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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
Contact name : Russell Fleischer
Phone Number : 416-425-2222 ext: 233
Email : russell.fleischer@turnerfleischer.com

**ISSUED FOR RZ SUBMISSION
OCTOBER 06, 2025**



CIVIL

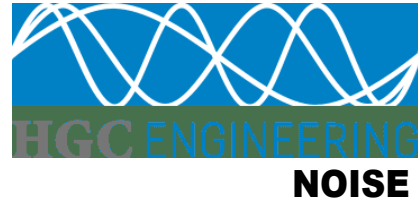
ODAN DETECH

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



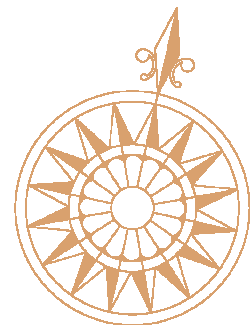
Studio TLA

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



HGC Engineering

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



SURVEYING

**Speight, Van Nostrand &
Gibson Limited**

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



PLANNING

Zelinka Priamo Ltd.

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

TOWER A1

GROSS FLOOR AREA SUMMARY			
BLDG	USE	GFA	
		m ²	ft ²
BLDG A1	RETAIL	805.5	8,670
	SUBTOTAL NON-RESIDENTIAL	805.5	8,670
	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								
TOWER A1	TYPE		REQUIRED			PROVIDED		
			RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	4.00 m²/UNIT	1,368.0	14,725	2.38 m²/UNIT	816.8	8,792	
	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	

	FLOOR	# OF UNITS	RESIDENTIAL						TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		GARBAGE		NON-SALEABLE				RETAIL		RETAIL SERVICE					
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG A1	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	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	14,351
	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	8,375
	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
	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	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 17	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 18	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 19	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 20	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 21	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 22	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 23	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 24	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 25	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 26	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 27	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 28	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 29	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
	FLOOR 30	11	680.1	7,320			98.0	1,054	778.0	8,375							778.0	8,375
FLOOR 31	11	680.1	7,320			98.0	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		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	294,391.239
TOTAL (ROUNDED)		342	21,839.0	235,073.4	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	294,399

[illegible][illegible]

UNIT MIX		SALEABLE						AVG. UNIT SIZE		
BLDG	FLOOR	1B	1B+D	2B	2B+D	3B	TOTAL	m²	ft²	
BLDG A1	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	
	FLOOR 20	2	4	3	1	1	11	61.8	665	
	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	63.9	687
	TOTAL UNITS		171		124		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%			
AVG UNIT SIZE (m²)		45.2	60.6	65.5	67.3	90.2	63.9			
AVG UNIT SIZE (ft²)		487	652	706	724	971	687			
AVG UNIT SIZE TOTAL (m²)		54.9		66.2		90.2	63.9			
AVG UNIT SIZE TOTAL (ft²)		591		712		971	687			

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#	DATE	ISSUED FOR RZ SUBMISSION	BY
		DESCRIPTION	
 BAYFIELD Realty Advisors Inc.			
PROJECT			
PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON.			
DRAWING			
STATISTICS			
PROJECT NO. 06.037RZ PROJECT DATE 2025-09-26 DRAWN BY AGO CHECKED BY RMM SCALE 1 : 1			
	DRAWING NO.	REV.	
	RZ002.1		1

TOWER A2

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA	
BLDG A2		m²	ft²
	RETAIL	858.0	9,235
	SUBTOTAL NON-RESIDENTIAL	858.0	9,235
	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	TYPE	REQUIRED			PROVIDED		
		RATIO	m ²	ft ²	RATIO	m ²	ft ²
	INDOOR AMENITY	4.00 m ² /UNIT	1,344.0	14,467	2.68 m ² /UNIT	901.4	7,392
	OUTDOOR AMENITY	4.00 m ² /UNIT	1,344.0	14,467	1.80 m ² /UNIT	605.8	6,520
	PRIVATE BALCONIES				10.68 m ² /UNIT	3,588.4	38,625
	TOTAL AMENITY	8.00 m ² /UNIT	2,688.0	28,934	15.16 m ² /UNIT	5,095.6	52,537

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS	RESIDENTIAL						TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)		
			SALEABLE		GARBAGE		NON-SALEABLE				RETAIL		RETAIL SERVICE						
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²			
BLDG A2	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		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
	FLOOR 13	11	680.1	7,321			97.9	1,054	778.0	8,375								778.0	8,375
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	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
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	FLOOR 21	11	680.1	7,321			97.9	1,054	778.0	8,375								778.0	8,375
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	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	26,477.364	285,000.101	850.880	9,158.800	7.120		76.635	858.000	9,235.436	27,335.364	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	

AMENITY AREA BREAKDOWN

[illegible]

TOTAL FLOOR AREA BREAKDOWN

[illegible]

UNIT MIX

BLDG	FLOOR	SALEABLE							AVG. UNIT SIZE		
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²	
BLDG A2	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	
	FLOOR 20	2	4	3	1	1		11	61.8	666	
	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	63.9	688
	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%			
AVG UNIT SIZE (m²)		46.3	60.6	65.5	67.8	85.5	100.8	63.9			
AVG UNIT SIZE (ft²)		498	652	705	729	920	1,085	688			
AVG UNIT SIZE TOTAL (m²)		55.3		66.3		88.0		63.9			
AVG UNIT SIZE TOTAL (ft²)		595		714		947		688			

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1	2025-09-26	ISSUED FOR RZ SUBMISSION	
N	DATE	DESCRIPTION	BY



PROJECT

**PICKERING DESIGN CENTRE
(BLOCK 1)**

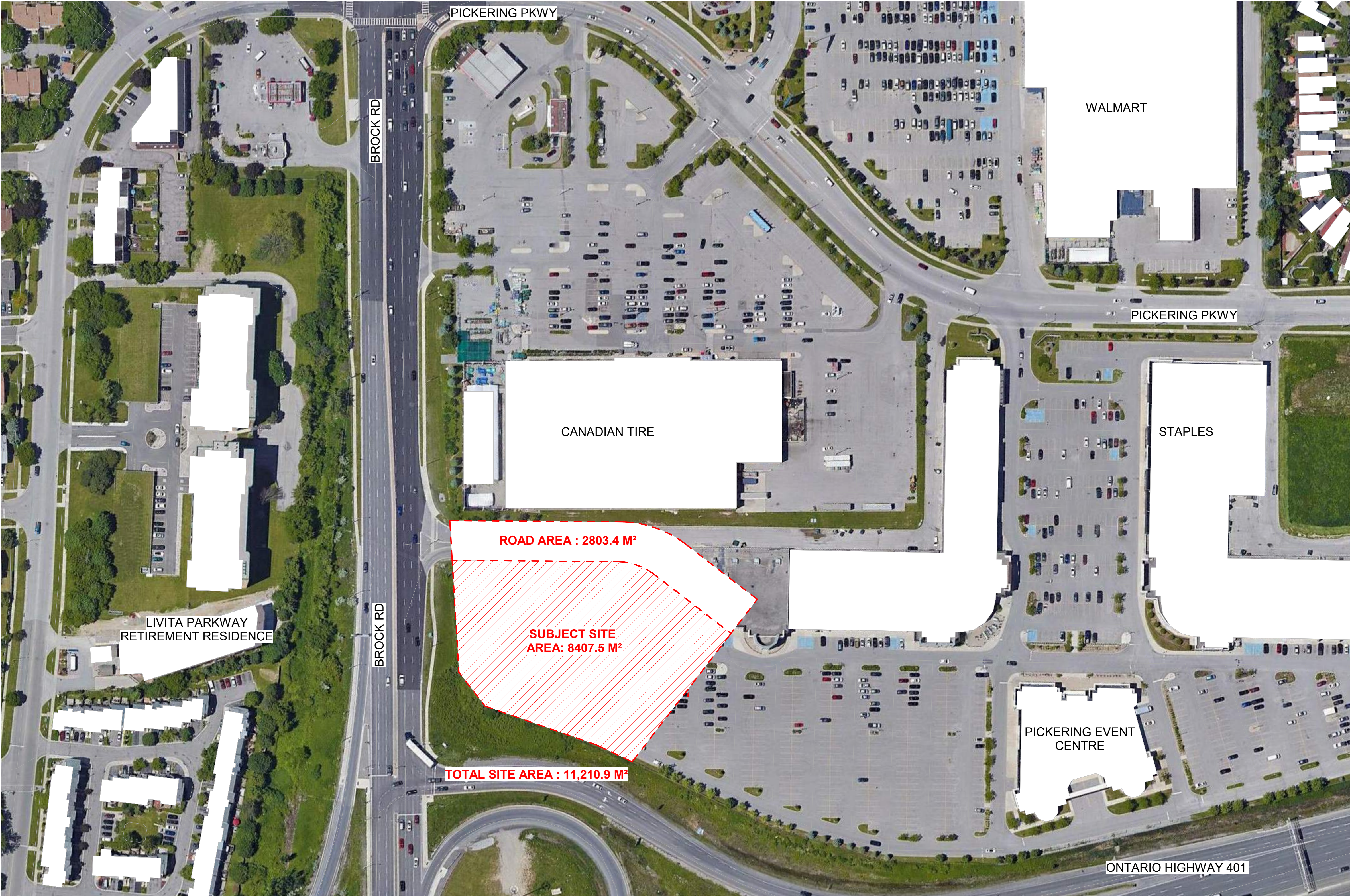
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

STATISTICS

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

DRAWING NO. RZ002.2	REV. 1
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#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
CONTEXT PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE
1 : 1000

ONTARIO ASSOCIATION
OF
ARCHITECTS
RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.
RZ005
REV.

LEGEND

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

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY

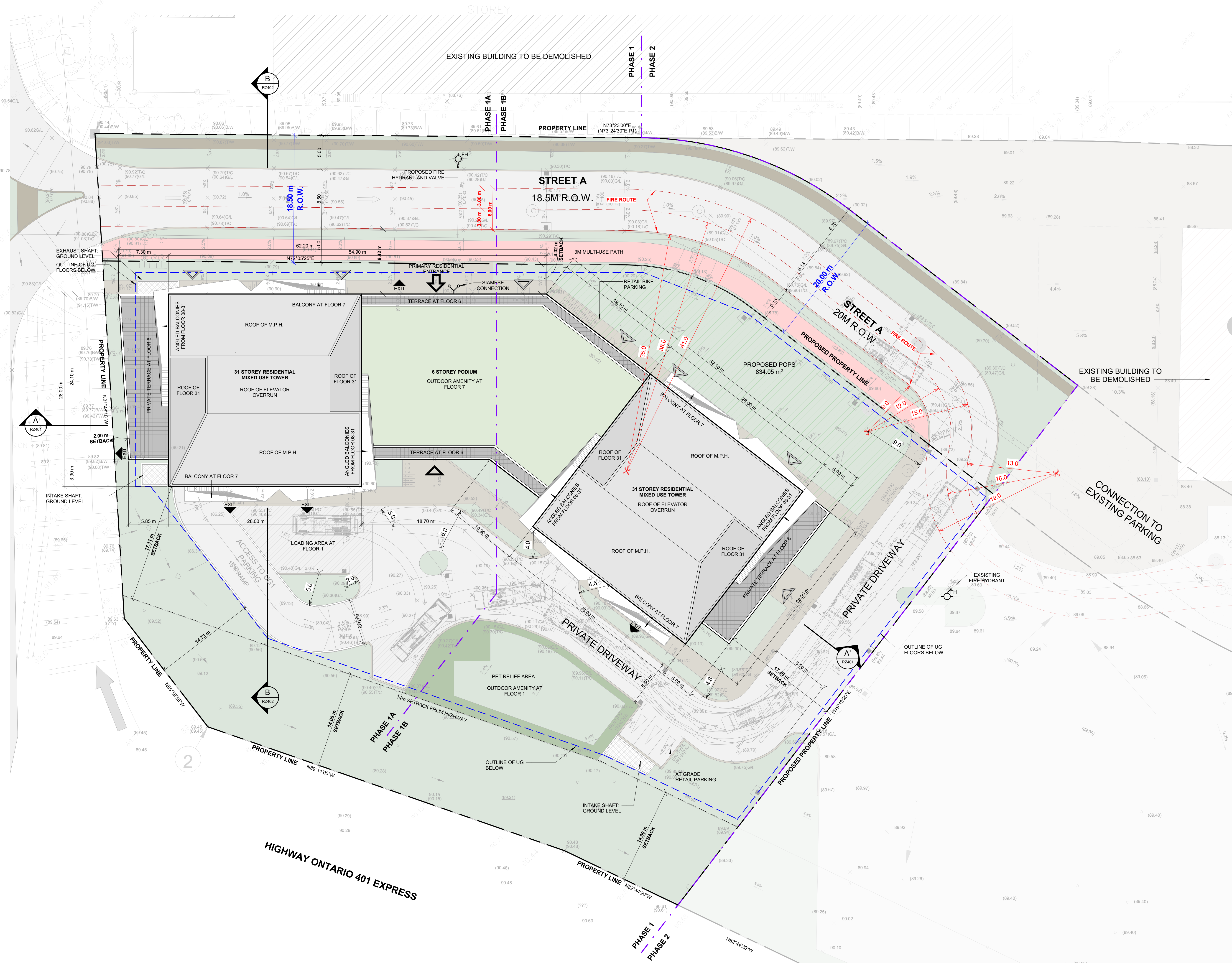


PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
SITE PLAN / ROOF PLAN

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

DRAWING NO. RZ006	REV. 1
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The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuances to these contract documents, reflecting the significant changes in the work value 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.

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

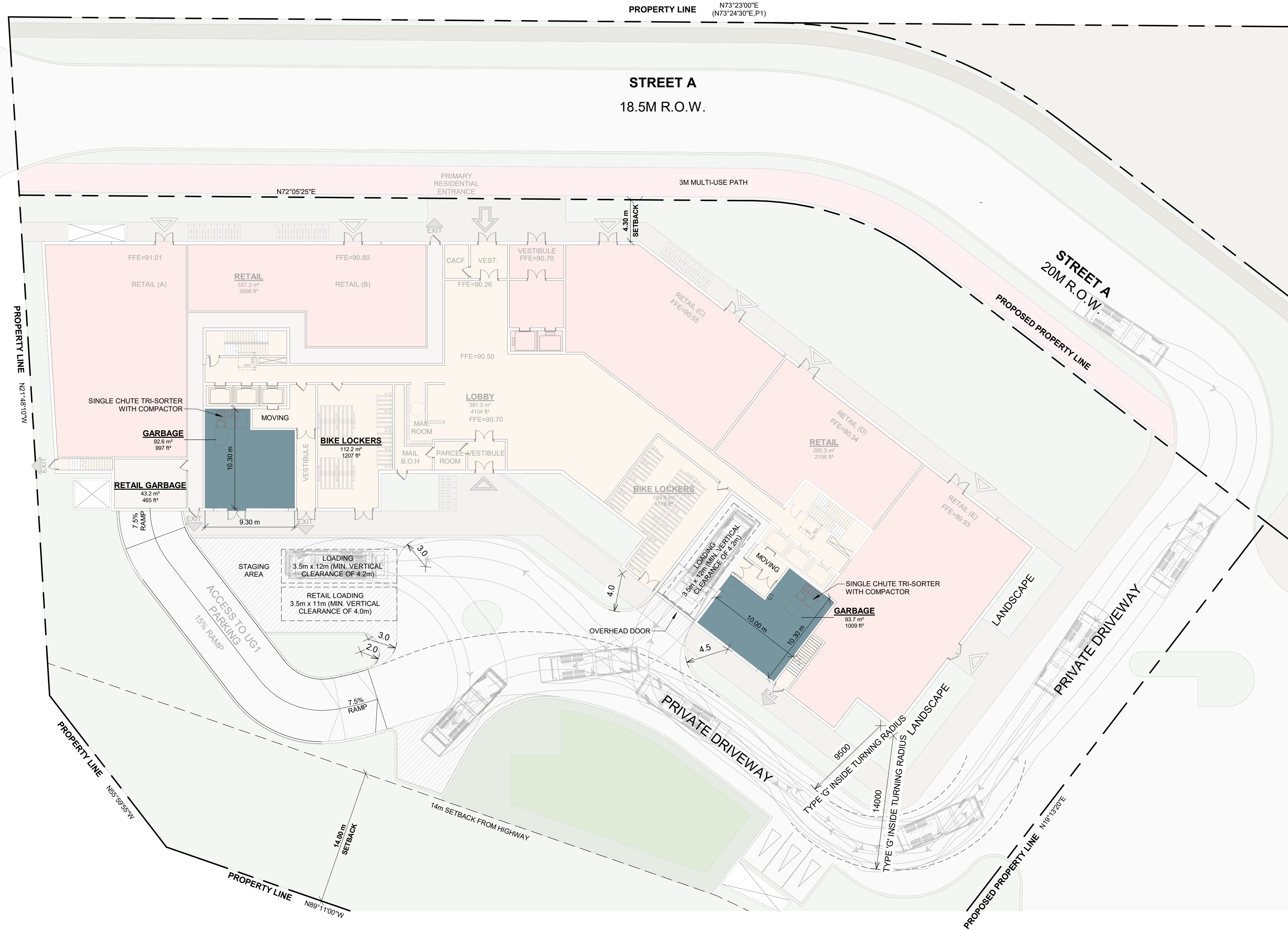
THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

- 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)**



1 WASTE MANAGEMENT PLAN
RZ008 1 : 250

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



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

DRAWINGS
**RESIDENTIAL SOLID WASTE
MANAGEMENT**

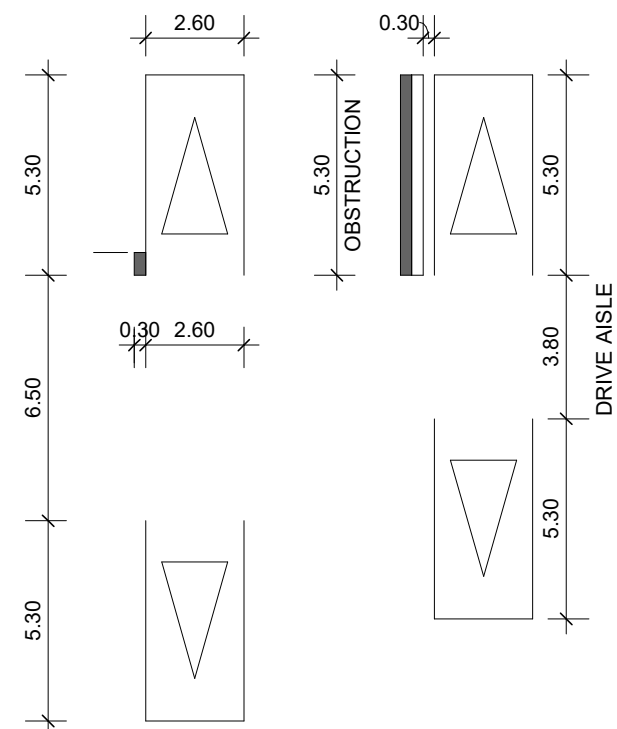
PROJECT NO.
06.037RZ
PROJECT DATE
2025-09-26
DRAWN BY
AGO
CHECKED BY
RMM
SCALE
1 : 250

ONTARIO ASSOCIATION
OF
ARCHITECTS
RUSSELL L. FLEISCHER
LICENCE
5004

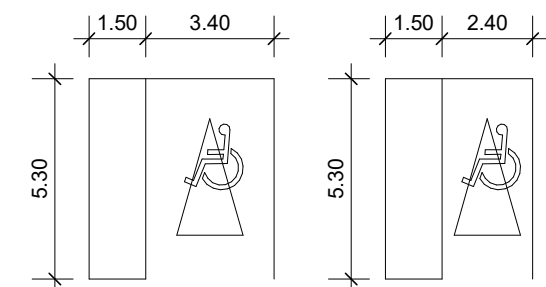
DRAWING NO.
RZ008
REV.
1

The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers to these contract documents, reflecting the significant changes in the work value 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



CONVEX MIRROR
RETAIL
RETAIL PARKING
V
VISITOR PARKING
R
RESIDENTIAL PARKING

1	2025-09-26	ISSUED FOR RZ SUBMISSION	BY
#	DATE	DESCRIPTION	



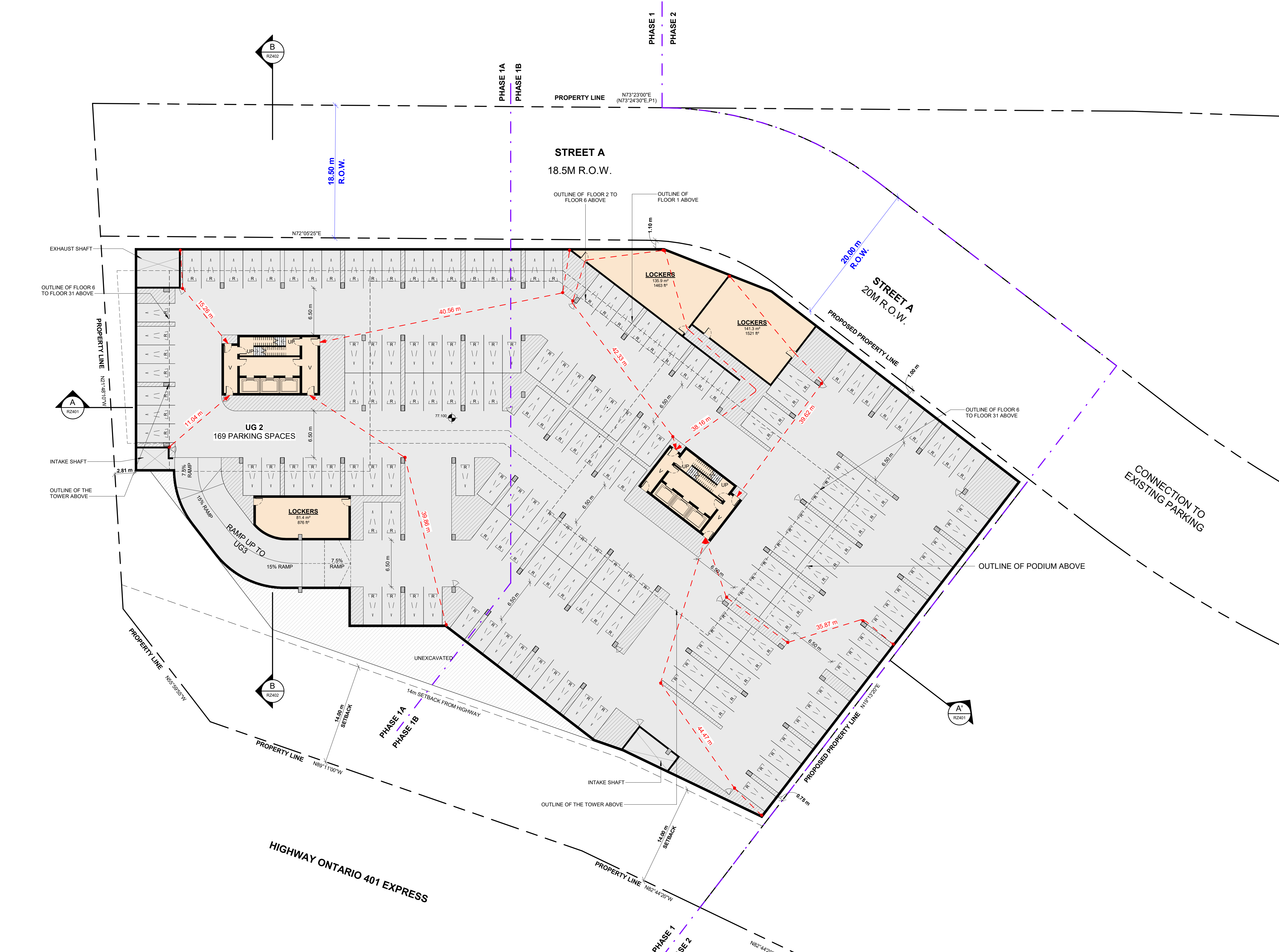
PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 04

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



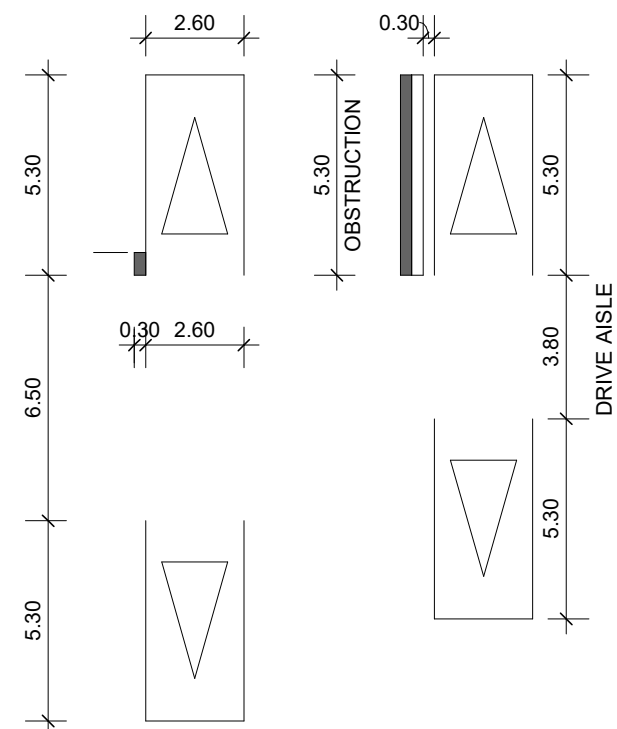
DRAWING NO.
RZ101
REV.
1



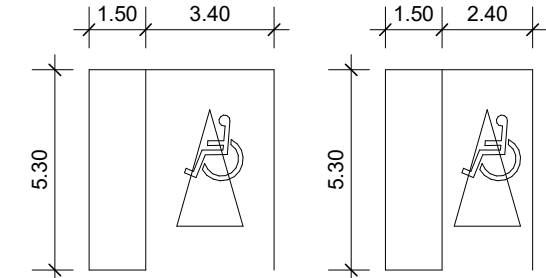
1 UG 4
RZ101
1 : 250

The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers to these contract documents, reflecting the significant changes in the work values 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



CONVEX MIRROR
RETAIL
RETAIL PARKING
V
VISITOR PARKING
R
RESIDENTIAL PARKING

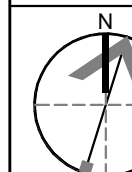
1	2025-09-26	ISSUED FOR RZ SUBMISSION	BY
#	DATE	DESCRIPTION	



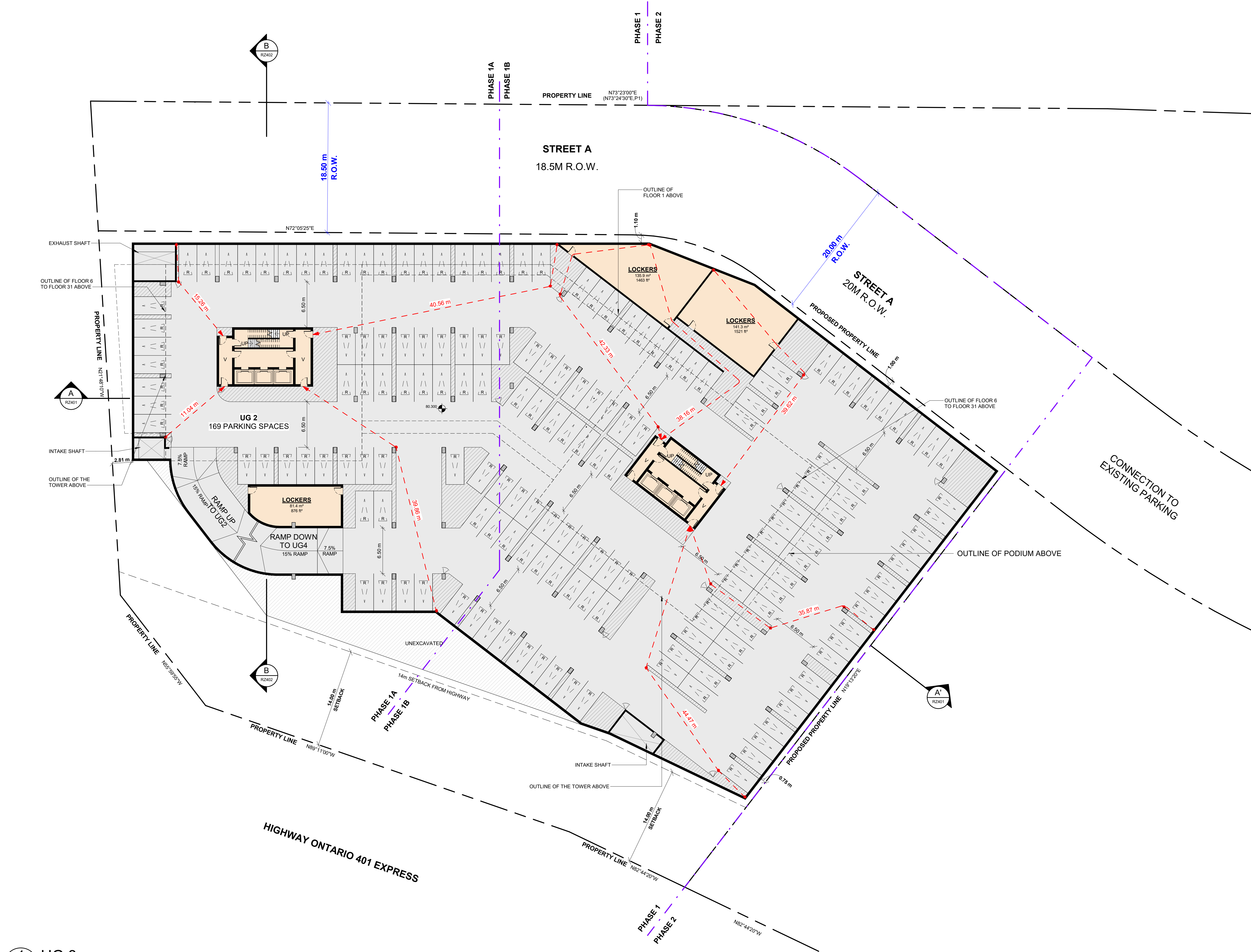
PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 03

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



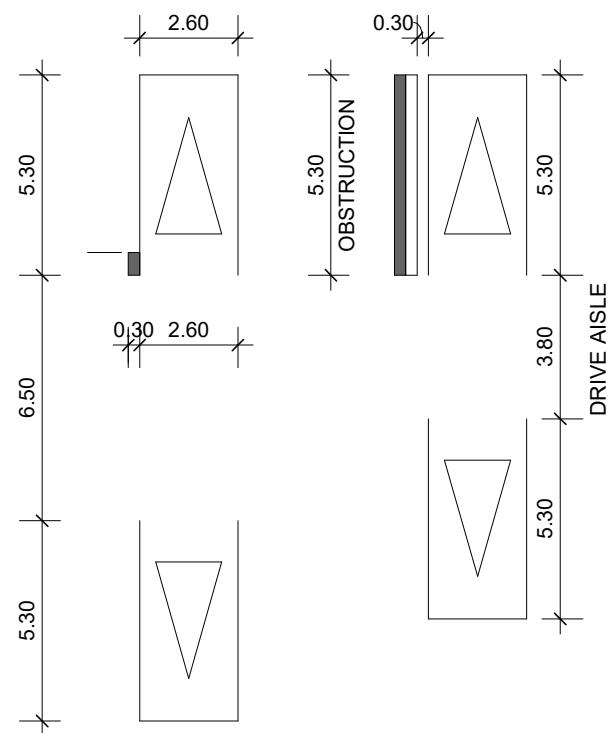
DRAWING NO.
RZ102
REV.
1



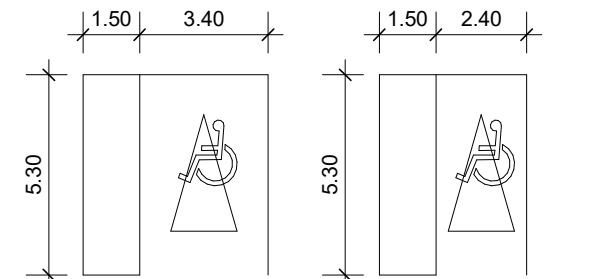
1 UG 3
RZ102 1 : 250

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



	CONVEX MIRROR
RETAIL	RETAIL PARKING
V	VISITOR PARKING
R	RESIDENTIAL PARKING

	2025-09-26	ISSUED FOR RZ SUBMISSION	
N	DATE	DESCRIPTION	BY



PROJECT

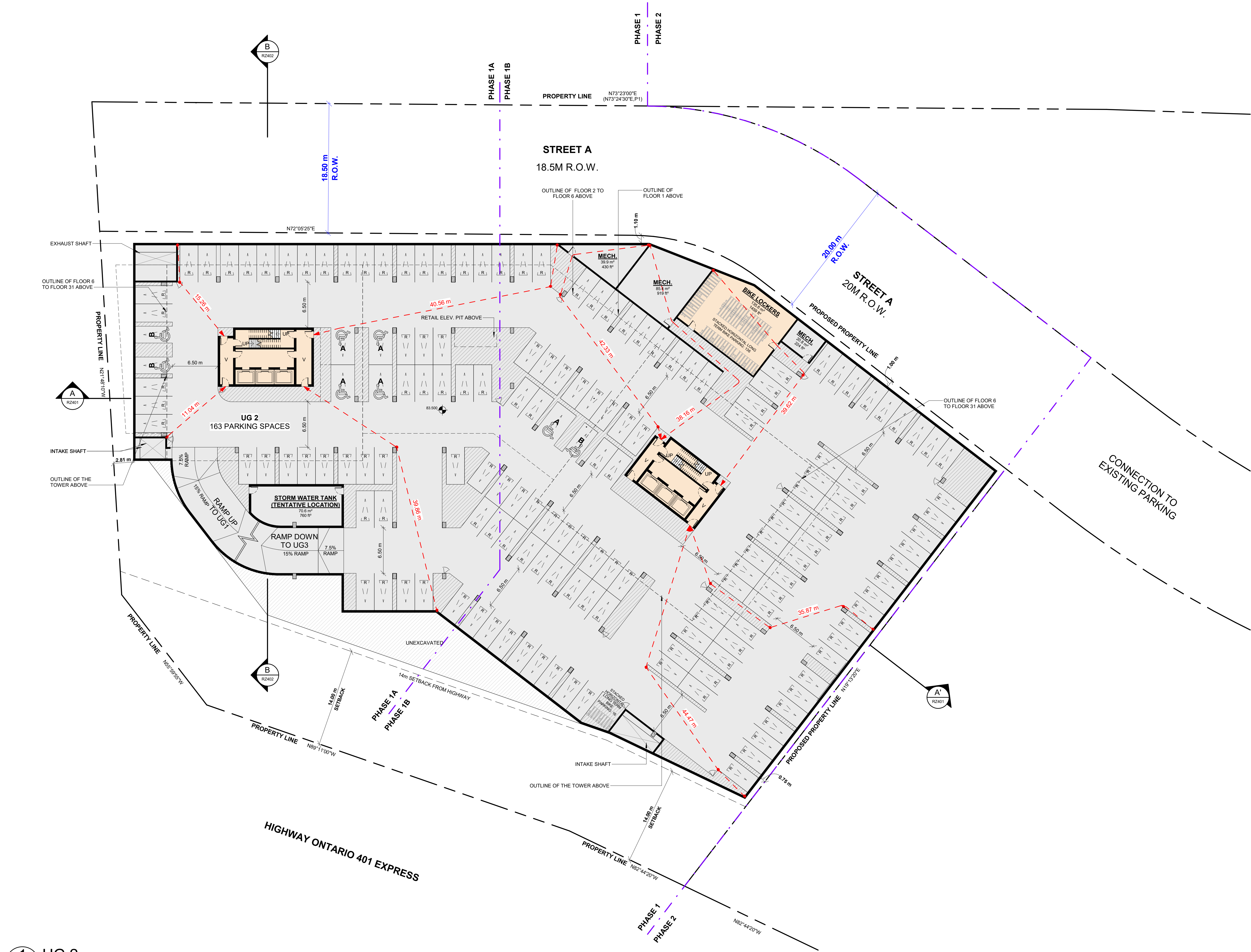
**PICKERING DESIGN CENTRE
(BLOCK 1)**

1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

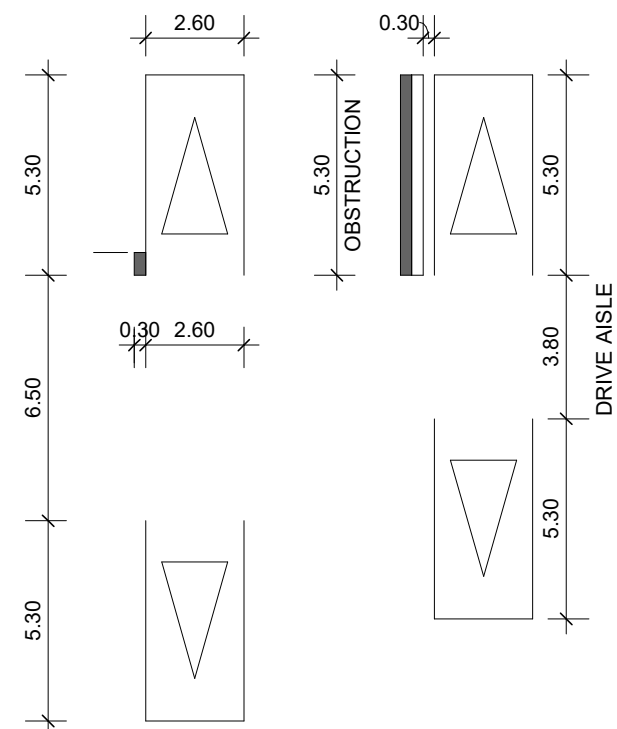
UNDERGROUND LEVEL 02

PROJECT NO. 06.037RZ		
PROJECT DATE 2009-09-26		
DRAWN BY AGO		
CHECKED BY RMM		
SCALE 1: 250		
	DRAWING NO. RZ103	REV. 1

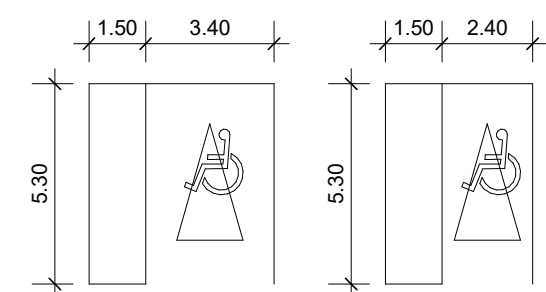


The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuance of these contract documents, reflecting the significant changes in the work scope 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



CONVEX MIRROR
RETAIL
RETAIL PARKING
V
VISITOR PARKING
R
RESIDENTIAL PARKING

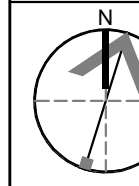
1	2025-09-26	ISSUED FOR RZ SUBMISSION	BY
#	DATE	DESCRIPTION	



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

DRAWING
UNDERGROUND LEVEL 01

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



DRAWING NO.
RZ104
REV.
1

1 UG 1
RZ104 1 : 250

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The liability for these contract documents, reflecting the significant changes in the work scope 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.

LEGEND

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

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



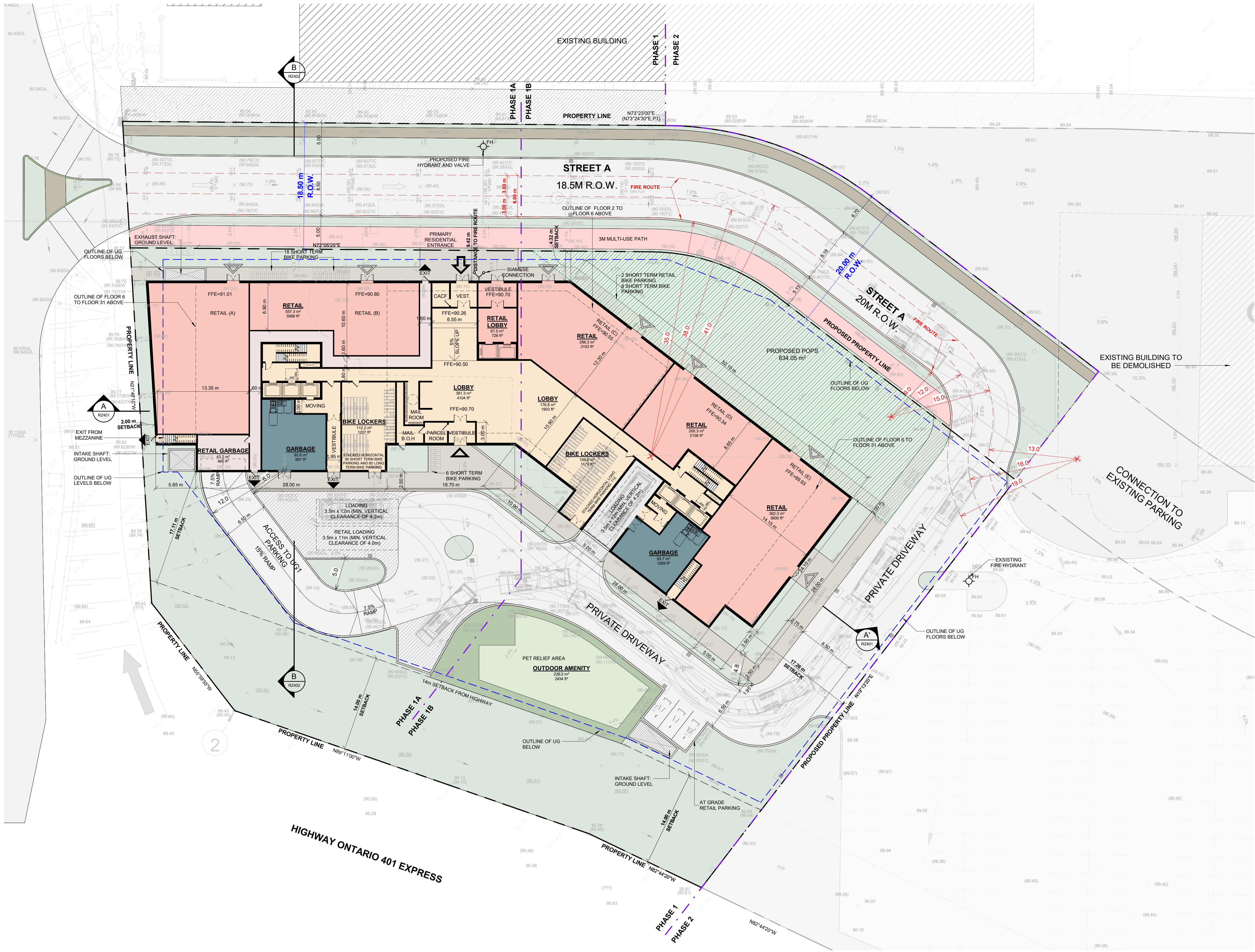
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01

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



DRAWING NO.
RZ151
REV.
1



BROCK ROAD



#	DATE	ISSUED FOR RZ SUBMISSION	DESCRIPTION	BY
1	2025-09-26			



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

DRAWING
FLOOR 02 - 05

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



DRAWING NO.
RZ152
REV.
1

BROCK ROAD



#	DATE	ISSUED FOR RZ SUBMISSION	DESCRIPTION	BY
1	2025-09-26			



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

DRAWING
FLOOR 06

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



DRAWING NO.
RZ153
REV.
1

BROCK ROAD



#	DATE	ISSUED FOR RZ SUBMISSION	DESCRIPTION	BY
1	2025-09-26			



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

DRAWING
FLOOR 07

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



DRAWING NO.
RZ154
REV.
1

BROCK ROAD



1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



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

DRAWING
FLOOR 08 - 31

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



DRAWING NO.
RZ155
REV.
1

BROCK ROAD



#	DATE	ISSUED FOR RZ SUBMISSION	DESCRIPTION	BY
1	2025-09-26			



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

DRAWING
M.P.H.

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

DRAWING NO. RZ156	REV. 1
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The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY

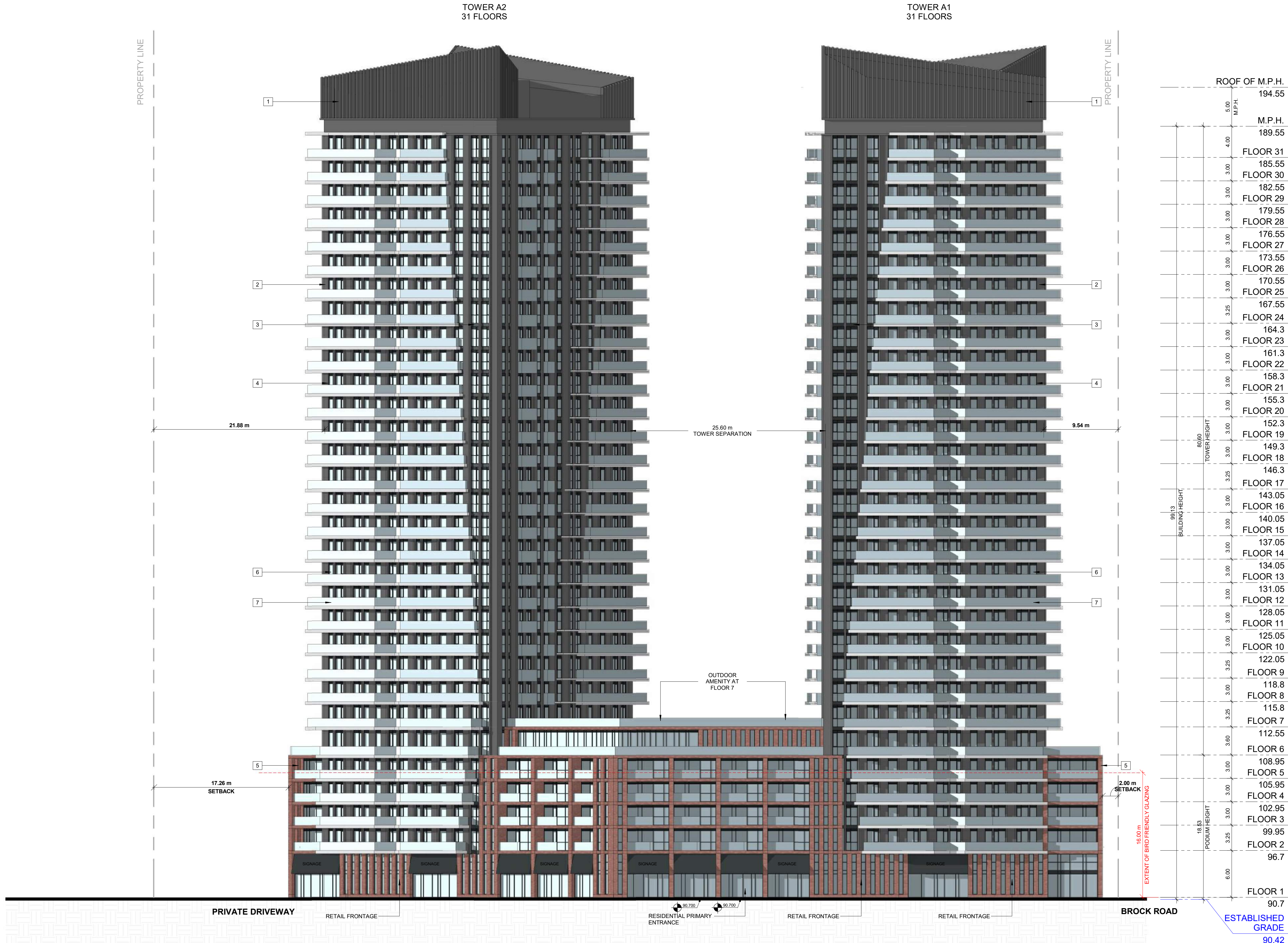


PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
NORTH ELEVATION

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

DRAWING NO. RZ301	REV. 1
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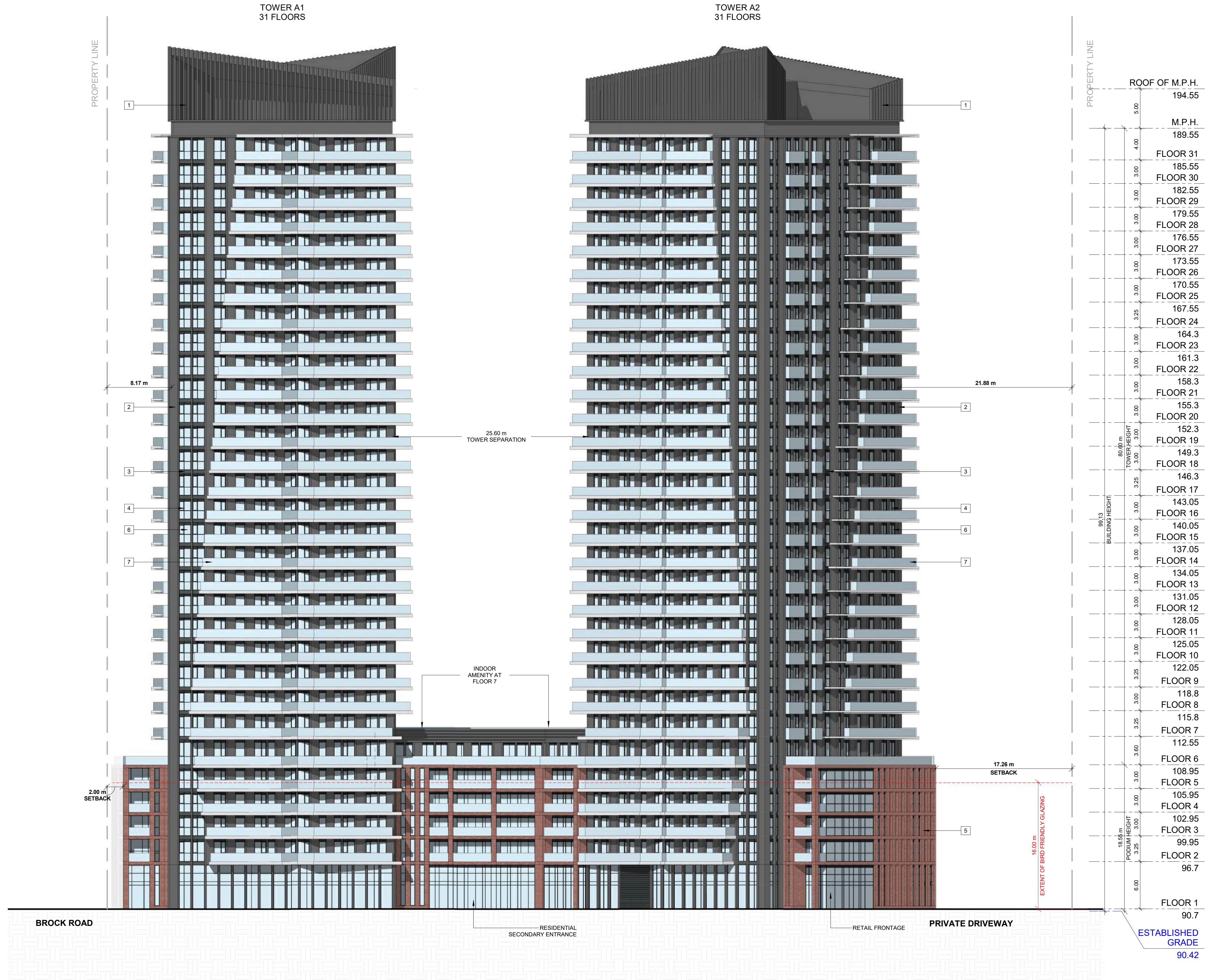


1 NORTH ELEVATION
RZ301 1: 250

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



1 SOUTH ELEVATION
RZ302 1 : 250

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



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

DRAWING
SOUTH ELEVATION

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

DRAWING NO. RZ302	REV. 1
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The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY

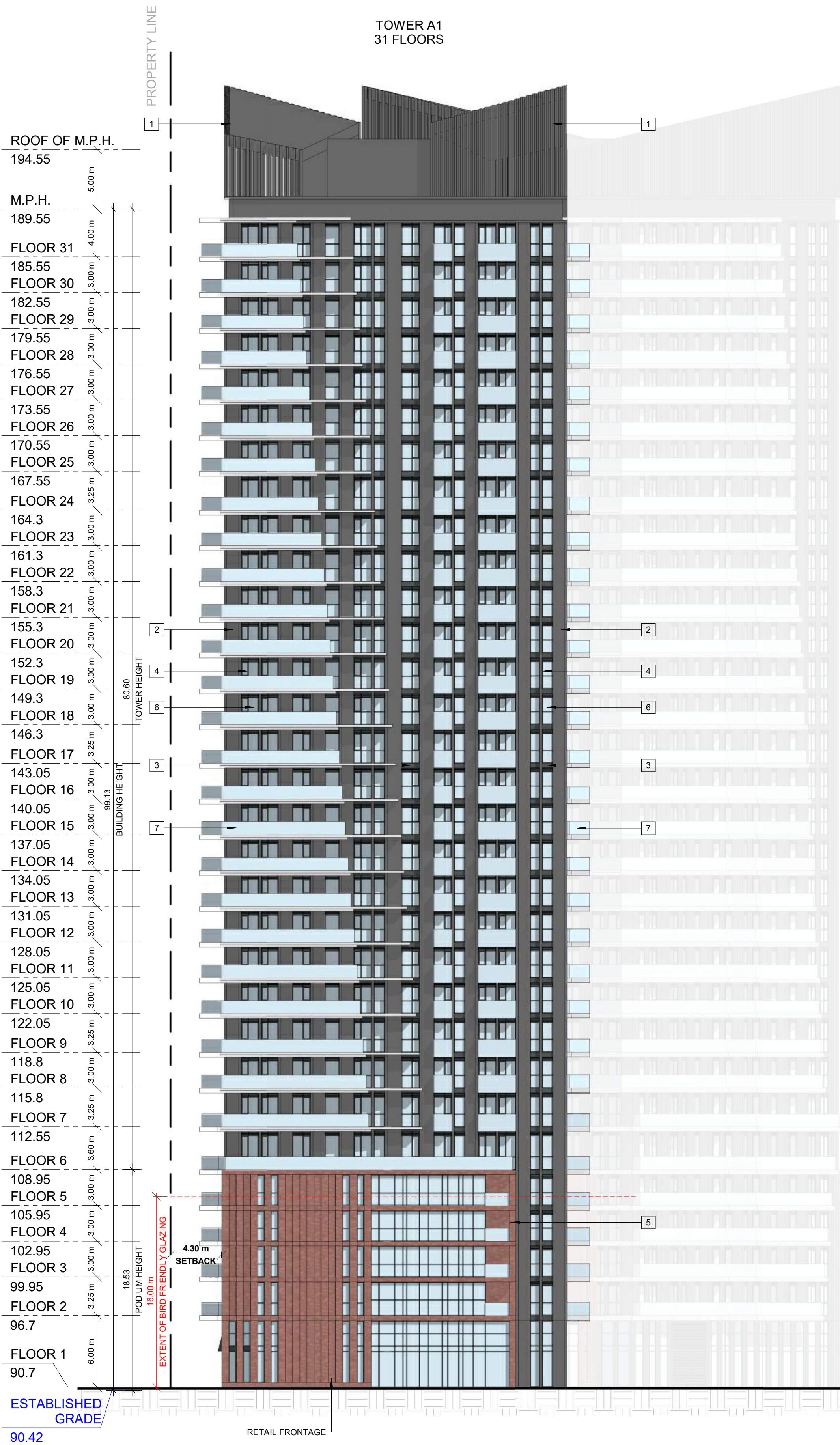


PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

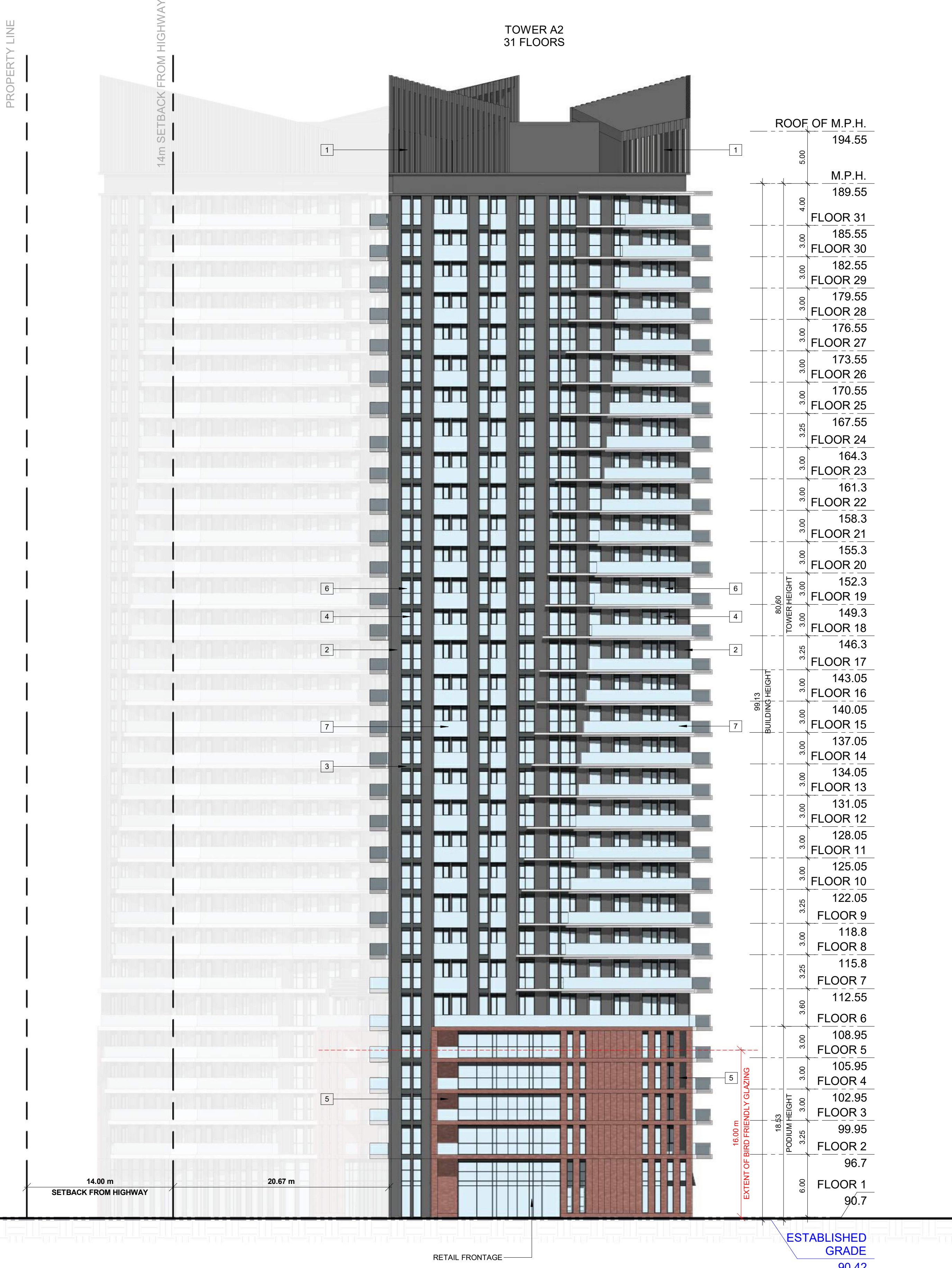
DRAWINGS
EAST AND WEST ELEVATIONS

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

DRAWING NO. RZ303	REV. 1
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2 WEST ELEVATION
RZ303 1 : 250



1 SOUTH EAST ELEVATION
RZ303 1 : 250

the issuance of this record drawing is a representation by Turner Fleischer that the construction, placement 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, placement 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.

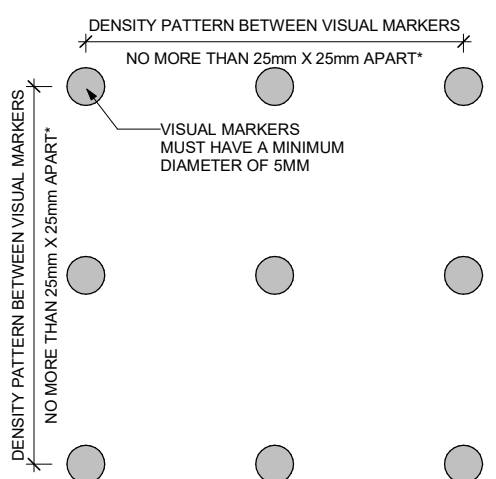
1	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

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

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



2025-08-26	ISSUED FOR RZ SUBMISSION	
DATE	DESCRIPTION	BY



775 PICKERING PARKWAY
PICKERING, ON.

TO 50 ELEVATIONS

PROJECT NO. #6.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY RAGO	
CHECKED BY RMM	
SCALE : 50	

RAWING NO. RZ311	REV. 1
----------------------------	------------------



1 DETAILED NORTH ELEVATION 1
RZ311 1 : 50

his 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.

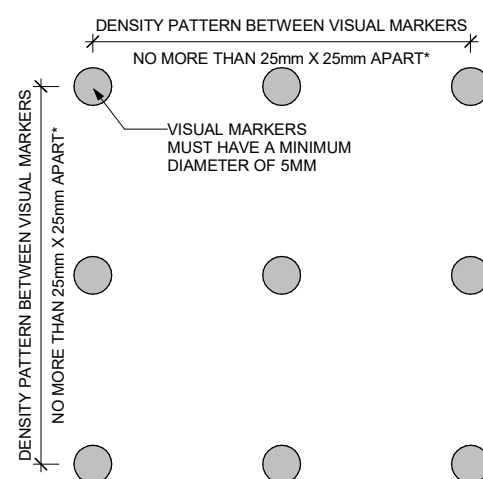
1	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

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**
- **VISION MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:**
- **APPLICATION OF FILM AND DECALS TO THE GLASS**
- **MUTTING REFLECTIONS IN THE GLASS**
- **ALTHOUGH 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)



2025-09-26	ISSUED FOR RZ SUBMISSION	
DATE	DESCRIPTION	BY



PROJECT

**PICKERING DESIGN CENTRE
(BLOCK 1)**

1775 PICKERING PARKWAY
PICKERING, ON.

1 TO 50 ELEVATIONS

PROJECT NO. 16.037RZ	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. LEISCHER LICENCE 5004
PROJECT DATE 2025-09-26	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1:50	

DRAWING NO.	REV.
RZ312	1



RESIDENTIAL LOBBY ENTRANCE

RETAIL FRONTAGE

ESTABLISHED	
GRADE	
	90.42

1 DETAILED NORTH ELEVATION 2
RZ312 1 : 50



The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement or alteration of the building is in conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuance of these technical 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

BIRD FRIENDLY GUIDELINE

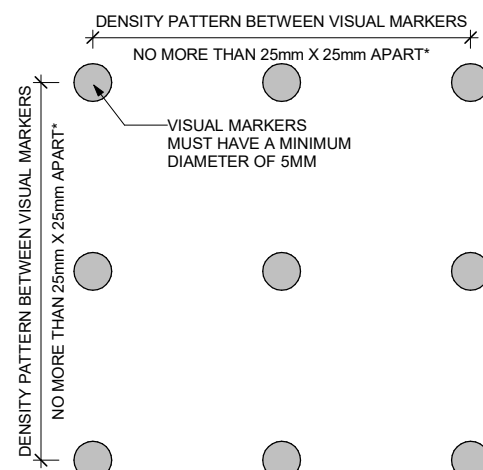
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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



1	2025-09-26	ISSUED FOR RZ SUBMISSION	BY
#	DATE	DESCRIPTION	



PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**

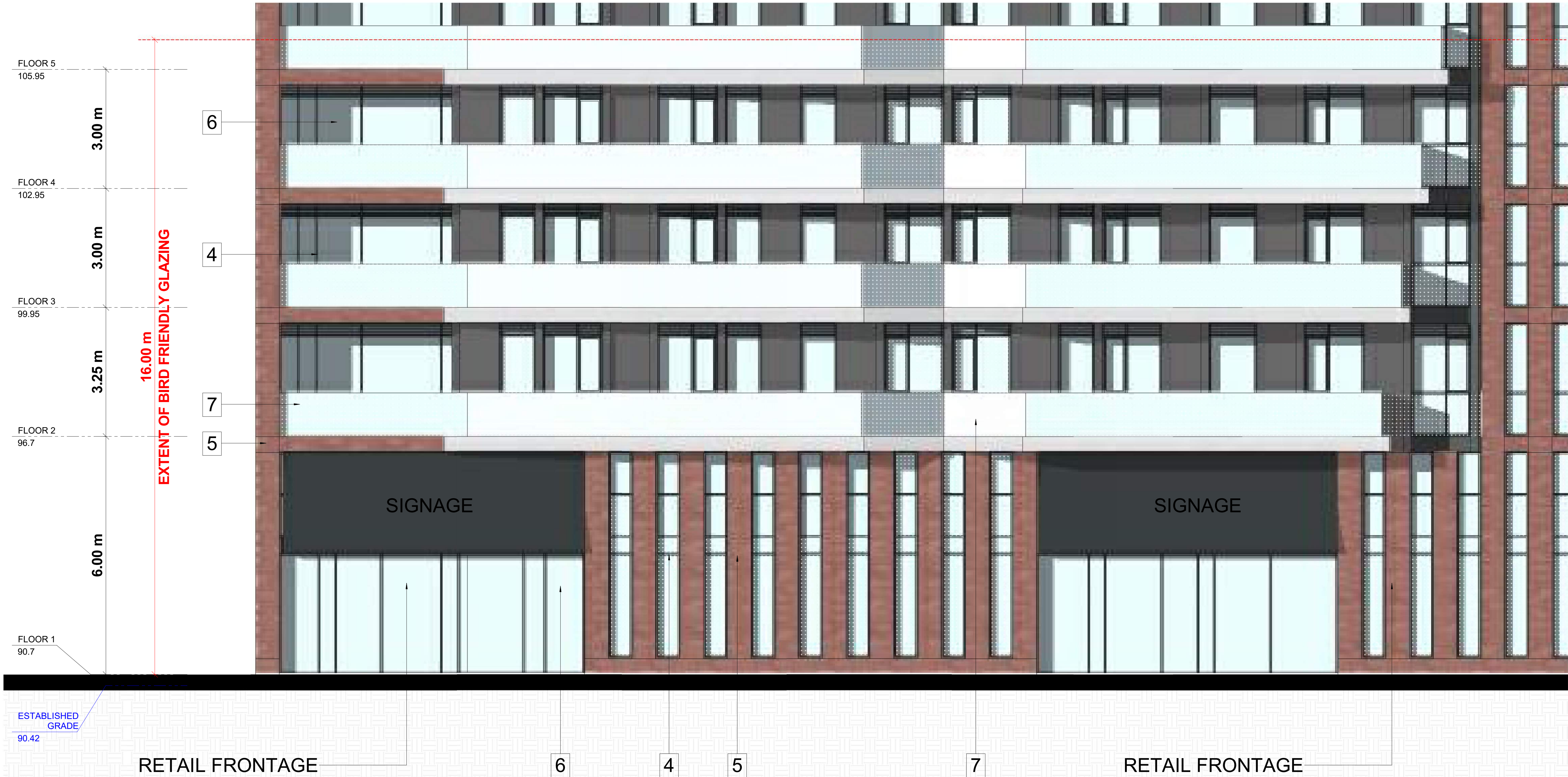
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

1 TO 50 ELEVATIONS

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY AGO	
CHECKED BY RMM	
SCALE 1: 50	

DRAWING NO. RZ313	REV. 1
-----------------------------	------------------



1 DETAILED NORTH ELEVATION 3
RZ313 1 : 50

The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The responsibility to these contract documents, reflecting the significant changes in the work required 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

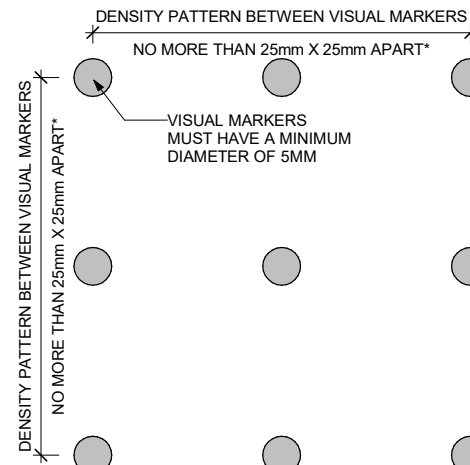
BIRD FRIENDLY GUIDELINE

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 GLASS
- MUTTING REFLECTIONS 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)



1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



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

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY AGO	
CHECKED BY RMM	
SCALE 1: 50	

DRAWING NO. RZ314	REV. 1
-----------------------------	------------------



1 DETAILED WEST ELEVATION
RZ314 1 : 50

his 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
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

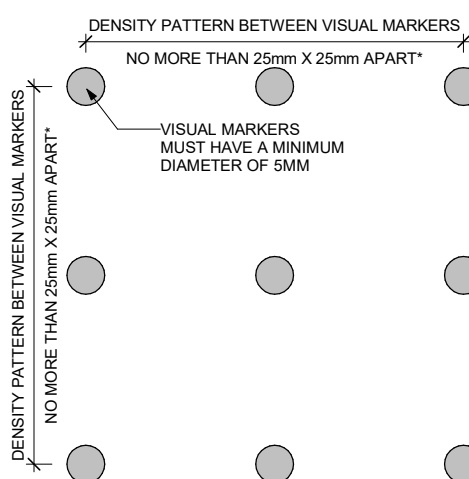
BIRD FRIENDLY GUIDELINE

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**
- **VISION MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:**
- **APPLICATION OF FILM AND DECALS TO THE GLASS**
- **MUTTING REFLECTIONS IN THE GLASS**
- **ALTHOUGH 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 EC.4.1)



2025-09-26	ISSUED FOR RZ SUBMISSION	
DATE	DESCRIPTION	BY



**PICKERING DESIGN CENTRE
(BLOCK 1)**

1775 PICKERING PARKWAY
PICKERING, ON.

1 TO 50 ELEVATIONS

PROJECT NO. #6.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY LAGO	
CHECKED BY RMM	
SCALE : 50	

DRAWING NO.	REV.
RZ315	1



1 DETAILED SOUTH EAST ELEVATION
RZ315 1 : 50



his 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	MATEL PANEL - DARK GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALLUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

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

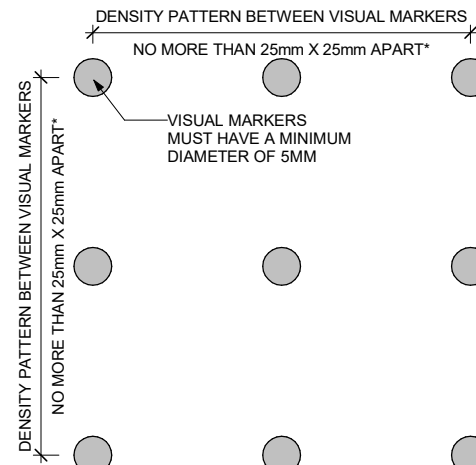
PROVISION OF VISUAL MARKERS
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:

- APPLICATION OF FILM AND DECALS TO THE GLASS
- MIRRORING REFLECTIONS 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 FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.

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DETAIL NOTE*:
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2025-09-26	ISSUED FOR RZ SUBMISSION	
DATE	DESCRIPTION	BY



1775 PICKERING PARKWAY
PICKERING, ON.

1 TO 50 ELEVATIONS

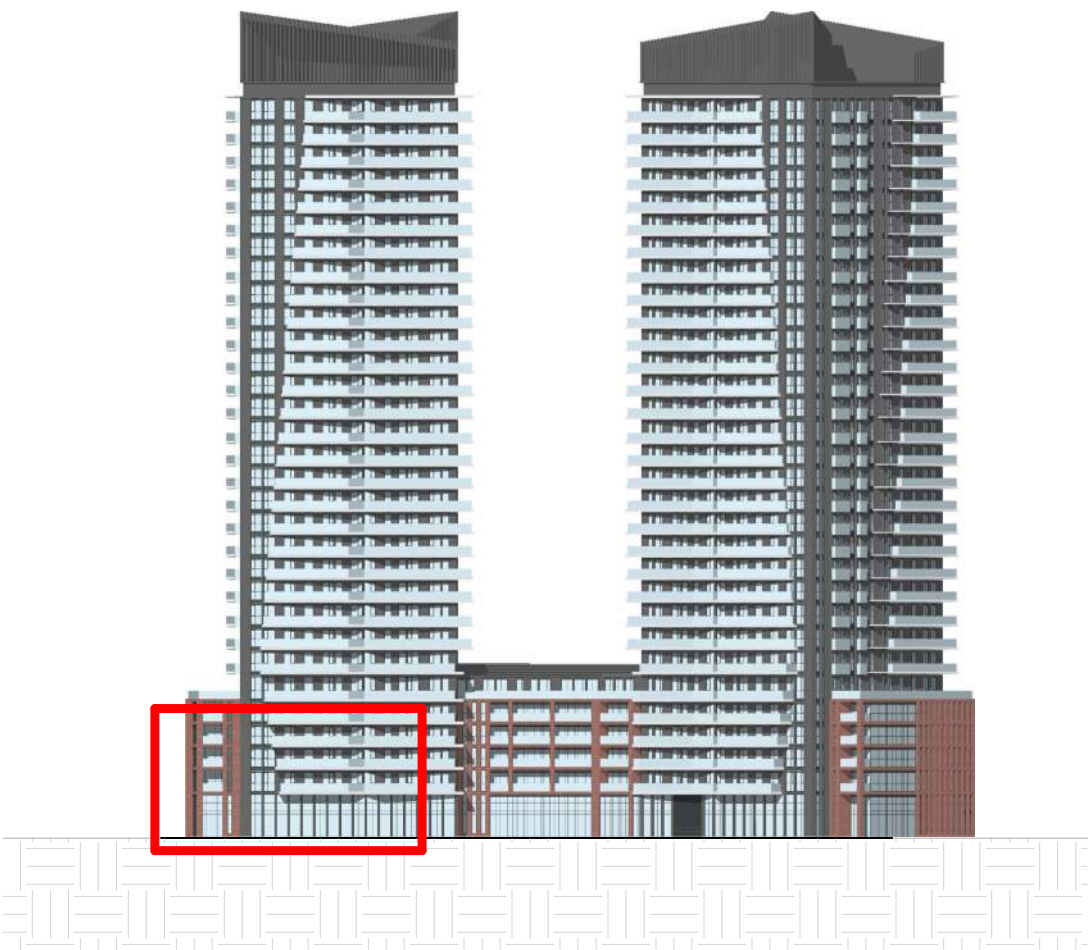
PROJECT NO.	#6.037RZ
PROJECT DATE	2025-09-26
DRAWN BY	LAGO
CHECKED BY	RRMM
SCALE	: 50

A circular professional seal for the Ontario Association of Architects. The outer ring contains the text "ONTARIO ASSOCIATION OF ARCHITECTS". The inner circle features a signature, "RUSSELL L. FLEISCHER", and the license number "19456" below it.

DRAWING NO.	REV.
RZ316	1



1 DETAILED SOUTH ELEVATION
RZ316 1 : 50



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EXTERIOR FINISH LEGEND

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

BIRD FRIENDLY GUIDELINE

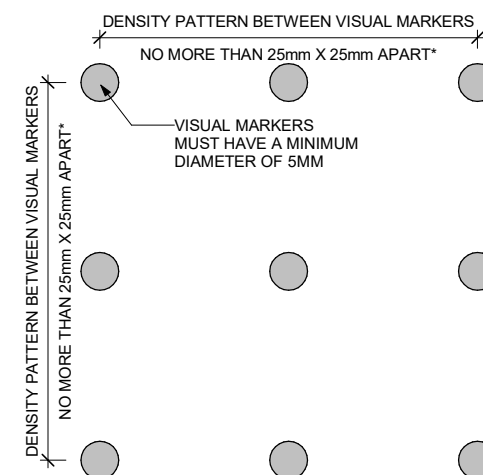
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- 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 GLASS
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 - 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)



1	2025-09-26	ISSUED FOR RZ SUBMISSION	BY
#	DATE	DESCRIPTION	



PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**

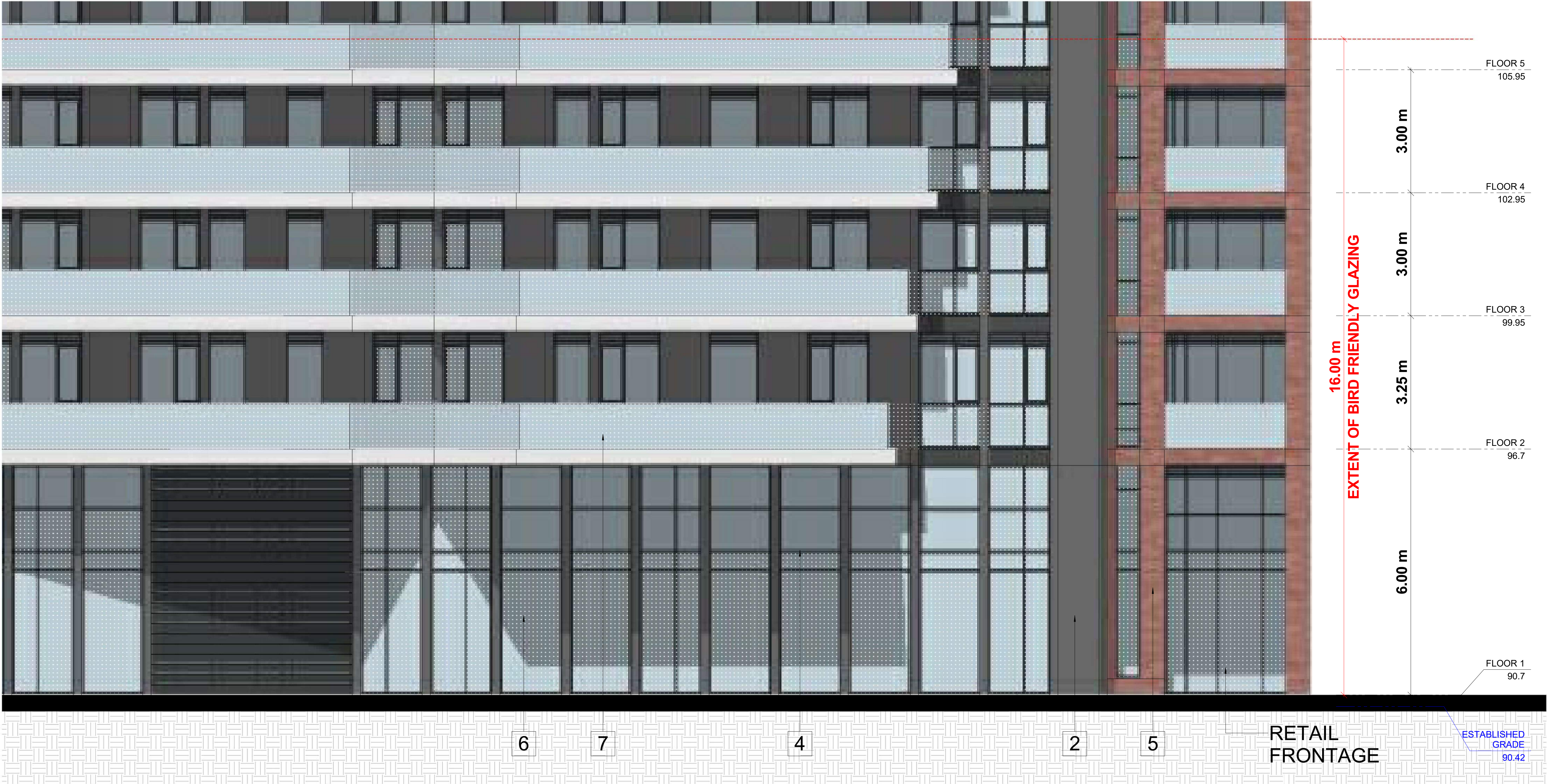
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

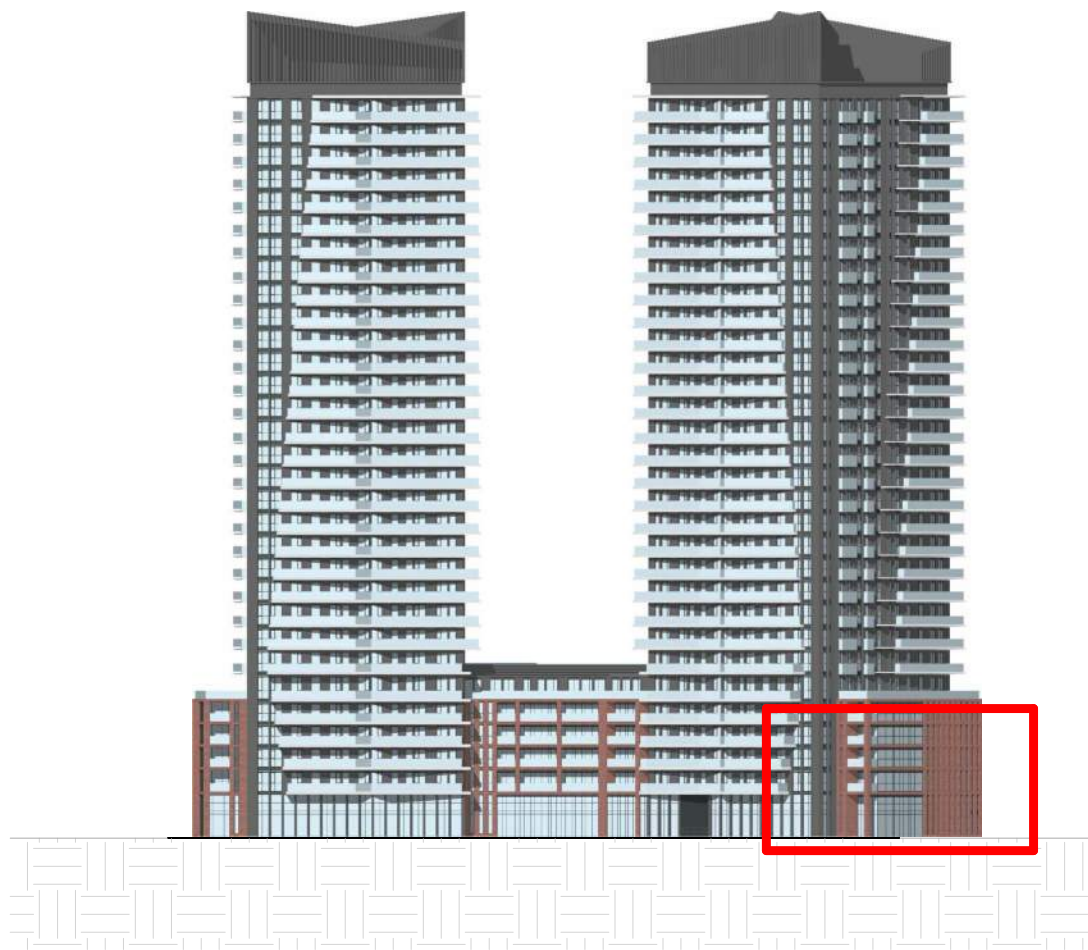
1 TO 50 ELEVATIONS

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY AGO	
CHECKED BY RMM	
SCALE 1: 50	

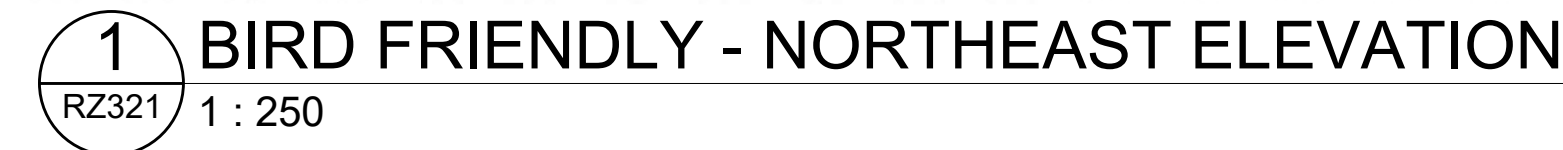
DRAWING NO. RZ317	REV. 1
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1 DETAILED SOUTHWEST ELEVATION
RZ317 1 : 50

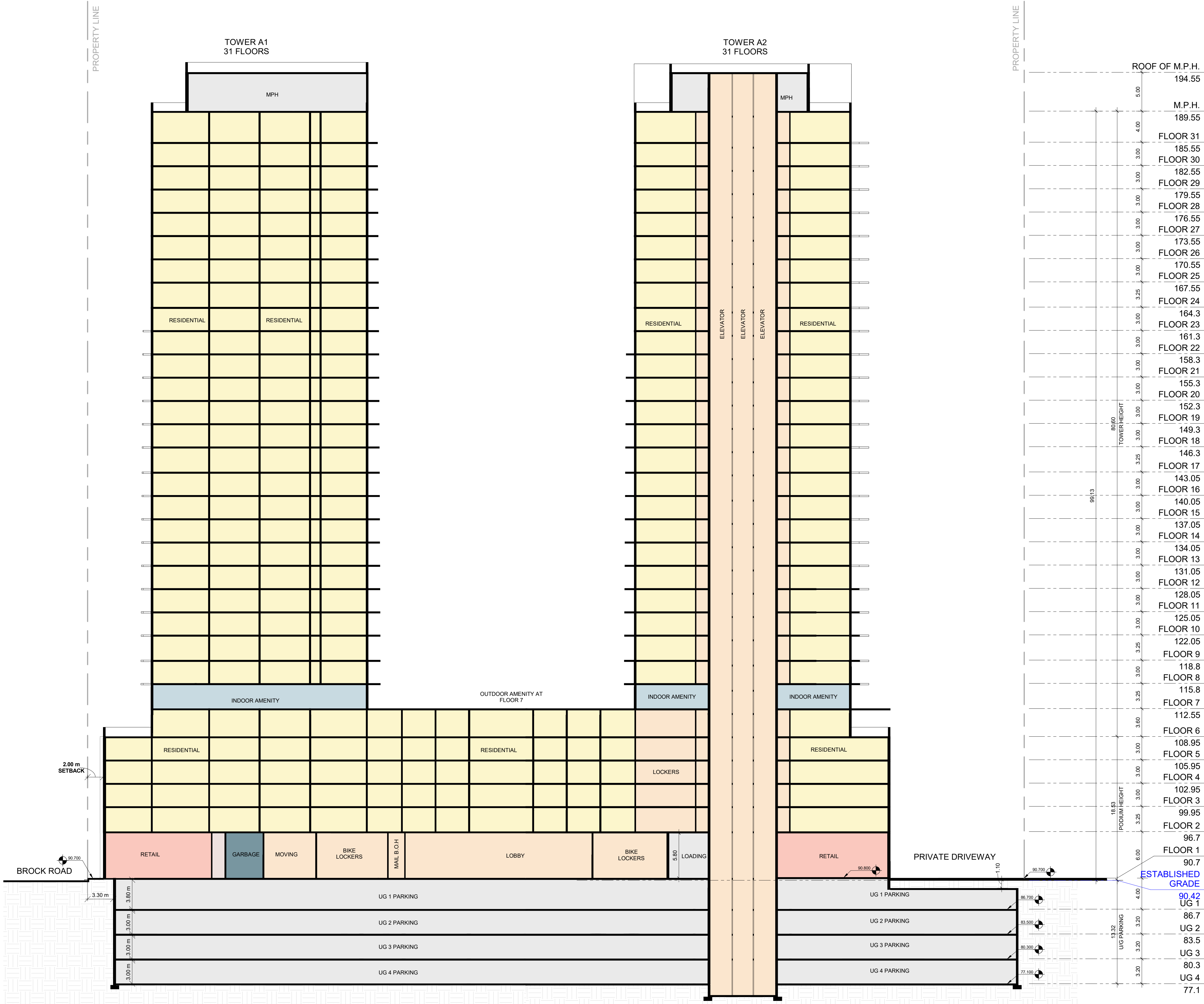


	Elevation First 16m* Above Grade							
	Northeast	North	West	Southeast	South	Southwest	Total (m2)	Total (%)
Glazing Area (m²)	424.7	536.7	205.3	189.9	490.9	390.3	2237.8	100.0%
Untreated Area (m²)	74.8	80.6	0.0	0.0	6.8	5.2	167.4	7.5%
Treated Area (m²)	349.9	456.1	205.3	189.9	484.1	385.1	2070.4	92.5%
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%



DRAWING NO. RZ321	REV. 1
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2025-10-06 4:06:37 PM



A SECTION A-A
RZ401 1 : 250

The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement 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, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers to these contract documents, reflecting the significant changes in the work shown 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	BY



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

DRAWING
BUILDING SECTIONS

PROJECT NO. 06.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY AGO	
CHECKED BY RMM	
SCALE 1 : 250	LICENCE 5004

DRAWING NO. RZ401	REV. 1
-----------------------------	------------------

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	
N	DATE	DESCRIPTION	BY



**PICKERING DESIGN CENTRE
(BLOCK 1)**

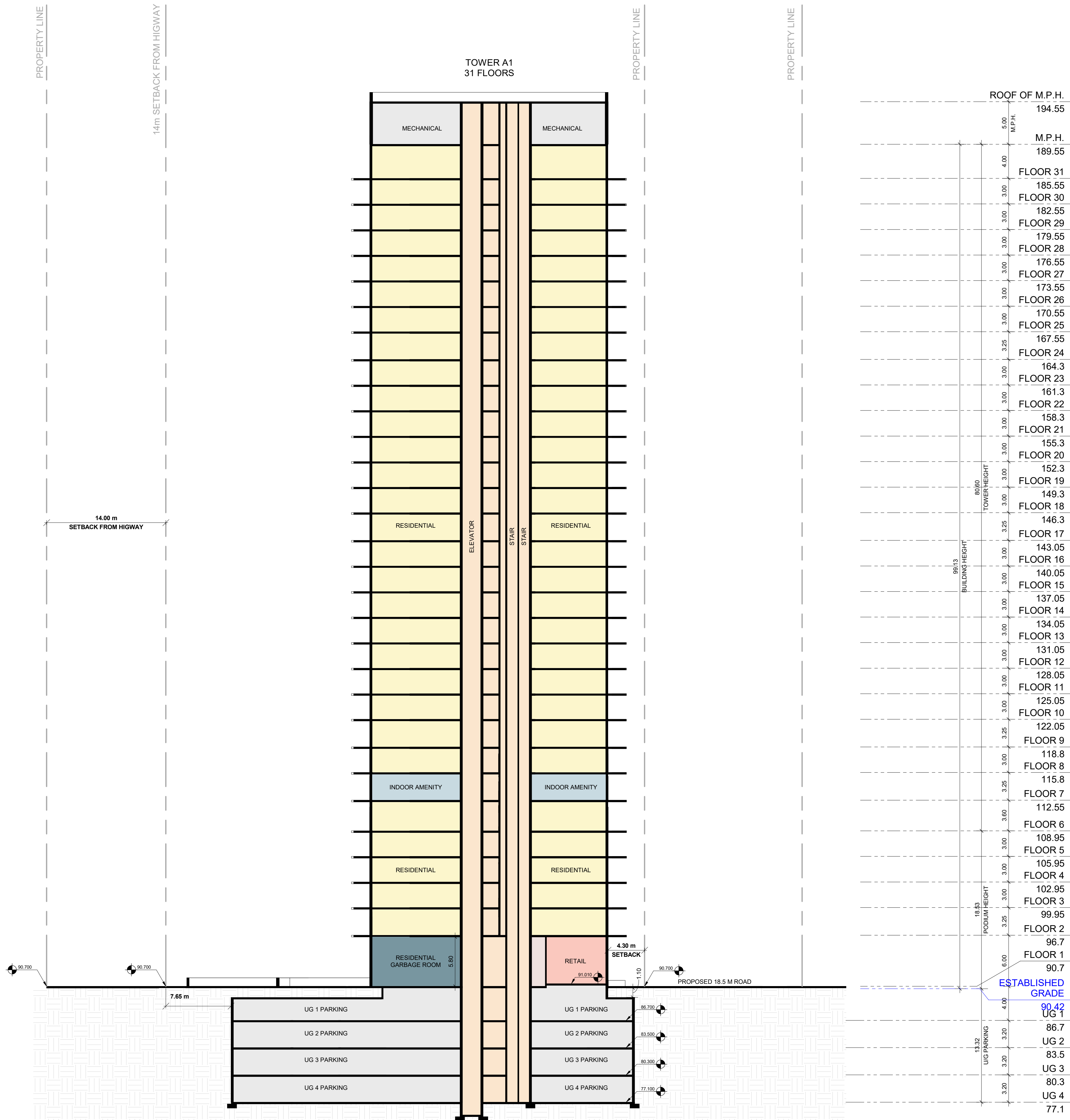
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

BUILDING SECTIONS

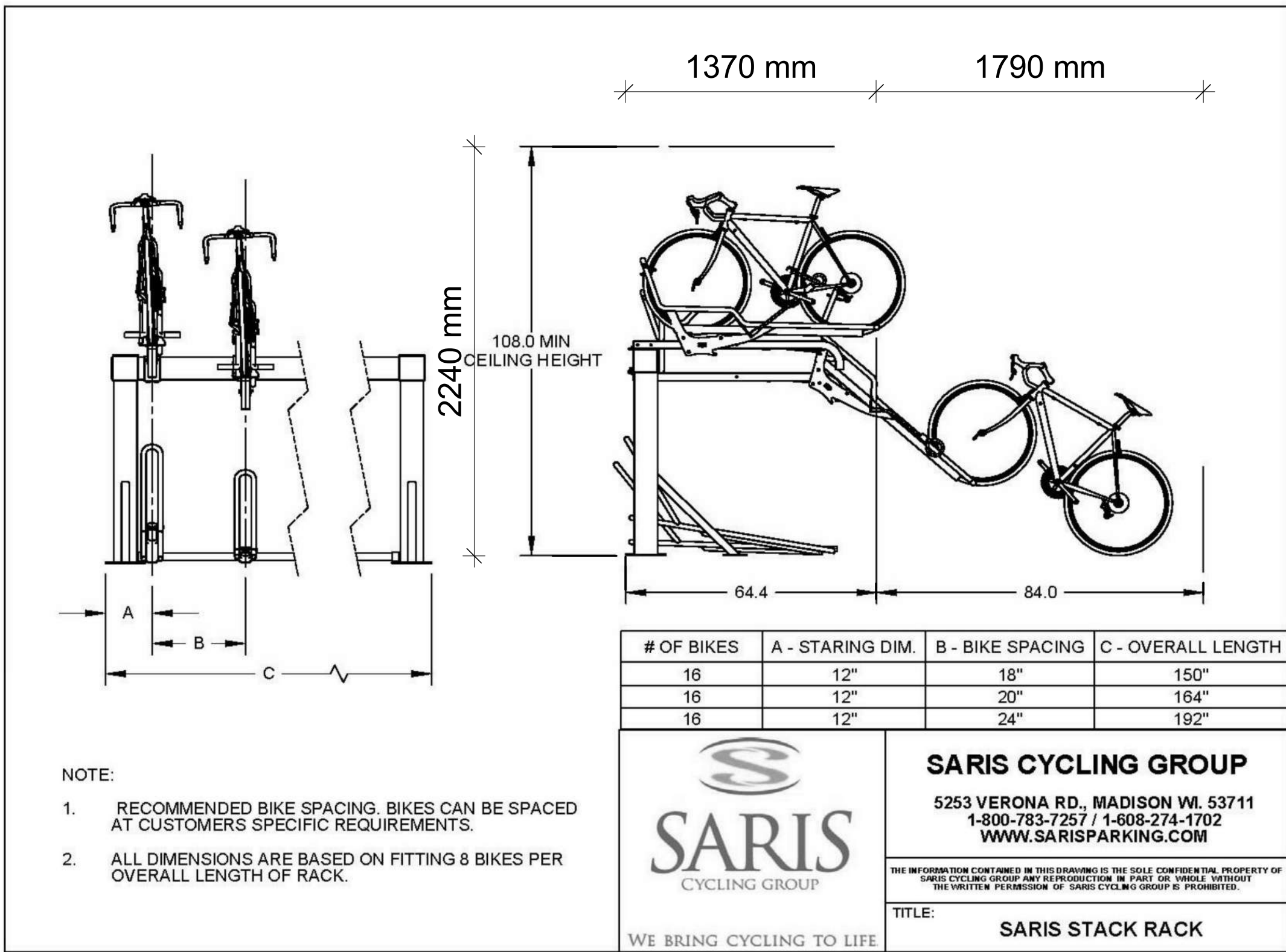
PROJECT NO. 06.037RZ	
PROJECT DATE 2025-09-26	
DRAWN BY AGO	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO. RZ402	REV. 1
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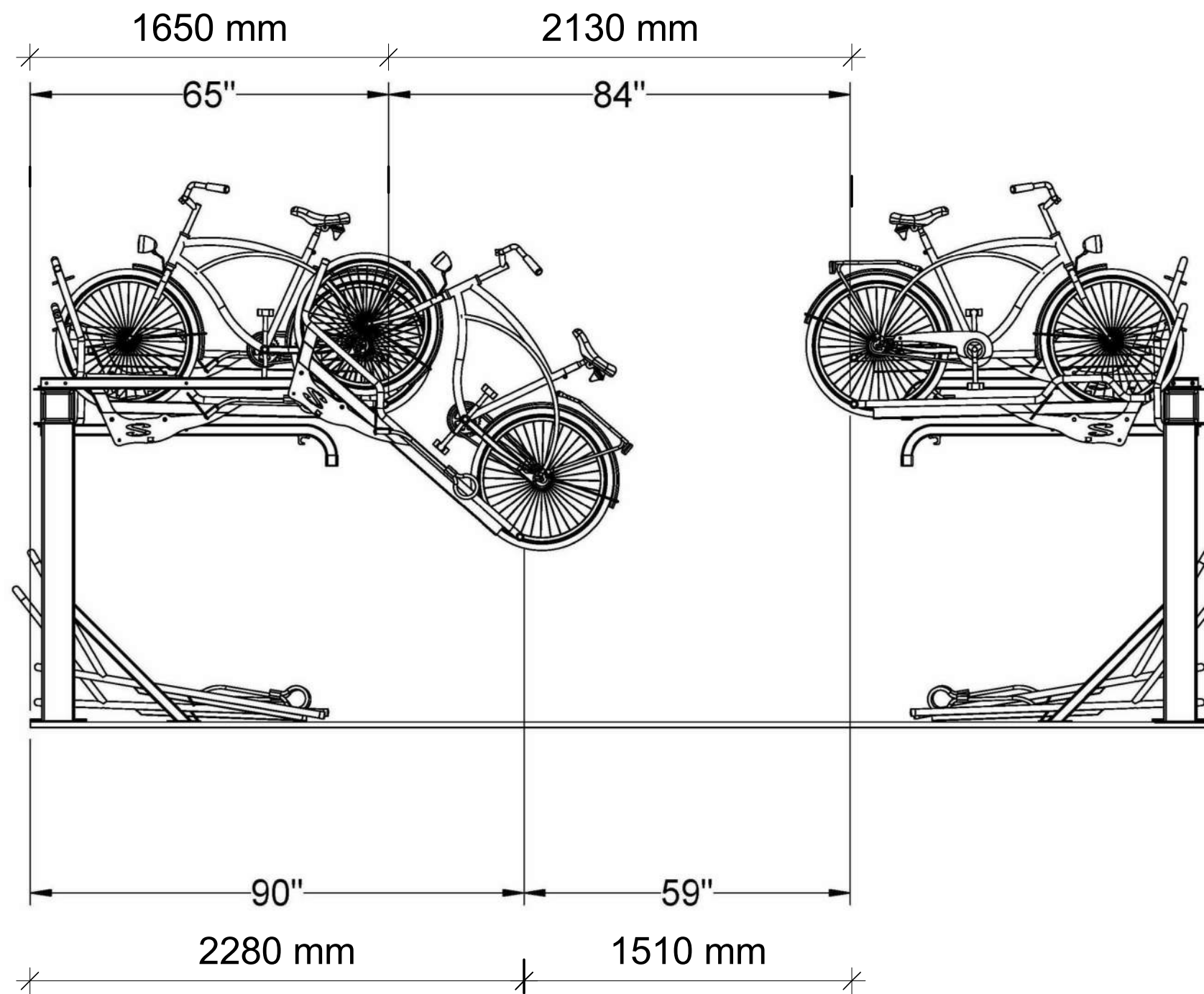


B SECTION B-B
RZ402 1 : 250

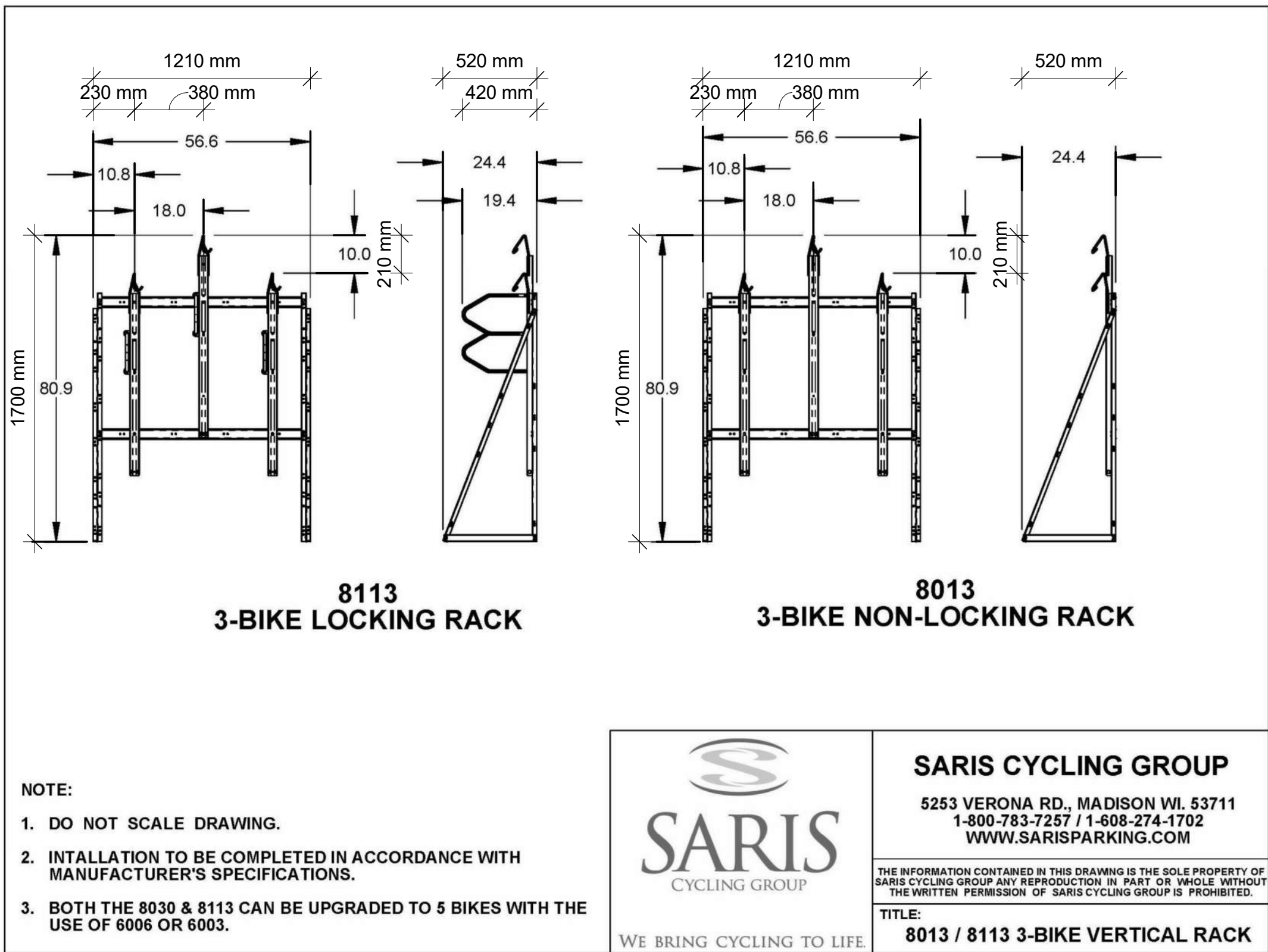
The issuance of this record drawing is a representation by Turner Fleischer that the construction, arrangement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, arrangement or alteration of the building is in conformity with a design that has been prepared or provided by others. The Issuance to these contract documents, reflecting the significant changes in the work value 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.



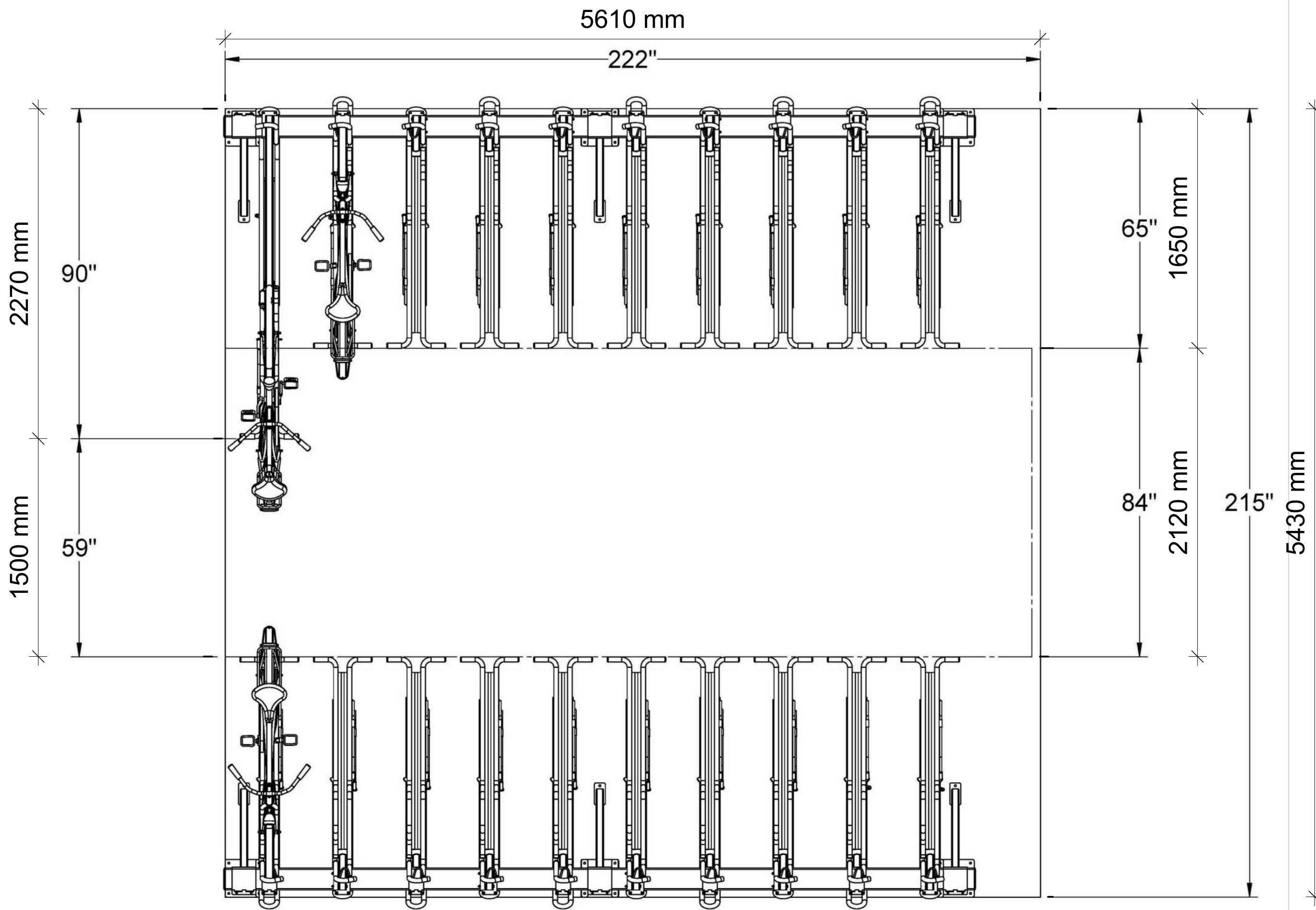
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



PLAN OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



VIEW FROM BROCK ROAD LOOKING EAST

TURNER FLEISCHER

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

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers to these contract documents, reflecting the significant changes in the work value 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	BY



**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	

DRAWING NO. RZ801	REV. 1
-----------------------------	------------------



VIEW FROM HIGHWAY ONTARIO 401 EXPRESS LOOKING NORTH

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuances to these contract documents, reflecting the significant changes in the work issued 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		BY



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

DRAWING
3D PERSPECTIVES

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

DRAWING NO.
RZ802

REV.
1



VIEW FROM STREET A LOOKING SOUTH

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers 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		BY



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

DRAWING
3D PERSPECTIVES

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

DRAWING NO.
RZ803

REV.
1

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement 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, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers 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

1	2025-09-26	ISSUED FOR RZ SUBMISSION	
#	DATE	DESCRIPTION	BY



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

DRAWING
3D PERSPECTIVES

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