

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

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

06.037RZ

LICENCE



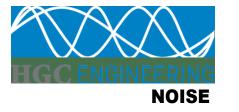


Toronto, ON, M3B 2T8 Contact name: Russell Fleischer Phone Number: 416-425-2222 ext: 233 Email: russell.fleischer@turnerfleischer.com

ISSUED FOR RZ SUBMISSION OCTOBER 06, 2025



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 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. **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



ODAN DETECH

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



PROJECT SUMMARY

CITY OF PICKERING ZONING BY-LAW NO.8149/24

GROSS FLOOR AREA DEFINITION

AS PER CITY OF PICKERING ZONING BY-LAW NO.8149/24

"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) areas dedicated to parking within the building.

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.

PROJECT INFORMATION REQUIRED PROVIDED BUILDING HEIGHT 99.13 M (31 STOREYS BUILDING SETBACKS NORTH SETBACK 4.32 M SOUTH SETBACK 17.11 M EAST SETBACK 17.26 M WEST SETBACK 2.00 M 2 TYPE 'G' LOADING SPACE LOADING SPACE 1 TYPE 'B' LOADING SPACE WEST SETBACK 90.42 M

NET SITE AREA BREAKDOWN		
AREA TYPE	m²	ft²
SITE AREA	8,407.5	90,498.1
RIGHT OF WAY	2,803.4	30,175.0
TOTAL NET SITE AREA	11,210.9	120,673.1

PROJECT	SITE AREA		
BLDG	SITE AREA	m²	ft²
BLDG A1	TOTAL NET SITE AREA	11,210.9	120,673.1
+A2	TOTAL PROPOSED GFA	54,685.2	588,626.8

AMENITY AREA BREAKDOWN

BLDG	USE		GFA		
			m²	ft²	
	RETAIL		1,663.5	17,90	
DI DO A4	SUBTOTAL NON-RESIDENTIAL		1,663.5	17,90	
BLDG A1 +A2					
172	RESIDENTIAL	678 UNITS	53,021.7	570,72	
	SUBTOTAL RESIDENTIAL		53,021.7	570,72	
	TOTAL		54,685.2	588,62	

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

GROSS FLOOR AREA BREAKDOWN

GRUSS FL	OOR AREA BREAKDOWN FLOOR	# OF			RESIDE	NTIAL			TOTAL RESIDENTIAL			RET	-AIL		TOTAL	TOTAL RETAIL		_ GFA
	FLOOR	UNITS	SALEABLE		GARB	AGE	NON-SAL	EABLE	TOTAL KE	BIDENTIAL	RET/	AIL	RETAIL S	SERVICE	TOTAL	XETAIL	(TFA - EXC	LUSIONS)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4						573.9	6,177	573.9	6,177							573.9	6,177
	UG 3						573.9	6,177	573.9	6,177							573.9	6,177
	UG 2						350.8	3,776	350.8	3,776							350.8	3,776
	UG 1						215.2	2,317	215.2	2,317			40.9	441	40.9	441	256.2	2,758
	FLOOR 1				186.4	2,006	882.7	9,501	1,069.1	11,507	1,475.6	15,883	146.9	1,582	1,622.5	17,465	2,691.6	28,972
	FLOOR 2	31	2,254.9	24,272			352.3	3,792	2,607.2	28,064							2,607.2	28,064
	FLOOR 3	31	2,254.9	24,272			352.3	3,792	2,607.2	28,064							2,607.2	28,064
	FLOOR 4	31	2,254.9	24,272			352.3	3,792	2,607.2	28,064							2,607.2	28,064
	FLOOR 5	31	2,254.9	24,272			352.3	3,792	2,607.2	28,064							2,607.2	28,064
	FLOOR 6	26	1,660.7	17,876			357.0	3,842	2,017.7	21,718							2,017.7	21,718
	FLOOR 7						163.9	1,764	163.9	1,764							163.9	1,764
	FLOOR 8	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 9	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 10	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 11	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 12	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
DI DO	FLOOR 13	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
BLDG A1+A2	FLOOR 14	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
711.712	FLOOR 15	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 16	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 17	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 18	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 19	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 20	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 21	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 22	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 23	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 24	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 25	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 26	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 27	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 28	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 29	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 30	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	FLOOR 31	22	1,360.2	14,641			195.9	2,108	1,556.1	16,749							1,556.1	16,749
	M.P.H.						283.1	3,047	283.1	3,047							283.1	3,047
	TOTAL	678	43,324.685	466,343.228	186.366	2,006.033	9,510.658	102,371.918	53,021.710	570,721.178	1,475.596	15,883.189	187.888	2,022.408	1,663.484	17,905.597	54,685.193	588,626.775
	TOTAL (ROUNDED)	678	43,324.7	466,343	186.4	2,006	9,510.7	102,372	53,021.7	570,721	1,475.6	15,883	187.9	2,022	1,663.5	17,906	54,685.2	588,627

1,014.0	10,915	1,718.3	18,49	
1,014.000	10,914.610	1,718.256	18,495.160	
787.8	8,480	1,392.1	14,98	
707.0	0.400	326.1	3,510	
226.2	2,434			
000.0	0.404			
m²	ft²	m²	ft²	
OUTDOOR	RAMENITY	INDOOR AMENITY		
AMENITARE	A BREAKDOW			

AREA EXCI	LUSIONS	TOTAL FLO	OR AREA
		GFA+INDOOR AM	ENITY+EXCL.
m²	ft²	m²	ft²
5,702.9	61,385	6,276.8	67,56
5,702.9	61,385	6,276.8	67,56
5,926.0	63,787	6,276.8	67,56
6,020.6	64,805	6,276.8	67,56
65.2	702	2,756.8	29,67
12.0	129	2,619.2	28,19
12.0	129	2,619.2	28,19
12.0	129	2,619.2	28,19
12.0	129	2,619.2	28,19
12.0	129	2,355.8	25,35
12.0	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
11.9	129	1,568.0	16,87
1,027.5	11,060	1,310.6	14,10
24,803.558	266,983.395	81,207.008	874,105.33
24,803.6	266,983	81,207.0	874,10

UNIT MIX

BLDG	FLOOR				SALEABLE				AVG. UN	IT SIZE
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²
	FLOOR 2	6	4	2	8	9	2	31	72.7	783
	FLOOR 3	6	4	2	8	9	2	31	72.7	783
	FLOOR 4	6	4	2	8	9	2	31	72.7	783
	FLOOR 5	6	4	2	8	9	2	31	72.7	783
	FLOOR 6	6	7	2	6	5		26	63.9	688
	FLOOR 8	4	8	6	2	2		22	61.8	665
	FLOOR 9	4	8	6	2	2		22	61.8	665
	FLOOR 10	4	8	6	2	2		22	61.8	665
	FLOOR 11	4	8	6	2	2		22	61.8	665
	FLOOR 12	4	8	6	2	2		22	61.8	665
	FLOOR 13	4	8	6	2	2		22	61.8	665
	FLOOR 14	4	8	6	2	2		22	61.8	665
	FLOOR 15	4	8	6	2	2		22	61.8	665
	FLOOR 16	4	8	6	2	2		22	61.8	665
	FLOOR 17	4	8	6	2	2		22	61.8	665
	FLOOR 18	4	8	6	2	2		22	61.8	665
	FLOOR 19	4	8	6	2	2		22	61.8	665
BLDG A1	FLOOR 20	4	8	6	2	2		22	61.8	665
+A2	FLOOR 21	4	8	6	2	2		22	61.8	665
	FLOOR 22	4	8	6	2	2		22	61.8	665
	FLOOR 23	4	8	6	2	2		22	61.8	665
	FLOOR 24	4	8	6	2	2		22	61.8	665
	FLOOR 25	4	8	6	2	2		22	61.8	665
	FLOOR 26	4	8	6	2	2		22	61.8	665
	FLOOR 27	4	8	6	2	2		22	61.8	665
	FLOOR 28	4	8	6	2	2		22	61.8	665
	FLOOR 29	4	8	6	2	2		22	61.8	665
	FLOOR 30	4	8	6	2	2		22	61.8	665
	FLOOR 31	4	8	6	2	2		22	61.8	665
	SUBTOTAL	126	215	154	86	89	8	678		
	TOTAL UNITS	34	41	2	40		97	678		
	UNIT MIX	18.6%	31.7%	22.7%	12.7%	13.1%	1.2%	100.0%		
	UNIT MIX TOTAL	50.3%		35	.4%	14	.3%	100.0%	63.9	688
	AVG UNIT SIZE (m²)	45.8	60.6	65.5	67.5	88.0	100.8	63.9	63.9	000
	AVG UNIT SIZE (ft²)	492	652	705	726	947	1,085	688		
	AVG UNIT SIZE TOTAL (m²)	55	5.1	66	6.2	8	9.0	63.9		

713

958

688

SALEABLE UNIT MIX PROVIDED - UNIT TOTALS

	BLDG							TOTAL	AVG. UN	NIT SIZE
		1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	A1	63	108	77	47	47		342	63.9	687
	A2	63	107	77	39	42	8	336	63.9	688
BLDG A1	SUBTOTAL	126	215	154	86	89	8	678		
+A2	TOTAL UNITS	341		240		9	7	678		
	UNIT MIX	18.6%	31.7%	22.7%	12.7%	13.1%	1.2%	100.0%	63.9	688
	UNIT MIX TOTAL	50	.3%	35.	4%	14	.3%	100.0%	63.9	000
	AVG UNIT SIZE	45.8	60.6	65.5	67.5	88.0	100.8	m²		
	AVG UNIT SIZE TOTAL	5	5.1	66	5.2	89	9.0	m²		

BICYCLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 8149/24)

	USE	RESIDEN ⁻	ΓIAL	RETAII	TOTAL	
	USE	RATIO	SPACES	RATIO	SPACES	IOIAL
DI DO A4						
BLDG A1 +A2	SHORT TERM	0.1/UNIT	68			68
172	LONG TERM	0.5/UNIT	339	1/1000 m ²	2	341
	TOTAL		407		2	409

BICYCLE PARKING - PROVIDED

SICYCLE PARKING - PROVIDED								
·	FLOOR	RE	SIDENTIAL		RETAIL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	SHORT TERM	LONG TERM	SUB TOTAL	TOTAL
				·				
BLDG	FLOOR 1	68	172	232	2	2		242
A1+A2	UG 1		16	16				16
	UG 2		152	152				152
İ								
	TOTAL	68	340	400	2		2	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 LOCKERS

15% OF THE REQUIRED LONG-TERM BICYCLE PARKING SPACES WILL INCLUDE AN ENERGIZED 120-VOLT OUTLET ADJACENT TO THE BICYCLE RACK OR PARKING SPACE

VEHICULAR PARKING - MINIMUM REQUIRED								
	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)				
	VISITOR	0.15/UNIT	678	101				
DI DO A4	1B & 1B+D UNITS	0.8/UNIT	341	272				
BLDG A1 +A2	2B & 2B+D UNITS	0.8/UNIT	240	192				
١٨٤	3B & 3B+D UNITS	0.8/UNIT	97	77				
	RETAIL	3.5/100m ²	1663	58				
	TOTAL			700				

NOTE: VISITOR PARKING AND RETAIL PARKING TO BE SHARED

VEHICULAR PARKING PROVIDED

	FLOOR		USE		TOTAL
	FLOOR	RETAIL	VISITOR	RESIDENTIAL	TOTAL
	FLOOR 1	3			3
TOWER	UG 1	55	97	6	158
A1+A2	UG 2			163	163
	UG 3			169	169
	UG 4			169	169
	TOTAL	58	97	507	662

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

AOOLOGIL	DEL I AIRINIO I IROVIDED			_
	FLOOR	US	SE	TOTAL
	FLOOR	VISITOR	RESIDENTIAL	TOTAL
TOWER	FLOOR 1			
TOWER A1+A2	UG 1	8		8
ATTAL	UG 2		8	8
	UG 3			
	UG 4			
	TOTAL	Q	Q	16

2025-09-26 ISSUED FOR RZ SUBMISSION
DATE DESCRIPTI

PICKERING DESIGN CENTRE (BLOCK 1)

> 1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS

06.037RZ PROJECT DATE 2025-09-26 CHECKED BY RMM



AVG UNIT SIZE TOTAL (ft²)

593

TOWER A1

GROSS FLOOR AREA SUMMARY

01100011	OOI (/ II (L/ (OOI VIII VI/ II (I			
BLDG	USE		GF	-A
			m²	ft²
	RETAIL		805.5	8,670
	SUBTOTAL NON-RESIDENTIAL		805.5	8,670
BLDG A1				
	RESIDENTIAL	342 UNITS	26,544.4	285,721
	SUBTOTAL RESIDENTIAL		26,544.4	285,721
	TOTAL		27,349.8	294,391
	·			

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	RATIO	REQUIRED m²	ft²	RATIO	PROVIDED m ²	ft²
	INDOOR AMENITY	4.00 m²/UNIT	1,368.0	14,725	2.38 m²/UNIT	816.8	8,792
TOWER A1	OUTDOOR AMENITY	4.00 m²/UNIT	1,368.0	14,725	1.19 m²/UNIT	408.2	4,394
	PRIVATE BALCONIES				10.75 m²/UNIT	3,675.9	39,567
	TOTAL AMENITY	8.00 m²/UNIT	2,736.0	29,450	14.32 m²/UNIT	4,900.9	52,753

GROSS FLOOR AREA BREAKDOWN

FLOOR	# OF			RESIDE	NTIAL			TOTAL RES	IDENTIAL		RETA	AIL					L GFA
	UNITS	SALE	ABLE	GARE	AGE	NON-SAL	EABLE			RETA	AIL	RETAIL SI	ERVICE			(IFA - EXC	CLUSIONS)
		m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
UG 4						194.1	2,089	194.1	2,089							194.1	2,089
UG 3						194.1	2,089	194.1	2,089							194.1	2,089
UG 2						112.8	1,214	112.8	1,214							112.8	1,214
UG 1						112.8	1,214	112.8	1,214			33.8	364	33.8	364	146.6	1,578
FLOOR 1				92.6	997	544.4	5,860	637.1	6,857	624.7	6,724	146.9	1,582	771.7	8,306	1,408.7	15,163
FLOOR 2	16	1,157.6	12,460			175.6	1,891	1,333.2	14,351							1,333.2	14,351
FLOOR 3	16	1,157.6	12,460			175.6	1,891	1,333.2	14,351							1,333.2	14,351
FLOOR 4	16	1,157.6	12,460			175.6	1,891	1,333.2	14,351							1,333.2	14,351
FLOOR 5	16	1,157.6	12,460			175.6	1,891	1,333.2	14,351							1,333.2	14,35
FLOOR 6	14	886.9	9,546			177.5	1,910	1,064.3	11,456							1,064.3	11,456
FLOOR 7						81.9	882	81.9	882							81.9	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	8,37
FLOOR 12	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 13	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 14	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 15	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 16	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 17	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 18	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 19	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 20	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 21	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 22	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 23	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
FLOOR 24	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 25	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
FLOOR 26	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
FLOOR 27	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 28	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,37
FLOOR 29	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
FLOOR 30	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
FLOOR 31	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	
M.P.H.	11	333.1	1,020			141.5	1,523	141.5	1,523							141.5	
TOTAL	342	21,839.020	235,073.356	92.626	997.019	4,612.699	49,650.703	26,544.345	285,721.077	624.716	6,724.389	180.768	1,945.773	805.484	8,670.162	27,349.829	· · · · · · · · · · · · · · · · · · ·
TOTAL (ROUNDED)	342	21,839.0	235,073	92.6	997	4,612.7	49,651	26,544.3	285,721	624.7	6,724	180.8	1,946	805.5	8,670	27,349.8	•

AVG. UNIT SIZE

AMENITY ARE	A BREAKDOW	N	
OUTDOOF	R AMENITY	INDOOR	AMENITY
m²	ft²	m²	ft²
		120.7	1,300
408.2	4,394	696.1	7,492
400.2	4,394	090.1	7,492

MENITY ARE	A BREAKDOWN	I		TOTAL FLOOR	AREA BREAKDOV	VN	
OUTDOOR	AMENITY	INDOOR AI	MENITY	AREA EXC	CLUSIONS	TOTAL FLO	OOR AREA
						GFA+INDOOR A	MENITY+EXCL.
m²	ft²	m²	ft²	m²	ft²	m²	ft²
				2,253.2	24,253	2,447.3	26,342
				2,253.2	24,253	2,447.3	26,342
				2,334.5	25,129	2,447.3	26,342
				2,300.7	24,765	2,447.3	26,342
				1.8	19	1,410.5	15,182
				6.0	64	1,339.2	14,415
				6.0	64	1,339.2	14,415
				6.0	64	1,339.2	14,415
				6.0	64	1,339.2	14,415
		120.7	1,300	6.0	64	1,191.0	12,820
408.2	4,394	696.1	7,492	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	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	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	784.0	8,439
				513.7	5,530	655.3	7,053
408.188	4,393.701	816.809	8,792.067	9,836.187	105,875.881	38,002.826	409,059.187
408.2	4,394	816.8	8,792	9,836.2	105,876	38,002.8	409,059

UNIT MIX
BLDG FLOOR

DLDO	1 2001							7100.011	
		1B	1B+D	2B	2B+D	3B	TOTAL	m²	ft²
	FLOOR 2	3	2	1	5	5	16	72.4	779
	FLOOR 3	3	2	1	5	5	16	72.4	779
	FLOOR 4	3	2	1	5	5	16	72.4	779
	FLOOR 5	3	2	1	5	5	16	72.4	779
	FLOOR 6	3	4	1	3	3	14	63.3	682
	FLOOR 8	2	4	3	1	1	11	61.8	665
	FLOOR 9	2	4	3	1	1	11	61.8	665
	FLOOR 10	2	4	3	1	1	11	61.8	665
	FLOOR 11	2	4	3	1	1	11	61.8	665
	FLOOR 12	2	4	3	1	1	11	61.8	665
	FLOOR 13	2	4	3	1	1	11	61.8	665
	FLOOR 14	2	4	3	1	1	11	61.8	665
	FLOOR 15	2	4	3	1	1	11	61.8	665
	FLOOR 16	2	4	3	1	1	11	61.8	665
	FLOOR 17	2	4	3	1	1	11	61.8	665
	FLOOR 18	2	4	3	1	1	11	61.8	665
	FLOOR 19	2	4	3	1	1	11	61.8	665
DI DO 44	FLOOR 20	2	4	3	1	1	11	61.8	665
BLDG A1	FLOOR 21	2	4	3	1	1	11	61.8	665
	FLOOR 22	2	4	3	1	1	11	61.8	665
	FLOOR 23	2	4	3	1	1	11	61.8	665
	FLOOR 24	2	4	3	1	1	11	61.8	665
	FLOOR 25	2	4	3	1	1	11	61.8	665
	FLOOR 26	2	4	3	1	1	11	61.8	665
	FLOOR 27	2	4	3	1	1	11	61.8	665
	FLOOR 28	2	4	3	1	1	11	61.8	665
	FLOOR 29	2	4	3	1	1	11	61.8	665
	FLOOR 30	2	4	3	1	1	11	61.8	665
	FLOOR 31	2	4	3	1	1	11	61.8	665
	SUBTOTAL	63	108	77	47	47	342		
	TOTAL UNITS	1	71	1:	24	47	342		
	UNIT MIX	18.4%	31.6%	22.5%	13.7%	13.7%	100.0%		
	UNIT MIX TOTAL	50	0%	36	3%	13.7%	100.0%	62.0	66-
	AVG UNIT SIZE (m²)	45.2	60.6	65.5	67.3	90.2	63.9	63.9	687
	AVG UNIT SIZE (ft²)	487	652	706	724	971	687		
	AVG UNIT SIZE TOTAL (m²)	54	1.9	66	5.2	90.2	63.9		
	AVG UNIT SIZE TOTAL (ft²)	5	91	7	12	971	687		

SALEABLE

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS

PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE



TOWER A2

GROSS FLOOR AREA SUMMARY

01100011	OON ANLA GOIVIIVIANT			
BLDG	USE		GF	-A
			m²	ft²
	RETAIL		858.0	9,235
	SUBTOTAL NON-RESIDENTIAL		858.0	9,235
BLDG A2				
	RESIDENTIAL	336 UNITS	26,477.4	285,000
	SUBTOTAL RESIDENTIAL		26,477.4	285,000
	TOTAL		27,335.4	294,236
•	•	•	-	

AMENITY AREAS REQUIRED & PROVIDED

TOWER A2 OUTDOOR AMENITY 4.00 m²/UNIT 1,344.0 14,467 1.80 m²/UNIT 605.8 6,52	TOTAL AMENITY	8.00 m²/UNIT	2,688.0	28,934	15.16 m²/UNIT	5,095.6	52,53
RATIO m² ft² RATIO m² ft² RATIO m² ft² ration m² ration m² ration m² ration m² ration ration m² ration ration	PRIVATE BALCONIES					3,588.4	38,62
RATIO m ² ft ² RATIO m ² ft ² INDOOR AMENITY 4.00 1.344.0 14.467 2.68 901.4 7.30	OUTDOOR AMENITY		1,344.0	14,467		605.8	6,52
	INDOOR AMENITY		1,344.0	14,467		901.4	7,39
TYPE REQUIRED PROVIDED		RATIO	m²	ft²	RATIO	m²	ft²
	TYPE	R	EQUIRED		P	ROVIDED	

	FLOOR	# OF			RESIDE	ENTIAL			TOTAL RESI	DENTIAL		RETA	IL		TOTAL R	ETAIL	TOTAL (TFA - EXCL	
		UNITS —	SALE	ABLE	GARB	BAGE	NON-SAL	EABLE			RETA	AIL	RETAIL SE	RVICE			(11 A - EXOE	
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG 4						379.8	4,088	379.8	4,088							379.8	4,088
	UG 3						379.8	4,088	379.8	4,088							379.8	4,088
	UG 2						238.1	2,563	238.1	2,563							238.1	2,563
	UG 1						102.5	1,103	102.5	1,103			7.1	77	7.1	77	109.6	1,180
	FLOOR 1				93.7	1,009	338.3	3,641	432.0	4,650	850.9	9,159			850.9	9,159	1,282.9	13,809
	FLOOR 2	15	1,097.3	11,811			176.7	1,901	1,274.0	13,713							1,274.0	13,713
	FLOOR 3	15	1,097.3	11,811			176.7	1,901	1,274.0	13,713							1,274.0	13,713
	FLOOR 4	15	1,097.3	11,811			176.7	1,901	1,274.0	13,713							1,274.0	13,713
	FLOOR 5	15	1,097.3	11,811			176.7	1,901	1,274.0	13,713							1,274.0	13,713
	FLOOR 6	12	773.9	8,330			179.5	1,932	953.4	10,262							953.4	10,262
	FLOOR 7						81.9	882	81.9	882							81.9	882
	FLOOR 8	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 9	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 10	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 11	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 12	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
BLDG A2	FLOOR 13	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
BLDG AZ	FLOOR 14	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 15	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 16	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 17	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 18	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 19	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 20	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 21	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 22	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 23	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 24	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 25	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 26	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 27	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 28	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 29	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 30	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	FLOOR 31	11	680.1	7,321			97.9	1,054	778.0	8,375							778.0	8,375
	M.P.H.			,			141.5	1,523	141.5	1,523							141.5	1,523
	TOTAL	336	21,485.665	231,269.872	93.740	1,009.014	4,897.959	52,721.215		285,000.101	850.880	9,158.800	7.120	76.635	858.000	9,235.436		294,235.536
	TOTAL (ROUNDED)	336	21,485.7	231,270	93.7	1,009	4,898.0	52,721	26,477.4	285,000	850.9	9,159	7.1	77	858.0	9,235	27,335.4	294,236

OUTDOOR A	MENITY	INDOOR AMENITY			
m²	ft²	m²	ft²		
226.2	2,434				
	, -				
		205.4	2.0		
379.6	4,086	205.4 696.1	2,2 7,4		
373.0	4,000	000.1	,,,		

605.8 6,521 901.4

9,703

AREA EXCI	LUSIONS	TOTAL FLOOR AREA			
		GFA+INDOOR AMENITY+EXCL			
m²	ft²	m²	ft²		
3,449.7	37,133	3,829.5	41,22		
3,449.7	37,133	3,829.5	41,22		
3,591.4	38,658	3,829.5	41,22		
3,719.9	40,041	3,829.5	41,22		
65.2	702	1,348.1	14,51		
6.0	64	1,280.0	13,77		
6.0	64	1,280.0	13,77		
6.0	64	1,280.0	13,77		
6.0	64	1,280.0	13,77		
6.0	64	1,164.7	12,53		
6.0	64	784.0	8,439		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,439		
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	8,439		
6.0	64	784.0	8,439		
6.0	64	784.0	8,43		
6.0	64	784.0	8,439		
6.0	64	784.0	8,43		
6.0	64	784.0	8,43		
6.0	64	784.0	8,439		
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	784.0	8,43		
6.0	64	784.0	8,439		
6.0	64	784.0	8,43		
513.7	5,530	655.3	7,05		
14,969.140	161,126.556	43,205.951	465,065.19 ²		
14,969.1	161,127	43,206.0	465,06		

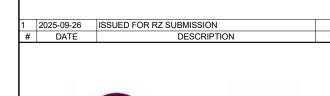
UNIT MIX

BLDG	FLOOR	SALEABLE						AVG. UN	AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²
	FLOOR 2	3	2	1	3	4	2	15	73.2	787
	FLOOR 3	3	2	1	3	4	2	15	73.2	787
	FLOOR 4	3	2	1	3	4	2	15	73.2	787
	FLOOR 5	3	2	1	3	4	2	15	73.2	787
	FLOOR 6	3	3	1	3	2		12	64.5	694
	FLOOR 8	2	4	3	1	1		11	61.8	666
	FLOOR 9	2	4	3	1	1		11	61.8	666
	FLOOR 10	2	4	3	1	1		11	61.8	666
	FLOOR 11	2	4	3	1	1		11	61.8	666
	FLOOR 12	2	4	3	1	1		11	61.8	666
	FLOOR 13	2	4	3	1	1		11	61.8	666
	FLOOR 14	2	4	3	1	1		11	61.8	666
	FLOOR 15	2	4	3	1	1		11	61.8	666
	FLOOR 16	2	4	3	1	1		11	61.8	666
	FLOOR 17	2	4	3	1	1		11	61.8	666
	FLOOR 18	2	4	3	1	1		11	61.8	666
	FLOOR 19	2	4	3	1	1		11	61.8	666
DLDC AO	FLOOR 20	2	4	3	1	1		11	61.8	666
BLDG A2	FLOOR 21	2	4	3	1	1		11	61.8	666
	FLOOR 22	2	4	3	1	1		11	61.8	666
	FLOOR 23	2	4	3	1	1		11	61.8	666
	FLOOR 24	2	4	3	1	1		11	61.8	666
	FLOOR 25	2	4	3	1	1		11	61.8	666
	FLOOR 26	2	4	3	1	1		11	61.8	666
	FLOOR 27	2	4	3	1	1		11	61.8	666
	FLOOR 28	2	4	3	1	1		11	61.8	666
	FLOOR 29	2	4	3	1	1		11	61.8	666
	FLOOR 30	2	4	3	1	1		11	61.8	666
	FLOOR 31	2	4	3	1	1		11	61.8	666
	SUBTOTAL	63	107	77	39	42	8	336		
	TOTAL UNITS	170		116		50		336		
	UNIT MIX	18.8%	31.8%	22.9%	11.6%	12.5%	2.4%	100.0%		
	UNIT MIX TOTAL	50.6%		34.5%		14.9%		100.0%	63.9	688
	AVG UNIT SIZE (m²)	46.3	60.6	65.5	67.8	85.5	100.8	63.9	63.9	000
	AVG UNIT SIZE (ft²)	498	652	705	729	920	1,085	688		
	AVG UNIT SIZE TOTAL (m²)	55	5.3	66.3		88.0		63.9		
	AVG UNIT SIZE TOTAL (ft²)	5	95	714		947		688		

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS

PROJECT NO.

06.037RZ

PROJECT DATE

2025-09-26

DRAWN BY

AGO

CHECKED BY

RMM

SCALE

ASSOC ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

RZ002.2



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

DATE DESCRIPTION



PICKERING DESIGN CENTRE (BLOCK 1)

> 1775 PICKERING PARKWAY PICKERING, ON.

DRAWING

CONTEXT PLAN

PROJECT NO.

06.037RZ

PROJECT DATE

2025-09-26

DRAWN BY

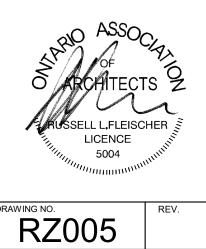
AGO

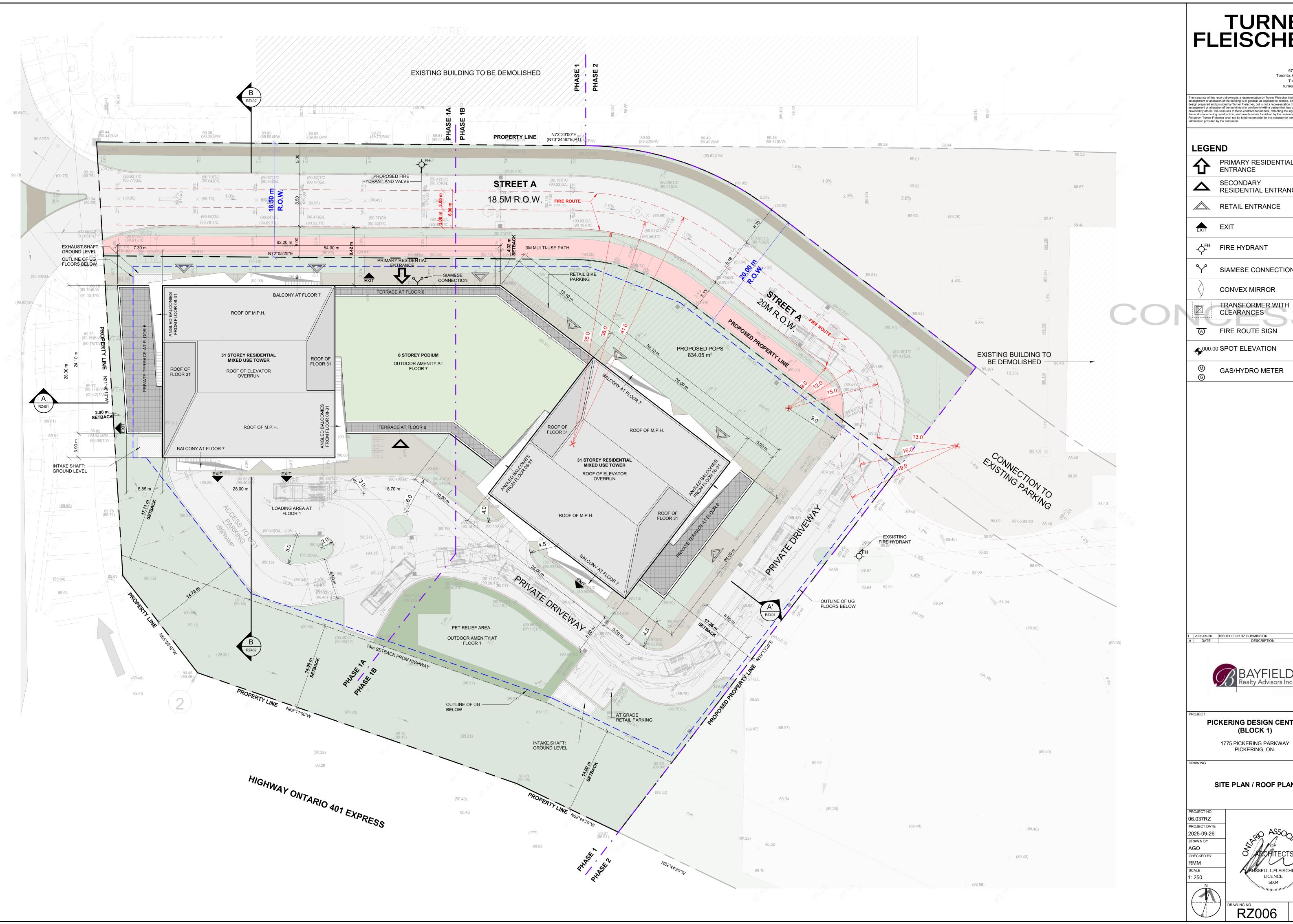
CHECKED BY

RMM

SCALE

1:1000





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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

PRIMARY RESIDENTIAL ENTRANCE



SIAMESE CONNECTION

CONVEX MIRROR

GAS/HYDRO METER



PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

SITE PLAN / ROOF PLAN



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

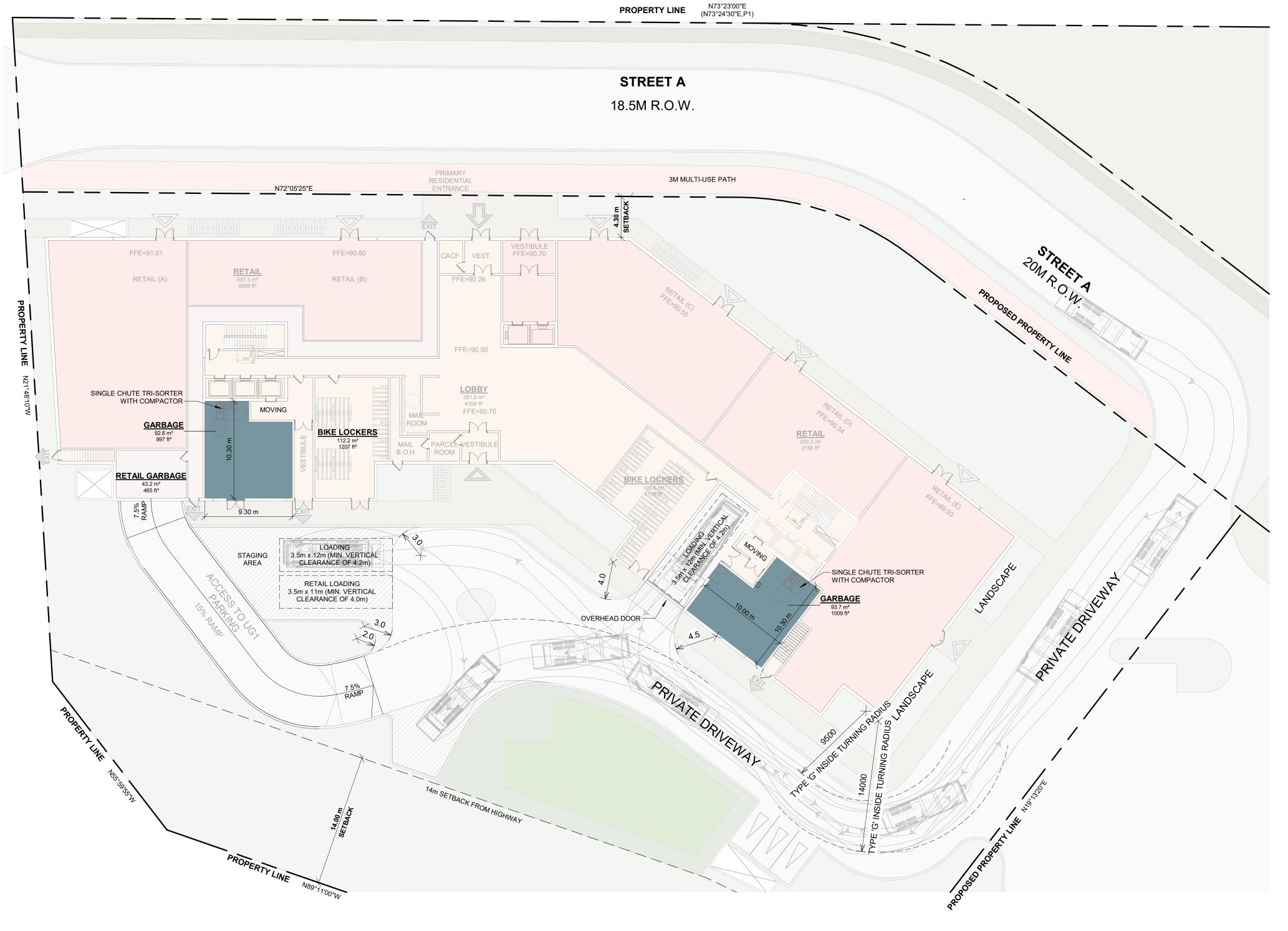
THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

- 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 = 16 (8 CUBIC YARD BINS; TOWER A: 8 CARTS, TOWER B: 8 CARTS)

TOTAL NUMBER OF ORGANIC BINS = 36 (TOWER A: 18 CARTS, TOWER B: 18 CARTS)





TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

1 | 2025-09-26 | ISSUED FOR RZ SUBMISSION | | DATE | DESCRIPTION |



PICKERING DESIGN CENTRE (BLOCK 1)

> 1775 PICKERING PARKWAY PICKERING, ON.

PICKERING, C

RESIDENTIAL SOLID WASTE MANAGEMENT

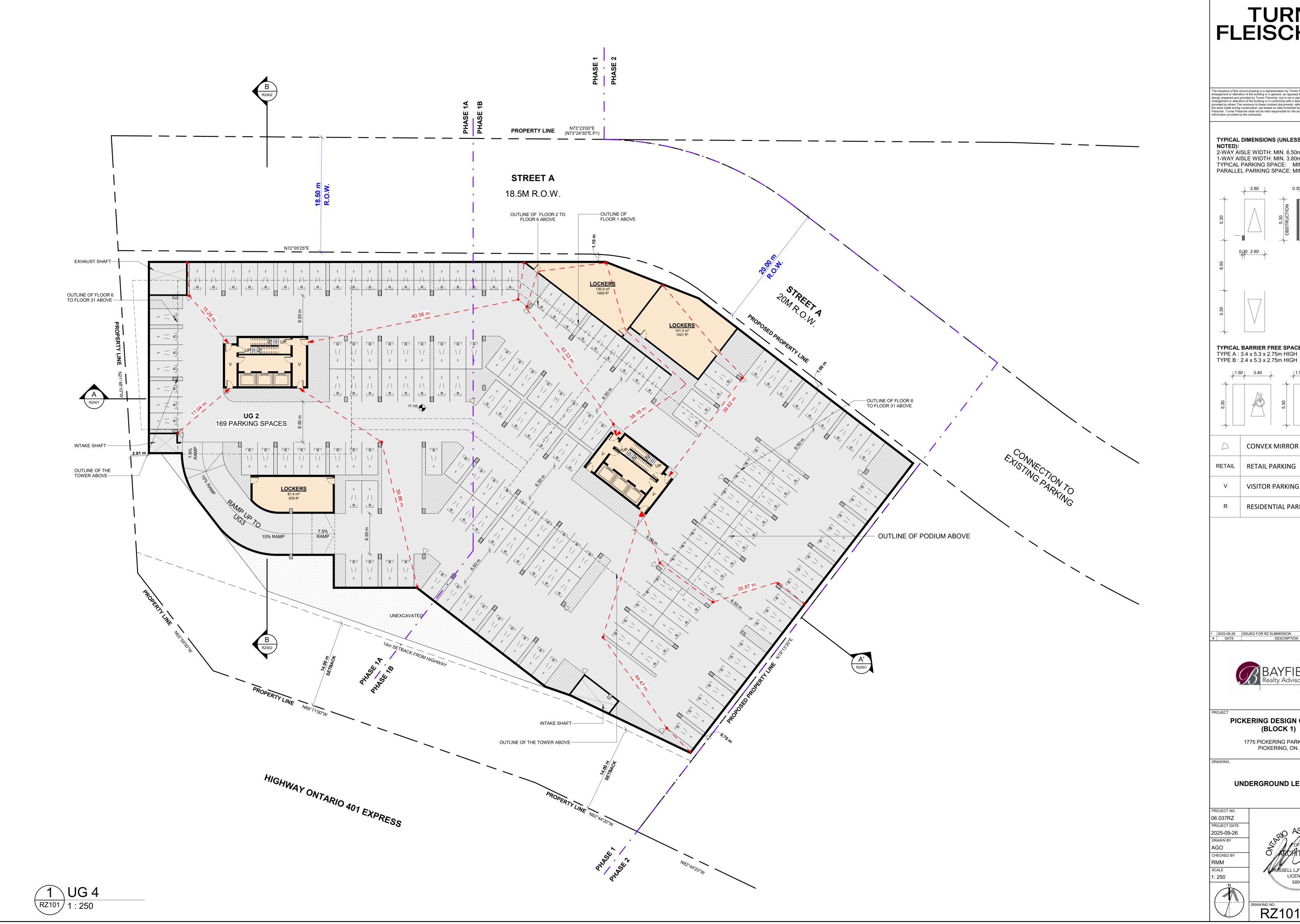
PROJECT NO.
06.037RZ
PROJECT DATE
2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE
1:250

ASSOCIATION OF OF ARCHITECTS Z

ARCHITECTS Z

LICENCE
5004

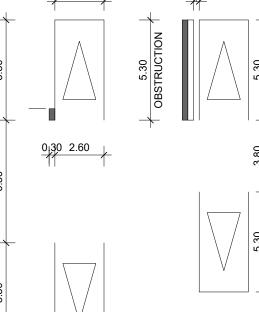
5-10-06 4:04:1



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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

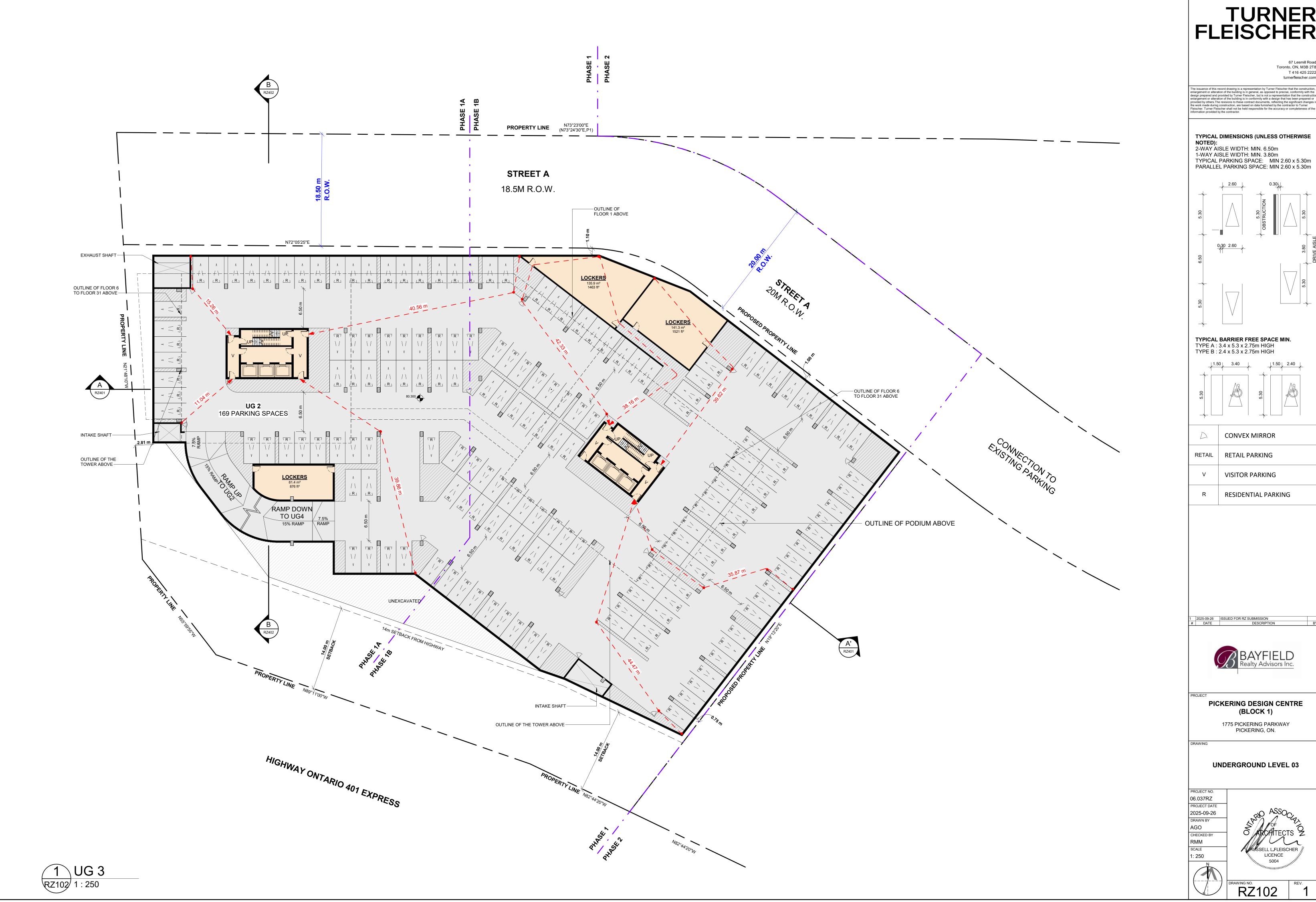
RETAIL PARKING **VISITOR PARKING** RESIDENTIAL PARKING



PICKERING DESIGN CENTRE (BLOCK 1)

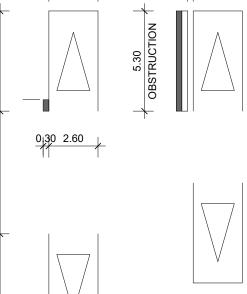
1775 PICKERING PARKWAY PICKERING, ON.

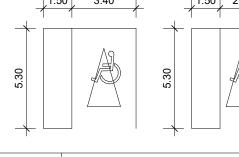
UNDERGROUND LEVEL 04



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.





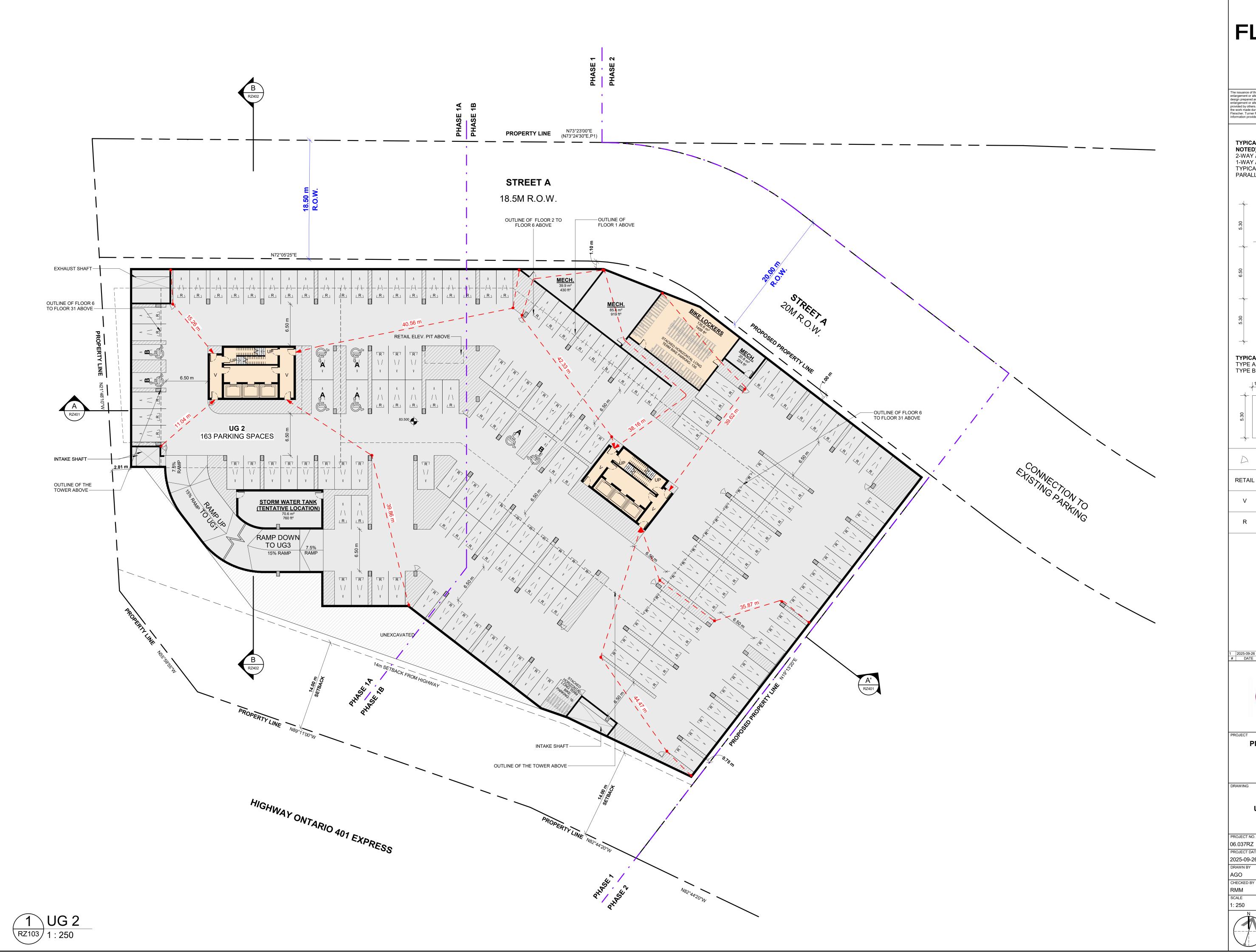
RETAIL RETAIL PARKING VISITOR PARKING



PICKERING DESIGN CENTRE (BLOCK 1)

UNDERGROUND LEVEL 03



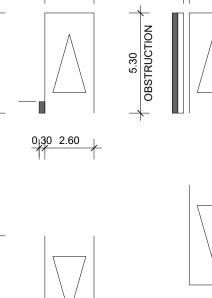


67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

TYPICAL DIMENSIONS (UNLESS OTHERWISE

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 RETAIL PARKING **VISITOR PARKING** RESIDENTIAL PARKING



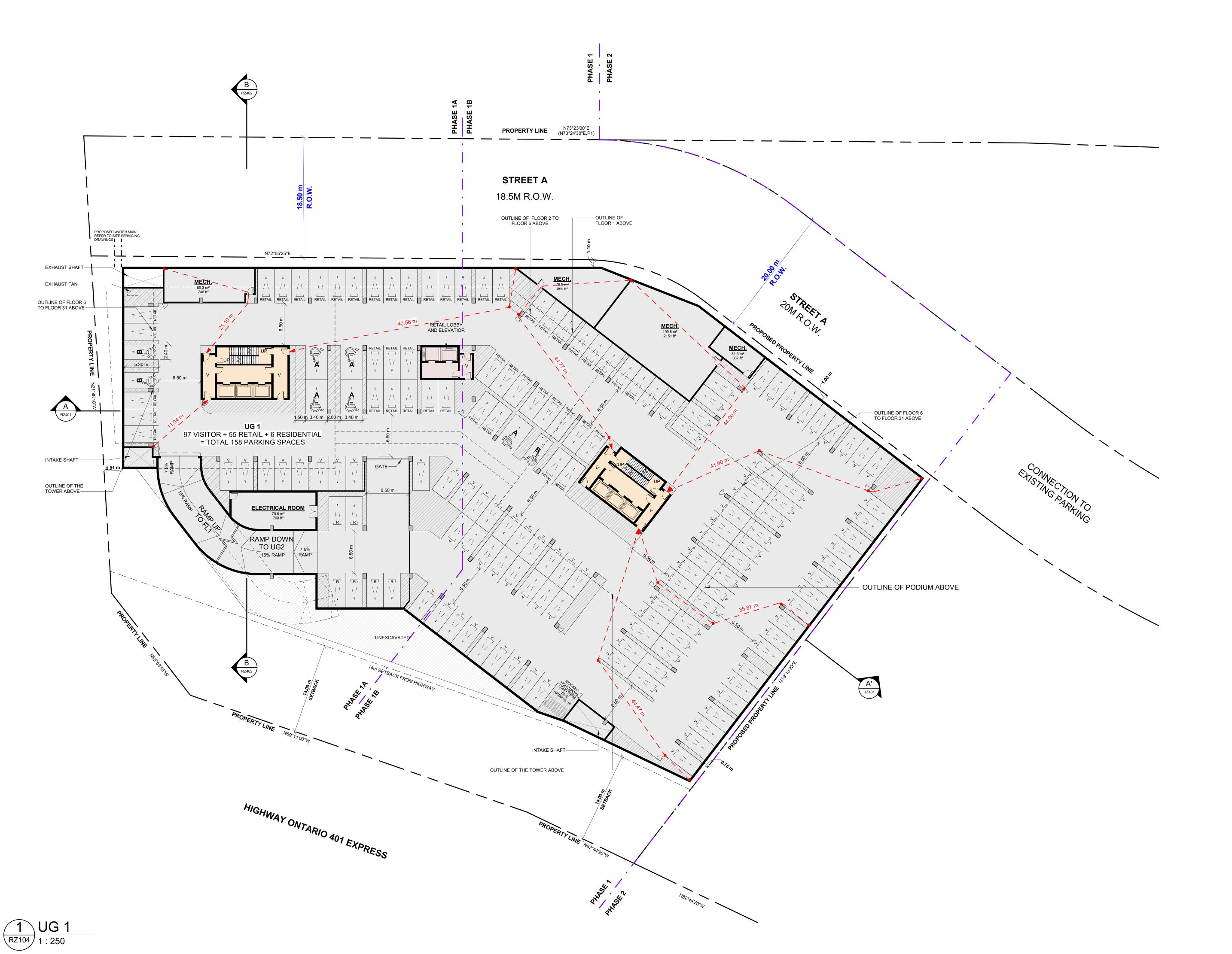
PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

UNDERGROUND LEVEL 02

06.037RZ PROJECT DATE 2025-09-26



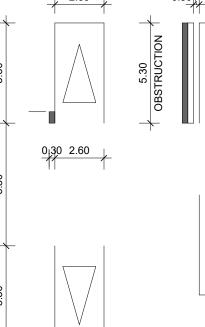


67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

TYPICAL DIMENSIONS (UNLESS OTHERWISE

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 RETAIL PARKING **VISITOR PARKING** RESIDENTIAL PARKING

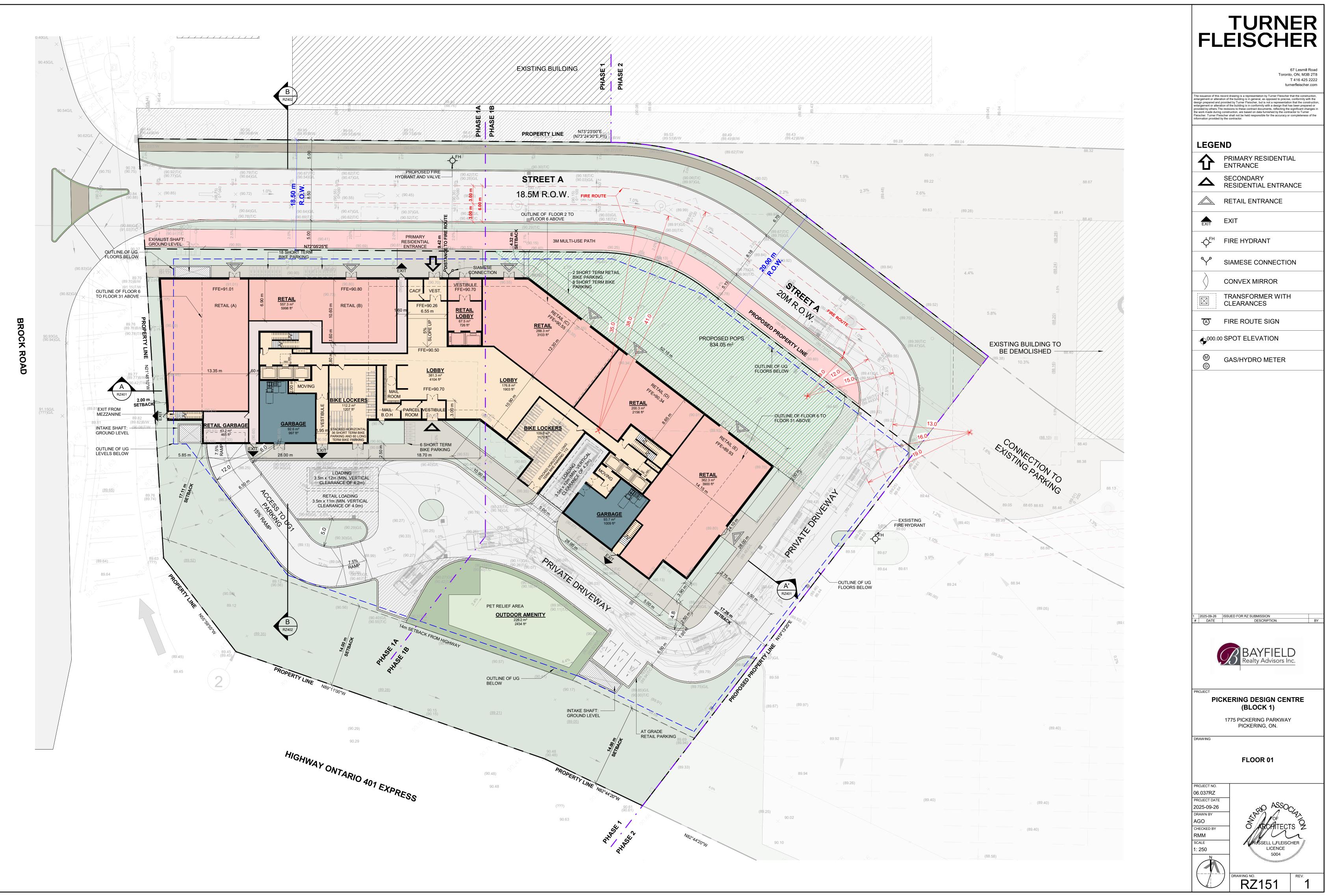


PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

UNDERGROUND LEVEL 01

06.037RZ PROJECT DATE 2025-09-26 AGO CHECKED BY RMM

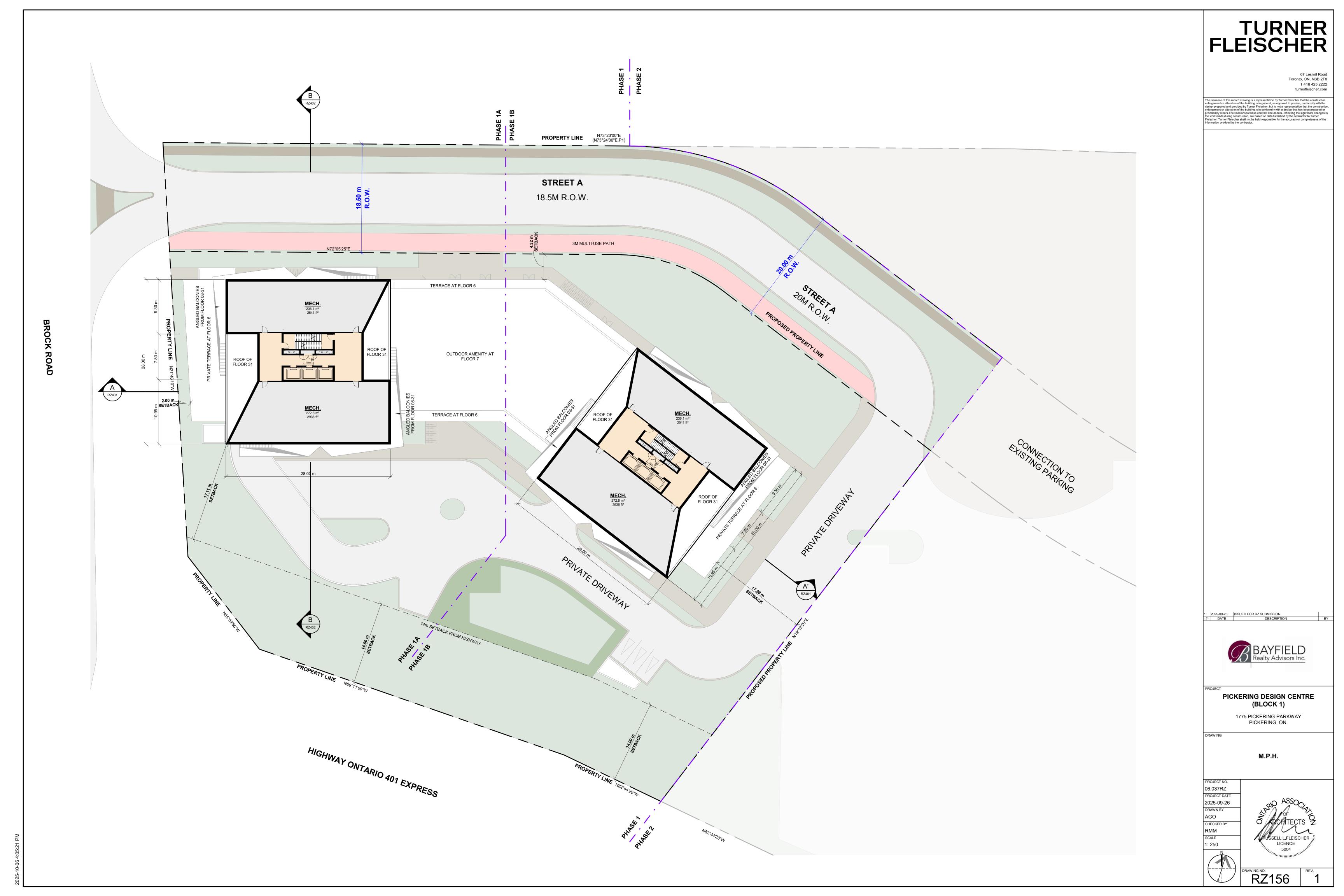














> 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.con

wided by others.The revisions to these contract documents, reflecting the significant changes work made during construction, are based on data furnished by the contractor to Turner

EXTERIOR FINISH LEGEND

MATEL PANEL - DARK GREY

PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED CLEAR GLAZING

BALCONY GLAZING

2025-09-26 ISSUED FOR RZ SUBMISSION
DATE DESCRIPTION



PICKERING DESIGN CENTRE (BLOCK 1)

> 1775 PICKERING PARKWAY PICKERING, ON.

NORTH ELEVATION

PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY

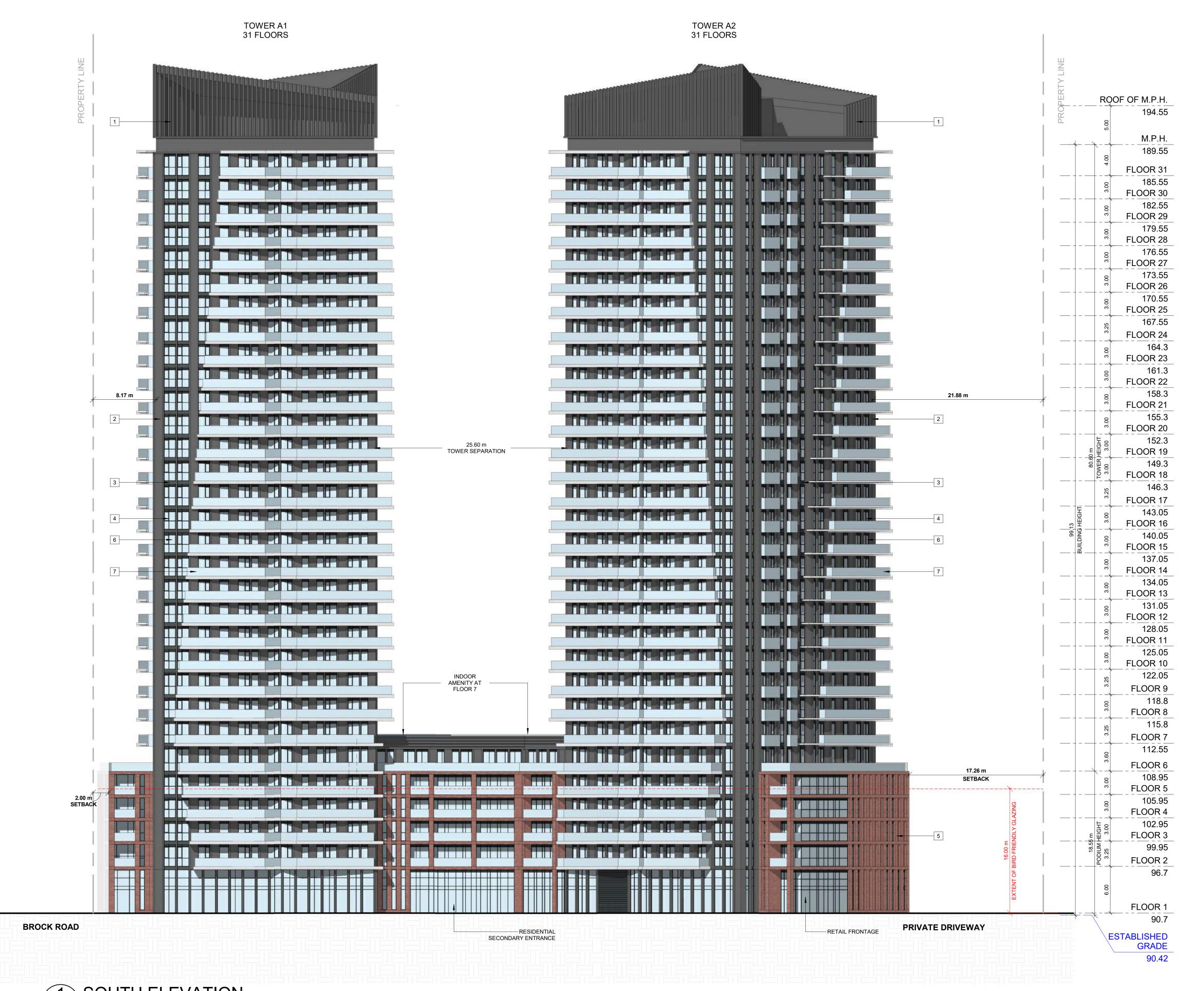
RMM

1: 250

LICENCE

RZ301

RZ301 1 : 250



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

relargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction enlargement or alteration of the building is in conformity with a design that has been prepared or rovided by others. The revisions to these contract documents, reflecting the significant changes in work made during construction, are based on data furnished by the contractor to Turner

EXTERIOR FINISH LEGEND

1	MATEL PANEL - DARK GREY
`	DDECACT CONCRETE DARK OR

PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY MASONRY - DARK RED

CLEAR GLAZING

BALCONY GLAZING

2025-09-26 ISSUED FOR RZ SUBMISSION
DATE DESCRIPTION

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY

PICKERING, ON.

SOUTH ELEVATION

PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY

RMM

1: 250

LICENCE

RZ302

1 SOUTH ELEVATION RZ302 1: 250



RZ303 1 : 250

1 SOUTH EAST ELEVATION RZ303 1 : 250

TURNER FLEISCHER

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

ded by others. The revisions to these contract documents, reflecting the significant changes vork made during construction, are based on data furnished by the contractor to Turner

EXTERIOR FINISH LEGEND

MATEL PANEL - DARK GREY PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED

CLEAR GLAZING BALCONY GLAZING

2025-09-26 ISSUED FOR RZ SUBMISSION
DATE DESCRIPTION



PICKERING DESIGN CENTRE (BLOCK 1)

> 1775 PICKERING PARKWAY PICKERING, ON.

EAST AND WEST ELEVATIONS

PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY RMM

LICENCE

FLOOR 5 105.95 CLEAR GLAZING FLOOR 4 102.95 2.00 m SETBACK FLOOR 3 99.95 THROUGH THE USE OF INTERNAL SCREENS FLOOR 2 96.7 FLOOR 1 90.7 **BROCK ROAD** ESTABLISHED GRADE 90.42 RETAIL RETAIL 6 5 FRONTAGE FRONTAGE DETAILED NORTH ELEVATION 1 RZ311 1 : 50

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

1	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED

BALCONY GLAZING

BIRD FRIENDLY GUIDELINE

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

<u>PROVISION OF VISUAL MARKERS</u> - 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

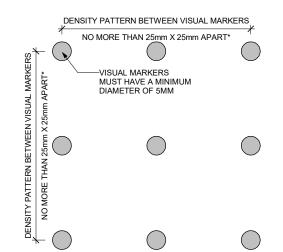
PLACED CLOSE TO THE GLASS SURFACE. - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES - USE PANEL GLASS TREATED WITH A

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)





PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

1 TO 50 ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 AGO CHECKED BY RMM SCALE



FLOOR 5 FLOOR 4 _____ 102.95 FLOOR 3 25 FLOOR 2 SIGNAGE SIGNAGE FLOOR 1 90.7

RETAIL FRONTAGE

5

TURNER FLEISCHER

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

MATEL PANEL - DARK GREY

PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY ALLUMINUM MULLION - GREY

MASONRY - DARK RED

CLEAR GLAZING

BALCONY GLAZING

BIRD FRIENDLY GUIDELINE

CONSIDERED, OTHERS ARE:

OF REFLECTED IMAGES

ON LEVEL 1 & 2

MIGRATION PERIODS.

OPTIMIZE USEFUL LIGHT.

STANDARD EC4.1)

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

GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD

- APPLICATION OF FILM AND DECALS TO THE

PROVIDED. INCREASING THE SOLID TO

-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

REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM

INTERIOR LIGHTS, PARTICULARLY DURING

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

<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

> DENSITY PATTERN BETWEEN VISUAL MARKERS NO MORE THAN 25mm X 25mm APART*

- USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS

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

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY

PICKERING, ON.

1 TO 50 ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 TKA CHECKED BY RMM

ESTABLISHED

GRADE 90.42



RZ312

1 DETAILED NORTH ELEVATION 2
1:50

RESIDENTIAL LOBBY ENTRANCE

6

TURNER FLEISCHER 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor. **EXTERIOR FINISH LEGEND** MATEL PANEL - DARK GREY FLOOR 5 PRECAST CONCRETE - DARK GREY 105.95 SPANDREL PANEL - DARK GREY ALLUMINUM MULLION - GREY MASONRY - DARK RED CLEAR GLAZING BALCONY GLAZING FLOOR 4 102.95 **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 FLOOR 3 GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD 99.95 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 FLOOR 2 INTERIOR LIGHTS, PARTICULARLY DURING 96.7 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 SIGNAGE SIGNAGE 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* FLOOR 1 ESTABLISHED GRADE/ 90.42 6 RETAIL FRONTAGE RETAIL FRONTAGE PICKERING DESIGN CENTRE (BLOCK 1) 1 DETAILED NORTH ELEVATION 3 1:50 1775 PICKERING PARKWAY PICKERING, ON. 1 TO 50 ELEVATIONS 06.037RZ PROJECT DATE 2025-09-26 AGO CHECKED BY RMM RZ313

FLOOR 5 105.95 CLEAR GLAZING FLOOR 4 102.95 6 FLOOR 3 99.95 THROUGH THE USE OF INTERNAL SCREENS FLOOR 2 96.7 UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT. 3 00'9 FLOOR 1 ESTABLISHED GRADE 90.42 5 2 RETAIL FRONTAGE 6 DETAILED WEST ELEVATION RZ314 1:50 RMM

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

MATEL PANEL - DARK GREY

PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED

BALCONY GLAZING

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

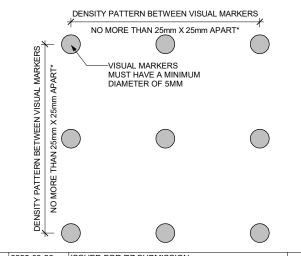
TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE: - APPLICATION OF FILM AND DECALS TO THE -MUTTING REFECTIONS IN THE GLASS

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

<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

PICKERING, ON.

1 TO 50 ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 AGO CHECKED BY

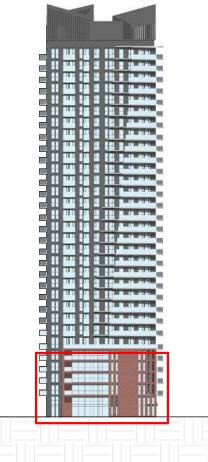




RETAIL FRONTAGE-

ESTABLISHED GRADE

DETAILED SOUTH EAST ELEVATION RZ315 1:50



TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

1	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED

CLEAR GLAZING BALCONY GLAZING

BIRD FRIENDLY GUIDELINE

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

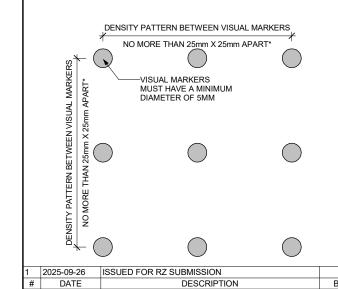
PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE: - APPLICATION OF FILM AND DECALS TO THE

-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

PICKERING, ON.

1 TO 50 ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 AGO CHECKED BY RMM



FLOOR 5 105.95 FLOOR 4 102.95 3 FLOOR 3 99.95 3.25 16. FLOOR 2 96.7 2.00 m 6.00 m SETBACK FLOOR 1 90.7

DETAILED SOUTH ELEVATION RZ316 1:50

6

ESTABLISHED /



TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

1	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY

ALLUMINUM MULLION - GREY

MASONRY - DARK RED

CLEAR GLAZING

BALCONY GLAZING

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

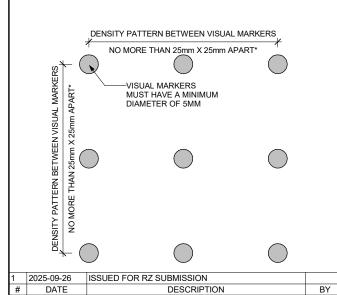
-MUTTING REFECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE. - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES

- 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

PICKERING, ON.

1 TO 50 ELEVATIONS

PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY RMM





DETAILED SOUTHWEST ELEVATION RZ317 1 : 50



90.42

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

EXTERIOR FINISH LEGEND

MATEL PANEL - DARK GREY PRECAST CONCRETE - DARK GREY

SPANDREL PANEL - DARK GREY ALLUMINUM MULLION - GREY

MASONRY - DARK RED

CLEAR GLAZING

BALCONY GLAZING

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

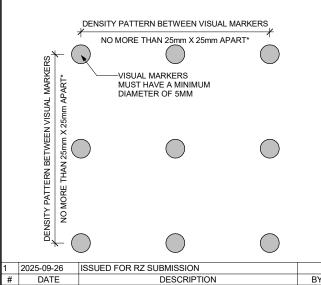
PLACED CLOSE TO THE GLASS SURFACE. - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES - USE PANEL GLASS TREATED WITH A

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

PICKERING, ON.

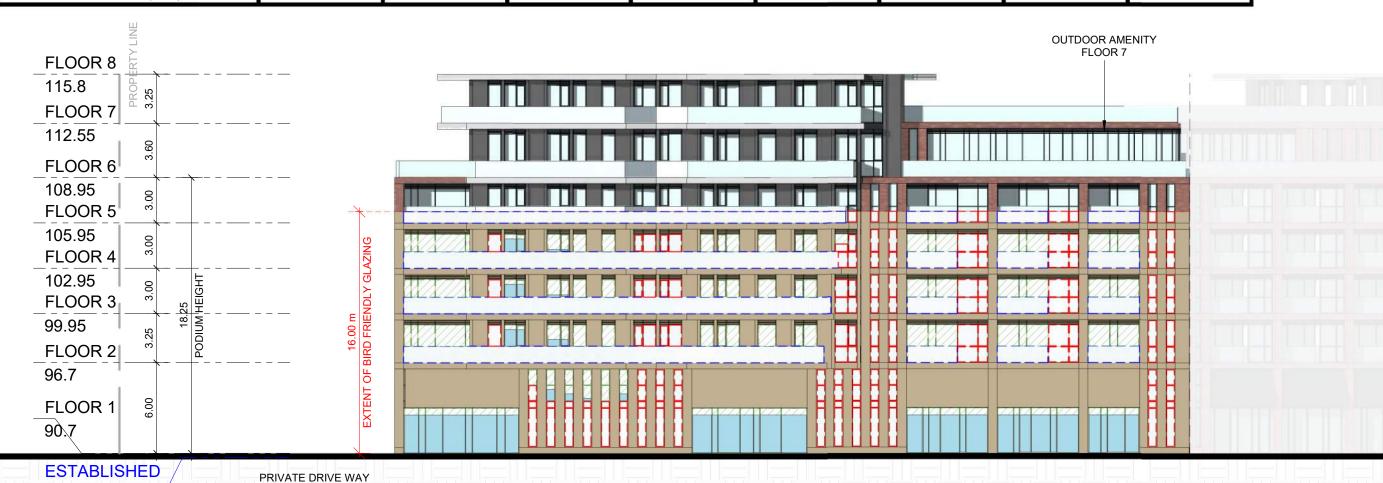
1 TO 50 ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY RMM



Bird-Friendly Design Statistics

		Elevation First 16m* Above Grade							
	Northeast	North	West	Southeast	South	Southwest	Total (m2)	Total (%)	
Glazing Area (m²)	424.7	536.7	205.3	189.9	490.9	390.3	2237.8	100.0%	
Untreated Area (m²)	74.8	80.6	0.0	0.0	6.8	5.2	167.4	7.5%	
Treated Area (m²)	349.9	456.1	205.3	189.9	484.1	385.1	2070.4	92.5%	
Low-Reflectance Opaque Glass (m²)	0.0	2.4	0.4	0.4	0.0	0.0	3.2	0.1%	
Visual Markers (m²)	255.0	336.3	204.9	185.7	380.2	301.5	1663.6	74.3%	
Shaded (m²)	94.9	117.3	0.0	3.8	103.9	83.7	403.6	18.0%	



BIRD FRIENDLY - NORTHEAST ELEVATION RZ321/1: 250



GRADE

RZ321 1 : 250

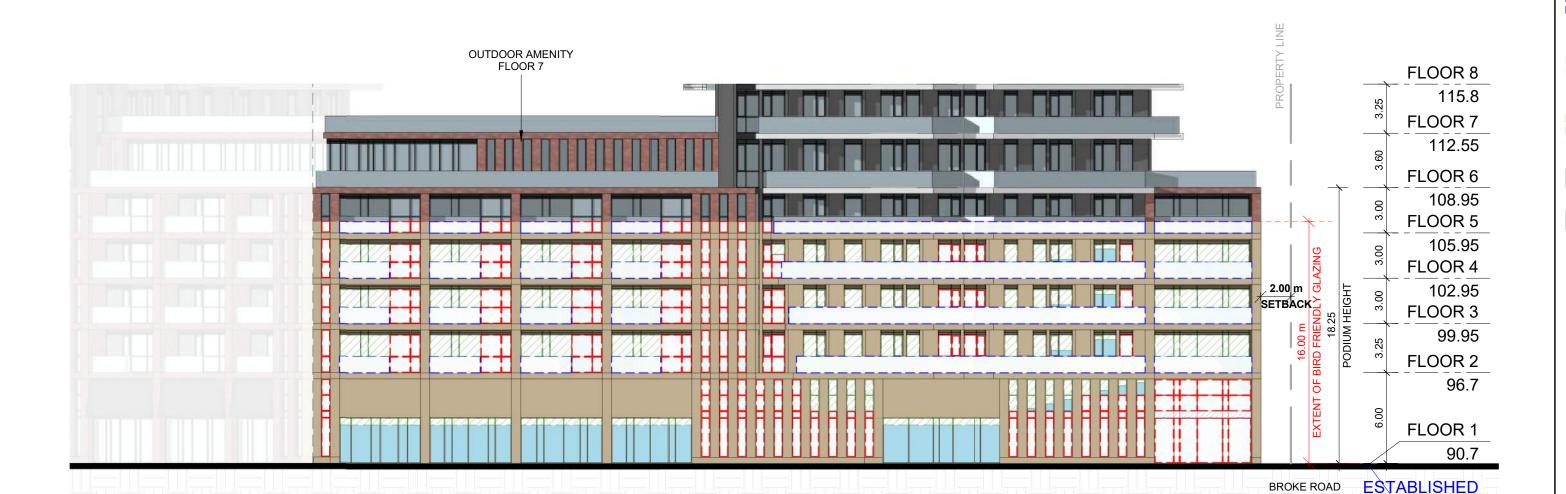
GRADE

90.42

BIRD FRIENDLY - WEST ELEVATION RZ321 1 : 250

BIRD FRIENDLY - SOUTH ELEVATION





BIRD FRIENDLY - NORTH ELEVATION RZ321 1 : 250



ESTABLISHED **GRADE**

GRADE

90.42

BIRD FRIENDLY - SOUTH EAST ELEVATION RZ321 1 : 250



BIRD FRIENDLY - SOUTHWEST ELEVATION RZ321 1 : 250

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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 LOW REFLECTIVE SPANDREL PANEL WITH <15% REFLECTANCE

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

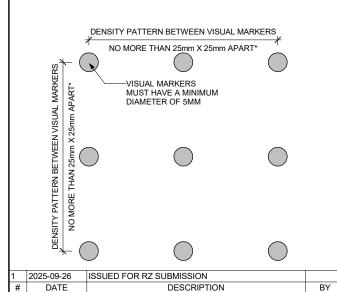
CONSIDERED, OTHERS ARE: - APPLICATION OF FILM AND DECALS TO THE -MUTTING REFECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS

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.

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)



PICKERING DESIGN CENTRE (BLOCK 1)

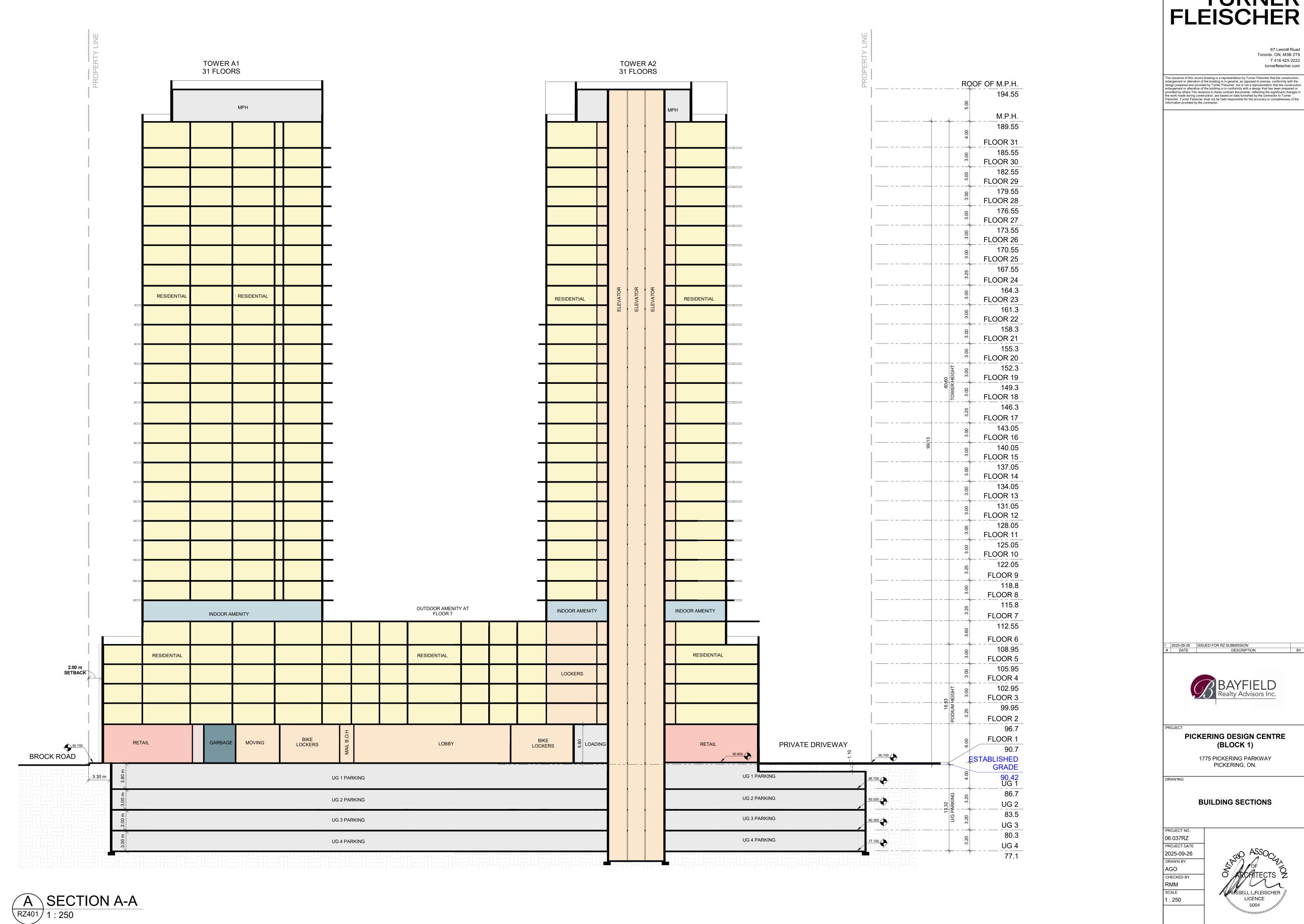
> 1775 PICKERING PARKWAY PICKERING, ON.

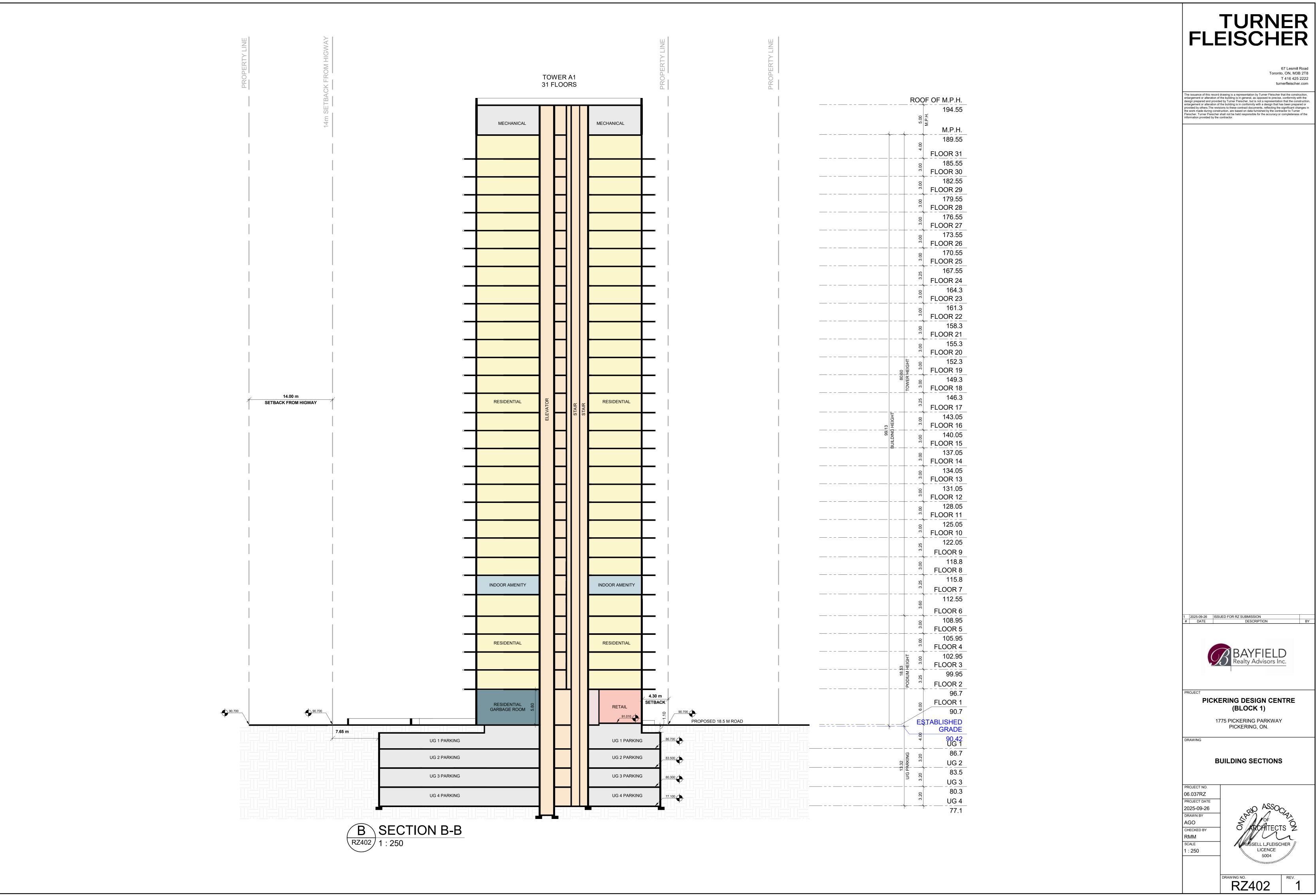
BIRD FRIENDLY ELEVATIONS

06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY RMM

GRADE

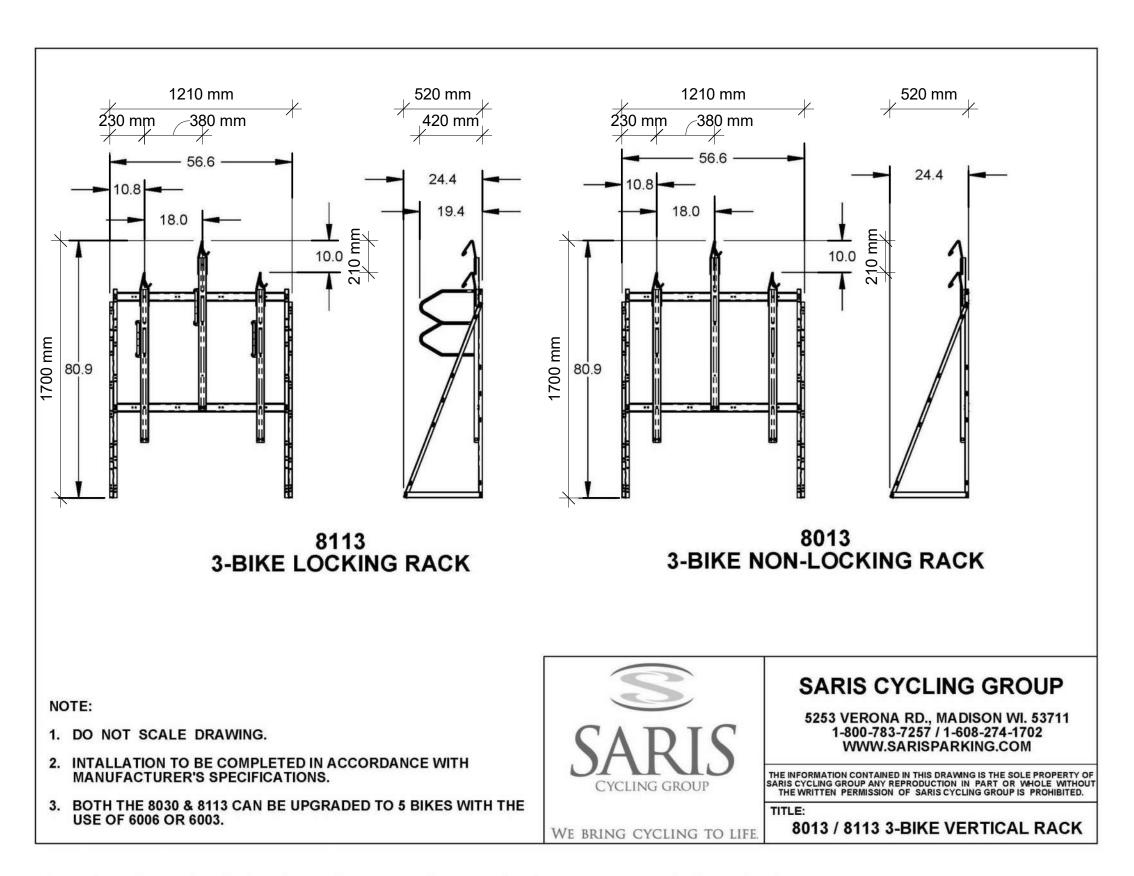
SSELL L.FLEISCHER LICENCE



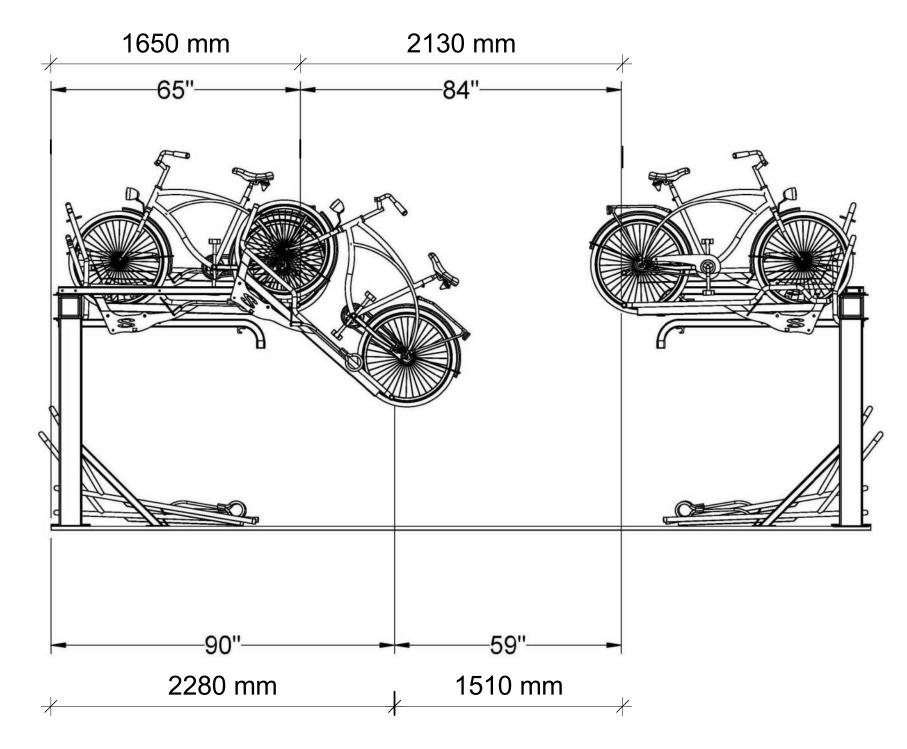


1370 mm 1790 mm 108.0 MIN OCELLING HEIGHT #OF BIKES | A - STARING DIM. | B - BIKE SPACING | C - OVERALL LENGTH | 16 | 12" | 20" | 164" | 16 | 12" | 24" | 192" | NOTE: 1. RECOMMENDED BIKE SPACING, BIKES CAN BE SPACED AT CUSTOMERS SPECIFIC RECUIREMENTS. 2. ALL DIMENSIONS ARE BASED ON FITTING 8 BIKES PER OVERALL LENGTH OF RACK. WE BRING CYCLING GROUP WE BRING CYCLING TO LIFE | SARIS STACK RACK

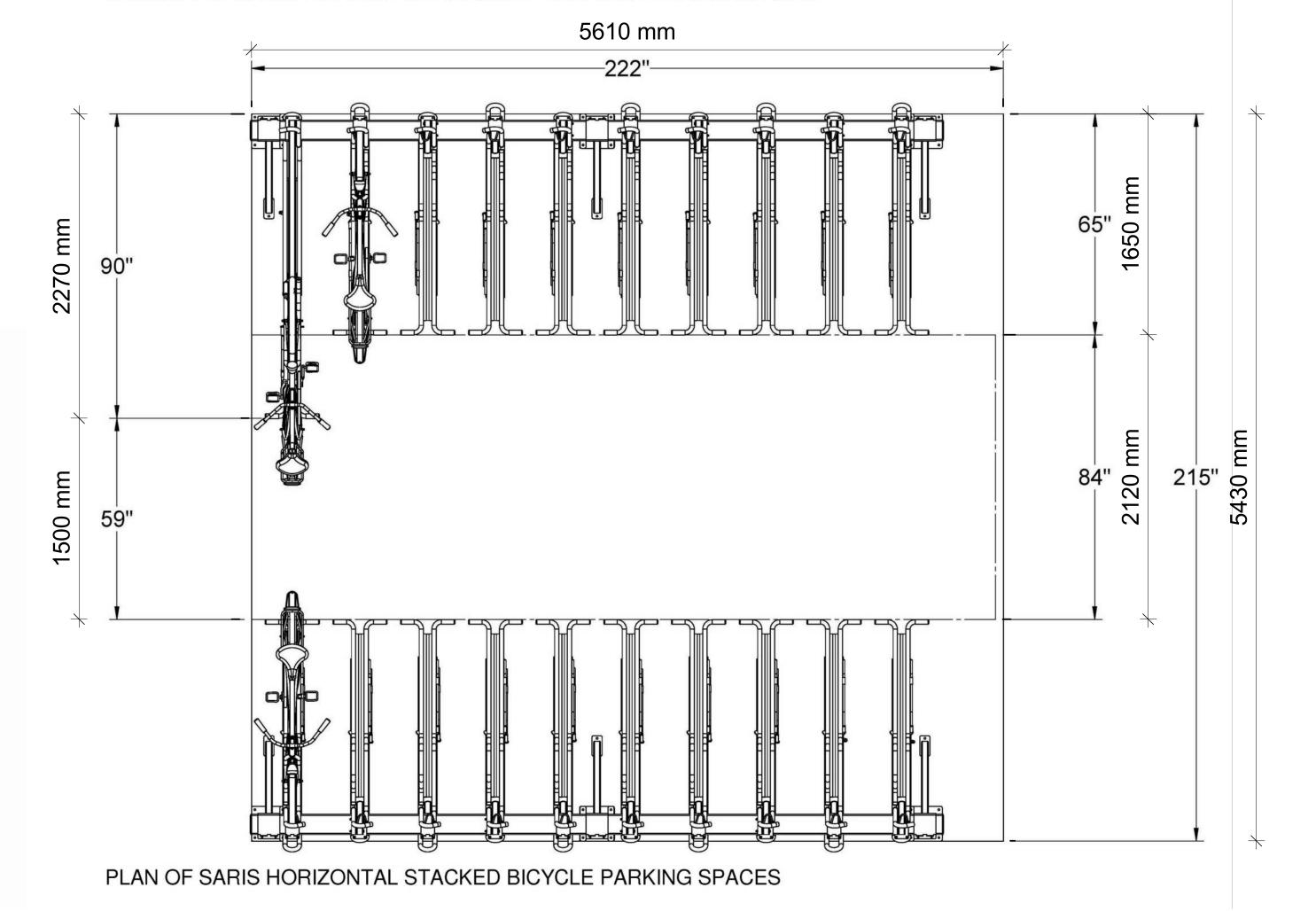
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



DETAILS (SARIS BIKE RACK)

PICKERING, ON.

PROJECT NO.
06.037RZ
PROJECT DATE
2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE
1:25

OF ARCHITECTS Z

ARCHITECTS Z

LICENCE
5004

MING NO REV

5-10-06 4·06·40 F

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



VIEW FROM BROCK ROAD LOOKING EAST





1775 PICKERING PARKWAY PICKERING, ON.

3D PERSPECTIVES

06.037RZ PROJECT DATE



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



VIEW FROM HIGHTWAY ONTARIO 401 EXPRESS LOOKING NORTH

DATE DESCRIPTION E



PICKERING DESIGN CENTRE
(BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



VIEW FROM STREET A LOOKING SOUTH

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

3D PERSPECTIVES

06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO
CHECKED BY
RMM



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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



VIEW OF SOUTH OF SIGHT LOOKING NORTH WEST



PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY PICKERING, ON.

3D PERSPECTIVES

06.037RZ PROJECT DATE AGO CHECKED BY

