

On the map: New condo tower rides wave of development in Pickering

Story by Paul Welch • 1mo •  4 min read



The project's 571 units, ranging from studios to three-bedrooms, will have 8.5-foot ceilings, double-glazed windows and custom kitchen cabinetry.
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The winds of change are blowing across Pickering, and Sevoy Developments is setting its sails accordingly with its new 1515 Pickering Parkway condo tower.

Nearby, CentreCourt Developments' new Pickering City Centre project proposes to surround a revitalized Pickering Town Centre Mall with 10 mixed-use towers and various green spaces and urban plazas; municipal plans for the 55-acre site include a library, community centre and performing arts hub.

As for 1515, the project's most important connection to the burgeoning Pickering City Centre lies in its namesake address, explains Sevoy's executive vice-president Jane Renwick. "Unlike other Durham communities such as Whitby, Newcastle and Uxbridge, Pickering lacks a traditional downtown. Now that's changing, and with 1515 Pickering Parkway being a five-minute walk from this new downtown, residents will have easy access to what is becoming the eastern core of the GTA."



The double-sided fireplace is a central feature of the lobby lounge.
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That proximity has guided several aspects of the 571-unit tower's design. Rather than spreading retail businesses across its ground floor, the five-storey podium will include 12,000 square feet of indoor amenities: a lobby lounge with a double-sided fireplace; a fitness centre and yoga studio; a library with co-working spaces; a family entertaining room with a kitchenette, TV, games area, pool table and foosball; a pet playroom and spa; a workshop with a bike repair area, crafting tables, utility sink and work bench; bike lockers and a wash station; and on the fifth floor, two connecting party rooms with open-concept kitchens, dining areas, lounge seating and fireplaces. 1Valet's Smart Building Operating System, meanwhile, includes a smart entry system with video intercom and facial recognition, smart package delivery and tracking, and app-based amenity booking.

"We often see 'for lease' or 'for sale' signs on the ground floors of condo buildings, and that takes away from the vitality of the development," Renwick says. "With the mall and all the development around it being so close by, we chose to animate the street front of 1515 Pickering Parkway with amenities, and not with flashing lottery or takeout signs. It's a much better look, and the building will be more attractive for it."



The five-storey podium will include 12,000 square feet of indoor amenities that include a fitness centre and yoga studio.
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More than 9,000 square feet of outdoor amenities begins atop the podium, where a landscaped terrace offers outdoor dining areas and a children's play structure. Set between the tower and Highway 401, a landscaped off-leash dog park exclusively for residents is "like a playground that can be sprayed down, and will likely be one of the most used amenities we have," Renwick says. "One of the great things that happened through COVID is that amenities went from being locked-off, bookable-only spaces to being spaces that residents can use anytime."

An in-house multimedia studio, meanwhile, aligns with the building's music-themed exterior design. The work of the architects at Toronto-based Arcadis features a black-and-white facade reminiscent of piano keys, with striking vertical louvres cladding the podium.

"For us, architecture is akin to composing music. It's about creating harmony between form, function and the environment," says Arcadis lead architect Stephen Hood.

While it may seem surprising that every unit in a tower overlooking North America's busiest highway includes a balcony, terrace or Juliet balcony, this again is by design, Renwick explains. "The 401 corridor actually delivers unobstructed views of downtown Toronto and Lake Ontario to the southwest, and of leafy Durham to the northeast. The podium wraps around the rooftop terrace, so it's protected from noise and wind, and the off-leash dog park provides a good-sized setback from the highway."

Ranging from studios to three-bedrooms, all units also feature 8.5-foot ceilings, energy efficient double-glazed windows, custom kitchen cabinetry and bathroom vanities, quartz countertops, and frameless glass showers, with larger units offering kitchen islands and soaker tubs. With some studios starting in the \$400,000 range, Renwick says she expects first-time homebuyers and single professionals will be drawn to the project. "The worst thing to happen to a first-time house-hunter is that crushing feeling that they can't afford anything. So for those who are paying attention, we're getting the message out that this project is relatively affordable."

The 1515 Pickering Parkway sales centre is opening at 1360 Kingston Rd., Unit 12, in mid-June. Occupancy is slated for 2028. For more information, visit 1515PickeringPkwy.com.



On the fifth floor, residents have access to two connecting party rooms with open-concept kitchens, dining areas, lounge seating and fireplaces.
© Sevoy Developments photograph

Three things

Spanning 14 lanes of Highway 401, the Pickering Pedestrian Bridge connects the Pickering GO Station and Pickering Parkway. In 2021 it was recognized by Guinness World Records as the longest enclosed pedestrian bridge on Earth.

Opened in 2023, the \$500-million Pickering Casino Resort is home to a 96,000-square-foot casino and sportsbook, five restaurants (and a Starbucks), a 2,500-seat theatre and a 275-room hotel. 888 Durham Live Ave.

A few blocks south of the 401, the Pickering Nautical Village is dotted with boutiques, cafés and ice cream parlours, with two marinas set on sheltered Frenchman's Bay.

See article here:

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