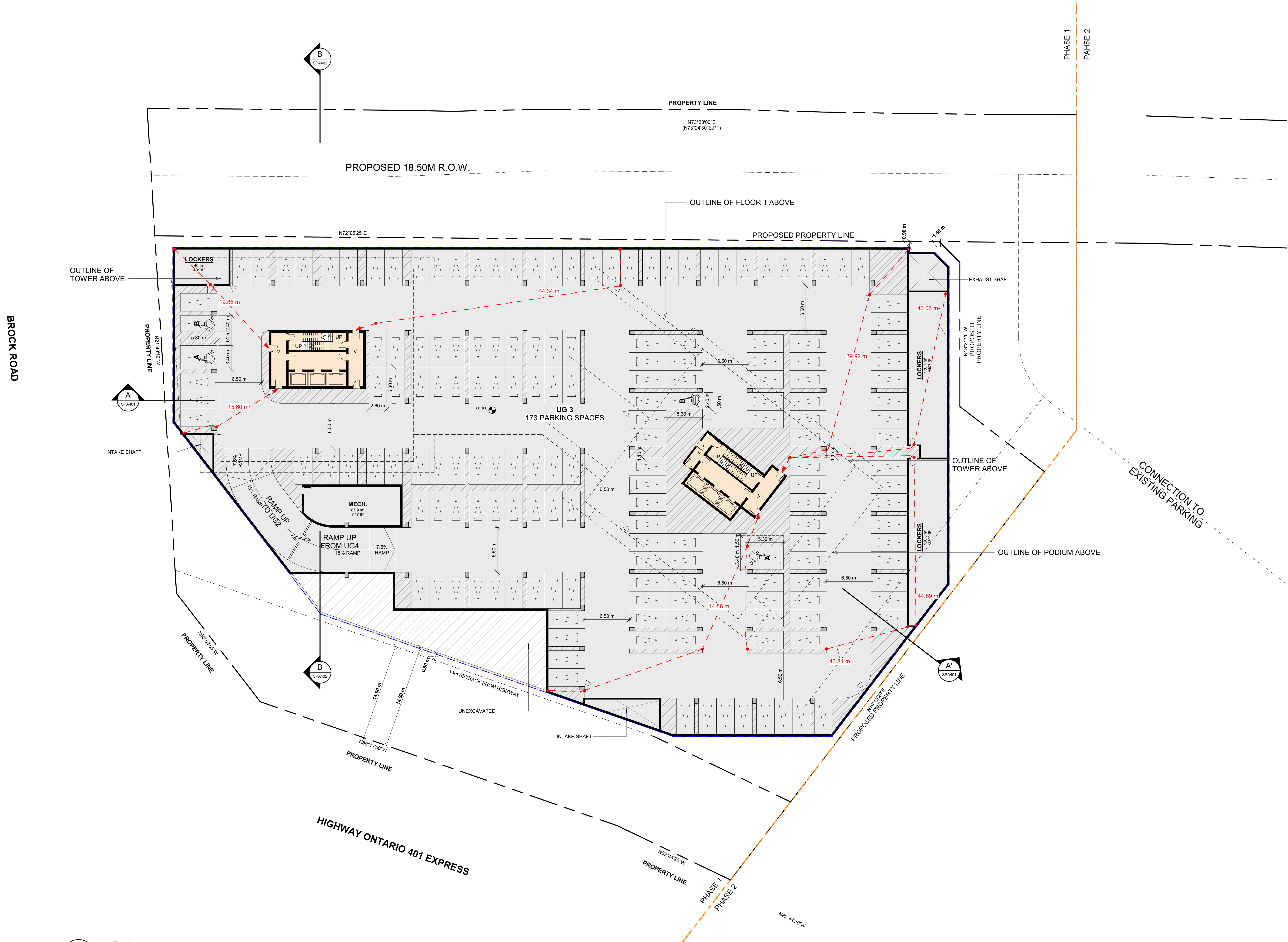
PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 03

PROJECT NO.
06.037RZ
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2025-01-31
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CHECKED BY
AYU
SCALE
As indicated



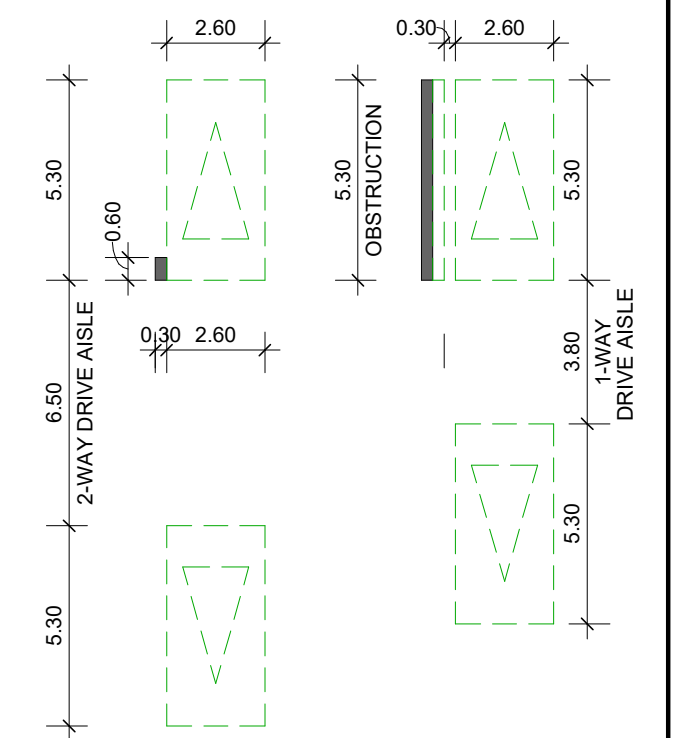
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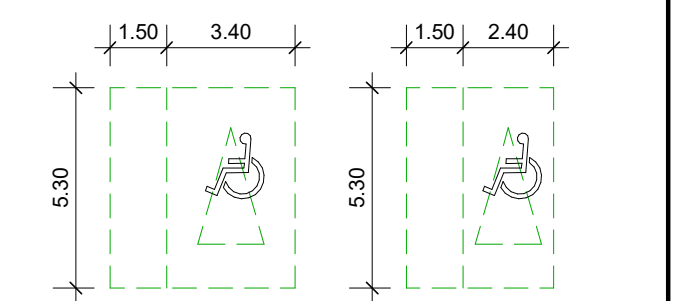
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SPA102 1 : 250

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TYPE B : 2.4 x 5.3 x 2.75m HIGH



CONVEX MIRROR

#	DATE	DESCRIPTION	BY
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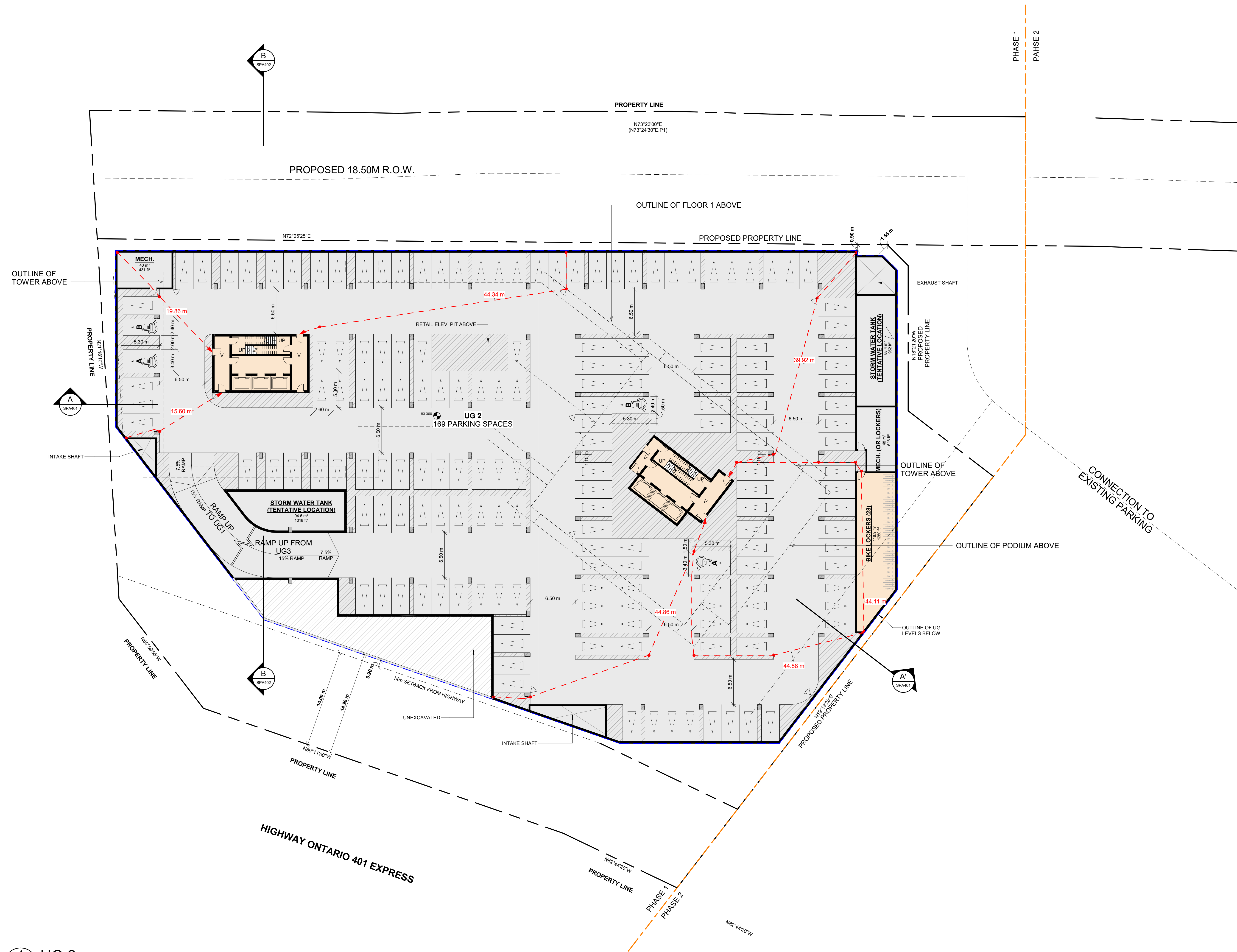


PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 02

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-31
DRAWN BY
CHECKED BY AYU
SCALE As indicated

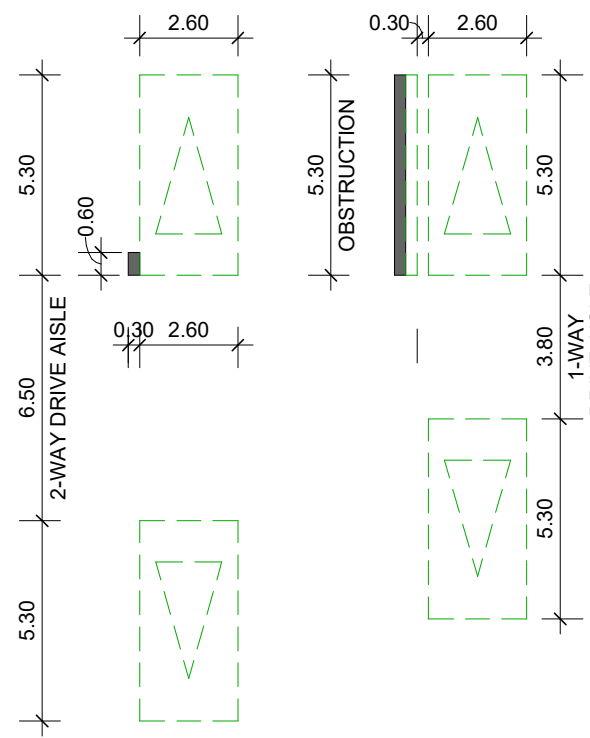
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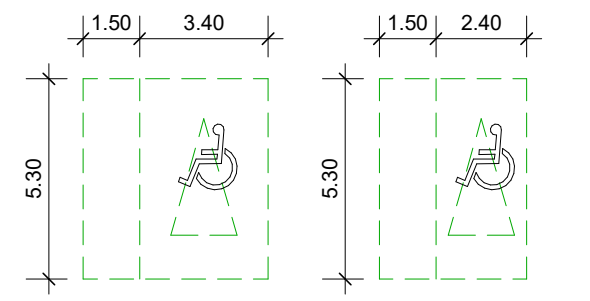
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SPA103 1 : 250

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TYPICAL BARRIER FREE SPACE MIN.
TYPE A : 3.4 x 5.3 x 2.75m HIGH
TYPE B : 2.4 x 5.3 x 2.75m HIGH



CONVEX MIRROR

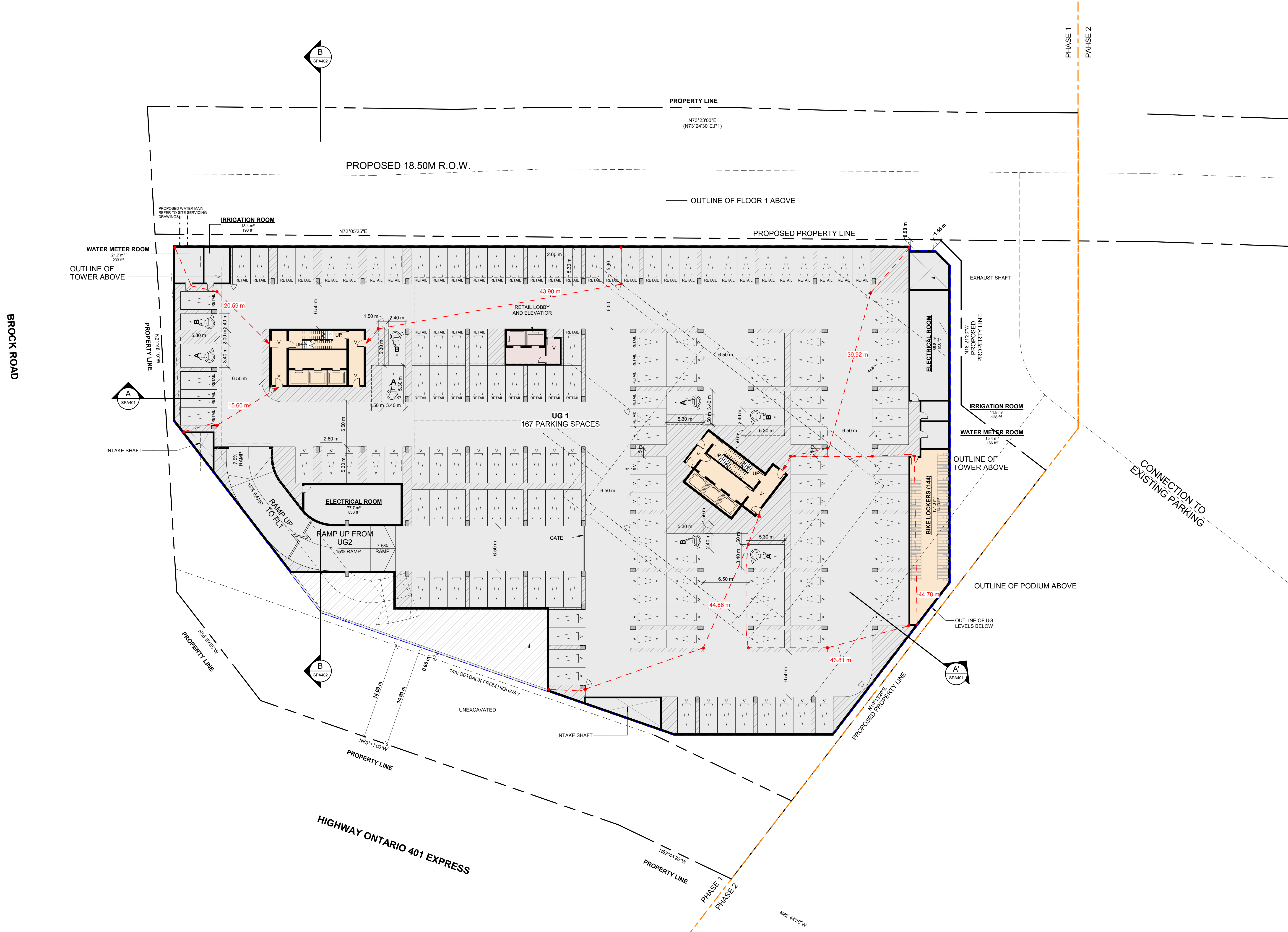
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PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 01



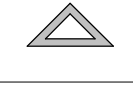

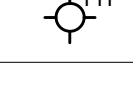

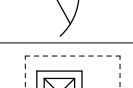
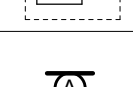



PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

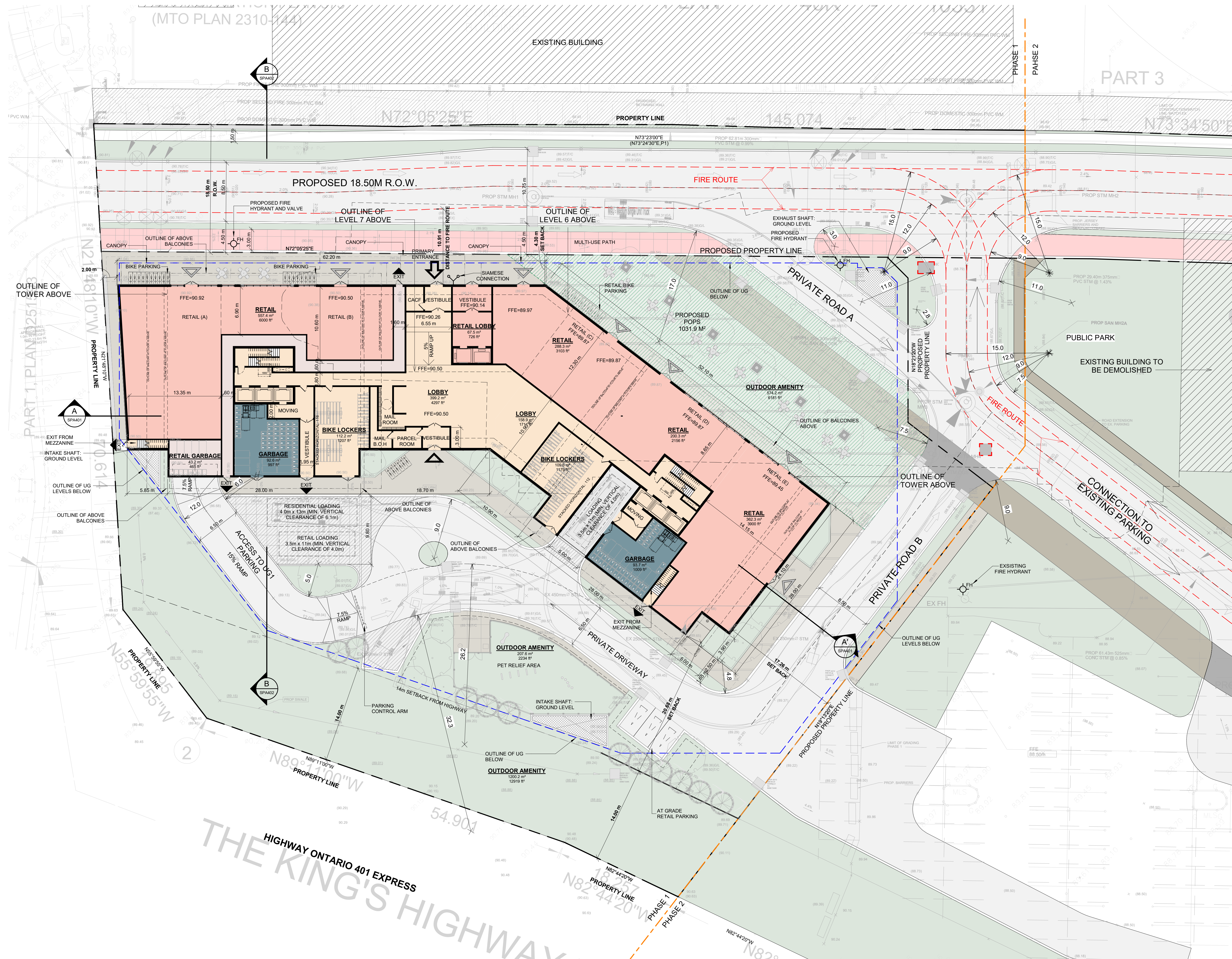


1 UG 1
SPA104 1 : 250

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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	DESCRIPTION	BY
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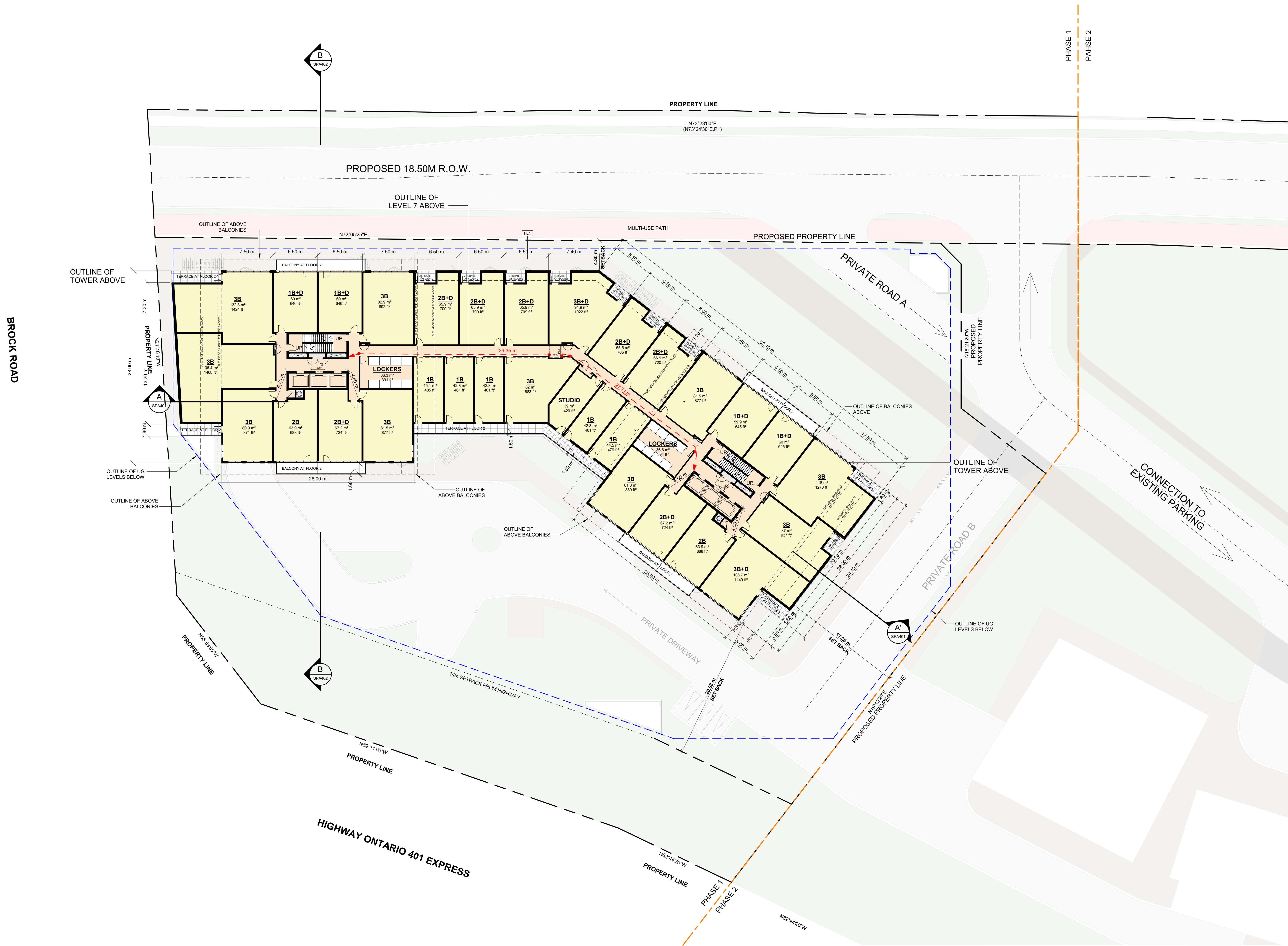


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA151



#	DATE	DESCRIPTION	BY

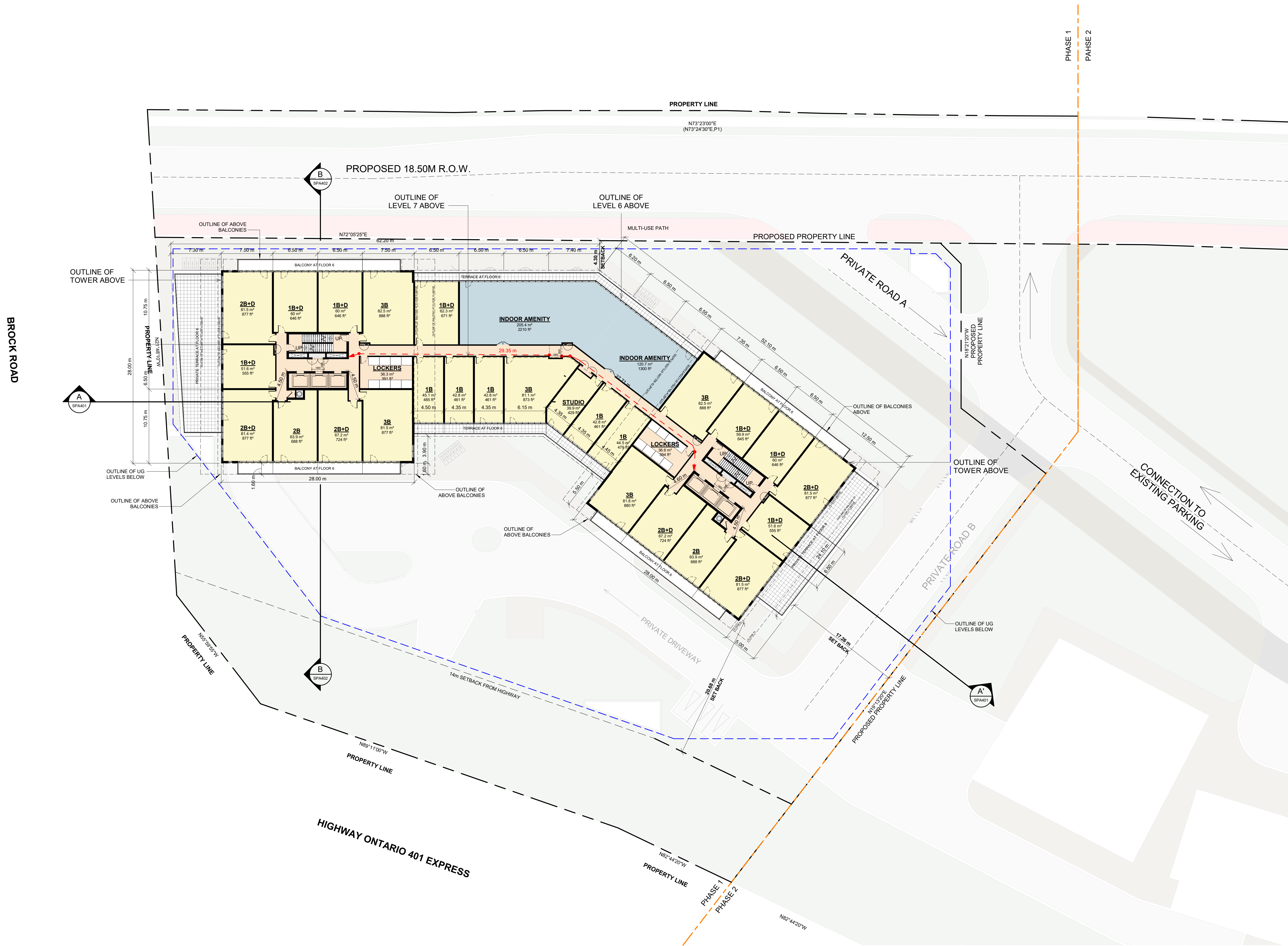


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 02 - 05

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA152



#	DATE	DESCRIPTION	BY
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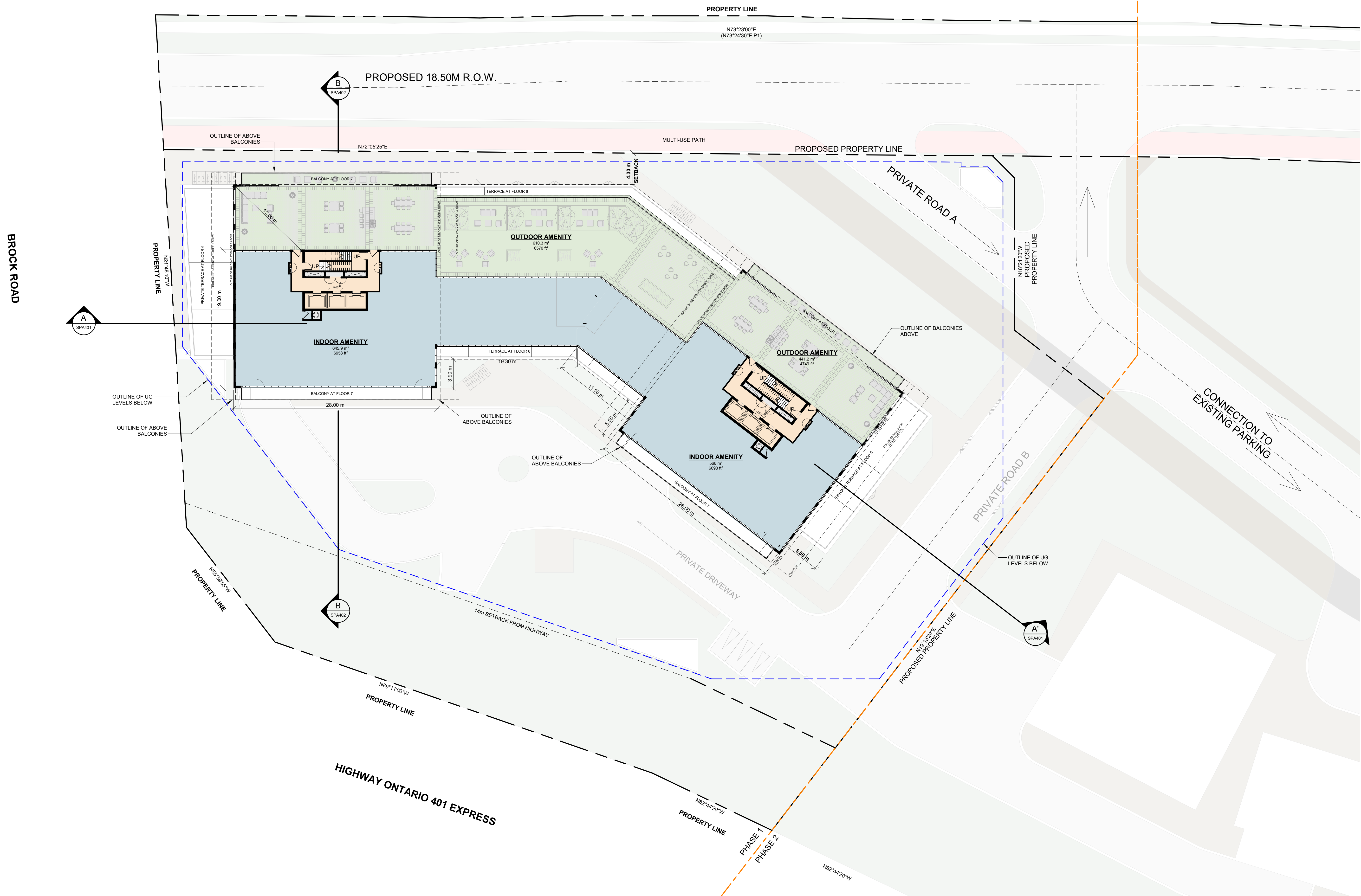


PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 06

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-31
DRAWN BY
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. SPA153



#	DATE	DESCRIPTION	BY
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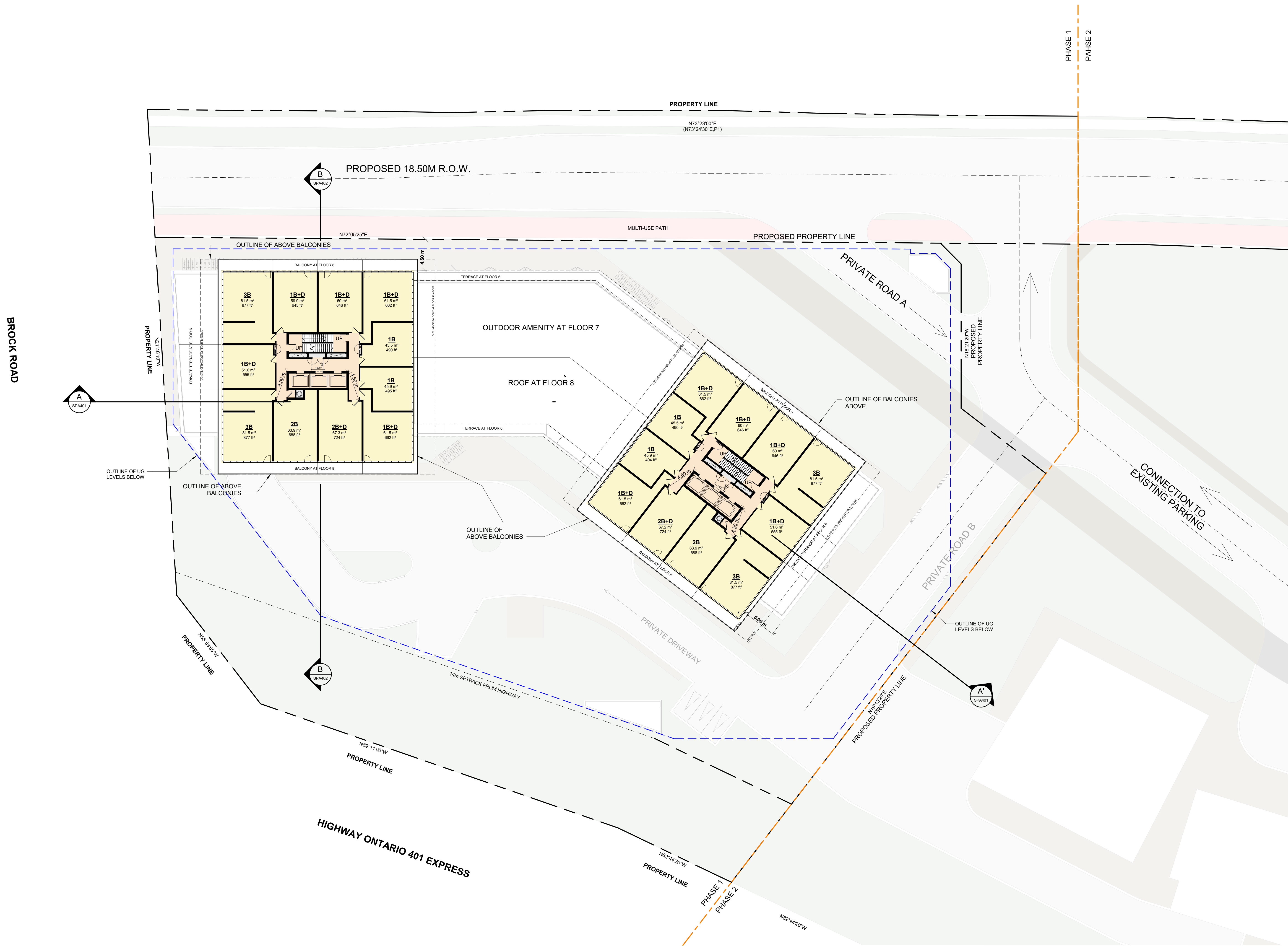
PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 07

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-31
DRAWN BY
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. SPA154

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#	DATE	DESCRIPTION	BY
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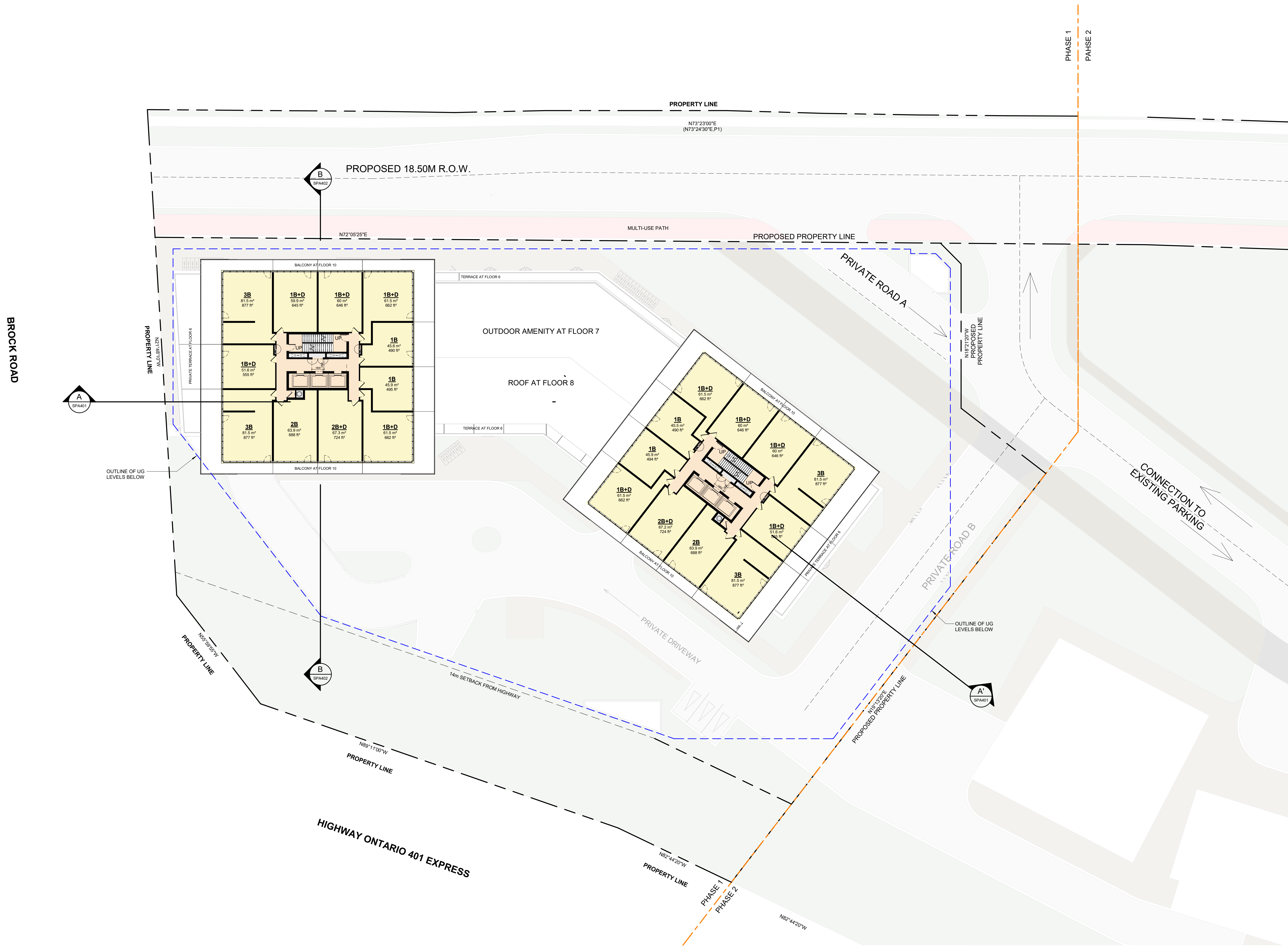


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 08 - 09

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-31
DRAWN BY
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. **SPA155**



#	DATE	DESCRIPTION	BY
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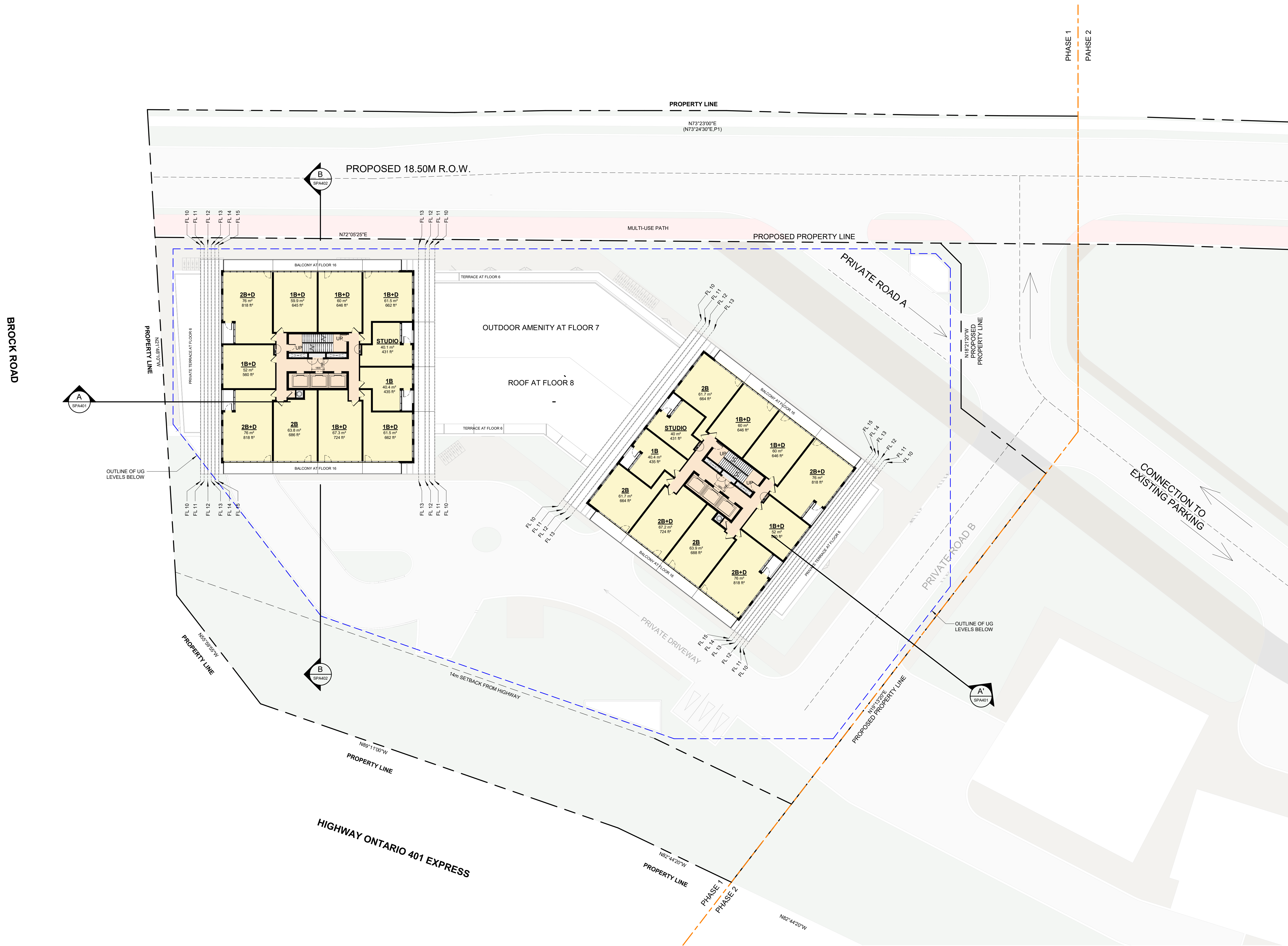


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 10 - 15

PROJECT NO. 06.037RZ
PROJECT DATE 2025-01-31
DRAWN BY
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. **SPA156**



#	DATE	DESCRIPTION	BY
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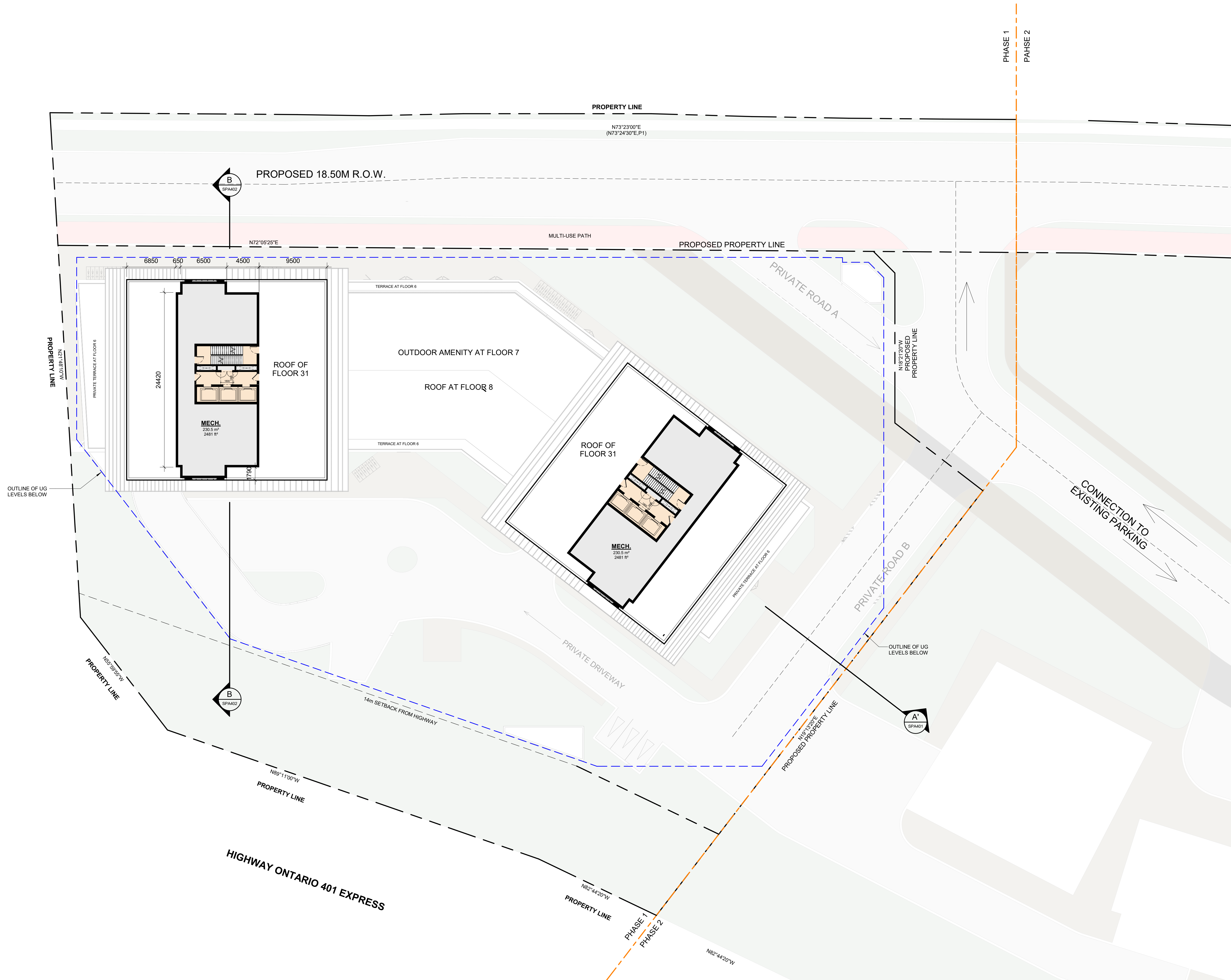
PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 16 - 31 (TYPICAL)

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA156B

BROCK ROAD



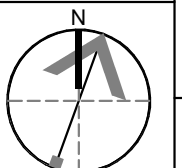
#	DATE	DESCRIPTION	BY
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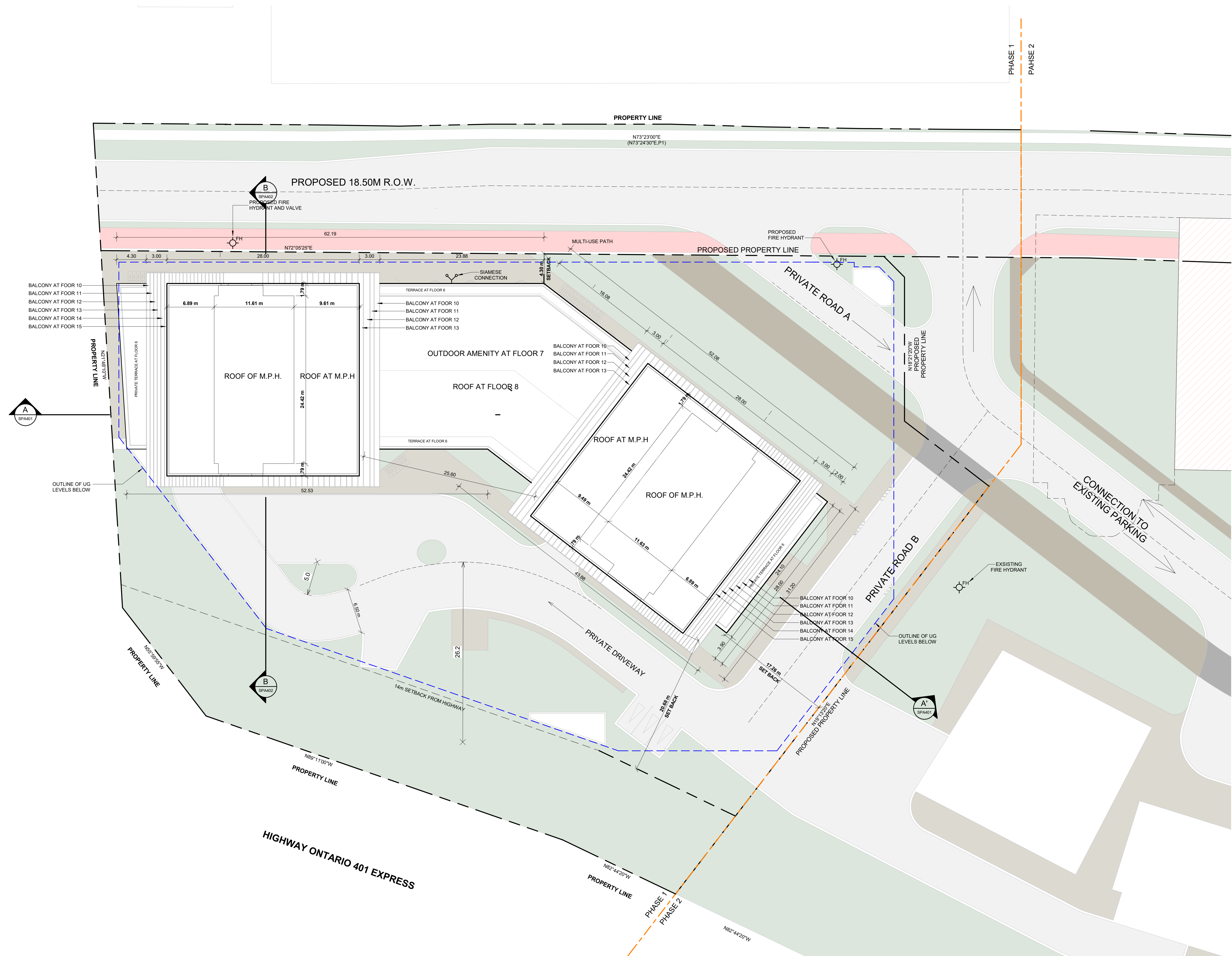
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
M.P.H.

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
1 : 250



DRAWING NO.
SPA157



#	DATE	DESCRIPTION	BY
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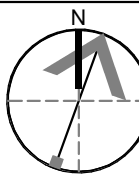


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
ROOF PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
1 : 250

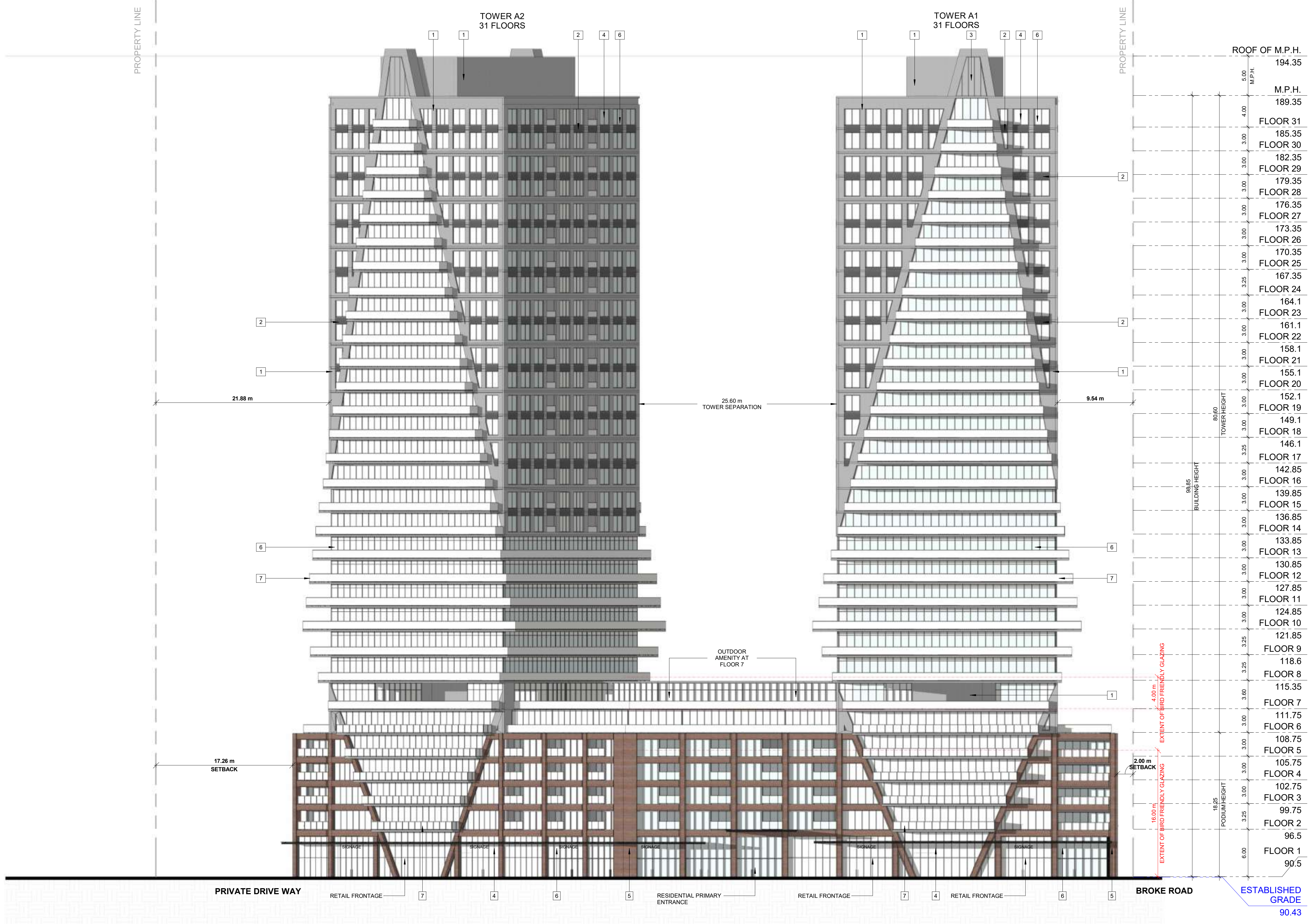
DRAWING NO.
SPA158



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EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



#	DATE	DESCRIPTION	BY
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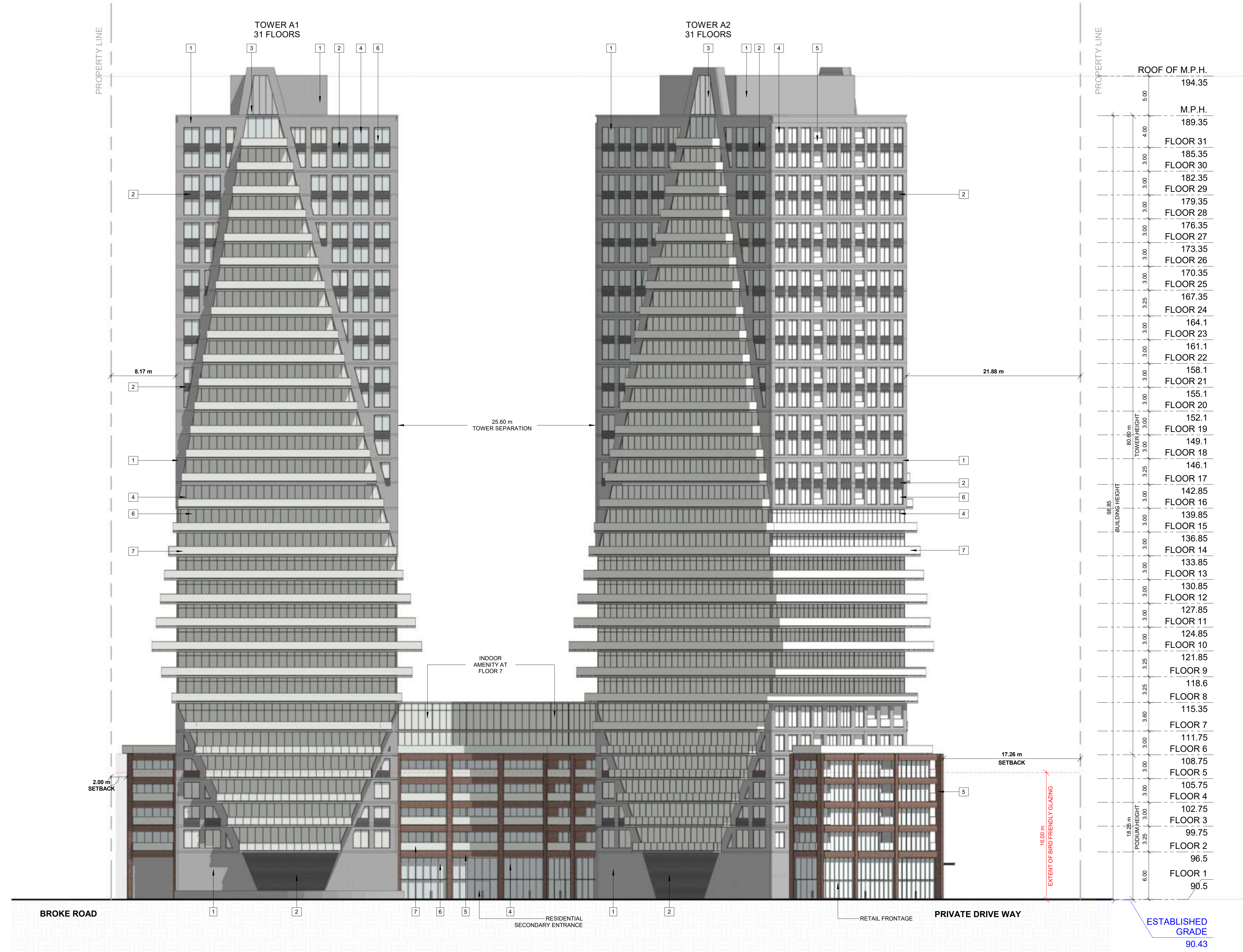
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
NORTH ELEVATION

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA301

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EXTERIOR FINISH LEGEND	
1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

HEIGHT (m)	FLOOR
194.35	ROOF OF M.P.H.
189.35	M.P.H.
185.35	FLOOR 31
182.35	FLOOR 30
179.35	FLOOR 29
176.35	FLOOR 28
173.35	FLOOR 27
170.35	FLOOR 26
167.35	FLOOR 25
164.1	FLOOR 24
161.1	FLOOR 23
158.1	FLOOR 22
155.1	FLOOR 21
152.1	FLOOR 20
149.1	FLOOR 19
146.1	FLOOR 18
142.85	FLOOR 17
139.85	FLOOR 16
136.85	FLOOR 15
133.85	FLOOR 14
130.85	FLOOR 13
127.85	FLOOR 12
124.85	FLOOR 11
121.85	FLOOR 10
118.6	FLOOR 9
115.35	FLOOR 8
111.75	FLOOR 7
108.75	FLOOR 6
105.75	FLOOR 5
102.75	FLOOR 4
99.75	FLOOR 3
96.5	FLOOR 2
90.5	FLOOR 1

#	DATE	DESCRIPTION	BY



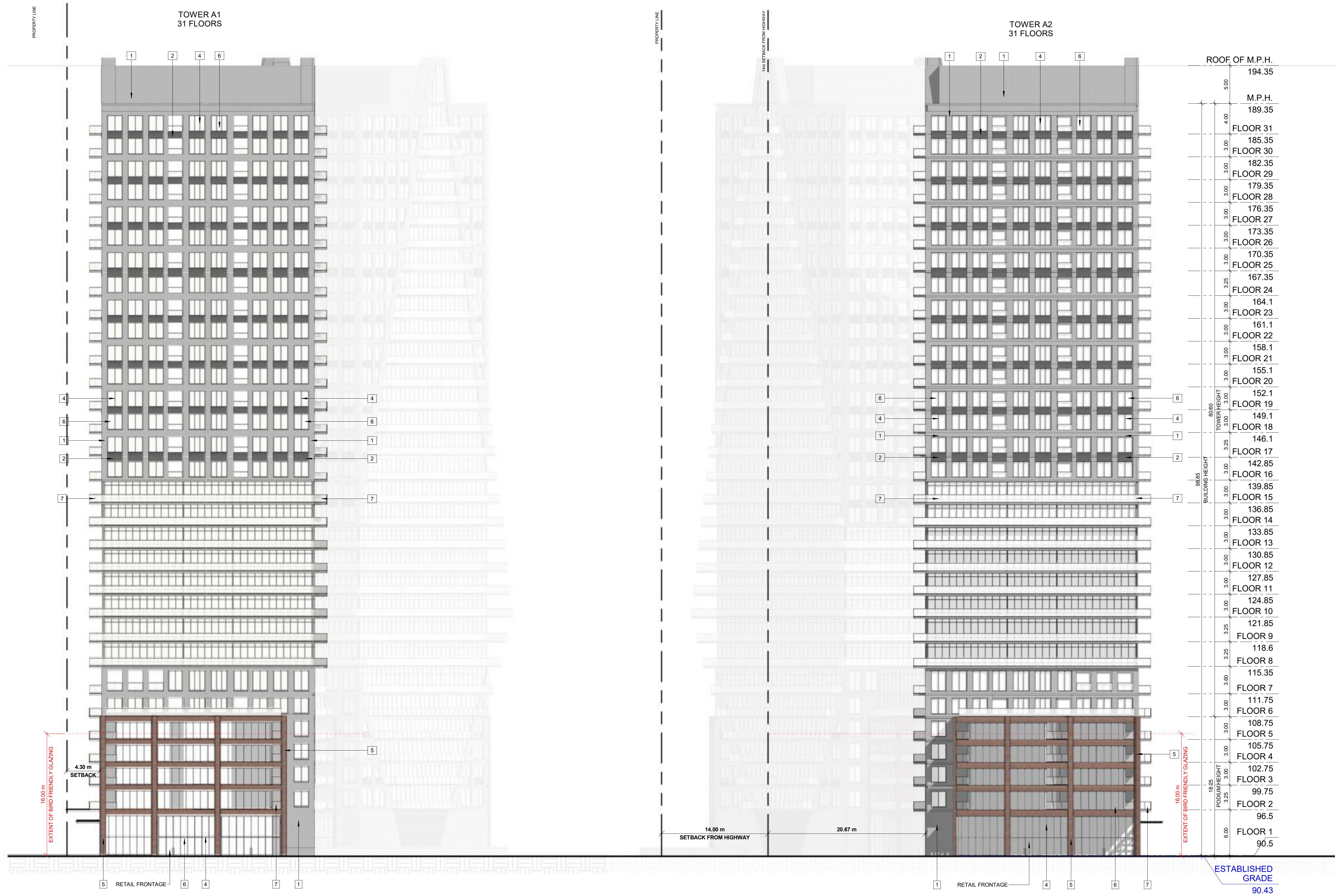
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
SOUTH ELEVATION

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA302

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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.



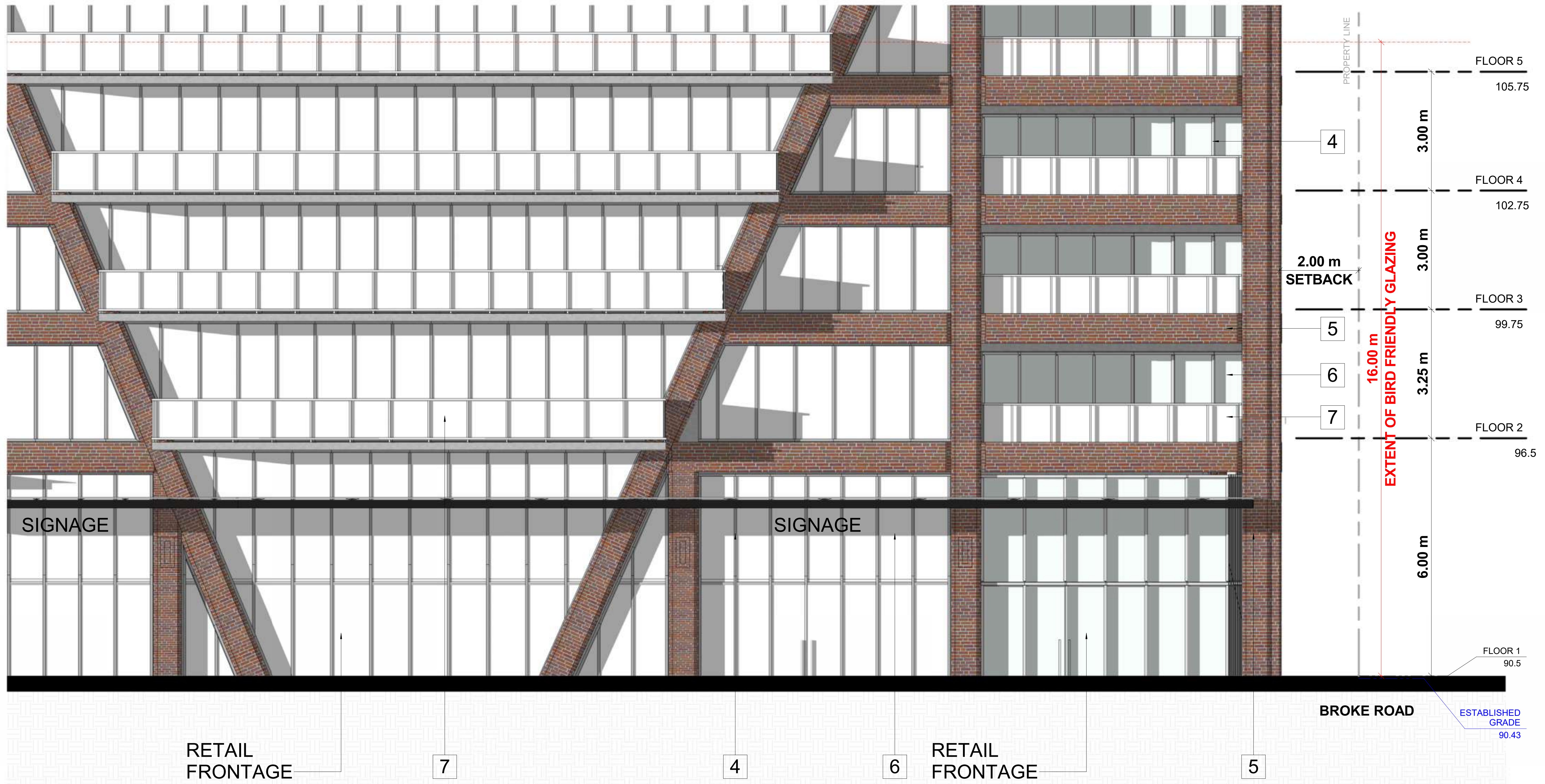
EXTERIOR FINISH LEGEND	
1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

2 West Elevation
SPA303 1 : 250

1 South East Elevation
SPA303 1 : 250

#	DATE	DESCRIPTION	BY
PROJECT PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON.			
DRAWING EAST AND WEST ELEVATIONS			
PROJECT NO.	06.037RZ		
PROJECT DATE	2025-01-31		
DRAWN BY			
CHECKED BY	AYU		
SCALE	As indicated		
DRAWING NO.	SPA303		

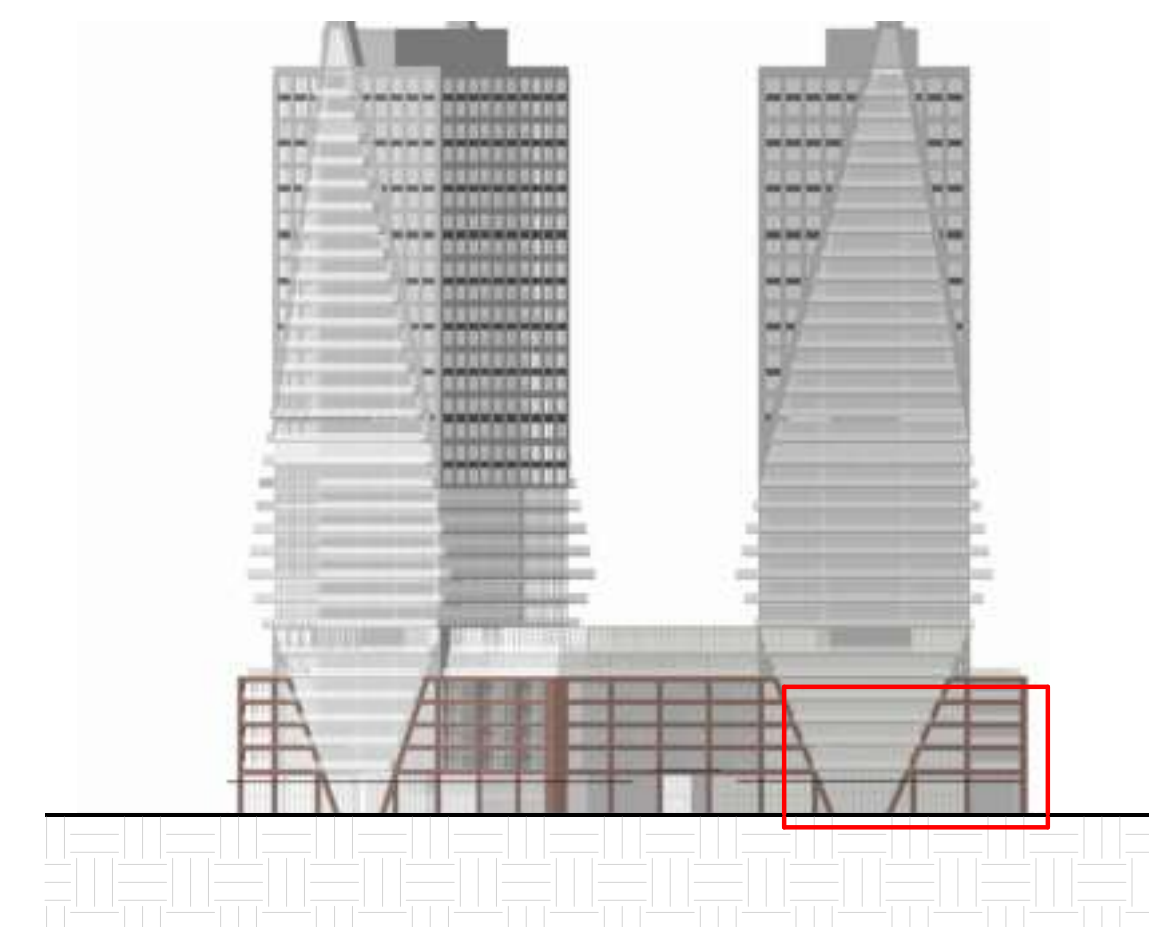
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EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

1 Detailed North Elevation P1
SPA311 1 : 50



#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA311

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FLOOR 5

105.75

3.00 m

FLOOR 4

102.75

3.00 m

FLOOR 3

99.75

3.25 m

FLOOR 2

96.5

6.00 m

FLOOR 1

90.5

16.00 m
EXTENT OF BIRD FRIENDLY GLAZING

SIGNAGE

SIGNAGE

ESTABLISHED GRADE
90.43

RESIDENTIAL LOBBY
ENTRANCE

RETAIL FRONTAGE

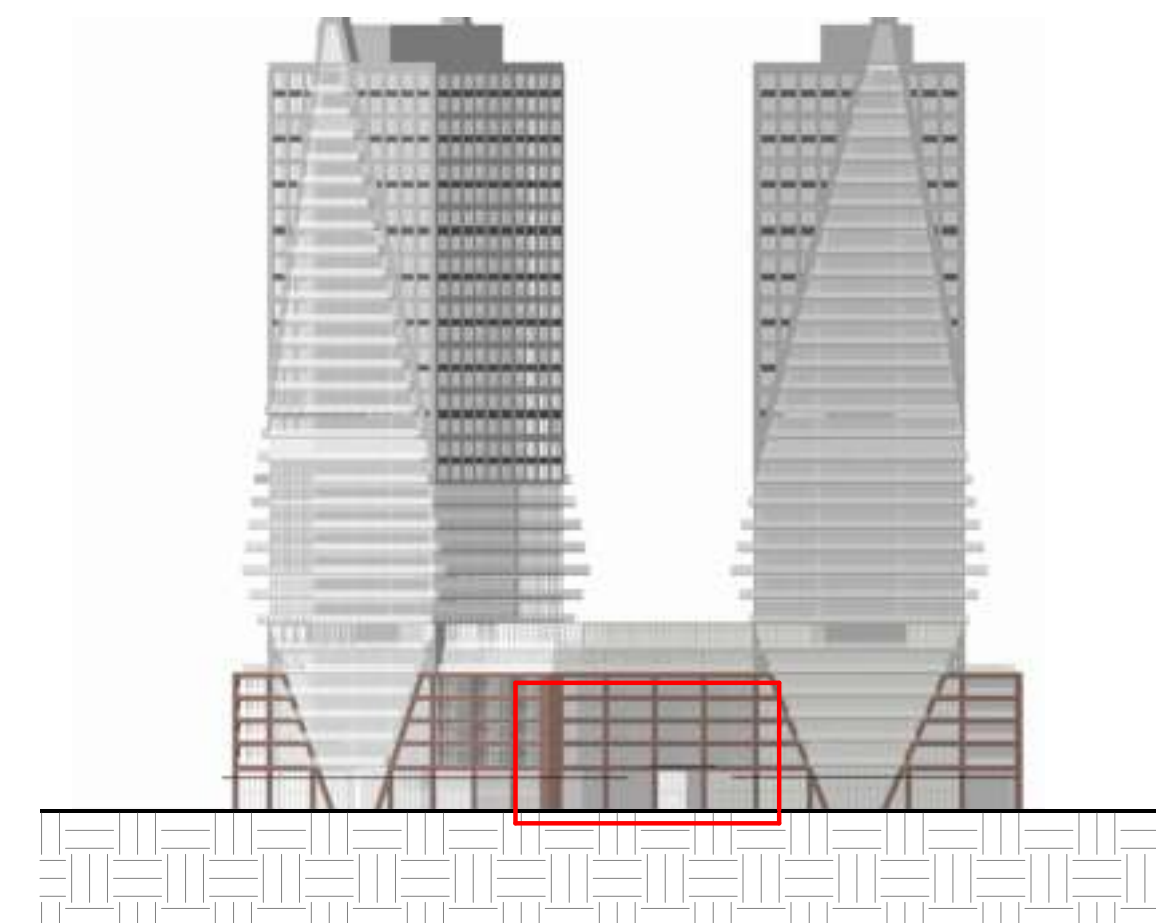
4

7

6

5

1 Detailed North Elevation P2
SPA312 1 : 50



EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**

1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

1 TO 50 ELEVATIONS

PROJECT NO.

06.037RZ

PROJECT DATE

2025-01-31

DRAWN BY

CHECKED BY

AYU

SCALE

As indicated

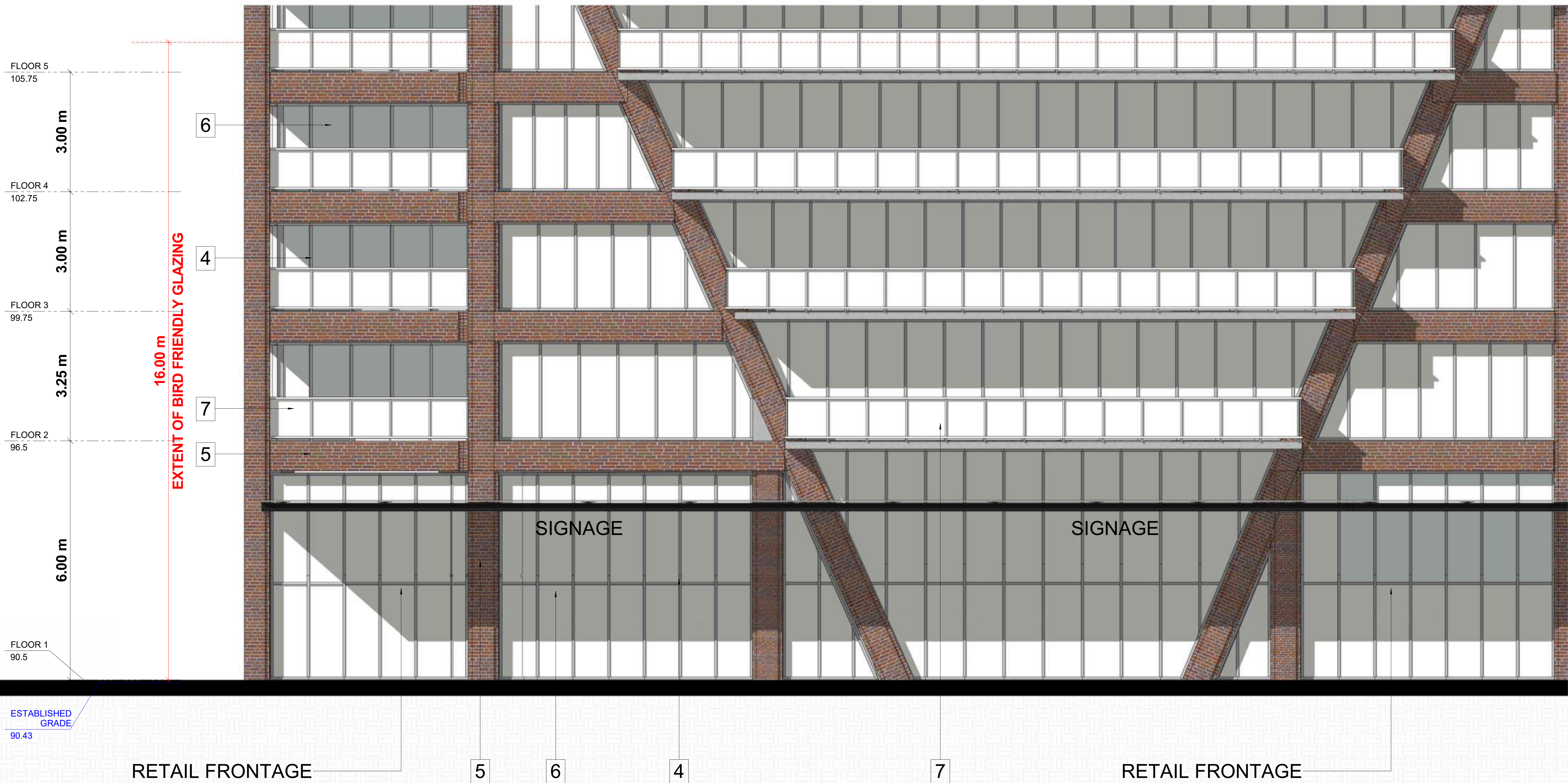
DRAWING NO.

SPA312

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EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



ESTABLISHED GRADE
90.43

#	DATE	DESCRIPTION	BY
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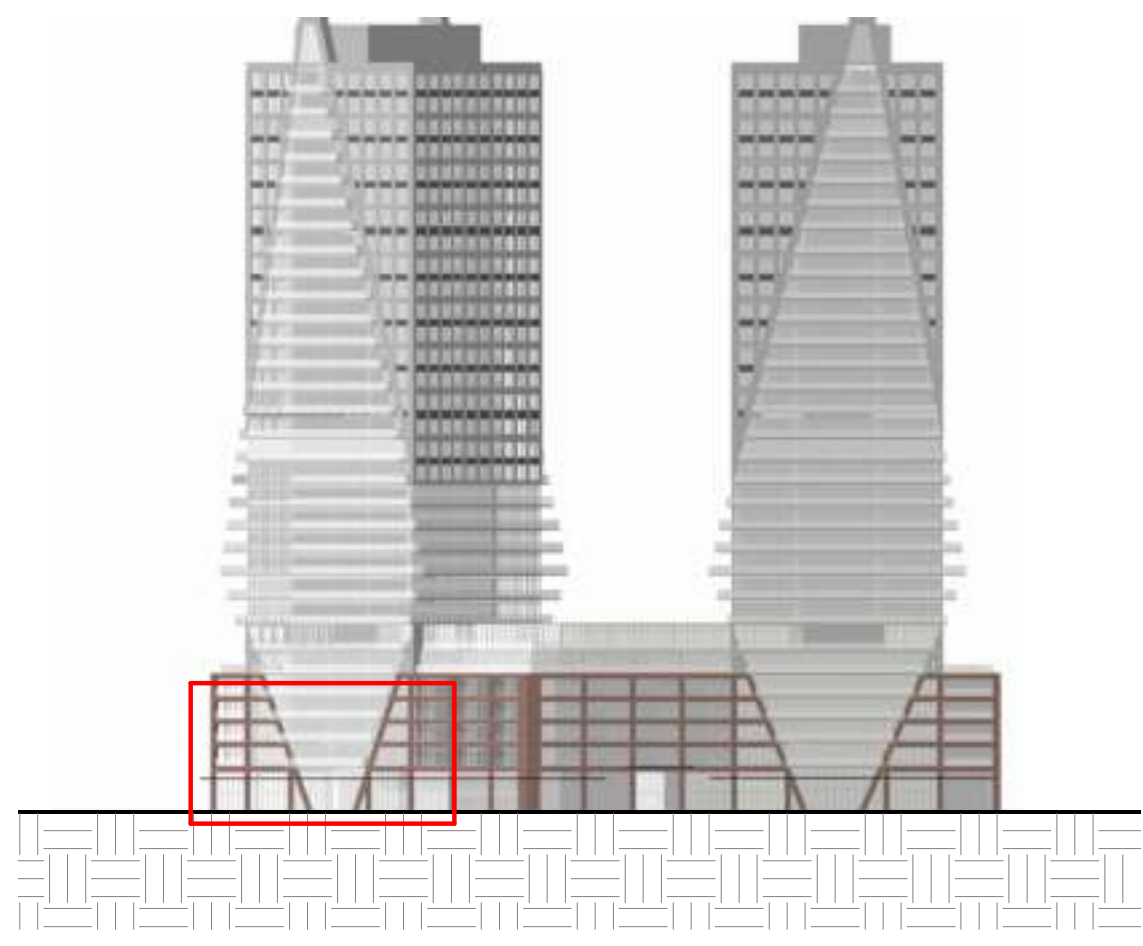


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA313

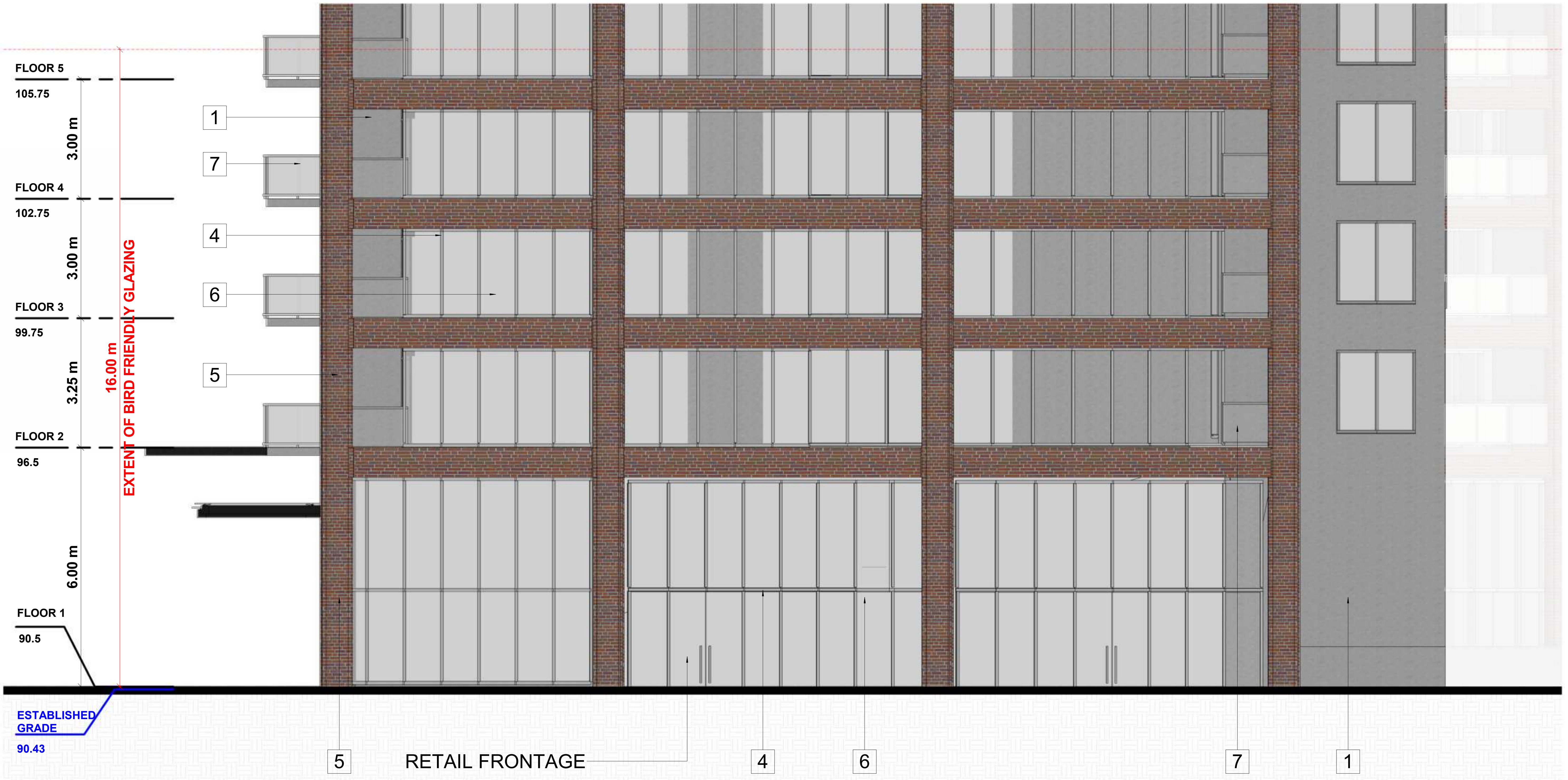


1 Detailed North Elevation P3
SPA313 1:50

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EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



1 Detailed West Elevation
SPA314 1 : 50

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

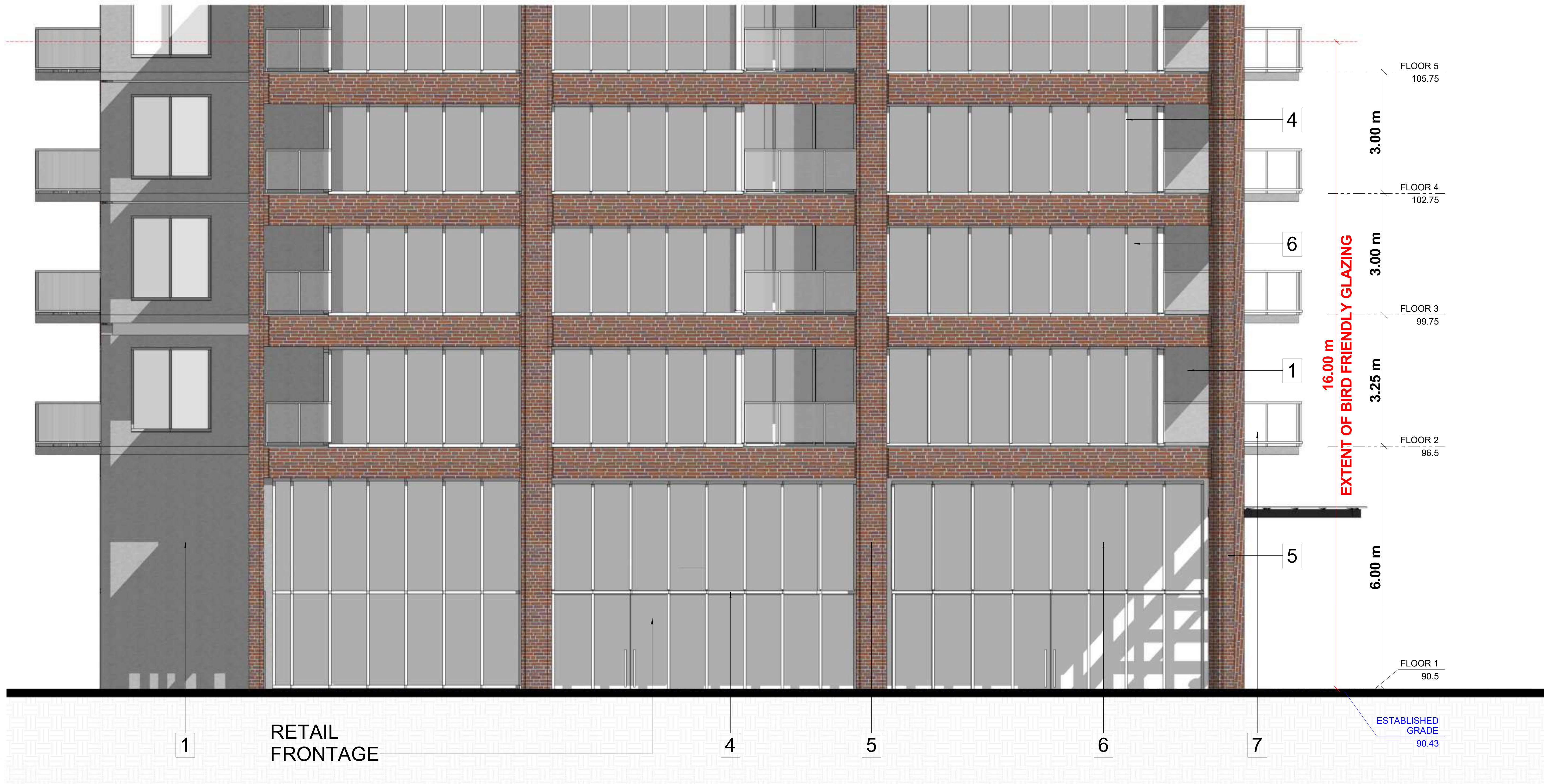
PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA314

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EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



1 Detailed South East Elevation
SPA315
1:50

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA315

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

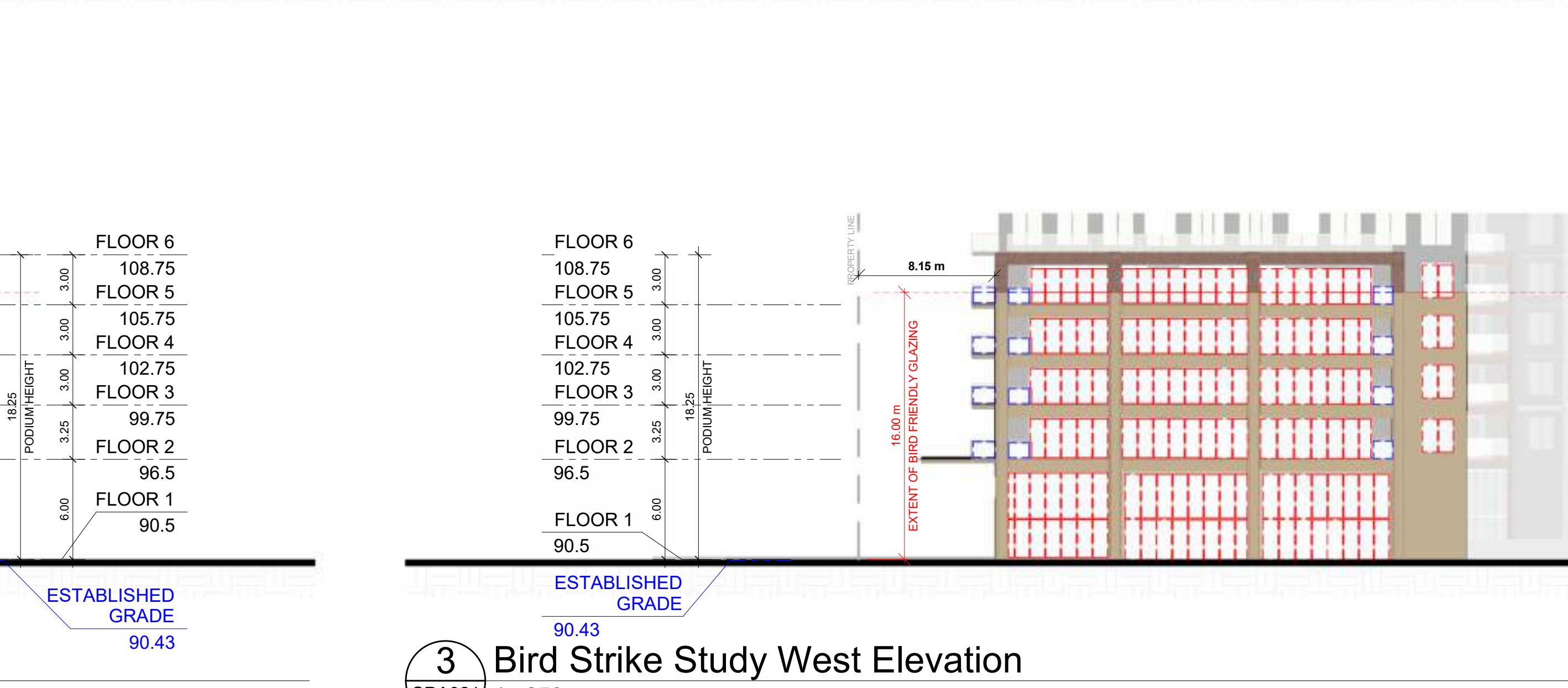
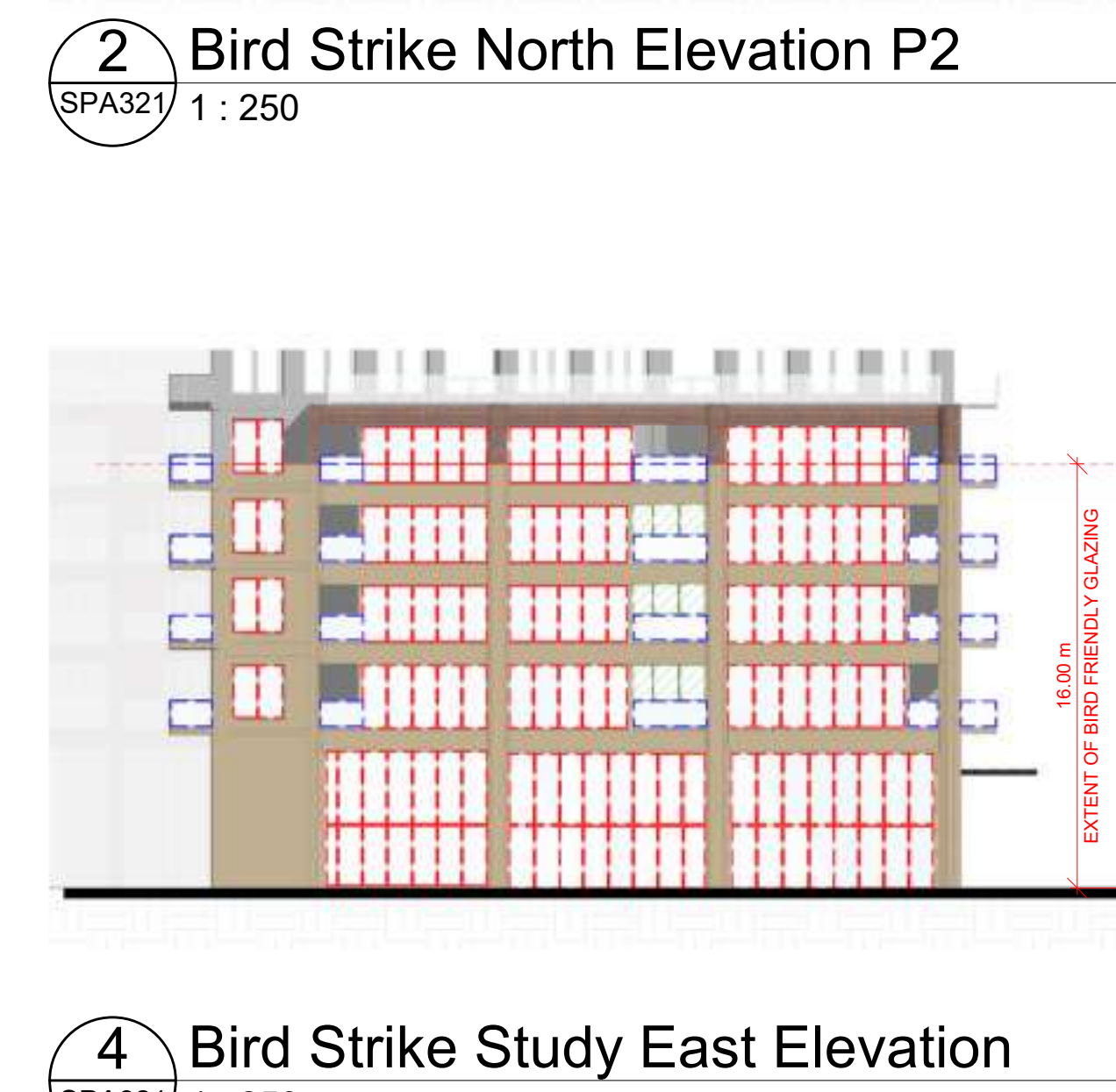
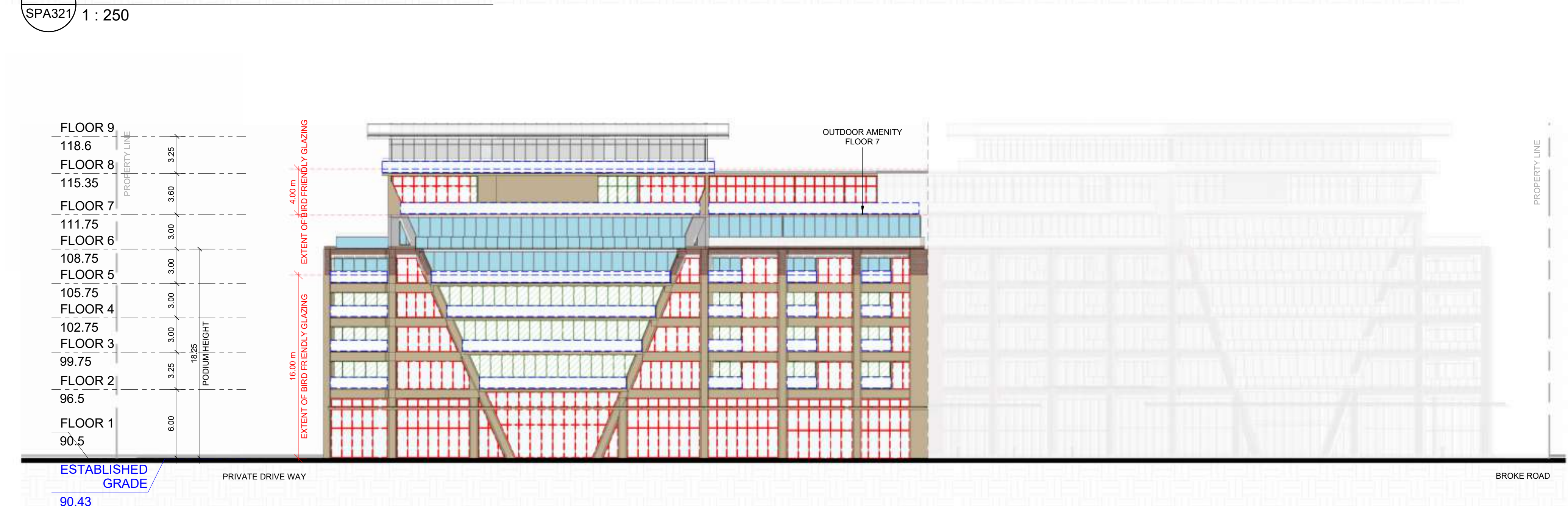
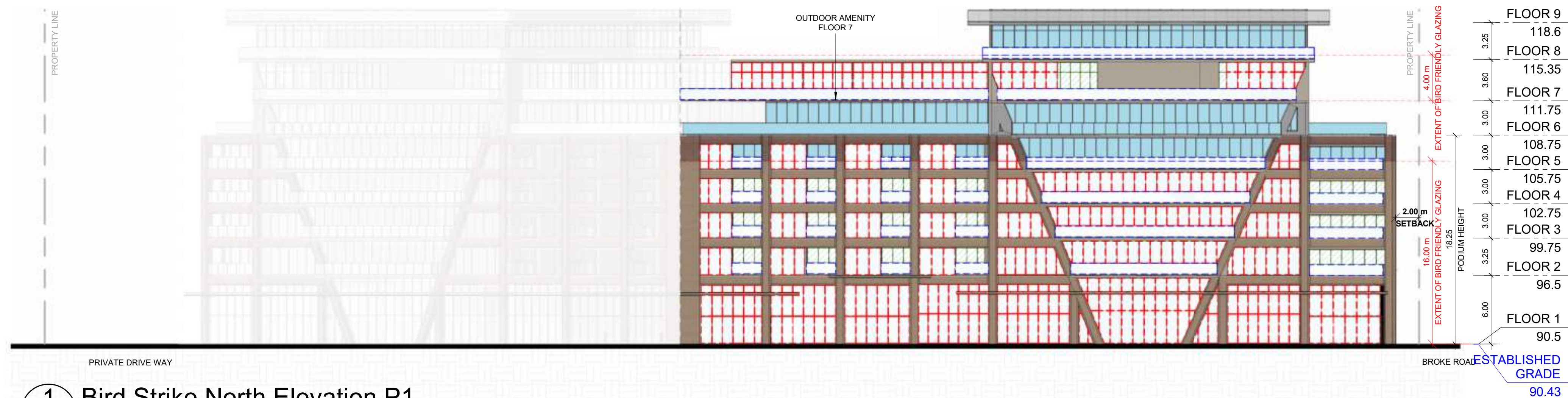
BIRD FRIENDLY ELEVATION CHART

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	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			

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	203.2	45.1%	N/A
Glazed Surfaces with Frit Pattern	247.5	54.9%	100.0%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	450.7	100%	100%
Total Glazed Surfaces 247.5			

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	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%
Total Glazed Surfaces 755.7			

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



TURNER FLEISCHER

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Toronto, ON, M5B 2T8
1-416-425-2222
turnerfleischer.com

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- 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

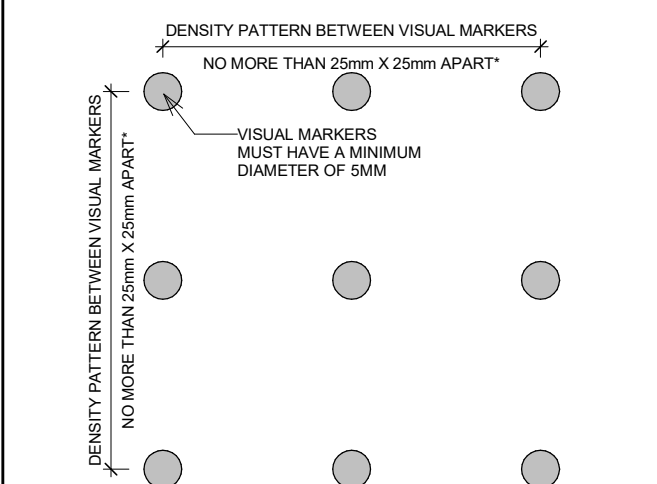
BIRD FRIENDLY GUIDELINE

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 REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE
 - CANOPIES LOCATED ALONG THE BUILDING FAÇADE TO PROVIDE ADDITIONAL MUTTING 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)



#	DATE	DESCRIPTION	BY



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

BIRD STRIKE STUDY

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO. **SPA321**

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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:

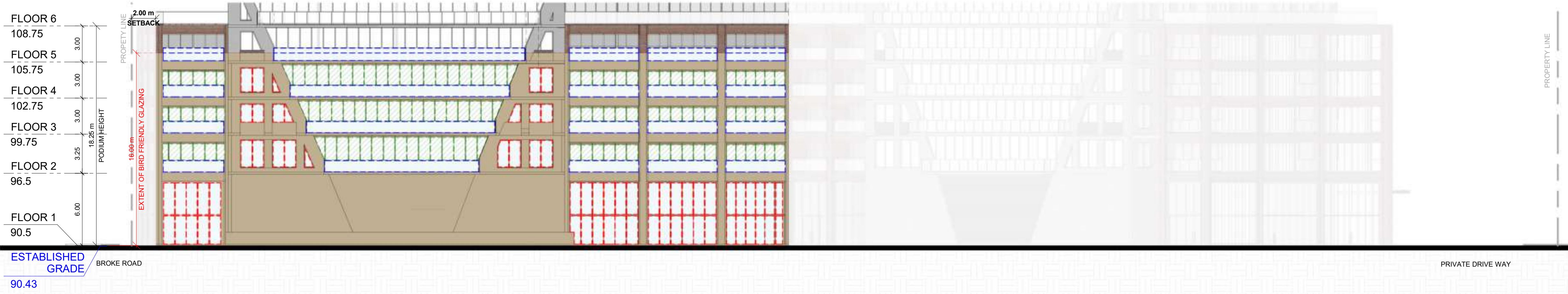
Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	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		

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	401.9	56.5%	N/A
Glazed Surfaces with Frit Pattern	191.6	27.0%	62.0%
Glazed Surfaces with Shading	117.3	16.5%	38.0%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	710.9	100%	100%
Total Glazed Surfaces	308.9		

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	2086.6	44.4%	N/A
Glazed Surfaces with Frit Pattern	2156.2	45.9%	82.6%
Glazed Surfaces with Shading	453.3	9.7%	17.4%
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



1 Bird Strike Study South Elevation P1

SPA322 1 : 200



2 Bird Strike Study South Elevation P2

SPA322 1 : 200

- 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
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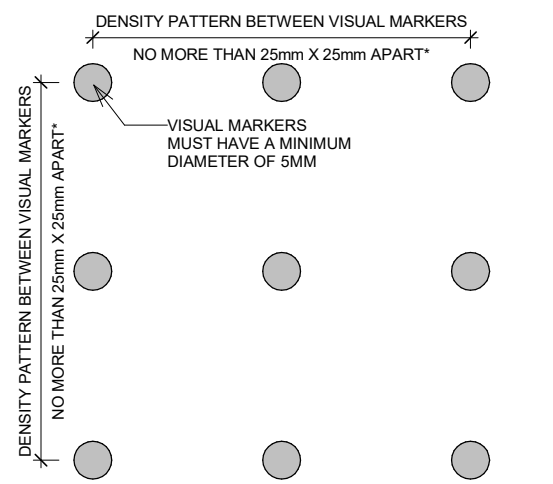
BIRD FRIENDLY GUIDELINE

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



#	DATE	DESCRIPTION	BY



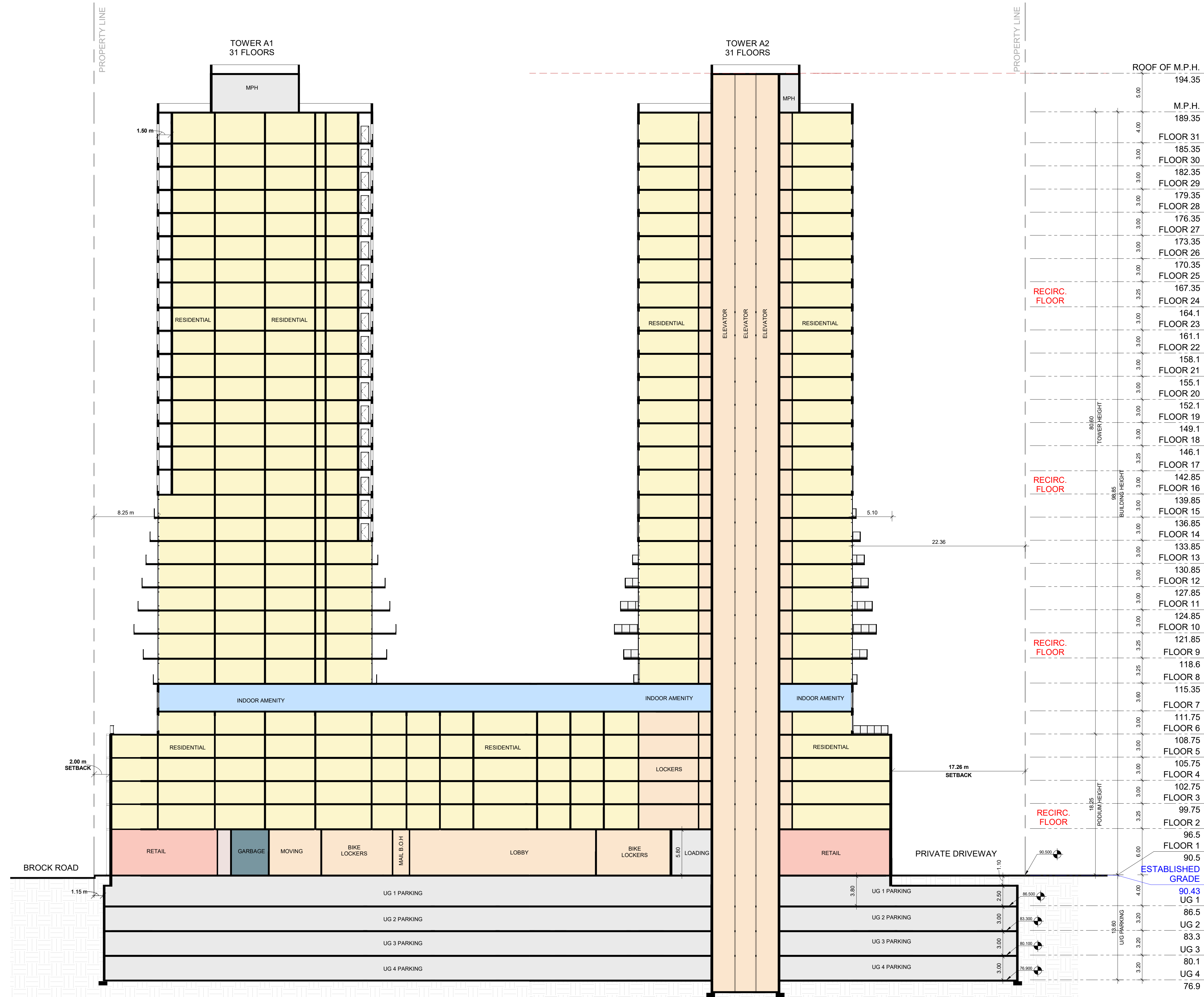
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

BIRD STRIKE STUDY

PROJECT NO.	06.037RZ
PROJECT DATE	2025-01-31
DRAWN BY	
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO. SPA322

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A Section A-A
SPA401 1 : 250

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
BUILDING SECTIONS

PROJECT NO.
06.037RZ

PROJECT DATE
2025-01-31

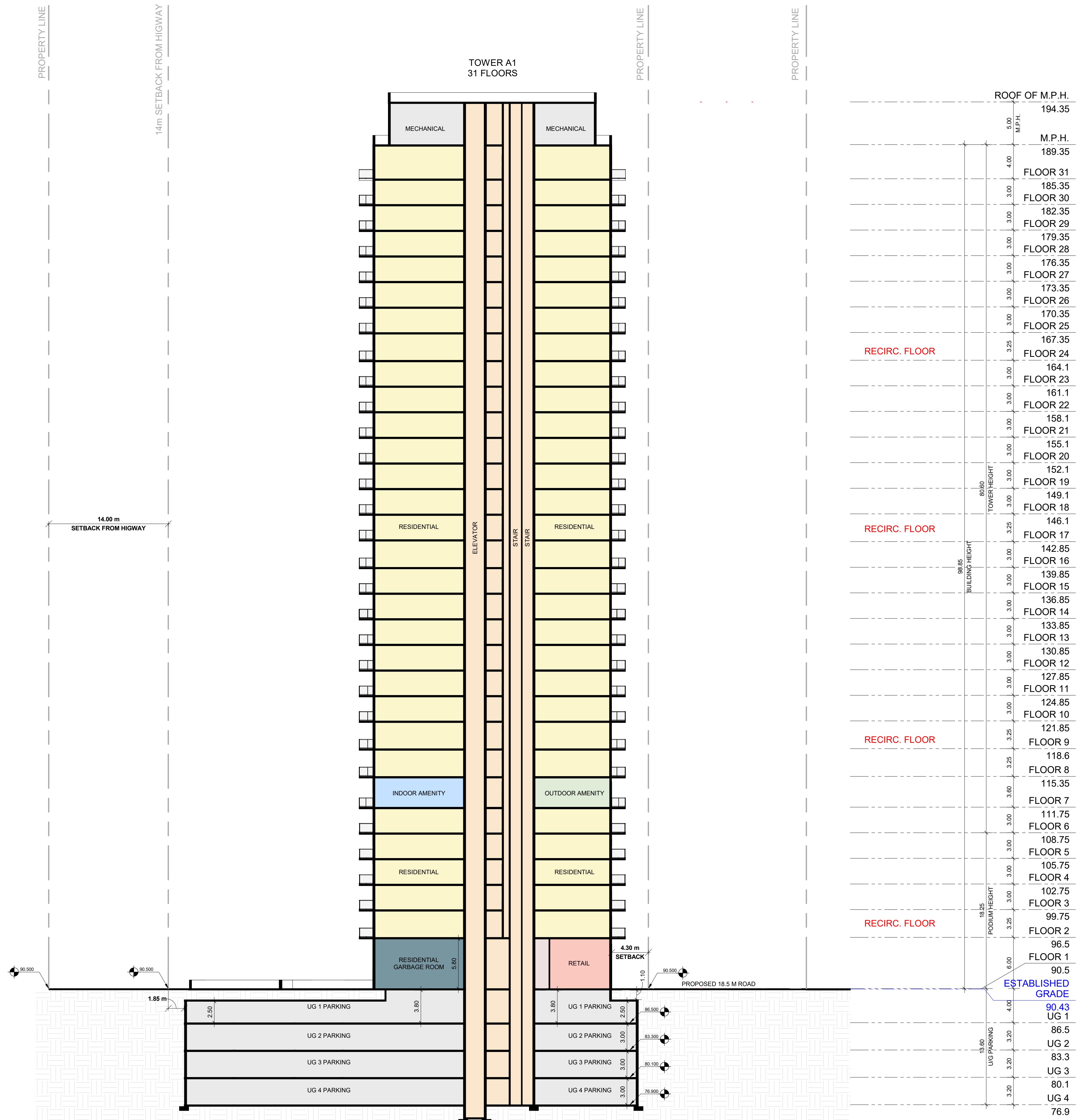
DRAWN BY

CHECKED BY
AYU

SCALE
1 : 250

DRAWING NO.
SPA401

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B Section B-B
SPA402 1 : 250

Level	Height (m)	Notes
ROOF OF M.P.H.	194.35	
M.P.H.	189.35	
FLOOR 31	185.35	
FLOOR 30	182.35	
FLOOR 29	179.35	
FLOOR 28	176.35	
FLOOR 27	173.35	
FLOOR 26	170.35	
FLOOR 25	167.35	
RECIRC. FLOOR	164.1	
FLOOR 23	161.1	
FLOOR 22	158.1	
FLOOR 21	155.1	
FLOOR 20	152.1	
FLOOR 19	149.1	
FLOOR 18	146.1	
RECIRC. FLOOR	142.85	
FLOOR 16	139.85	
FLOOR 15	136.85	
FLOOR 14	133.85	
FLOOR 13	130.85	
FLOOR 12	127.85	
FLOOR 11	124.85	
FLOOR 10	121.85	
RECIRC. FLOOR	118.6	
FLOOR 8	115.35	
FLOOR 7	111.75	
FLOOR 6	108.75	
FLOOR 5	105.75	
FLOOR 4	102.75	
FLOOR 3	99.75	
RECIRC. FLOOR	96.5	
FLOOR 1	90.5	
UG 1	86.5	
UG 2	83.3	
UG 3	80.1	
UG 4	76.9	

#	DATE	DESCRIPTION	BY
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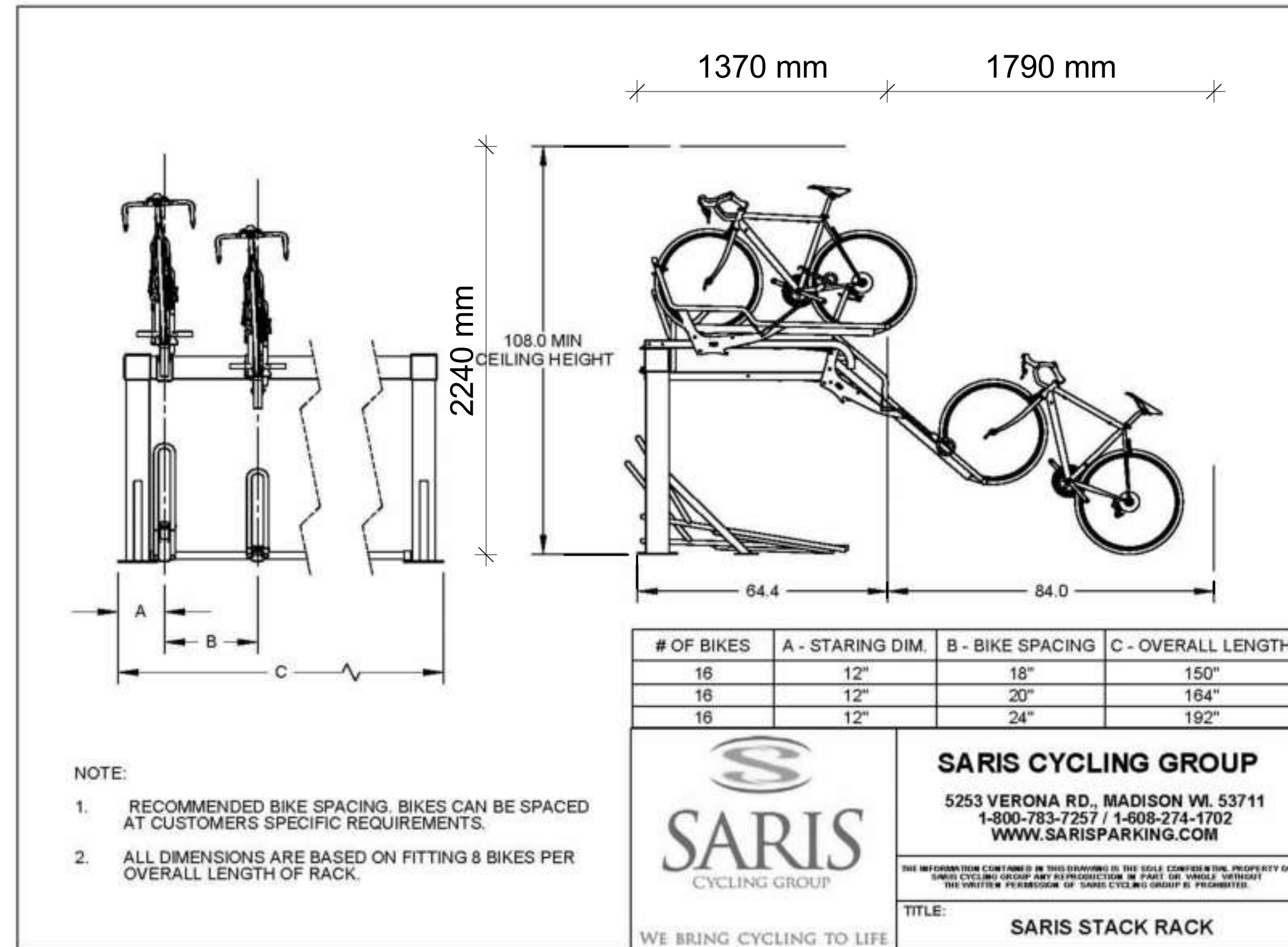
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

BUILDING SECTIONS

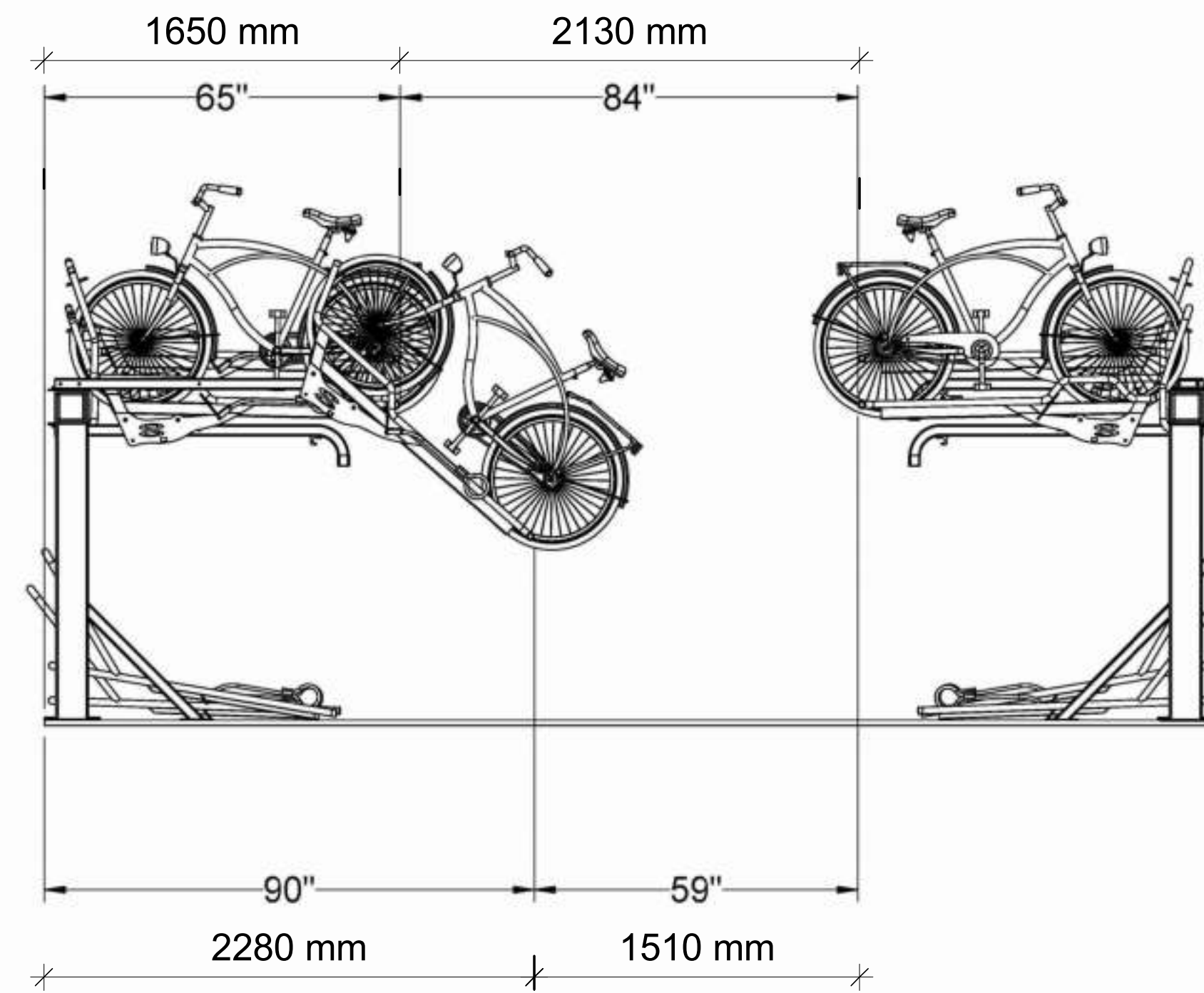
PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA402

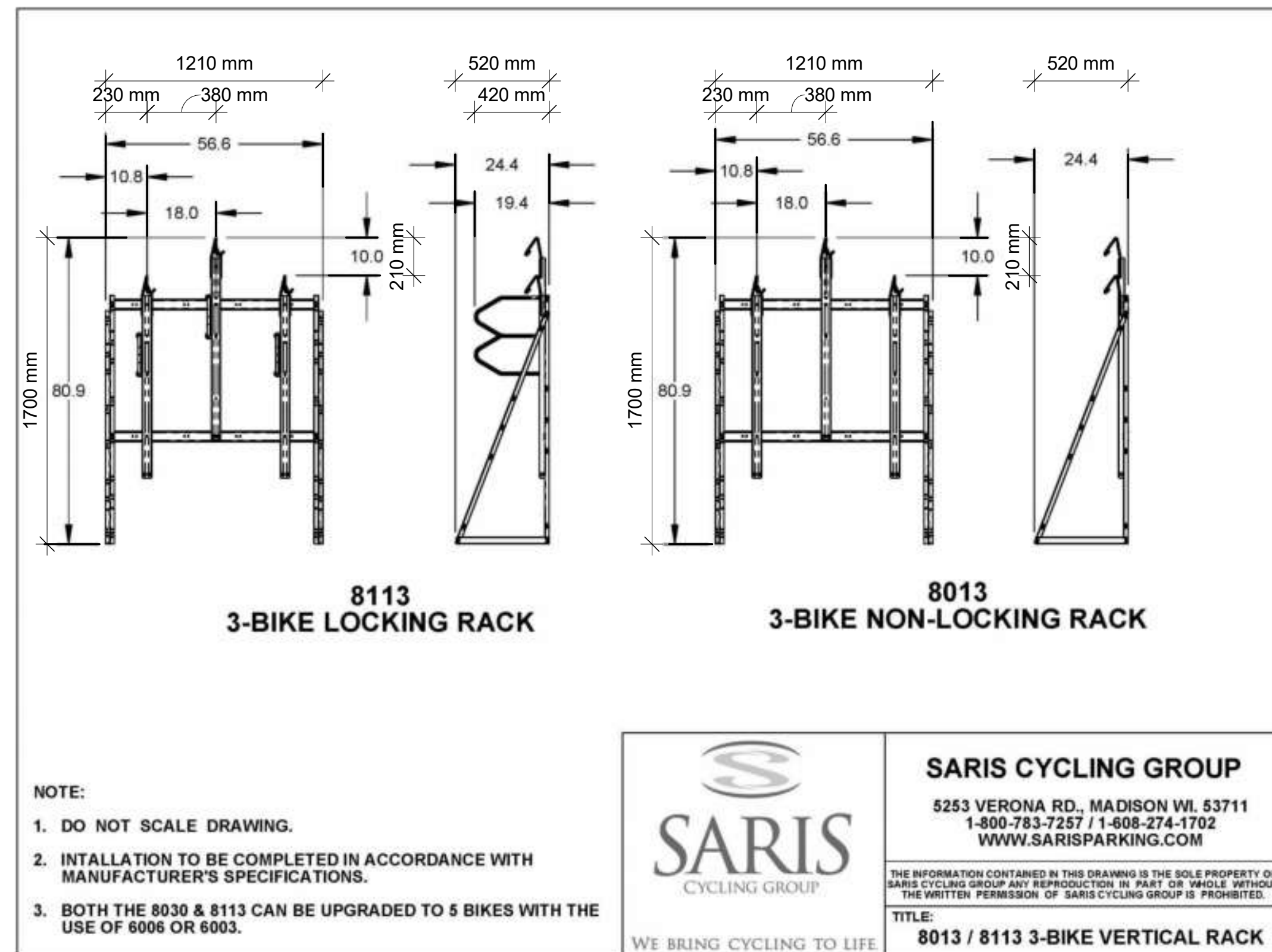
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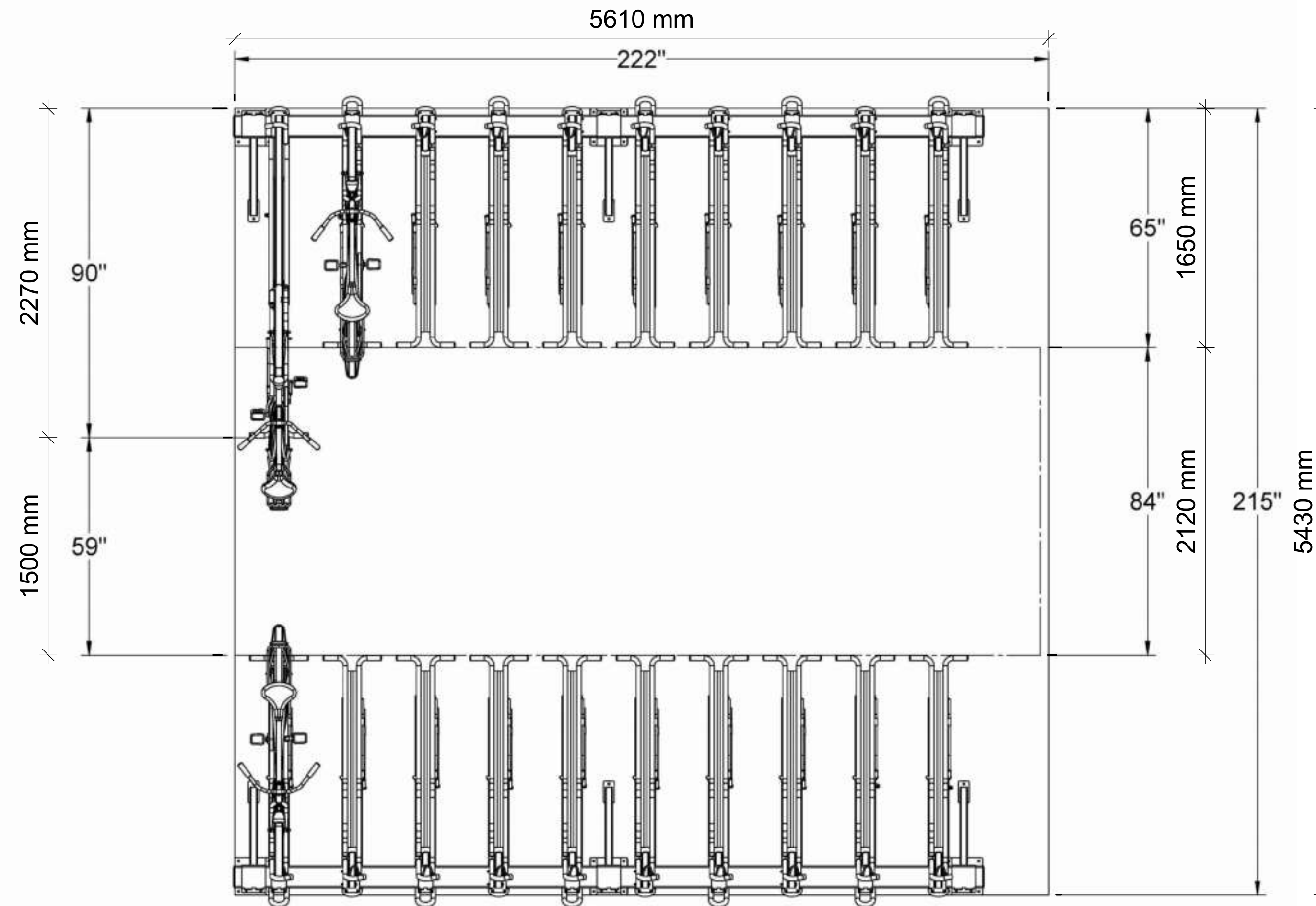
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



PLAN OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
DETAILS (SARIS BIKE RACK)

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY

CHECKED BY
AYU
SCALE
1 : 25

DRAWING NO.
SPA600

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VIEW FROM RIGHT-OF-WAY LOOKING SOUTH

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA801

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VIEW FROM RIGHT OF WAY LOOKING SOUTH

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA802

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VIEW FROM RIGHT-OF-WAY LOOKING NORTH WEST

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.03FRZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA803

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VIEW OF SOUTH OF SIGHT LOOKING NORTH WEST

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2025-01-31
DRAWN BY
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA804