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# PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

06.037RZ



# TURNER FLEISCHER

67 Lesmill Rd
Toronto, ON, M3B 2T8
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# ISSUED FOR SPA JANUARY 31, 2025



#### **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



#### **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



#### Zelinka Priamo Ltd.

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

#### **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.

"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.

#### **HEIGHT DEFINITION**

	TILGOTTED	TROVIDED
BUILDING HEIGHT	-	98.85 M (31 STOREYS
BUILDING SETBACKS		
NORTH SETBACK	-	4.30 M
SOUTH SETBACK	-	20.68 M
EAST SETBACK	-	17.26 M
WEST SETBACK	-	2.00 M
LOADING SPACE	3	2 TYPE 'G' LOADING SPACE
EOADING SPACE	3	1 TYPE 'B' LOADING SPACE
ESTABLISHED GRADE	90.4	13 M

PROJECT SITE AREA BREAKDOWN	
LAND USE	

LAND USE	m²	ft²
RIGHT OF WAY	2,988	32,162.5
SITE AREA	8,763	94,324.1
TOTAL NET SITE AREA	11,751	126,486.6

PROJECT SITE AREA

PROJECT INFORMATION

SITE AREA	m²	ft²
TOTAL NET SITE AREA	11,751	126,486,6
TOTAL PROPOSED GFA	53,292.3	573,633.5
F.S.I OF PROPOSED DEVELOPMENT	4.54 x S	SITE AREA

GFA 1,663.6 17,907 0.14 SUBTOTAL NON-RESIDENTIAL 1,663.6 17,907 BLDG A1 +A2 RESIDENTIAL 678 UNITS 51,628.7 555,726 51,628.7 555,726 4.37 SUBTOTAL RESIDENTIAL 53,292.3 573,634 4.51 **SUB TOTAL** 

53,292.3 573,634 4.51

BLDG	USE		GF	-A	FS
			m²	ft²	
	RETAIL		1,060.2	11,411	
	SUBTOTAL NON-RESIDENTIAL		1,060.2	11,411	
BLDG A1				<u>.</u>	
	RESIDENTIAL	346 UNITS	26,515.3	285,408	
	SUBTOTAL RESIDENTIAL		26,515.3	285,408	
	SUB TOTAL		27,575.5	296,820	
	RETAIL		603.5	6,496	
	SUBTOTAL NON-RESIDENTIAL		603.5	6,496	
BLDG A2				•	
	RESIDENTIAL	332 UNITS	25,113.4	270,318	
	SUBTOTAL RESIDENTIAL		25,113.4	270,318	
	SUB TOTAL		25,716.9	276,814	

53,292.3 573,634

TURNER FLEISCHER

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 appropriate consultant's drawings before proceeding with the work. Construction must conform to alapplicable 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.

GROSS FL	OOR AREA BREAKDOWN

S. KOSS F. S	FLOOR	# OF UNITS		RESIDE	ENTIAL		TOTAL RE	SIDENTIAL		RET	AIL		TOTAL	RETAIL	TOTAI (TFA - EXC	
		Oruro	SALE		NON-SAI				RET		RETAIL S				`	,
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4				117.9	1,269	117.9	1,269							117.9	1,269
	UG 3				117.9	1,269	117.9	1,269							117.9	1,269
	UG 2				117.9	1,269	117.9	1,269							117.9	1,269
	UG 1				117.9	1,269	117.9	1,269							117.9	1,269
	FLOOR 1				655.0	7,050	655.0	7,050	913.2	9,830	146.9	1,582	1,060.2	11,411	1,715.1	18,461
	FLOOR 2	17	1,270.3	13,673	184.7	1,988	1,455.0	15,661							1,455.0	15,661
	FLOOR 3	17	1,270.3	13,673	184.7	1,988	1,455.0	15,661							1,455.0	15,661
	FLOOR 4	17	1,270.3	13,673	184.7	1,988	1,455.0	15,661							1,455.0	15,661
	FLOOR 5	17	1,270.3	13,673	184.7	1,988	1,455.0	15,661							1,455.0	15,661
	FLOOR 6	14	903.7	9,728	187.4	2,017	1,091.2	11,745							1,091.2	11,745
	FLOOR 7				82.0	882	82.0	882							82.0	882
	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
BLDG A1	FLOOR 14	11	680.1	7,320	98.0	1,054	778.0	8,375							778.0	8,375
	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								756.3	8,141
	FLOOR 25	11	658.3	7,086	98.0	1,054	756.3								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
		11	658.3	7,086				*								
	FLOOR 29 FLOOR 30				98.0	1,054	756.3	8,141							756.3	8,141
		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.	242	24 050 540	020 250 075	70.9	763	70.9	763	042.005	0.000.005	440.040	4 504 704	4.000.450	44 444 202	70.9	763
	TOTAL (POUNDED)	346	21,958.542	236,359.875	4,556.756	49,048.532	26,515.297		913.205	9,829.665	146.948	1,581.731	1,060.153	11,411.396	27,575.450	296,819.804
	TOTAL (ROUNDED)	346	21,958.5	236,360	4,556.8	49,049	26,515.3	285,408	913.2	9,830	146.9	1,582	1,060.2	11,411	27,575.5	296,820

AMENITY	ARFA	RRFA	KDOW	N

TOTAL

OUTDO AMEN		INDOOR AMENITY			
m²	ft²	m²	ft²		
		205.4	2,21		
991.0	10,667	645.9	6,95		
991.0	10,667.124	851.285	9,163.16		
991.0	10,667	851.3	9,16		

#### TOTAL FLOOR AREA

AREA EXCL	USIONS	TOTAL FLO	OR AREA
		GFA+INDOOR AM	IENITY+EXCL.
m²	ft²	m²	ft²
3,108.5	33,460	3,226.5	34,729
3,108.5	33,460	3,226.5	34,729
3,108.5	33,460	3,226.5	34,729
3,017.7	32,482	3,135.6	33,751
		1,715.1	18,461
6.0	64	1,460.9	15,725
6.0	64	1,460.9	15,725
6.0	64	1,460.9	15,725
6.0	64	1,460.9	15,725
6.0	64	1,302.5	14,020
6.0	64	733.9	7,899
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	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
6.0	64	762.2	8,205
235.4	2,534	306.3	3,297
12,759.552	137,342.730	41,186.287	443,325.698
12,759.6	137,343	41,186.3	443,326

#### GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF		RESIDE	ENTIAL		TOTAL RES	SIDENTIAL		RET	AIL		TOTAL F	RETAIL	TOTAL	
		UNITS	SALE	ABLE	NON-SAI	EABLE			RET.	AIL	RETAIL S	ERVICE			(TFA - EXC	LUSIONS)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4				106.0	1,141	106.0	1,141							106.0	1,141
	UG 3				106.0	1,141	106.0	1,141							106.0	1,141
	UG 2				225.9	2,432	225.9	2,432							225.9	2,432
	UG 1				238.3	2,566	238.3	2,566			40.9	441	40.9	441	279.3	3,006
	FLOOR 1				414.1	4,457	414.1	4,457	562.6	6,055			562.6	6,055	976.7	10,513
	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							926.5	9,973
	FLOOR 7				82.0	882	82.0	882							82.0	882
	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
DI DO 40	FLOOR 13	11	680.1	7,321	97.9	1,054	778.1	8,375							778.1	8,375
BLDG A2	FLOOR 14	11	680.1	7,321	97.9	1,054	778.1	8,375							778.1	8,375
	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.			,	70.9	763	70.9	763							70.9	763
	TOTAL	332	20,679.720	222,594.749	4,433.640	47,723.322	25,113.360	270,318.071	562.556	6,055.302	40.940	440.677	603.496	6,495.979	25,716.856	276,814.050
	TOTAL (ROUNDED)	332	20,679.7		4,433.6	47,723	25,113.4	270,318	562.6	•	40.9	441	603.5	6,496	25,716.9	276,814

OUTDO	BREAKDOWN OR	INDOOR					
m²	ft²	m²	ft²				
		120.7	1,300				
991.0	10,667	566.0	6,093				
	,		<u> </u>				
004.0	10 667 404	696.764	7 202 205				
991.0 991.0	10,667.124 10,667	686.764 686.8	7,392.265 7,392				

#### TOTAL FLOOR AREA

AREA EXC	CLUSIONS	TOTAL FLO	OOR AREA
		GFA+INDOOR A	MENITY+EXCL.
m²	ft²	m²	ft²
3,359.4	36,161	3,465.4	37,301
3,359.4	36,161	3,465.4	37,301
3,239.5	34,870	3,465.4	37,301
3,277.0	35,274	3,556.3	38,280
65.2	702	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
235.4	2,534	306.3	3,297
13,715.436	147,631.783	40,119.055	431,838.098
13,715.4	147,632	40,119.1	431,838

# DATE DESCRIPTION

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS P1

06.037RZ PROJECT DATE 2025-01-31 DRAWN BY CHECKED BY AYU

#### SALEARLE LINIT MIX PROVIDED

	UNIT MIX PROVIDED										
BLDG	FLOOR					1		ī	TOTAL	AVG. UN	
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	FLOOR 2	1	5	4	2	7	10	2	31	72.7	783
	FLOOR 3	1	5	4	2	7	10	2	31	72.7	783
	FLOOR 4	1	5	4	2	7	10	2	31	72.7	783
	FLOOR 5	1	5	4	2	7	10	2	31	72.7	783
	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
	FLOOR 10		4	10	2	2	4		22	61.8	666
	FLOOR 11		4	10	2	2	4		22	61.8	666
	FLOOR 12		4	10	2	2	4		22	61.8	666
	FLOOR 13		4	10	2	2	4		22	61.8	666
	FLOOR 14		4	10	2	2	4		22	61.8	666
	FLOOR 15		4	10	2	2	4		22	61.8	666
	FLOOR 16	2	2	9	4	5			22	59.9	644
	FLOOR 17	2	2	9	4	5			22	59.9	644
	FLOOR 18	2	2	9	4	5			22	59.9	644
	FLOOR 19	2	2	9	4	5			22	59.9	644
BLDG A1 +A2	FLOOR 20	2	2	9	4	5			22	59.9	644
1772	FLOOR 21	2	2	9	4	5			22	59.9	644
	FLOOR 22	2	2	9	4	5			22	59.9	644
	FLOOR 23	2	2	9	4	5			22	59.9	644
	FLOOR 24	2	2	9	4	5			22	59.9	644
	FLOOR 25	2	2	9	4	5			22	59.9	644
	FLOOR 26	2	2	9	4	5			22	59.9	644
	FLOOR 27	2	2	9	4	5			22	59.9	644
	FLOOR 28	2	2	9	4	5			22	59.9	644
	FLOOR 29	2	2	9	4	5			22	59.9	644
	FLOOR 30	2	2	9	4	5			22	59.9	644
	FLOOR 31	2	2	9	4	5			22	59.9	644
	SUBTOTAL	37	89	247	90	130	77	8	670		
	TOTAL UNITS	37	3:	36	2	20	8	35	678		
	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.	.6%	32	.4%	12	.5%	100.0%	02.9	011
	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	3.2	90	0.3	m²		

#### AMENITY AREAS REQUIRED & PROVIDED

		TYPE	F	REQUIRED		P	ROVIDED	
			RATIO	m²	ft²	RATIO	m²	ft²
		INDOOR AMENITY	2.00 m²/UNIT	692.00	7,449	2.46 m²/UNIT	851.29	9,163
	TOWER A1	OUTDOOR AMENITY	2.00 m²/UNIT	692.00	7,449	1.76 m²/UNIT	991.0	10,667
		TOTAL AMENITY	4.00 m²/UNIT	1,384.00	14,897	4.22 m²/UNIT	1,842.29	19,830
		PRIVATE BALCONIES					3,768.19	40,560
•								

#### AMENITY AREAS REQUIRED & PROVIDED

TYPE	R	COLUDED				
		REQUIRED		F	PROVIDED	
	RATIO	m²	ft²	RATIO	m²	ft²
NDOOR AMENITY	2.00 m²/UNIT	664.00	7,147	2.06 m²/UNIT	686.76	7,392
OUTDOOR AMENITY	2.00 m²/UNIT	664.00	7,147	1.32 m²/UNIT	991.0	10,667
TOTAL AMENITY	4.00 m²/UNIT	1,328.00	14,294	3.39 m²/UNIT	1,677.76	18,059
PRIVATE BALCONIES					3,695.29	39,776
С Г	OUTDOOR AMENITY  OTAL AMENITY	2.00 m²/UNIT  2.00 m²/UNIT  2.00 m²/UNIT  OTAL AMENITY  4.00 m²/UNIT	2.00 m <sup>2</sup> /UNIT   664.00	2.00 m²/UNIT 664.00 7,147  OUTDOOR AMENITY 2.00 m²/UNIT 664.00 7,147  OTAL AMENITY 4.00 m²/UNIT 1,328.00 14,294	2.00   664.00   7,147   2.06   m²/UNIT   2.00   m²/UNIT   664.00   7,147   1.32   m²/UNIT   0TAL AMENITY   4.00   m²/UNIT   1,328.00   14,294   1,328.00   14,294   1,328.00   14,294   1,328.00   14,294   1,328.00   14,294   1,328.00   1,	2.00   664.00   7,147   2.06   686.76

#### SALEABLE UNIT MIX REQUIRED

									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	34	102	135	204	135	68		678

#### SALEABLE UNIT MIX PROVIDED - UNIT TOTALS

	BLDG								TOTAL	AVG. UN	NIT SIZE
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	A1	16	47	148	29	59	43	4	346	63.5	683
	A2	21	42	99	61	71	34	4	332	62.3	670
TOWER	SUBTOTAL	37	89	247	90	130	77	8	678		
A1+A2	TOTAL UNITS	37	33	36	2:	20	8	5	676		
	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.	6%	32.	4%	12.	5%	100.0%	62.5	677
	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	68	3.2	90	).3	m²		

#### SALEABLE UNIT MIX PROVIDED

BLDG FLOOR

BLDG	FLOUR								TOTAL	AVG. UN	NII SIZE
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	FLOOR 2		3	2	1	4	6	1	17	74.7	804
	FLOOR 3		3	2	1	4	6	1	17	74.7	804
	FLOOR 4		3	2	1	4	6	1	17	74.7	804
	FLOOR 5		3	2	1	4	6	1	17	74.7	804
	FLOOR 6		3	4	1	3	3		14	64.6	695
	FLOOR 8		2	5	1	1	2		11	61.8	665
	FLOOR 9		2	5	1	1	2		11	61.8	665
	FLOOR 10		2	5	1	1	2		11	61.8	665
	FLOOR 11		2	5	1	1	2		11	61.8	665
	FLOOR 12		2	5	1	1	2		11	61.8	665
	FLOOR 13		2	5	1	1	2		11	61.8	665
	FLOOR 14		2	5	1	1	2		11	61.8	665
	FLOOR 15		2	5	1	1	2		11	61.8	665
	FLOOR 16	1	1	6	1	2			11	59.8	644
	FLOOR 17	1	1	6	1	2			11	59.8	644
	FLOOR 18	1	1	6	1	2			11	59.8	644
	FLOOR 19	1	1	6	1	2			11	59.8	644
BLDG A1	FLOOR 20	1	1	6	1	2			11	59.8	644
	FLOOR 21	1	1	6	1	2			11	59.8	644
	FLOOR 22	1	1	6	1	2			11	59.8	644
	FLOOR 23	1	1	6	1	2			11	59.8	644
	FLOOR 24	1	1	6	1	2			11	59.8	644
	FLOOR 25	1	1	6	1	2			11	59.8	644
	FLOOR 26	1	1	6	1	2			11	59.8	644
	FLOOR 27	1	1	6	1	2			11	59.8	644
	FLOOR 28	1	1	6	1	2			11	59.8	644
	FLOOR 29	1	1	6	1	2			11	59.8	644
	FLOOR 30	1	1	6	1	2			11	59.8	644
	FLOOR 31	1	1	6	1	2			11	59.8	644
	SUBTOTAL	16	47	148	29	59	43	4	240		
	TOTAL UNITS	16	19	95	8	8	4	7	346		
	UNIT MIX	4.6%	13.6%	42.8%	8.4%	17.1%	12.4%	1.2%	100.0%	63.5	683
	UNIT MIX TOTAL	4.6%	56.	4%	25.	4%	13.	6%	100.0%	03.5	003
	AVG UNIT SIZE	40.1	43.2	59.9	63.8	72.2	91.4	94.9	m²		
	AVG UNIT SIZE TOTAL	40.1	55	5.9	69	9.4	91	1.7	m²		

#### SALEABLE UNIT MIX PROVIDED

TOTAL AVG. UNIT SIZE

BLDG	FLOOR								TOTAL	AVG. UN	IIT SIZE
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	FLOOR 2	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 3	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 4	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 5	1	2	2	1	3	4	1	14	70.3	757
	FLOOR 6	1	2	3	1	3	2		12	63.1	679
	FLOOR 8		2	5	1	1	2		11	61.8	666
	FLOOR 9		2	5	1	1	2		11	61.8	666
	FLOOR 10		2	5	1	1	2		11	61.8	666
	FLOOR 11		2	5	1	1	2		11	61.8	666
	FLOOR 12		2	5	1	1	2		11	61.8	666
	FLOOR 13		2	5	1	1	2		11	61.8	666
	FLOOR 14		2	5	1	1	2		11	61.8	666
	FLOOR 15		2	5	1	1	2		11	61.8	666
	FLOOR 16	1	1	3	3	3			11	59.9	645
	FLOOR 17	1	1	3	3	3			11	59.9	645
	FLOOR 18	1	1	3	3	3			11	59.9	645
	FLOOR 19	1	1	3	3	3			11	59.9	645
BLDG A2	FLOOR 20	1	1	3	3	3			11	59.9	645
	FLOOR 21	1	1	3	3	3			11	59.9	645
	FLOOR 22	1	1	3	3	3			11	59.9	645
	FLOOR 23	1	1	3	3	3			11	59.9	645
	FLOOR 24	1	1	3	3	3			11	59.9	645
	FLOOR 25	1	1	3	3	3			11	59.9	645
	FLOOR 26	1	1	3	3	3			11	59.9	645
	FLOOR 27	1	1	3	3	3			11	59.9	645
	FLOOR 28	1	1	3	3	3			11	59.9	645
	FLOOR 29	1	1	3	3	3			11	59.9	645
	FLOOR 30	1	1	3	3	3			11	59.9	645
	FLOOR 31	1	1	3	3	3			11	59.9	645
	SUBTOTAL	21	42	99	61	71	34	4	332		
	TOTAL UNITS	21	14	11	1:	32	3	8	- 00L		
	UNIT MIX	6.3%	12.7%	29.8%	18.4%	21.4%	10.2%	1.2%	100.0%	62.3	670
	UNIT MIX TOTAL	6.3%	42.	5%	39.	8%	11.	4%	100.0%	02.0	010
	AVG UNIT SIZE	39.8	43.2	58.2	62.8	71.5	86.5	106.7	m²		
	AVG UNIT SIZE TOTAL	39.8	53	5.7	67	7.4	88	3.6	m²		

#### VEHICULAR PARKING - MINIMUM REQUIRED

	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 <sup>2</sup>	1669	58
	TOTAL			700

#### VEHICULAR PARKING PROVIDED

	FLOOR		USE		TOTAL
	FLOOR	RETAIL	VISITOR	RESIDENTIAL	TOTAL
	FLOOR 1	3			3
TOWER	UG 1	55	94	18	167
A1+A2	UG 2			169	169
	UG 3			173	173
	UG 4			182	182
	TOTAL	58	94	542	694

#### BICYCLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)

	RESIDEN <sup>*</sup>	TIAL	RETAI	L	TOTAL
	RATIO	SPACES	RATIO	SPACES	IOIAL
TOWER					
TOWER A1+ A2	0.50 / UNIT	339	1/1000 m <sup>2</sup>	2	3
1 /11 /12					
		339		2	341

#### BICYCLE PARKING PROVIDED

	FLOOR	US	SE .	TOTAL
	FLOOR	RETAIL	RESIDENTIAL	TOTAL
TOMED	LEVEL 1	10	228	238
TOWER A1+A2	UG 1		144	144
711.712	UG 2		28	28
	UG 3			
	TOTAL	10	400	410

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

25% MUST BE LOCATED WITHIN:

1) A BUILDING OR STRUCTURE
2) A SECURE AREA (SUPERVISED PARKING LOT OR ENCLOSURE)

3) BICYCLE LOCKER'S

#### ACCESSIBLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)

	USE	RATIO (MIN.)	SPACES (MIN.)
TOWER	VISITOR	8 PARKING SPACES/ 401-800 TOTAL SPACES	8
A1+A2	RESIDENTIAL	8 PARKING SPACES/ 401-800 TOTAL SPACES	8
	TOTAL		16

#### ACCESSIBLE PARKING PROVIDED

	FLOOR	US	TOTAL	
	PLOOR	VISITOR	RESIDENTIAL	TOTAL
TOWED	LEVEL 1			
TOWER A1+A2	UG 1	8		8
ATTAL	UG 2		4	4
	UG 3		4	4
	UG 4			
	TOTAL	8	8	16

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# DATE DESCRIPTION

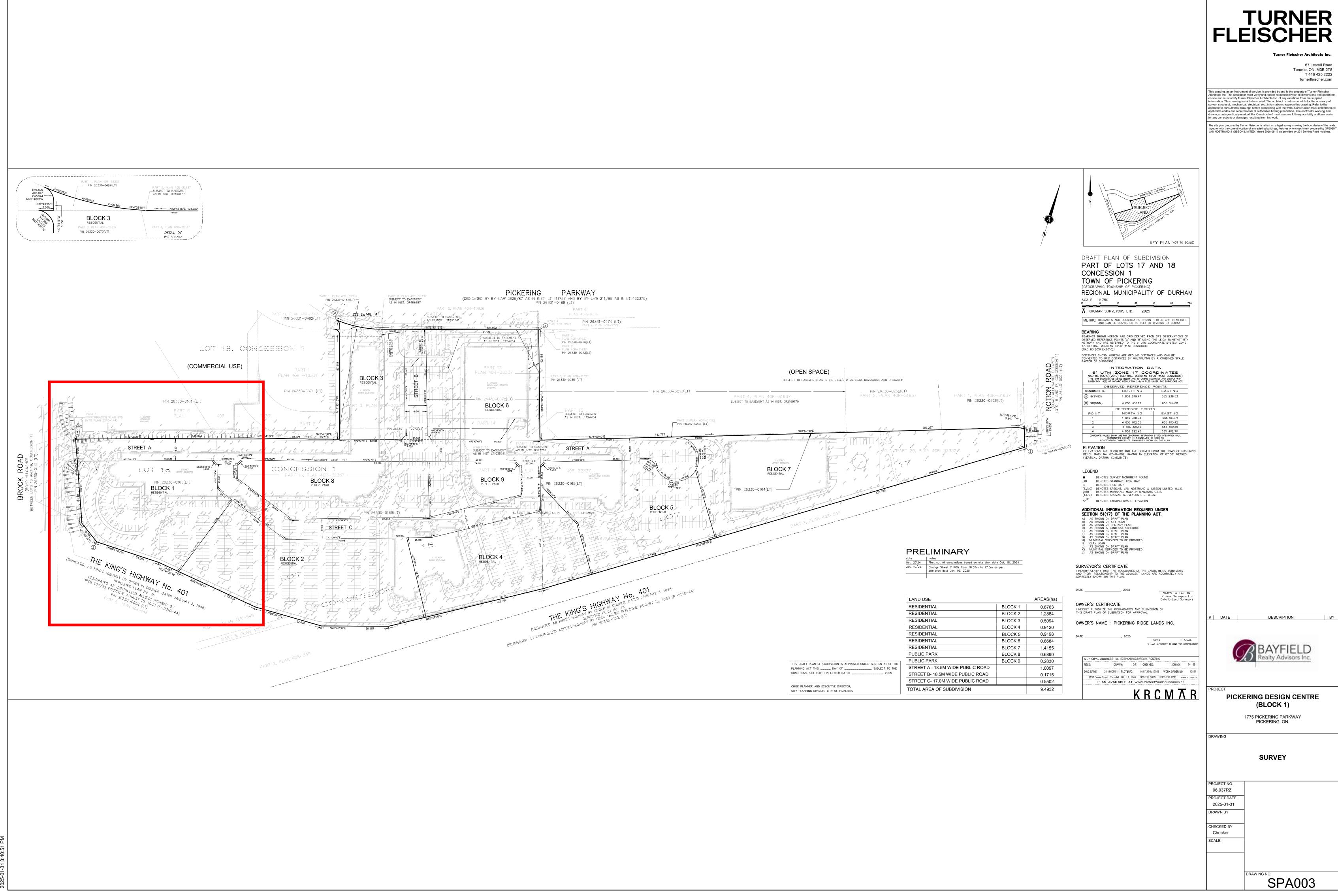
PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS P2

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

DRAWN BY CHECKED BY AYU





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DRAWING

**CONTEXT PLAN** 

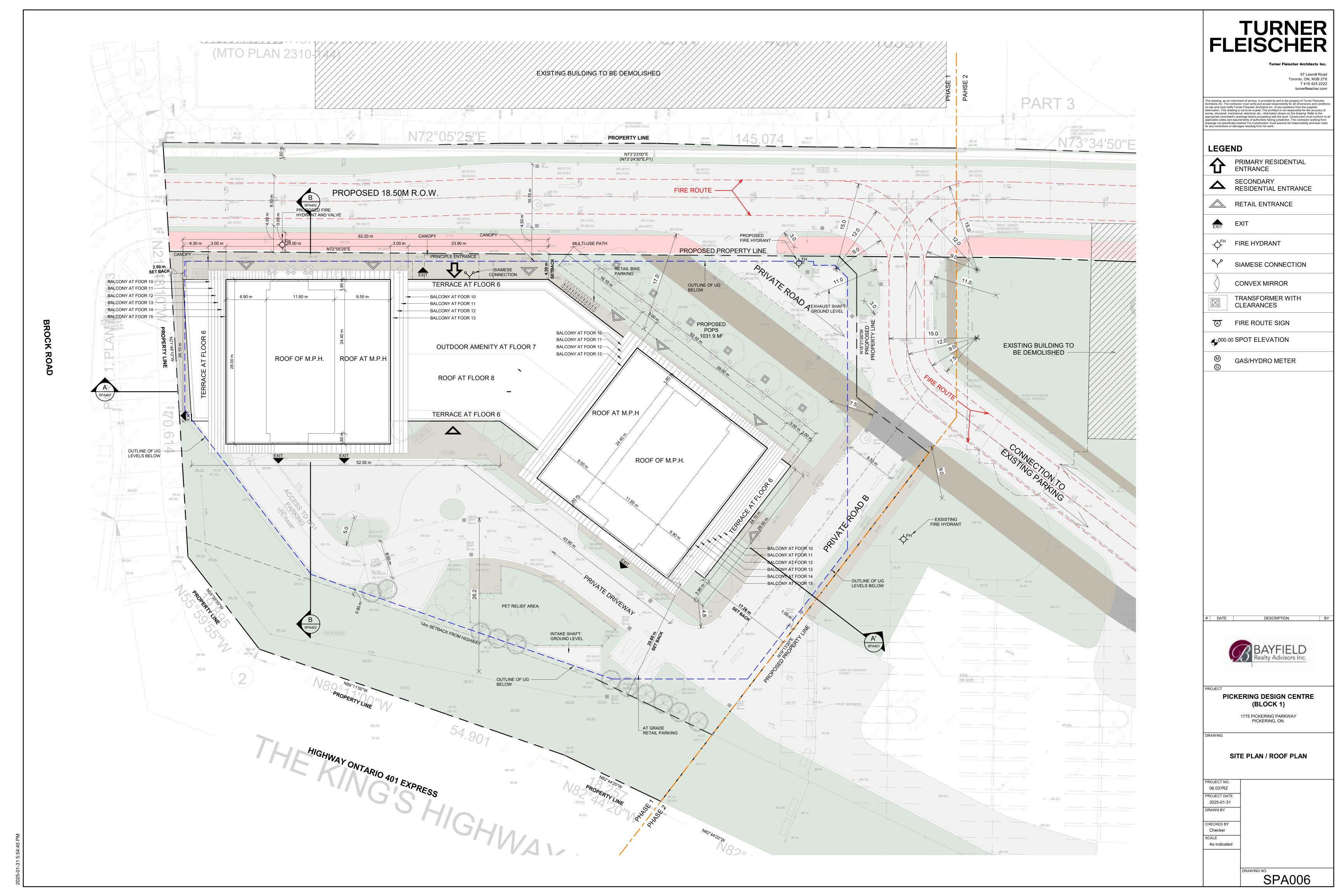
PROJECT NO.
06.037RZ
PROJECT DATE

2025-01-31
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AYU SCALE 1:1000

DRAWING NO.

SPA005



#### 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
- MUNICIPAL COLLECTION WILL BE PROVIDED FOR THE RESIDENTIAL UNITS

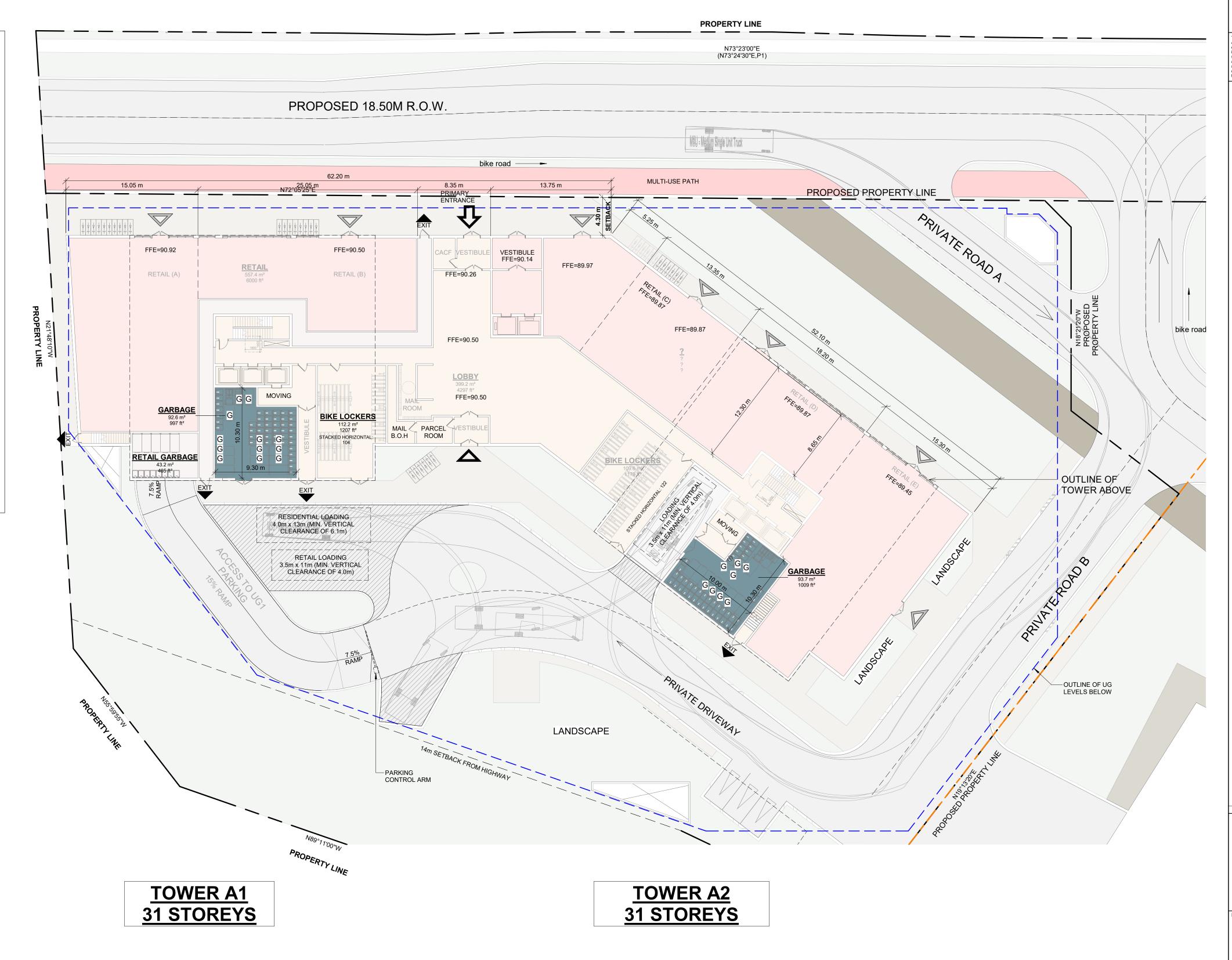
THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

- 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)



TURNER FLEISCHER

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# DATE



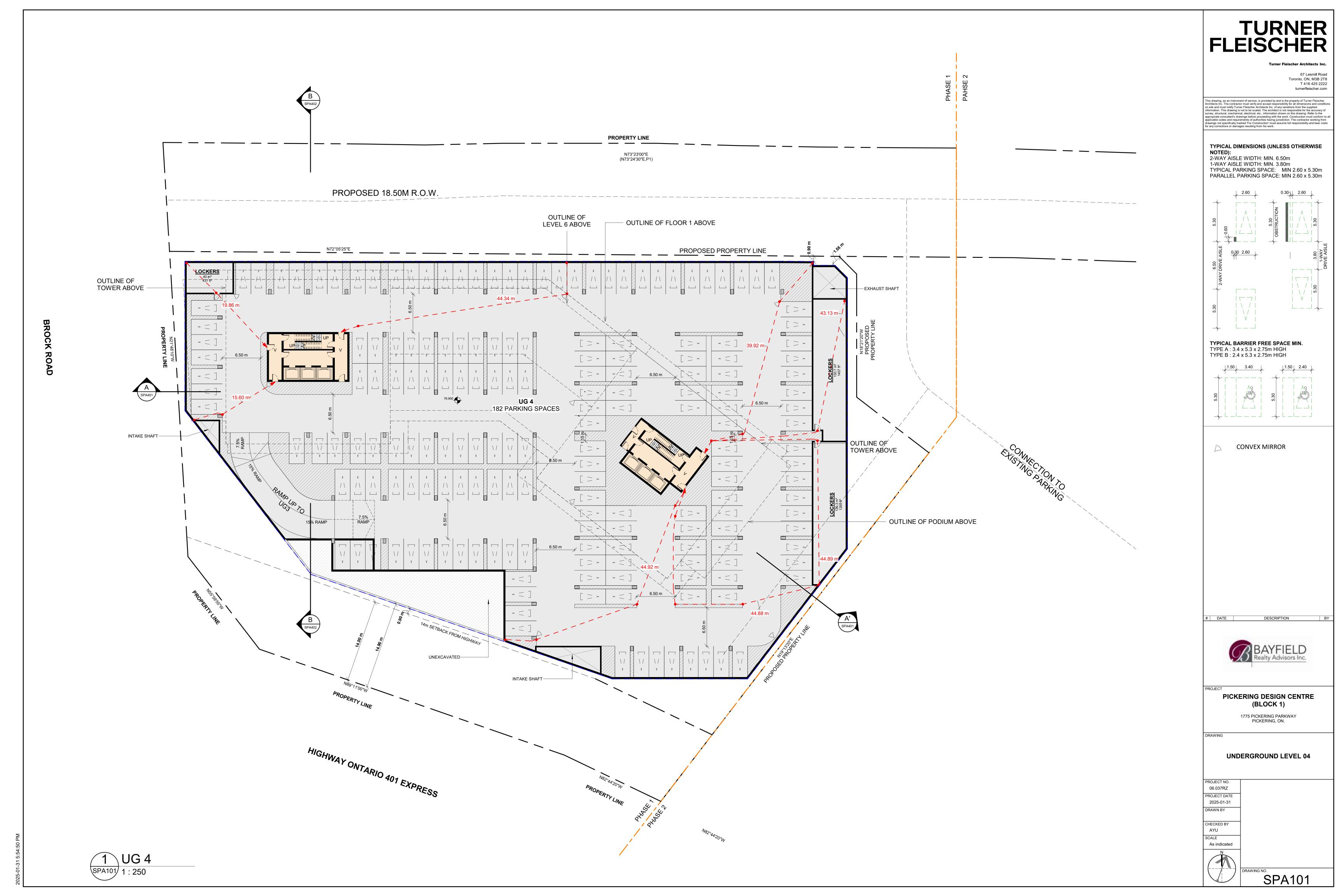
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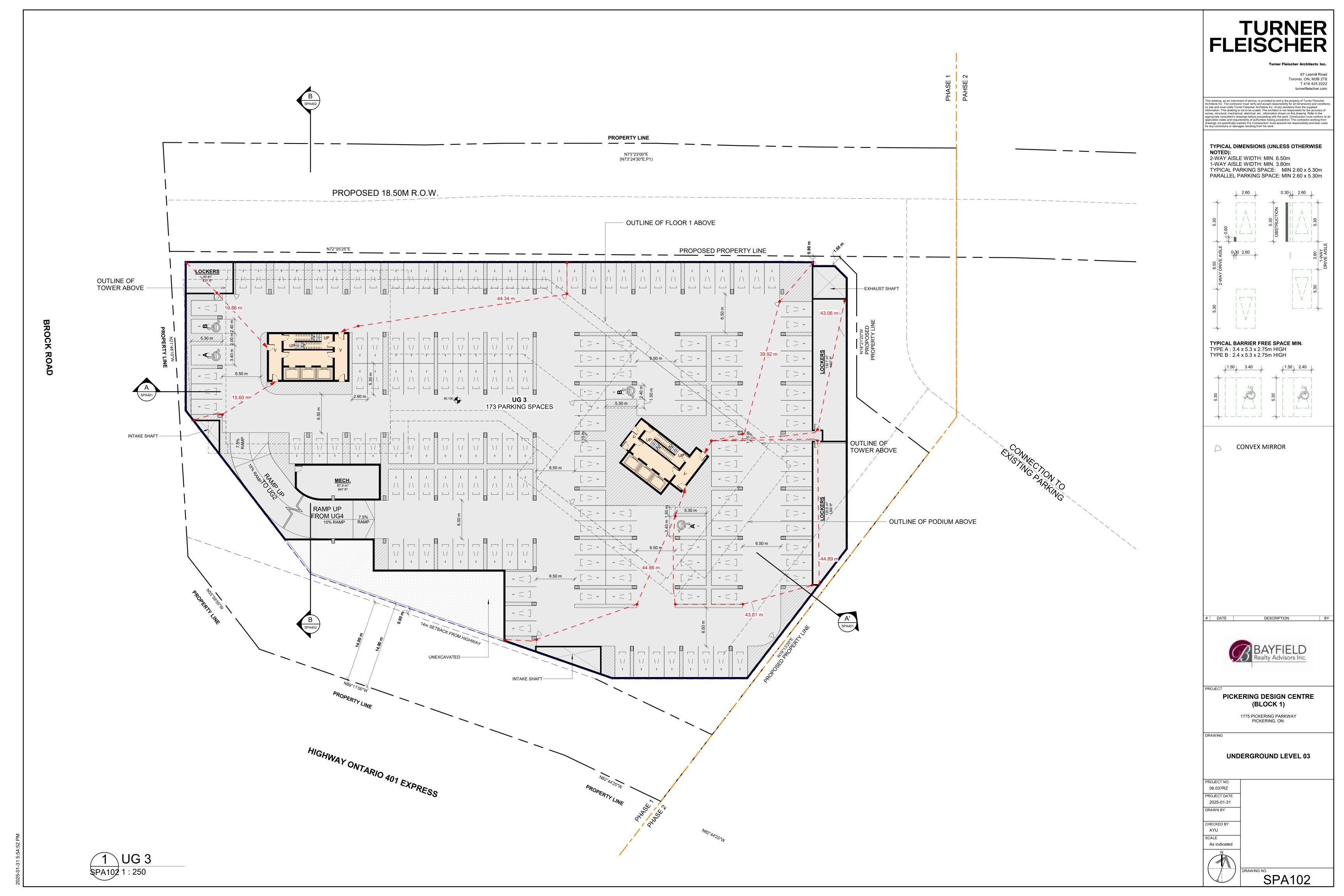
1775 PICKERING PARKWAY PICKERING, ON.

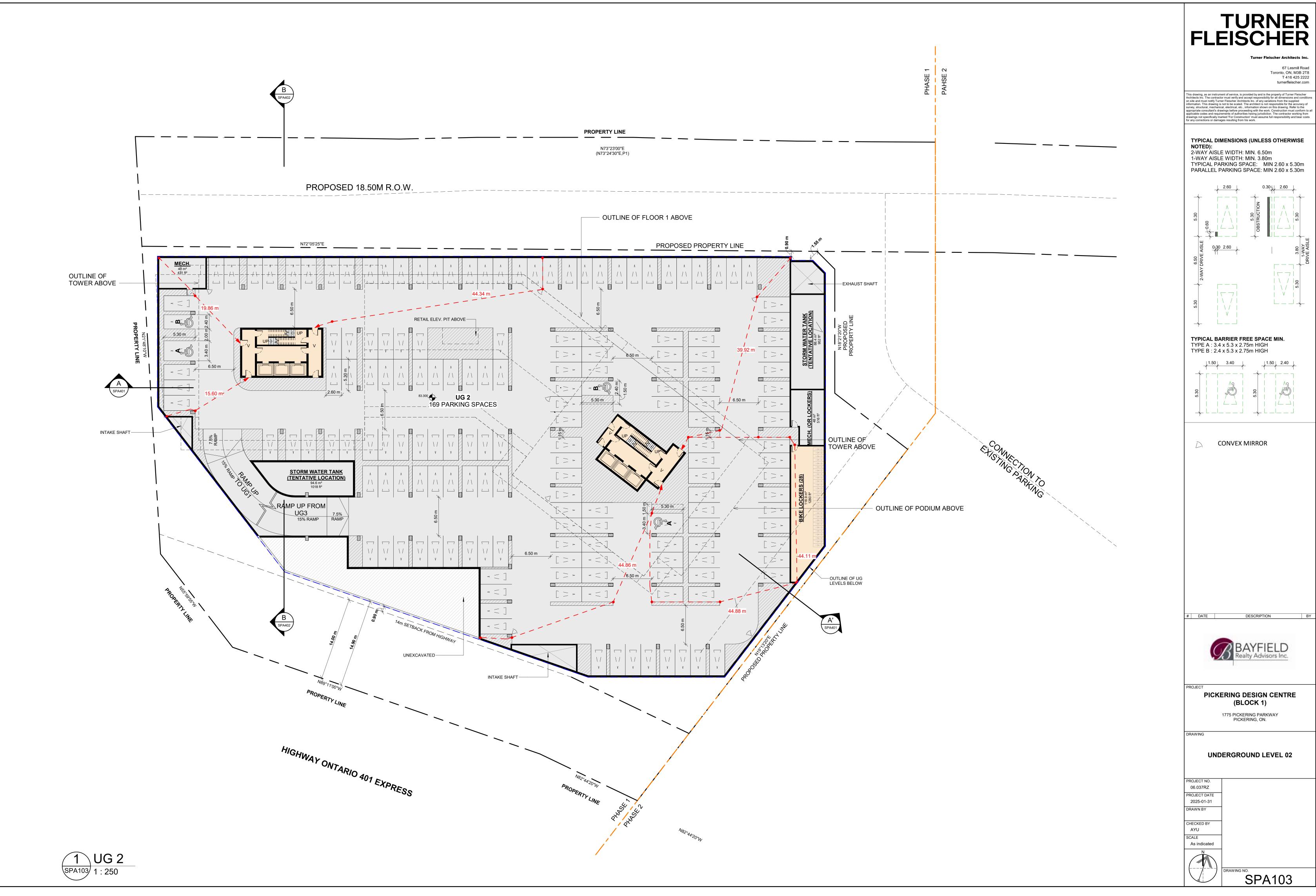
**RESIDENTIAL SOLID WASTE** 

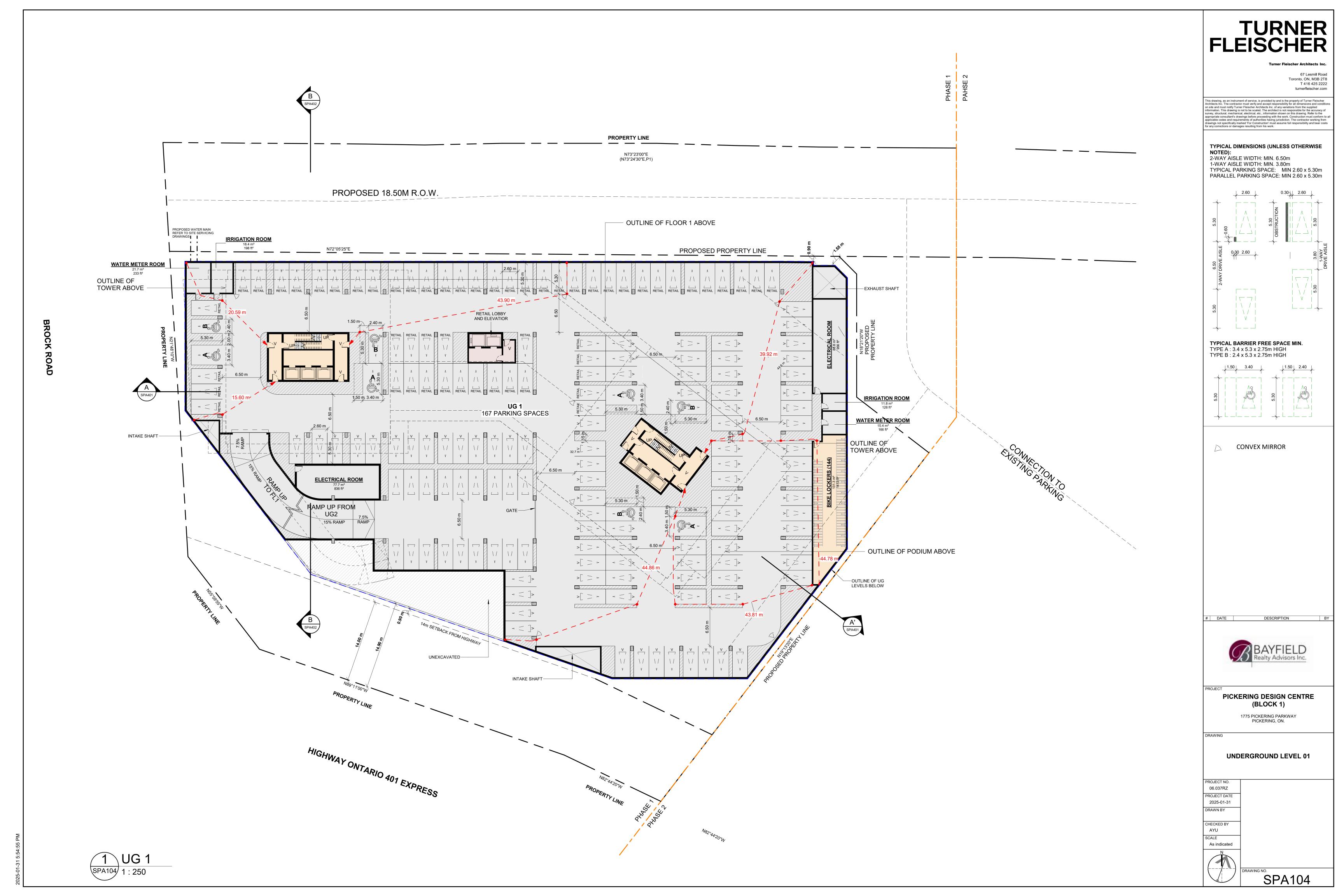
MANAGEMENT

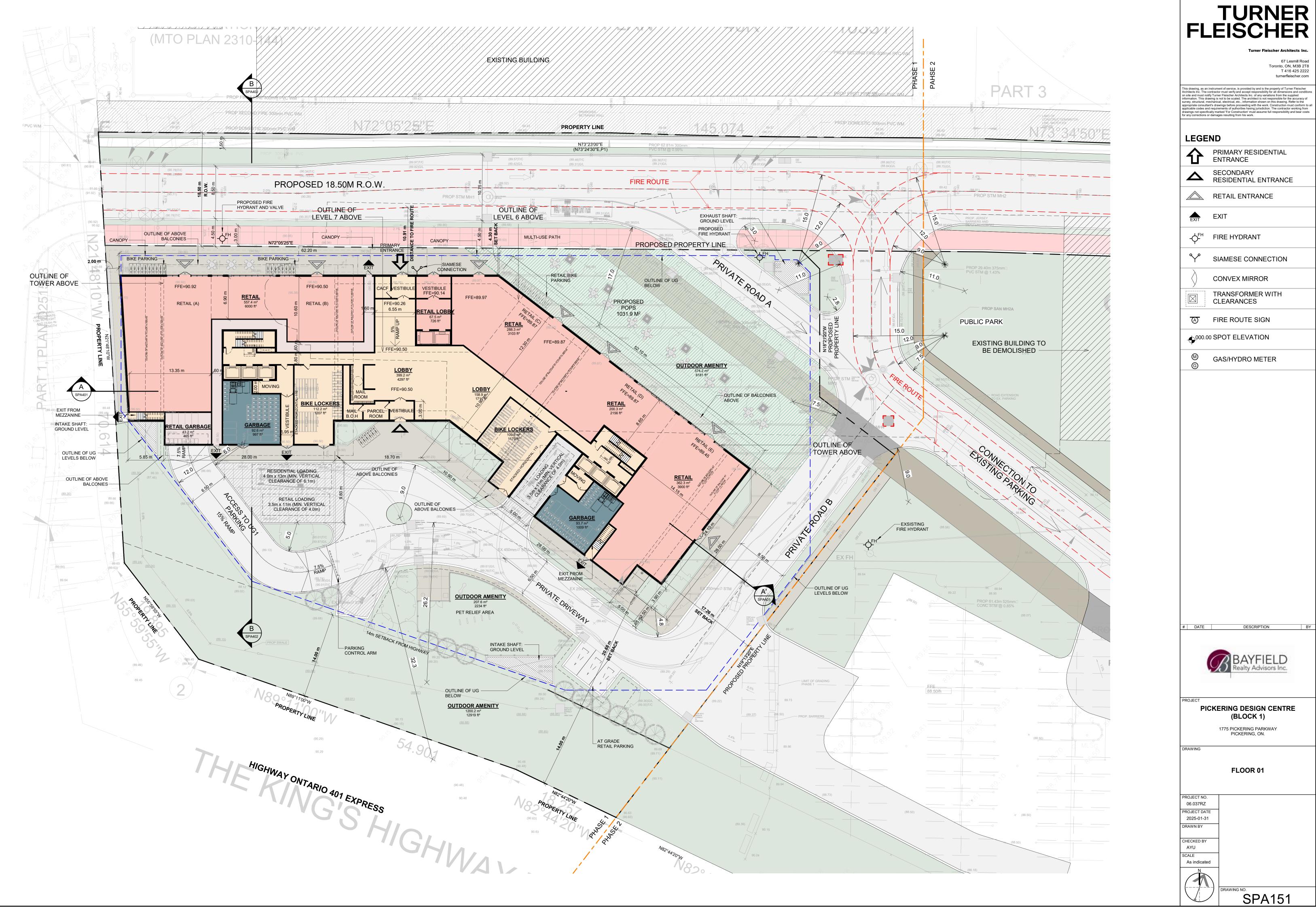
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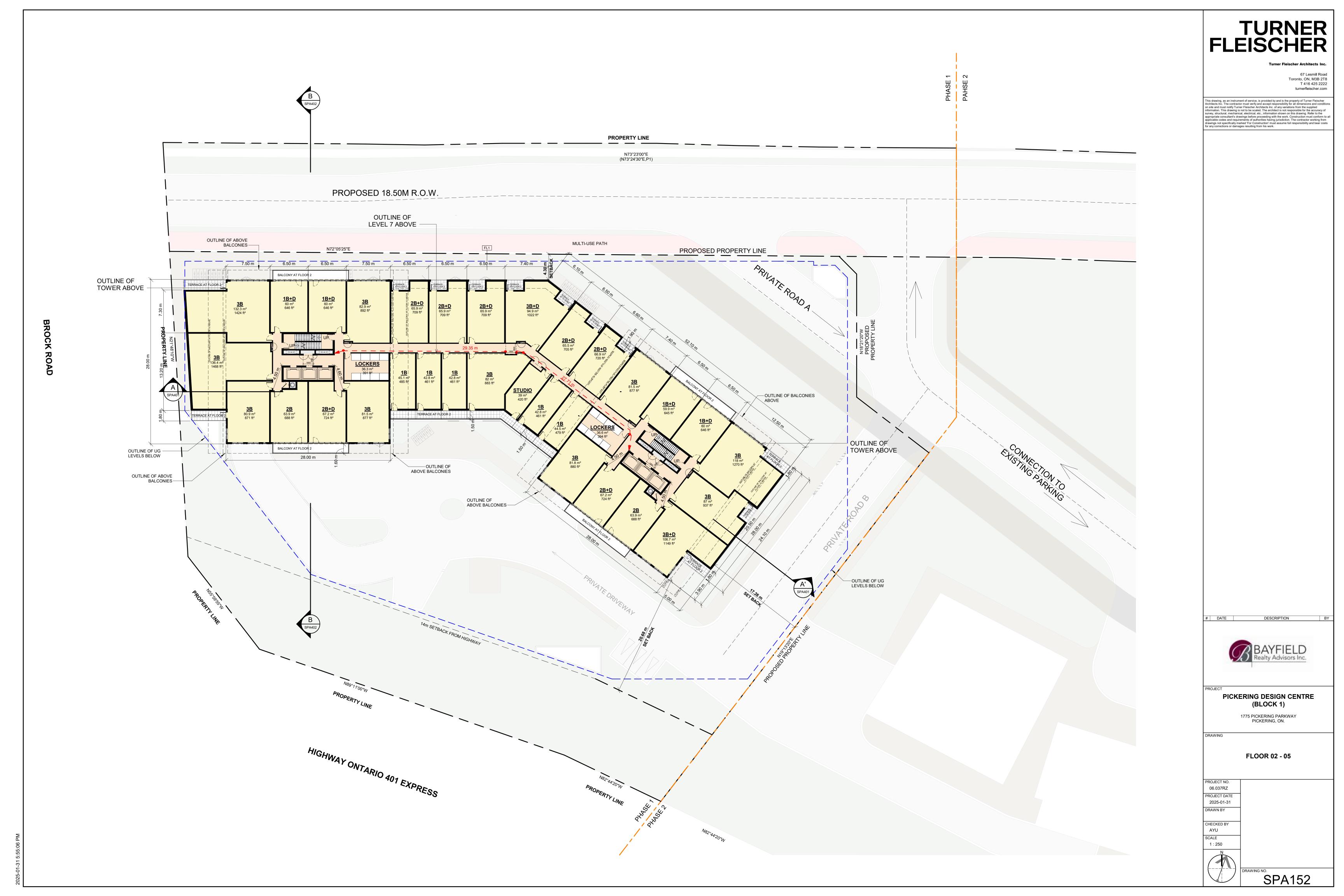


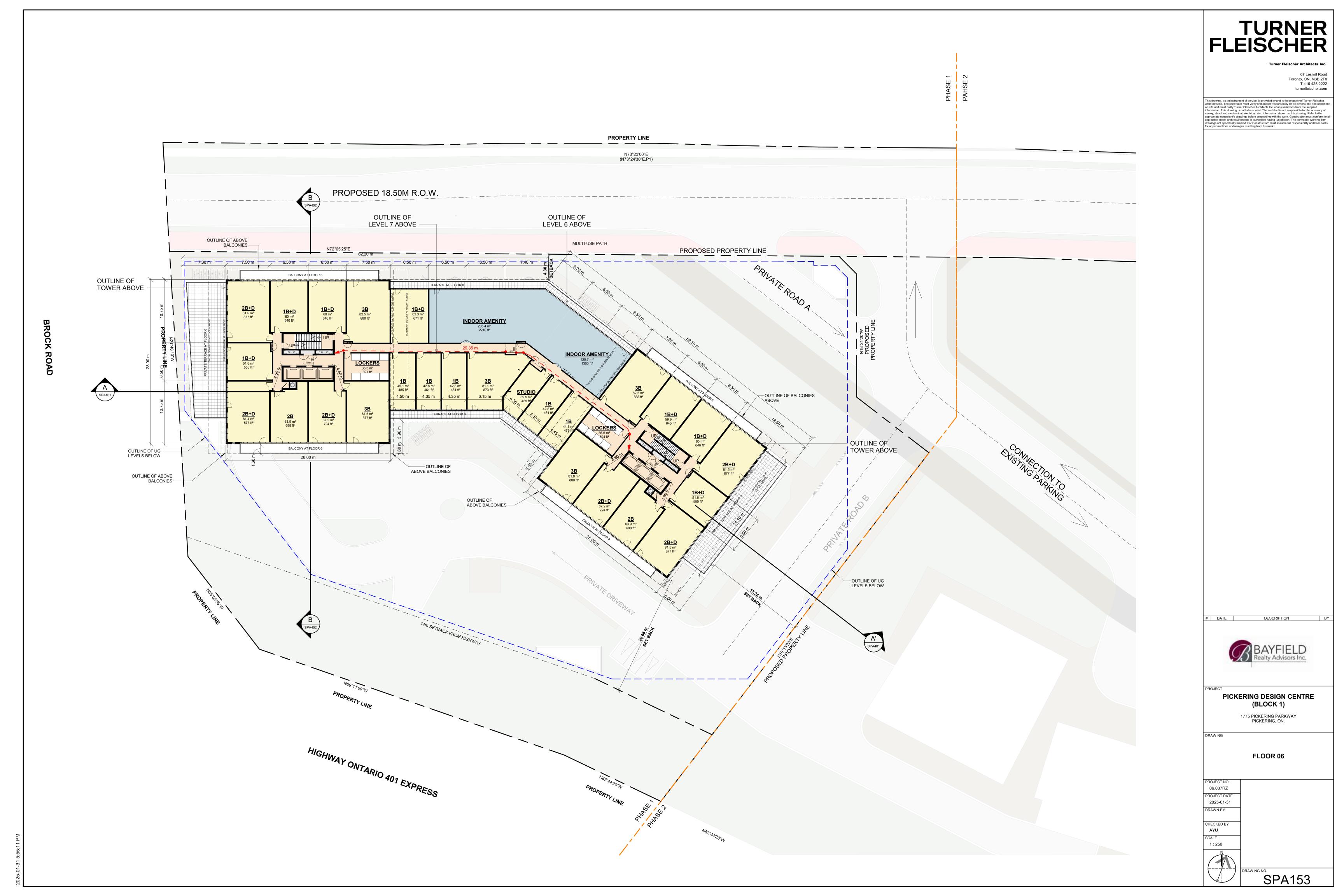


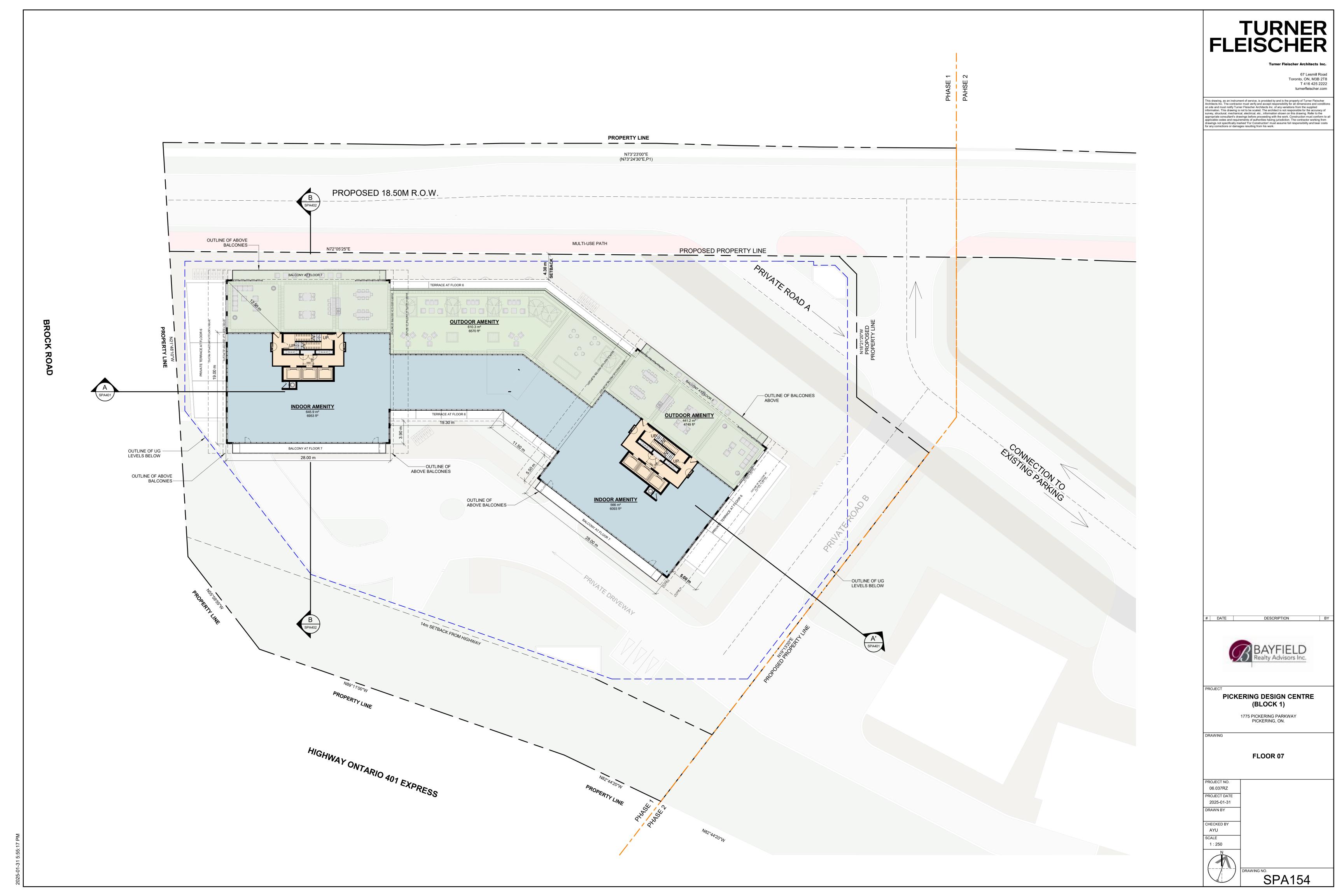




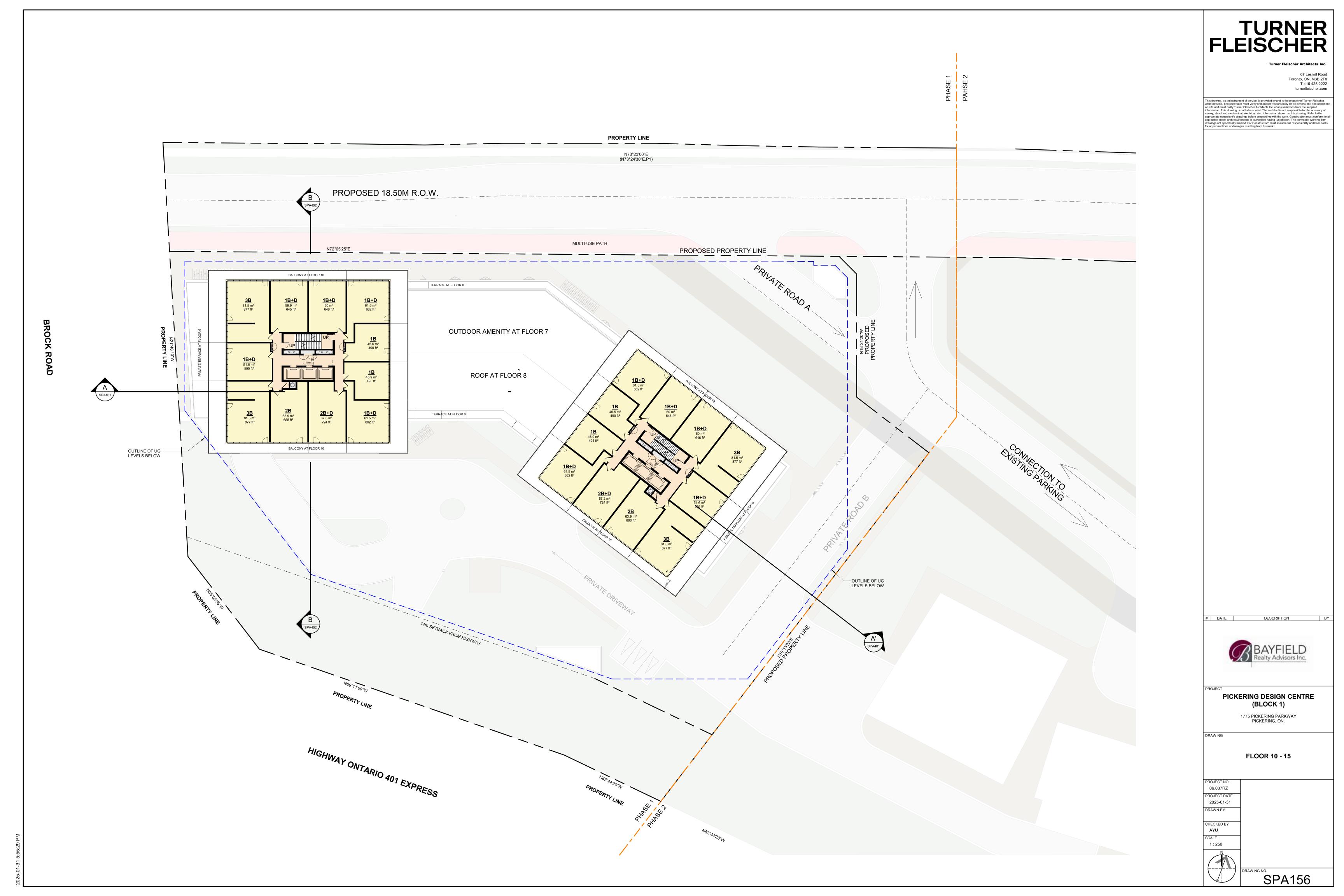


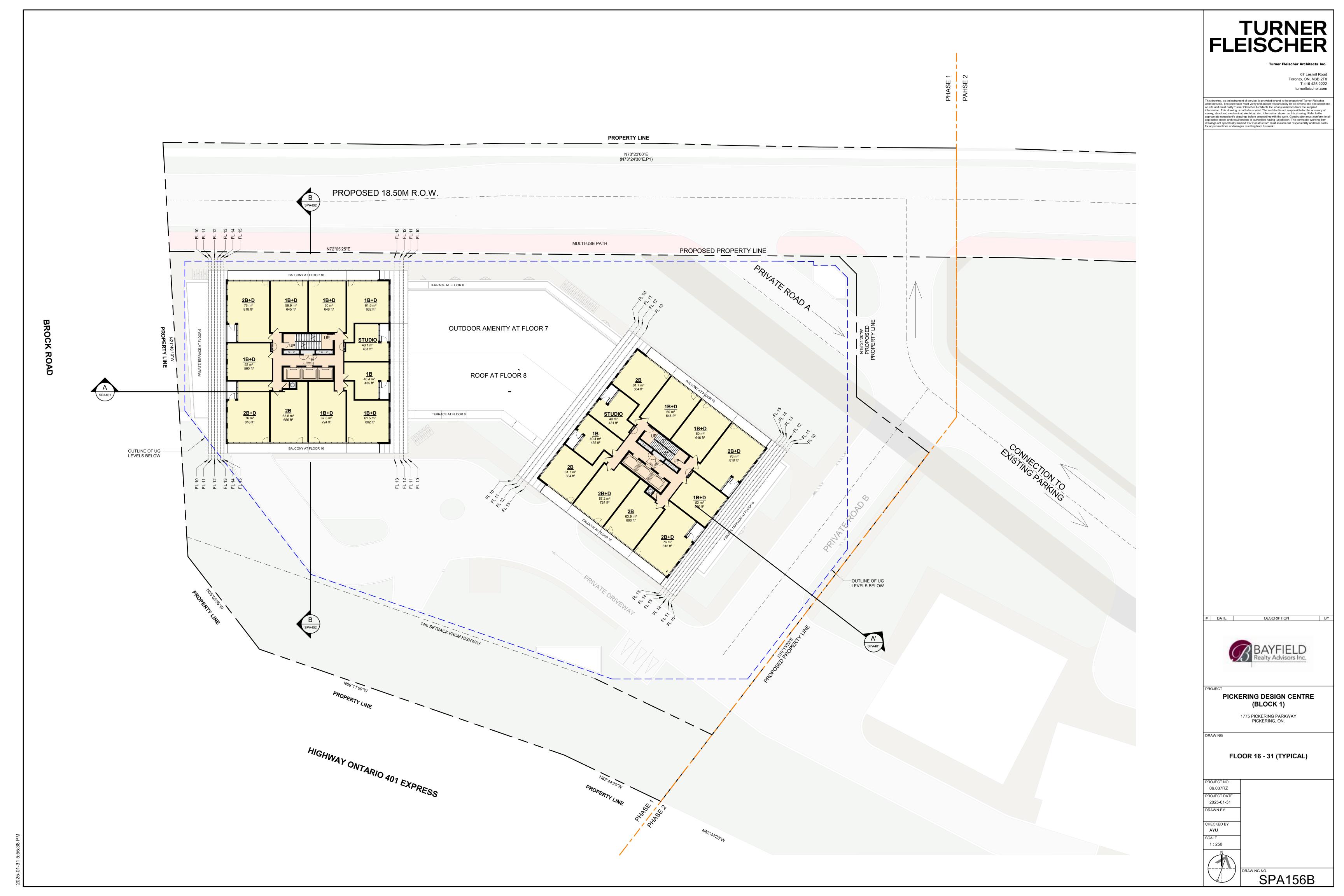


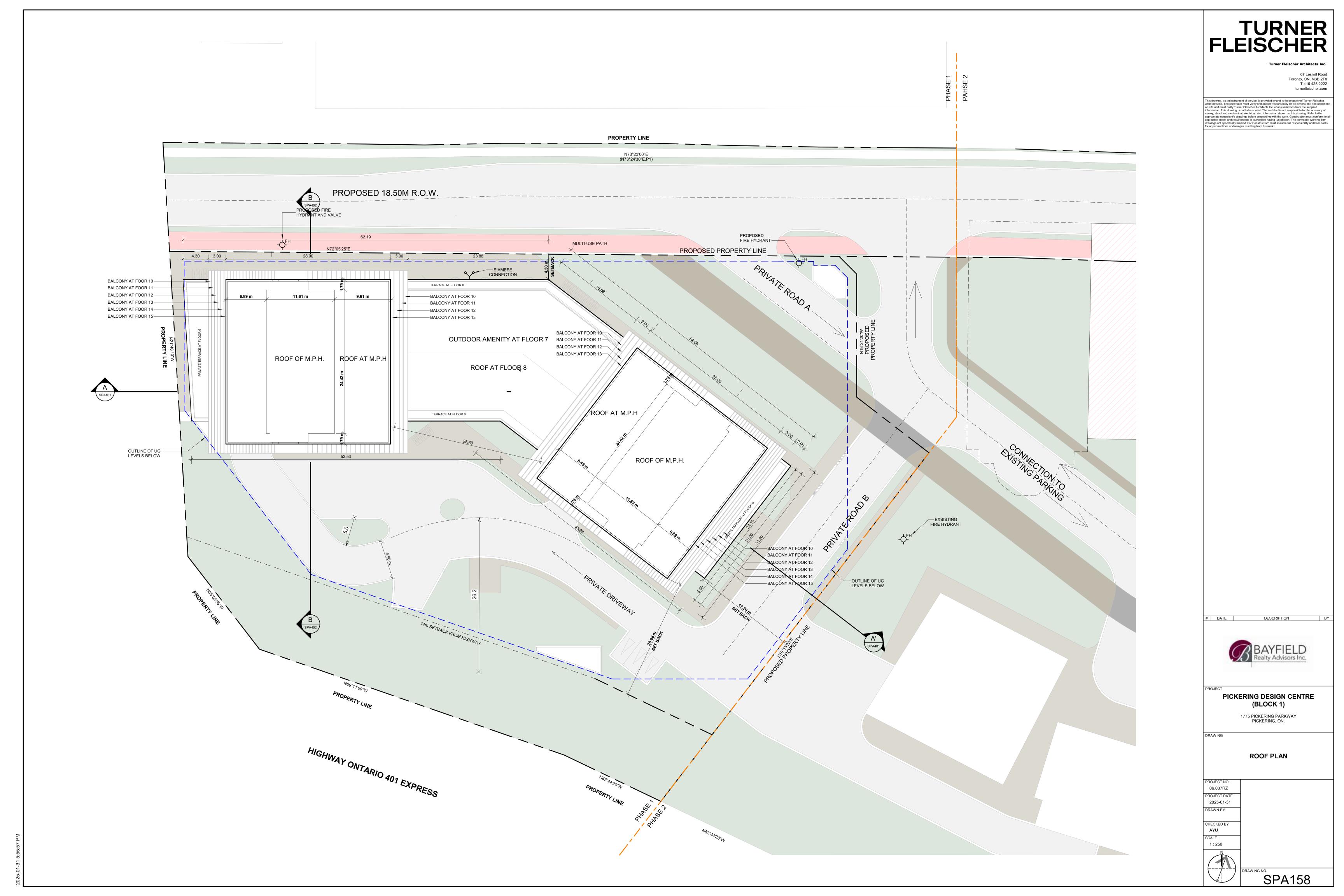


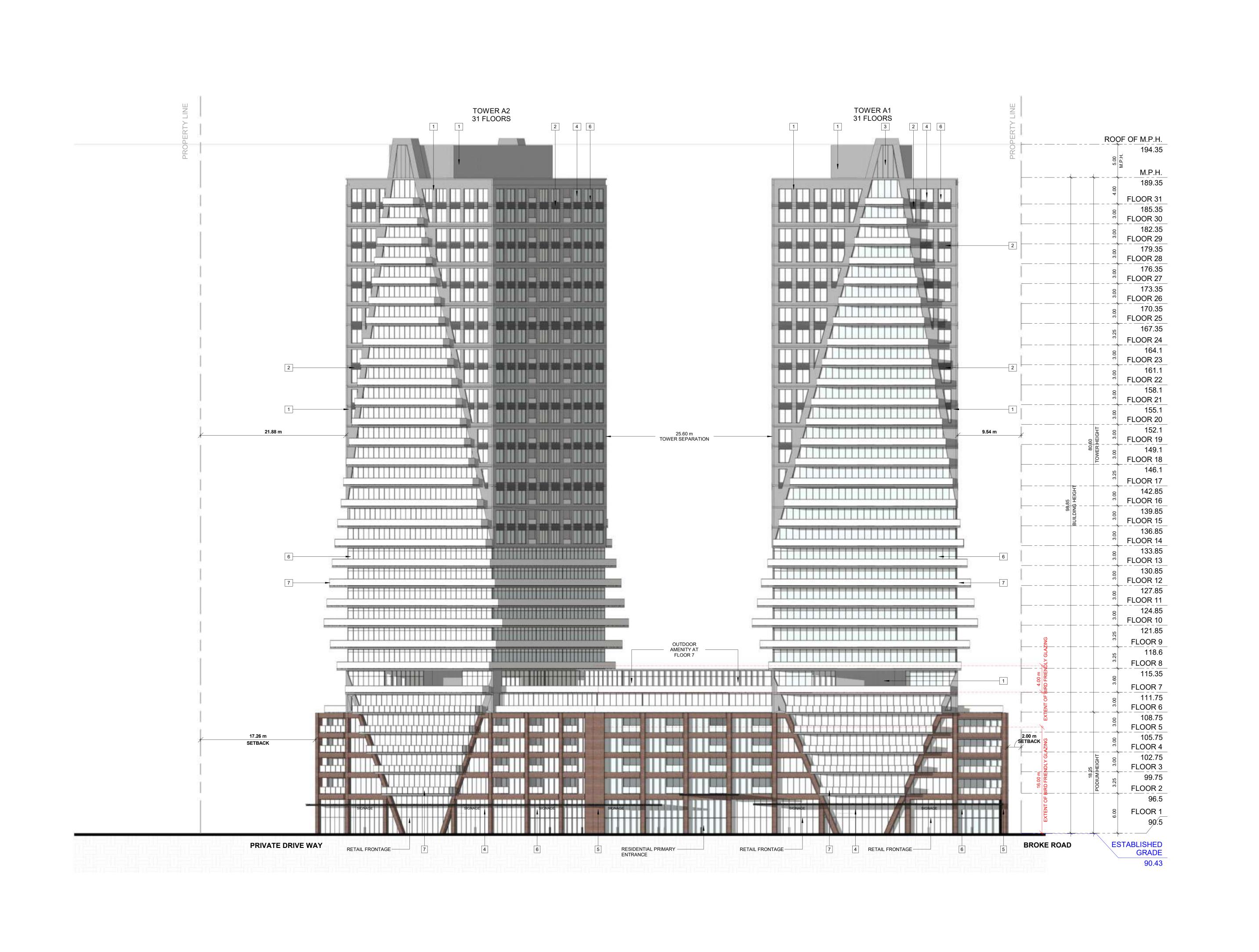












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## EXTERIOR FINISH LEGEND

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

# DATE DESCRIPTION

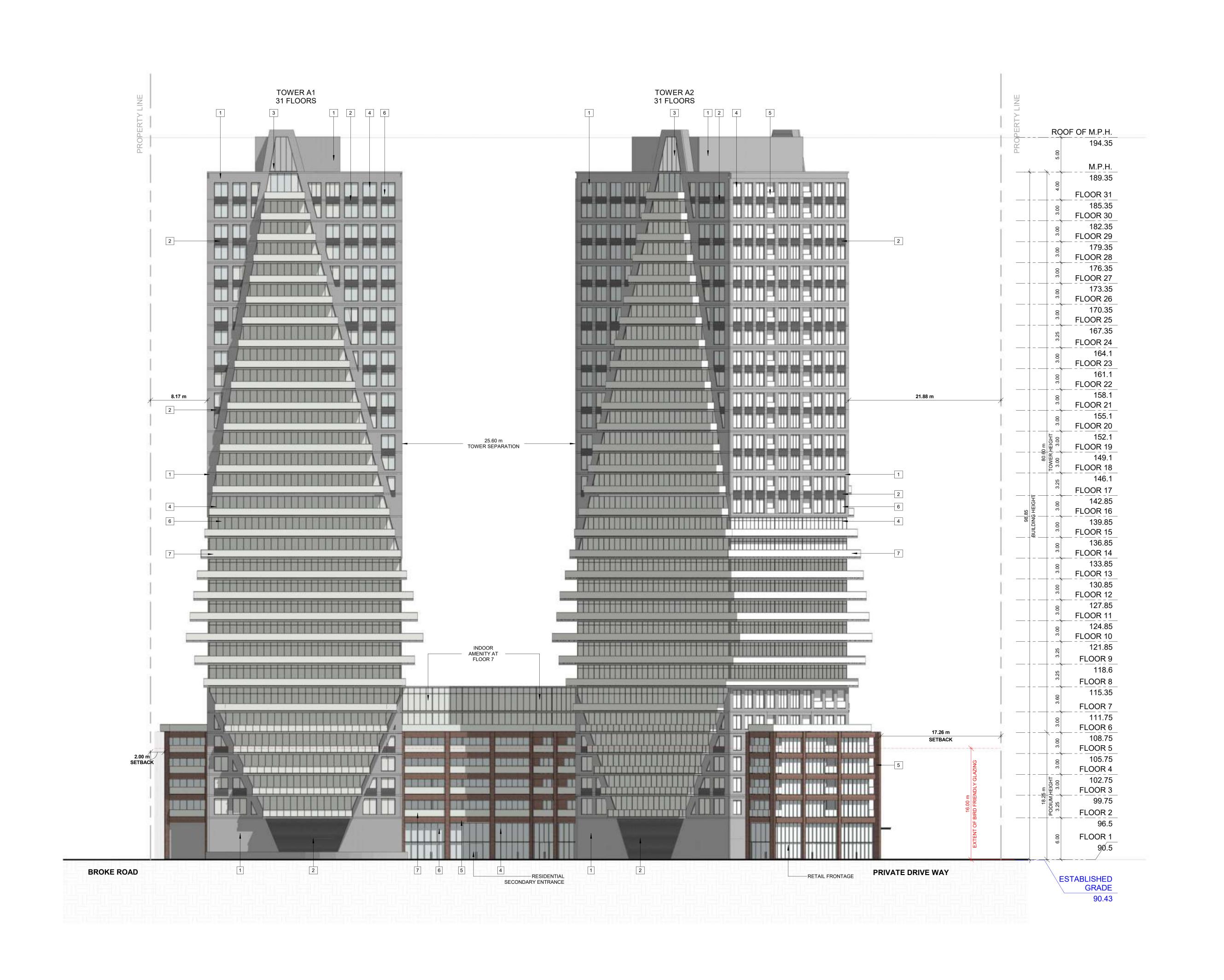


PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

#### NORTH ELEVATION

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



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### EXTERIOR FINISH LEGEND

- PRECAST CONCRETE LIGHT GREY
- PRECAST CONCRETE DARK GREY
- 3 | SPANDREL PANEL DARK GREY
- 4 ALLUMINUM MULLION GREY
- 5 MASONRY DARK RED
- 6 CLEAR GLAZING
- 7 BALCONY GLAZING

# DATE DESCRIPTION



PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

**SOUTH ELEVATION** 

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

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EXTERIOR FINISH LEGEND

1 PRECAST CONCRETE - LIGHT GREY

PRECAST CONCRETE - DARK GREY

3 SPANDREL PANEL - DARK GREY

4 ALLUMINUM MULLION - GREY

5 MASONRY - DARK RED

6 CLEAR GLAZING

7 BALCONY GLAZING

# DATE



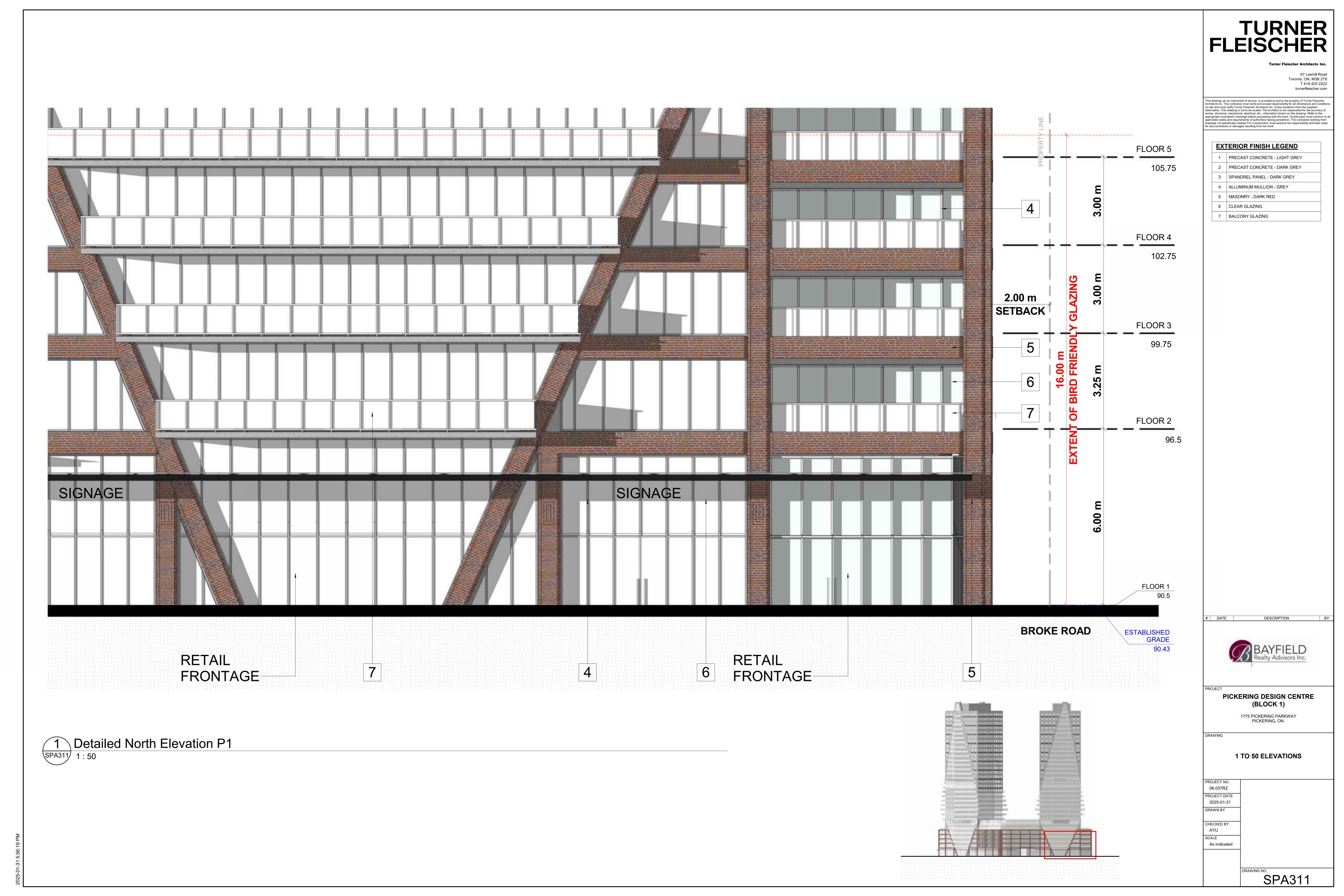
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1775 PICKERING PARKWAY PICKERING, ON.

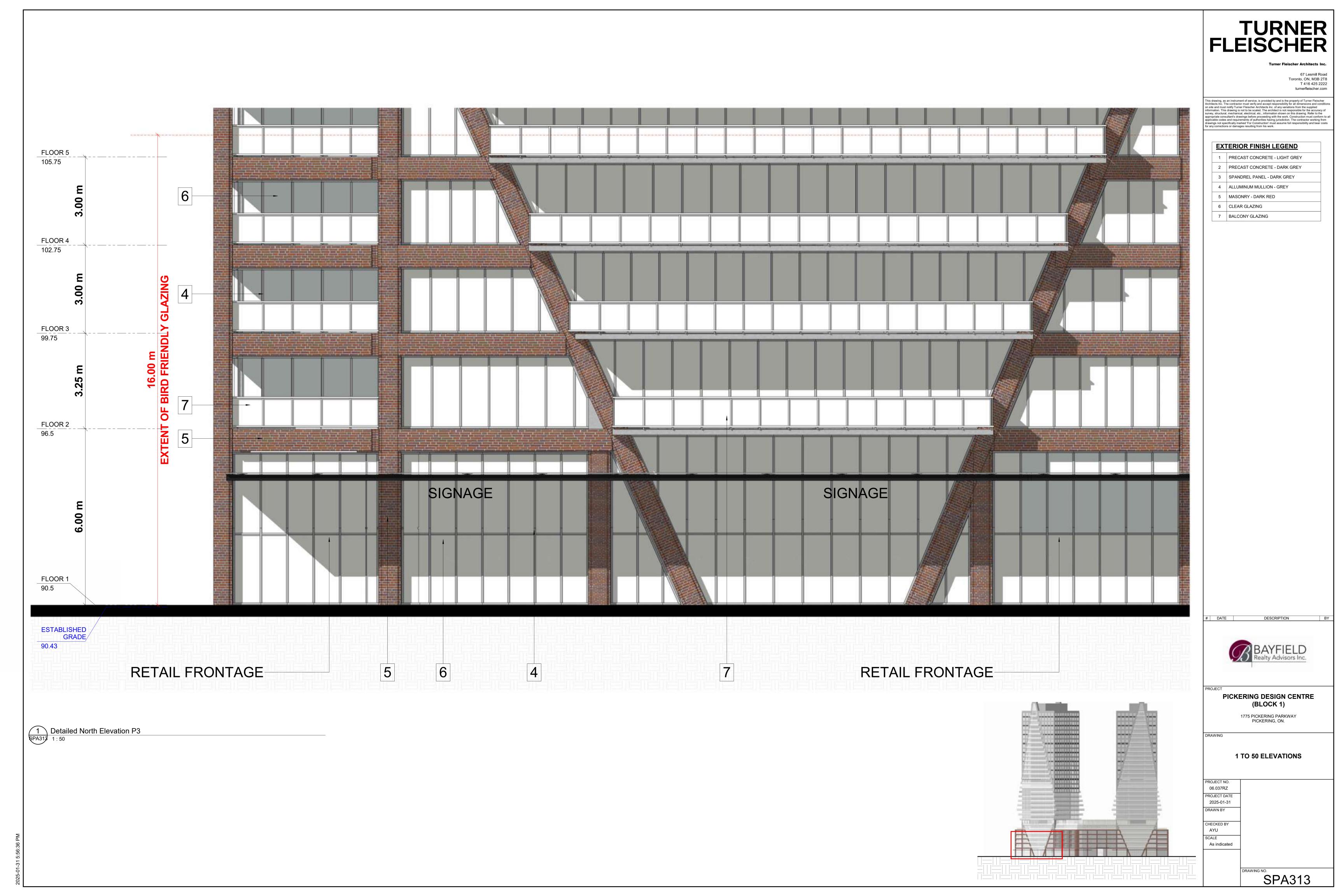
**EAST AND WEST ELEVATIONS** 

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

> CHECKED BY AYU SCALE As indicated











#### 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.

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

SPA321/ 1

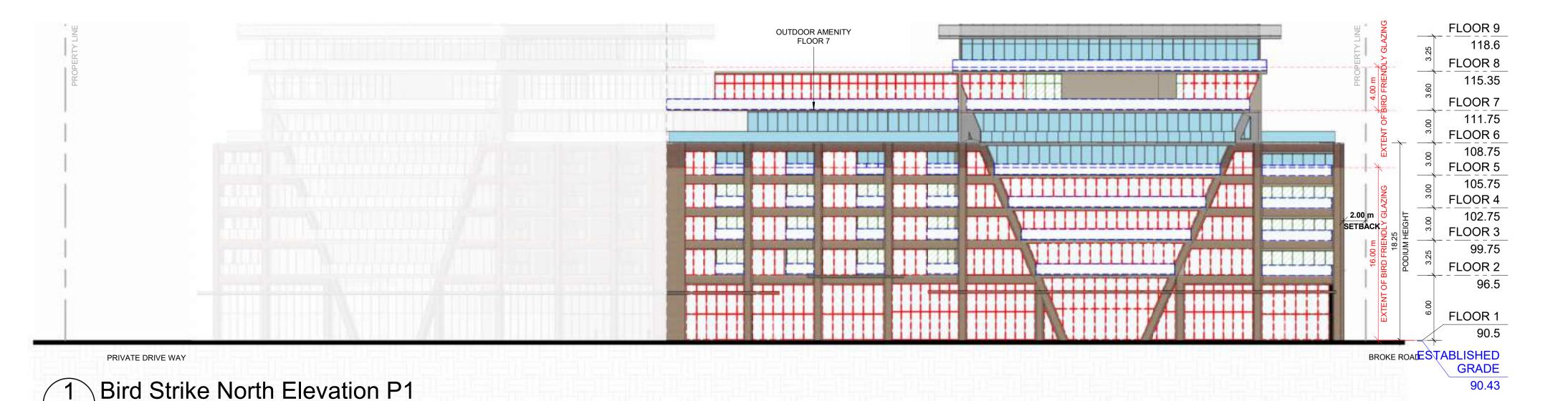
#### **BIRD FRIENDLY ELEVATION CHART**

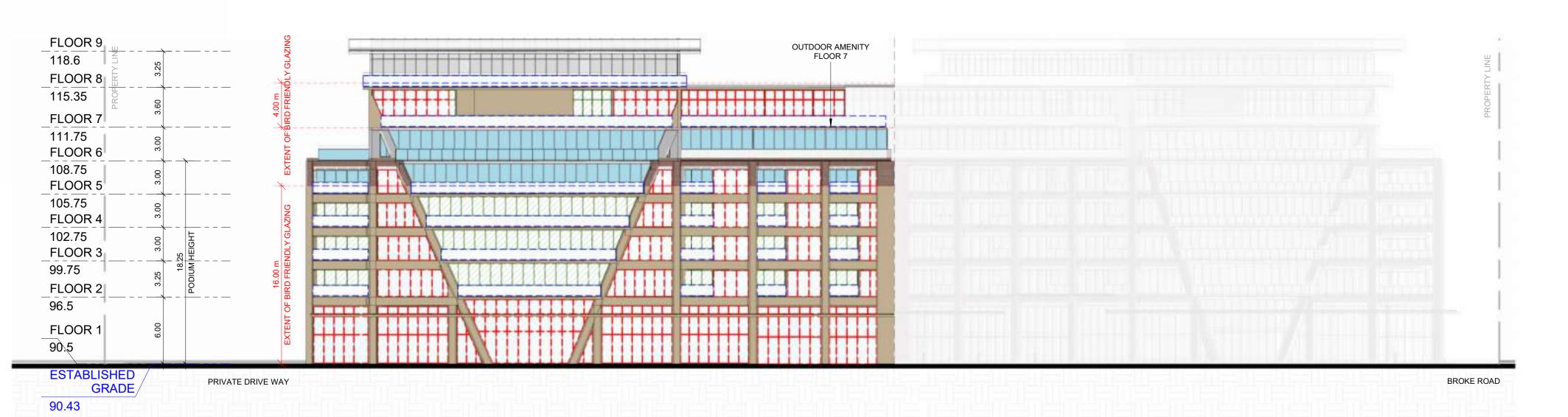
SURFACE Opaque Surfaces - Precast/Metal Panel/Aluminum Glazed Surfaces with Frit Pattern Glazed Surfaces with Shading	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	203.9	44.6%	N/A
Glazed Surfaces with Frit Pattern	244.685	53.5%	96.4%
Glazed Surfaces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

SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR 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		

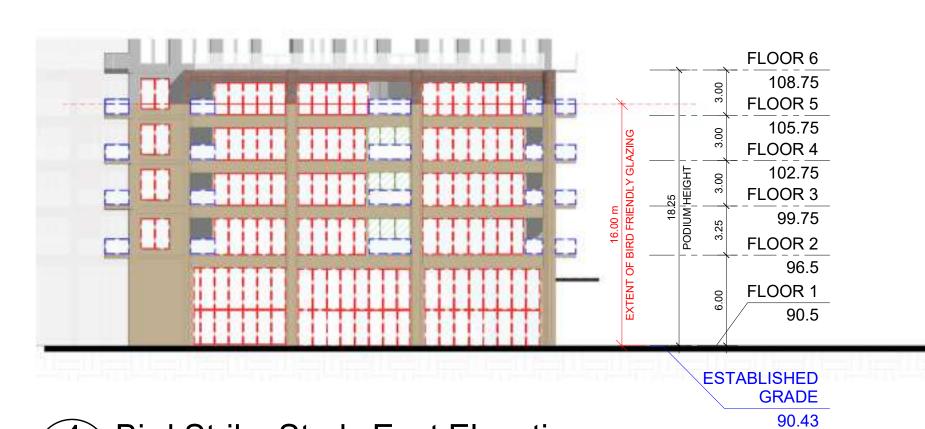
SURFACE	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	444.8	37.0%	N/A
Glazed Surfaces with Frit Pattern	697.7	58.1%	92.3%
Opaque Surfaces - Precast/Metal Panel/Aluminum Glazed Surfaces with Frit Pattern Glazed Surfaces with Shading	58.0	4.8%	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 (m2)	% OF TOTAL VERTICAL SURFACE	% FOR 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%	1009
Total Glazed Surfaces	636.7		





Bird Strike North Elevation P2 SPA321/1:250



Bird Strike Study East Elevation SPA321 1 : 250



3 Bird Strike Study West Elevation SPA321 1:250

### **TURNER FLEISCHER**

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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):

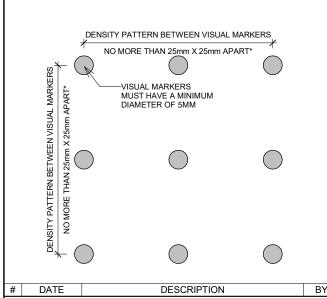
PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:

- APPLICATION OF FILM AND DECALS TO THE -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.

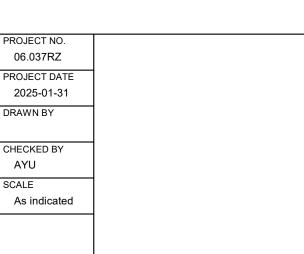
<u>DETAIL NOTE\*:</u> FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



**PICKERING DESIGN CENTRE** (BLOCK 1)

1775 PICKERING PARKWAY

**BIRD STRIKE STUDY** 



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:

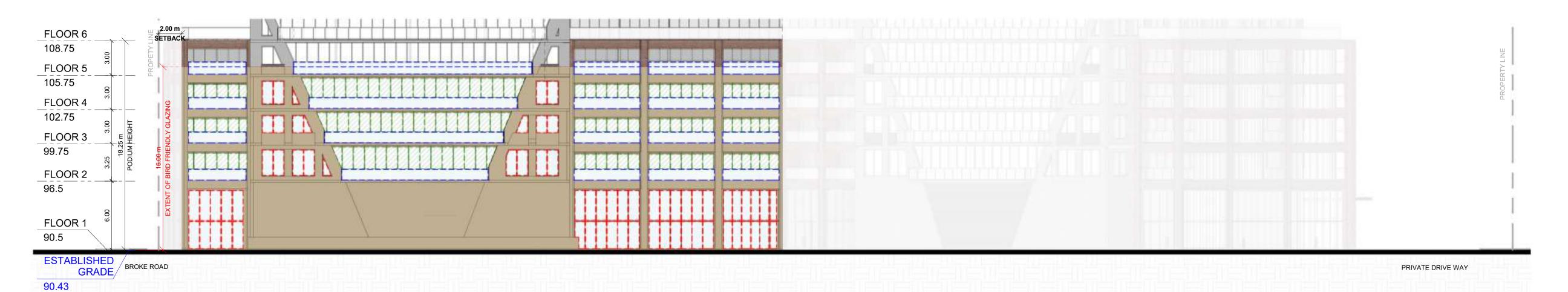
Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

SURFACE Opaque Surfaces - Precast/Metal Panel/Aluminum	AREA (m2)	% OF TOTAL VERTICAL SURFACE	% FOR TREATMENTS OF
Cpaque Surfaces - Precast/Metal Panel/Aluminum	435.0	51.7%	N/A
Glazed Surfaces with Frit Pattern	260.8	31.0%	64.1%
풉 Glazed Surfaces with Shading	146.1	17.4%	35.9%
	0.0	0.0%	0.0%
5 Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
S TOTAL	841.9	100%	100%
Total Glazed Surfaces	406.9	70	

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
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 Surraces - Spandrei Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
Glazed Surfaces (Untreated) TOTAL	710.9	100%	100%
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
Opaque Surfaces - Precast/Metal Panel/Aluminum Glazed Surfaces with Frit Pattern	2156.2	45.9%	82.6%
Glazed Surfaces with Shading Glazed Surfaces - Spandrel Glass Glazed Surfaces (University)	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 1: 200



2 Bird Strike Study South Elevation P2
SPA322 1: 200

ESTABLISHED GRADE 90.43 TURNER

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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

SHADED BY PROJECTION / OVERHANGS

CLAZED SUBFACES

GLAZED SURFACES
VISION GLASS (UNTREATED)

OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

BIRD FRIENDLY GUIDELINE

GLAZED SURFACES

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
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-MUTTING REFECTIONS IN THE GLASS
THROUGH THE USE OF INTERNAL SCREENS
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- CANOPIES LOCATED ALONG THE BUILDING

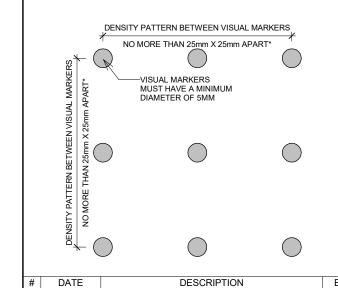
OF REFLECTED IMAGES
- USE PANEL GLASS TREATED WITH A
PATTERN FROM AGC FOR ALL VISION GLASS
ON LEVEL 1 & 2

FACADE TO PROVIDE ADDITIONAL MUTING

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)



BAYFIELD Realty Advisors Inc.

PICKERING DESIGN CENTRE
(BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

RAWING

**BIRD STRIKE STUDY** 

PROJECT NO.
06.037RZ

PROJECT DATE
2025-01-31

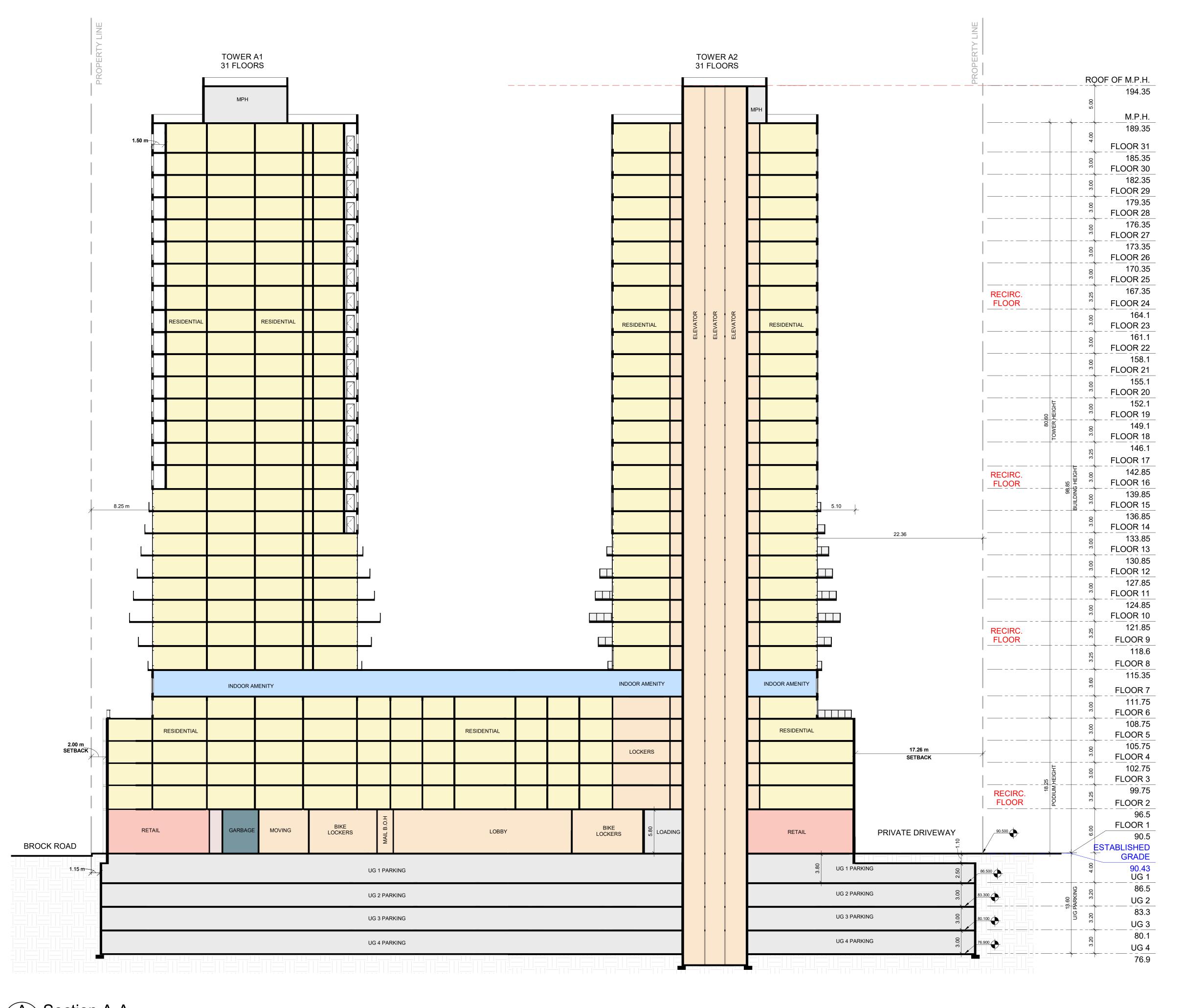
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SPA322

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TURNER
FLEISCHER

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# DATE DESCRIPTION E

PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

AWING

**BUILDING SECTIONS** 

PROJECT NO.

PROJECT NO.

06.037RZ

PROJECT DATE

2025-01-31

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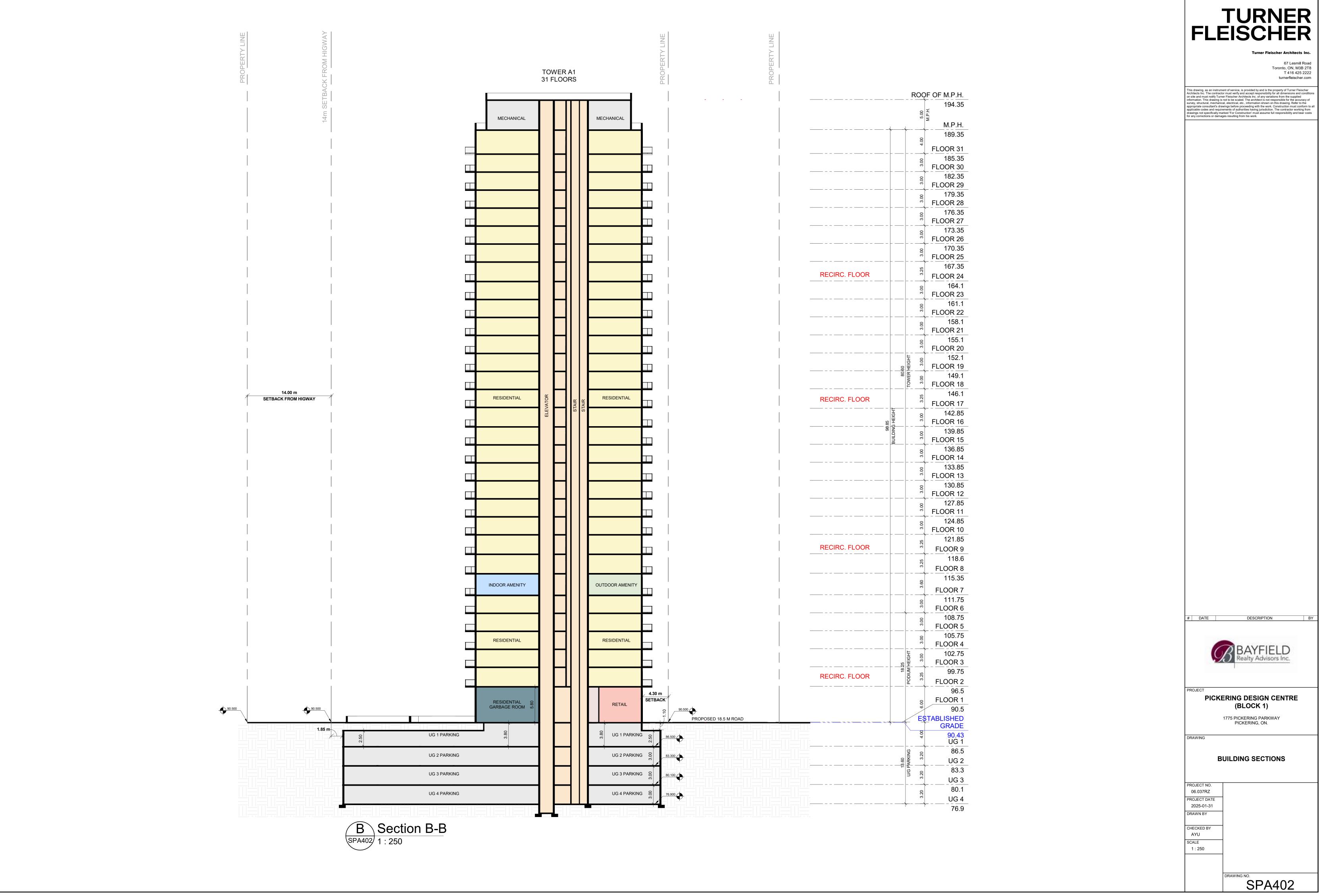
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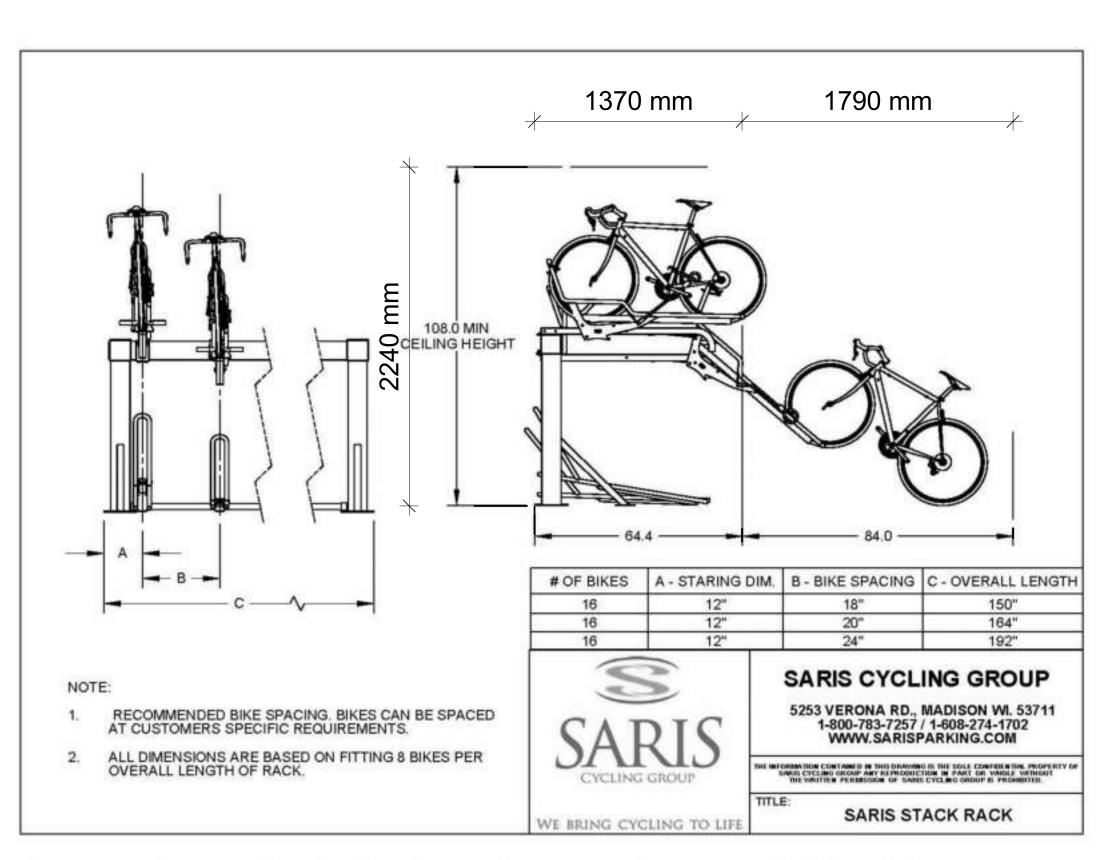
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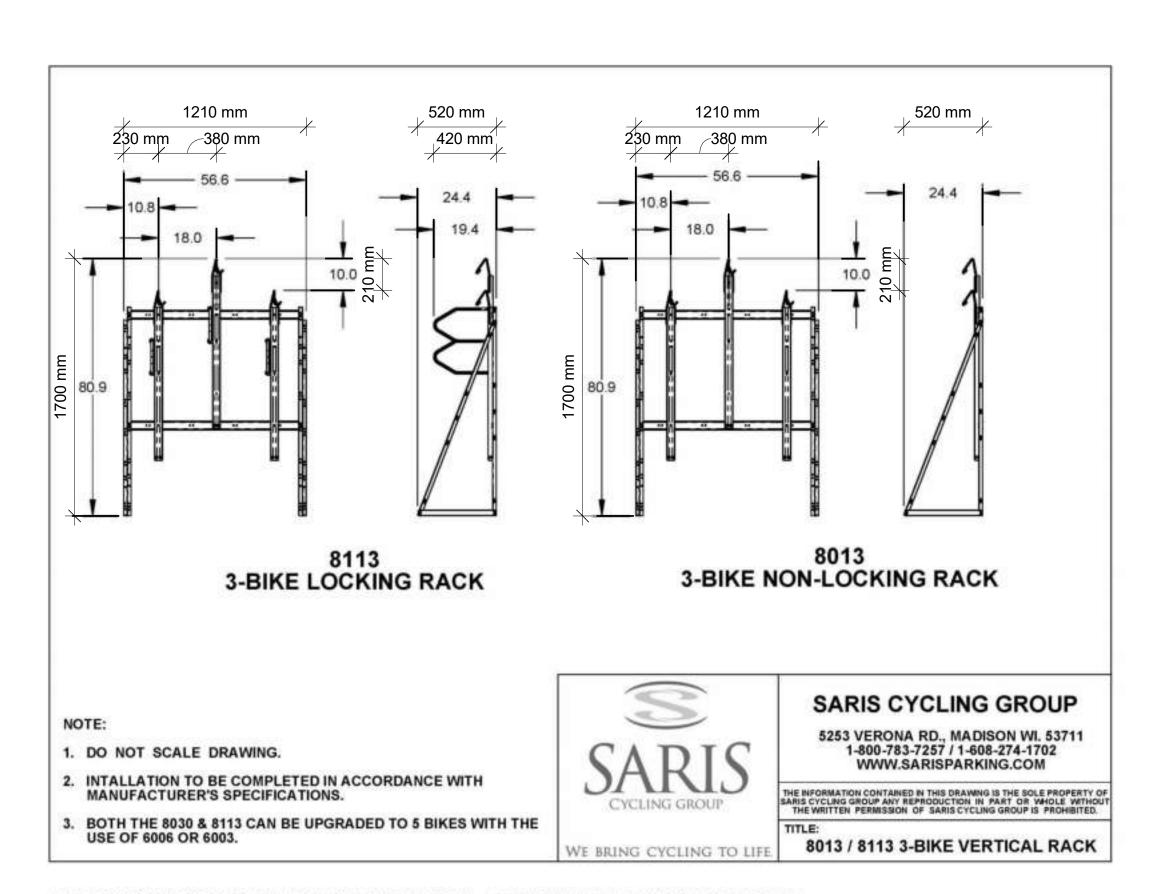
SPA401

A Section A-A 1: 250

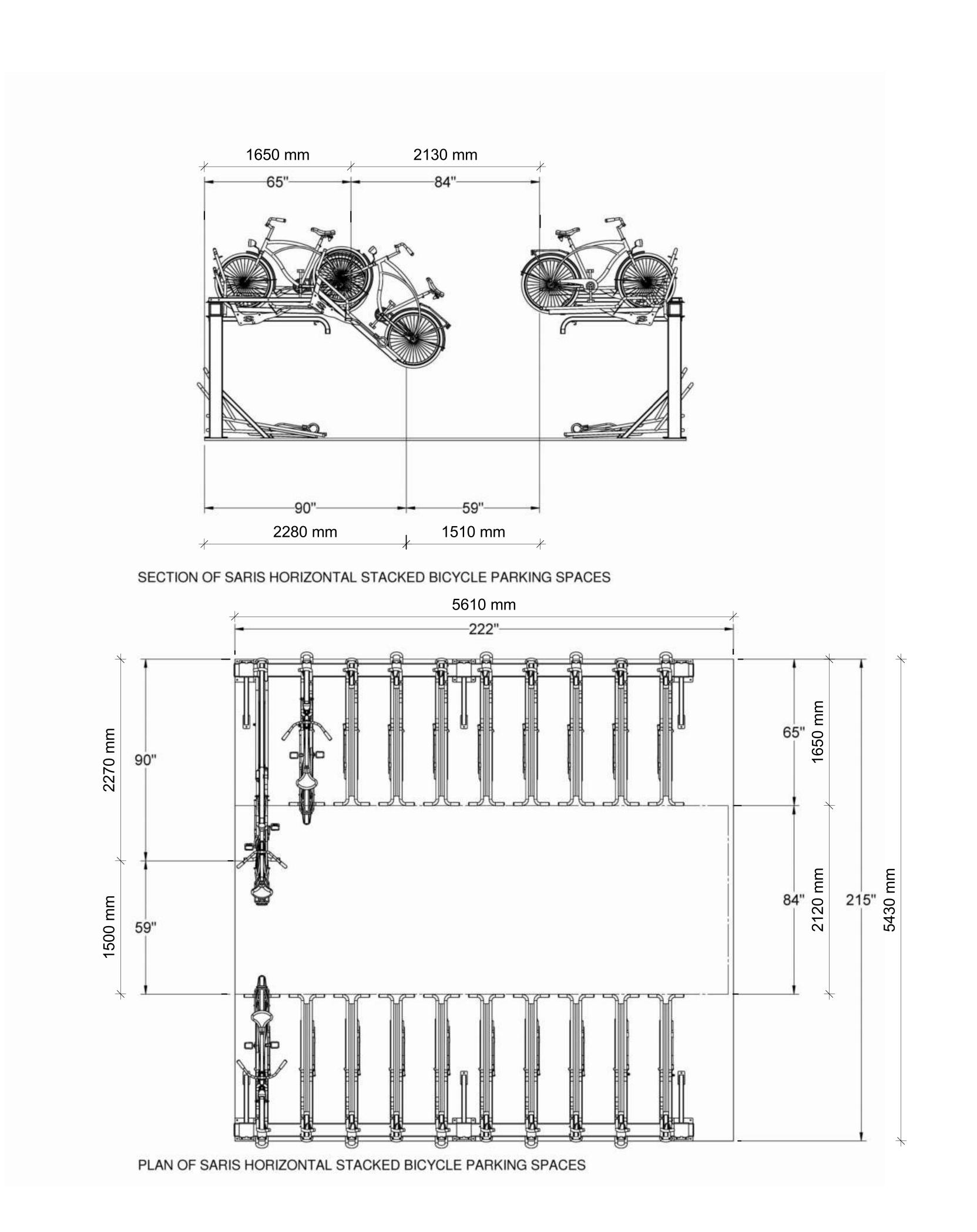




SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



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# DATE DESCRIPTION

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DRAWING

DETAILS (SARIS BIKE RACK)

PROJECT NO.
06.037RZ

PROJECT DATE
2025-01-31

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SCALE
1:25



VIEW FROM RIGHT-OF-WAY LOOKING SOUTH

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# DATE

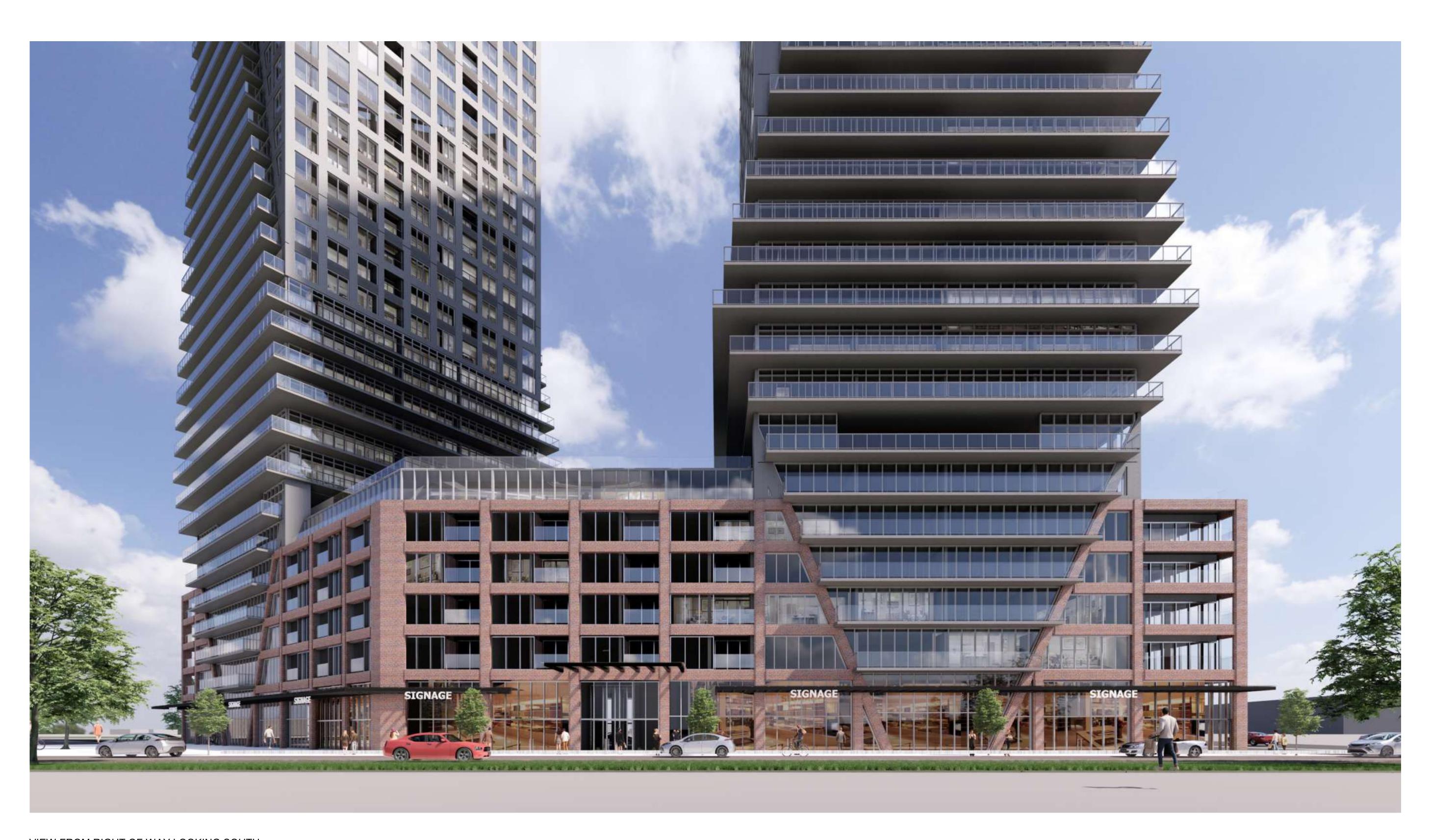


PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

3D PERSPECTIVES

06.037RZ PROJECT DATE 2025-01-31



VIEW FROM RIGHT OF WAY LOOKING SOUTH

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3D PERSPECTIVES

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PROJECT NO.
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VIEW FROM RIGHT-OF-WAY LOOKING NORTH WEST

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# DATE



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**3D PERSPECTIVES** 

06.037RZ PROJECT DATE 2025-01-31 DRAWN BY

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VIEW OF SOUTH OF SIGHT LOOKING NORTH WEST

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3D PERSPECTIVES

3D PERSPECTIVE

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SCALE