

1515

PICKERING
PARKWAY

SEVOY
DEVELOPMENTS

1515

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PARKWAY

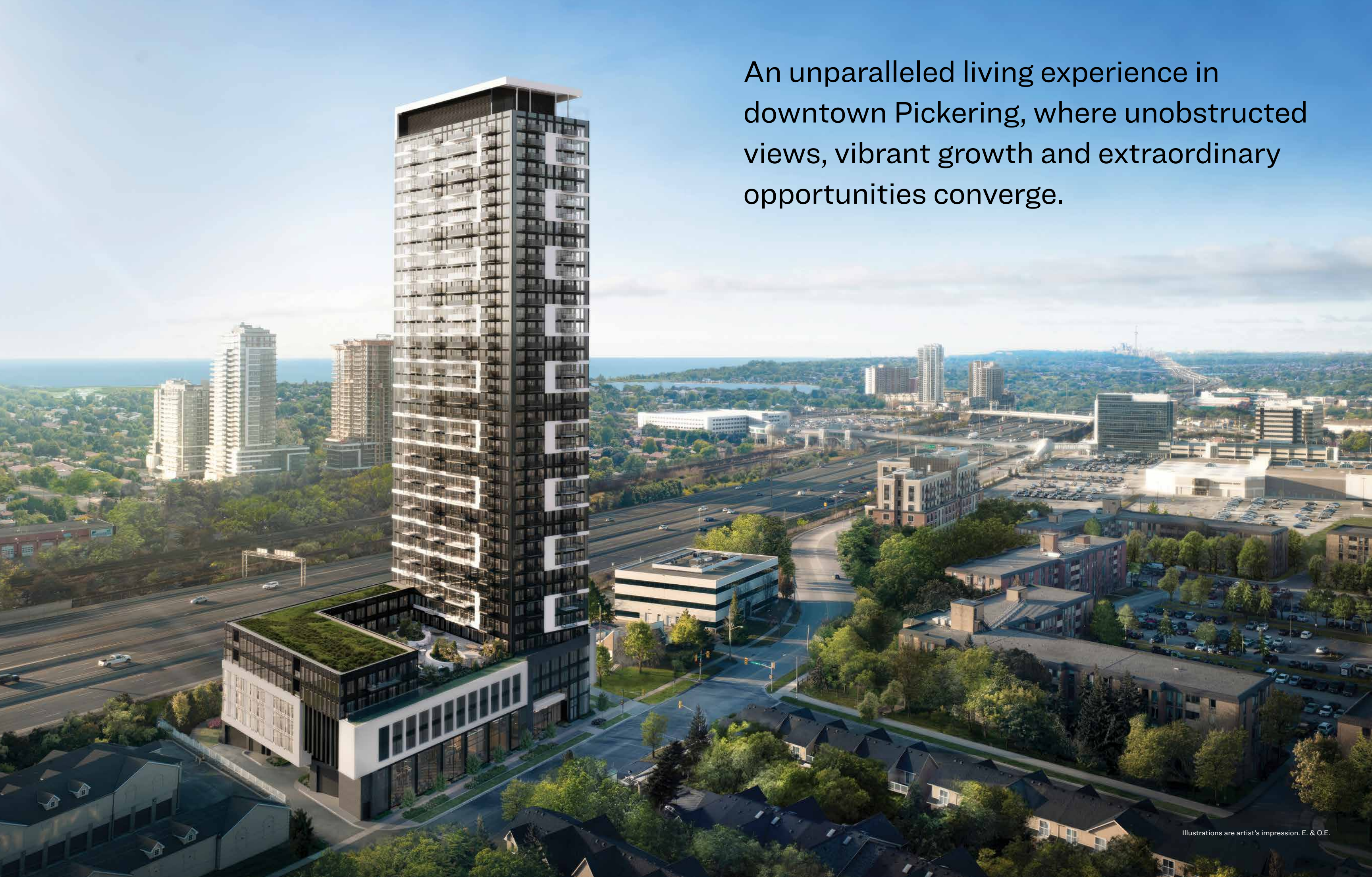
Are you looking for an address or a lifestyle?
If your answer is both, then we have your number.

Welcome to 1515 Pickering Parkway, an
exceptional address in a progressive city
that suits your lifestyle.

You'll experience incredible commute
times, access to nature and a world of
amenities, all while making an investment
in a growing community.

It all adds up to 1515.

An unparalleled living experience in downtown Pickering, where unobstructed views, vibrant growth and extraordinary opportunities converge.



Durham on the Rise

Rising by **9.8%**, Durham has the fastest population growth in the GTA vs all other 905 regions since 2019

84,000 new homes to be built in Durham by 2031

1.3 million new residents and **460,000** new jobs by 2051

Discover incomparable value in the Durham Region, on the brink of a real estate renaissance. With visionary growth plans, the area is set to see a surge in population exceeding the Ontario average by almost 40% by 2046. From a flourishing job market to diverse amenities and scenic landscapes, Durham offers an unbeatable combination of affordability, growth potential, and quality living. In an area rife with economic opportunity, experience Durham at its best.

Sources: Statistics Canada, Ontario Housing Supply Action Plan, & Durham.ca
Information is accurate per the sources at the time of printing and may change.

Progress in the East Core

31%
price appreciation
since 2020

6%
average annual rent
growth 2018-2023

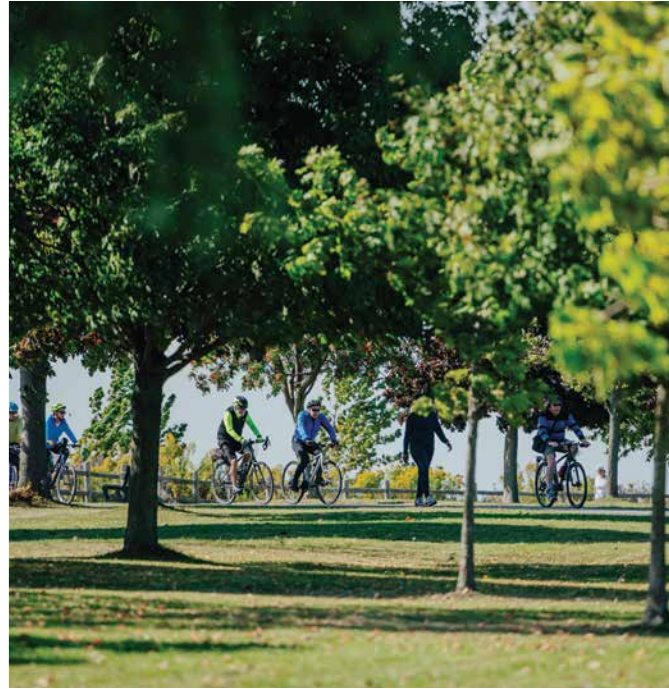
Pickering is a top 3
condo rental appreciation
market in the broader GTA

With its prime location, strong infrastructure, and talented workforce, Pickering is becoming the GTA's upcoming hub for investment, residential development, and leisure. Anticipating exponential growth driven by escalating property values and flourishing business prospects, the potential in Pickering is boundless.



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Tap into the Potential of Pickering



Welcome to Pickering, the GTA's east core rich with possibility. Where abundance and potential live right outside your door.

Step into life here and walk along Frenchman's Bay where serene waters meet expansive skies. Adventure through endless parks and trails on the Seaton Trail. Shop, dine, and indulge in the bustling Shops at Pickering City Centre.

Where nature meets a growing city, live beyond the walls of your suite and experience purposeful living.



Conveniently
Connected

35
Minutes

GO train to Union Station

5
Minutes

walk to the GO bridge

12
Minutes

GO bus to UofT Scarborough

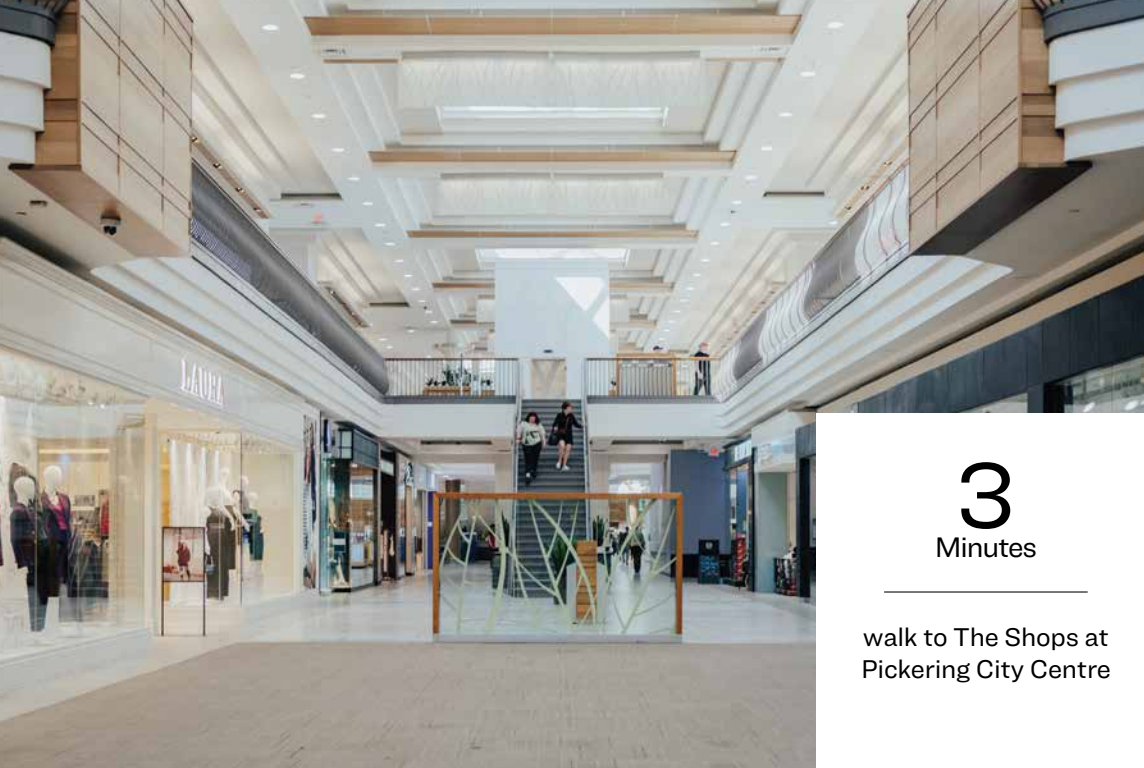
20
Minutes

GO bus to Scarborough
Town Centre

8
Minutes

to the future Durham-Scarborough BRT

With easy access to various highways and transit networks, connecting to your destination is effortless. Hop in your car and onto the 401 to reach downtown Toronto in no time. Enjoy the scenic journey aboard Pickering GO or Pickering Transit. And keep an eye out for the upcoming Durham-Scarborough BRT line, conveniently linking you to neighbouring areas such as Oshawa, Whitby, Ajax, and Scarborough. Everything you need to reach your destination is right here.



3
Minutes

walk to The Shops at
Pickering City Centre



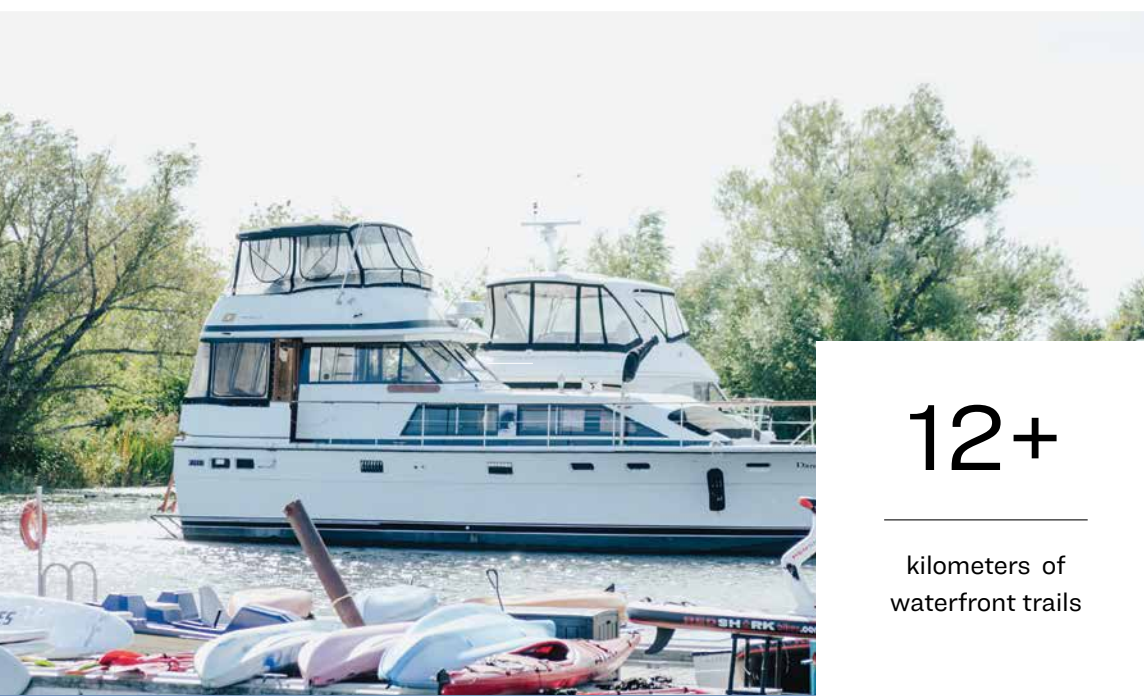
4
Minutes

walk to City Hall, the
Pickering Public Library
and Esplanade Park



4
Minutes

drive to the vibrant,
240 acre Durham Live



12+

kilometers of
waterfront trails



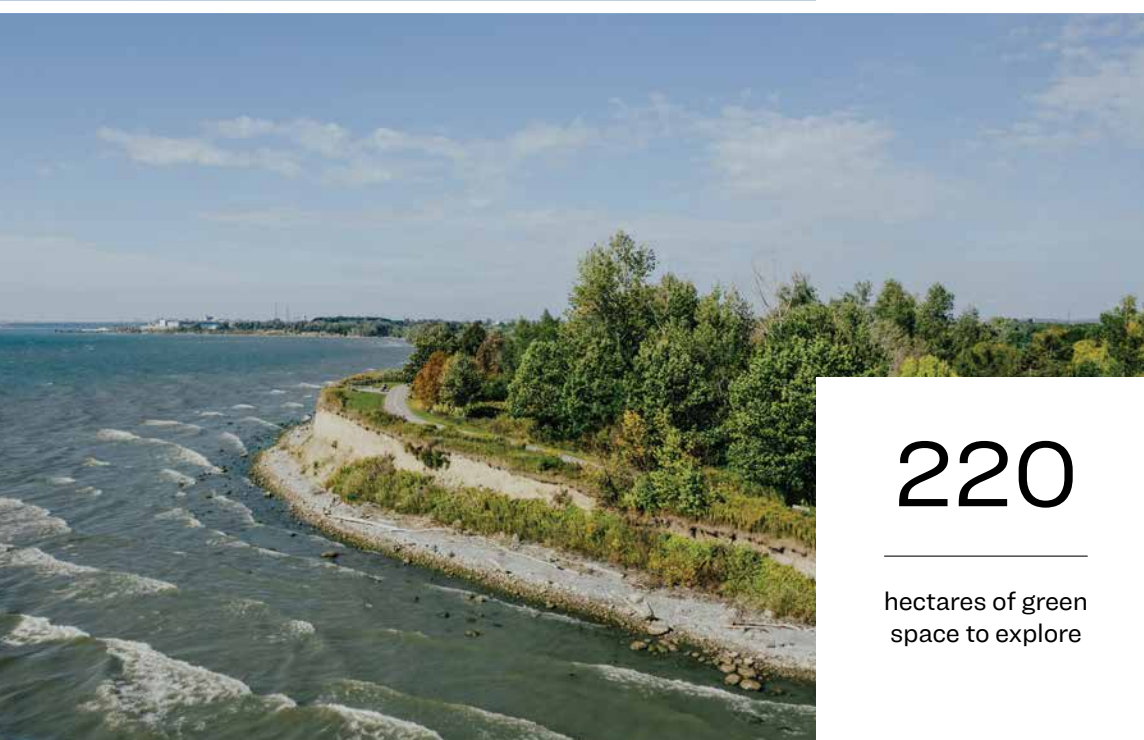
5
Minutes

walk to the
GO Bridge



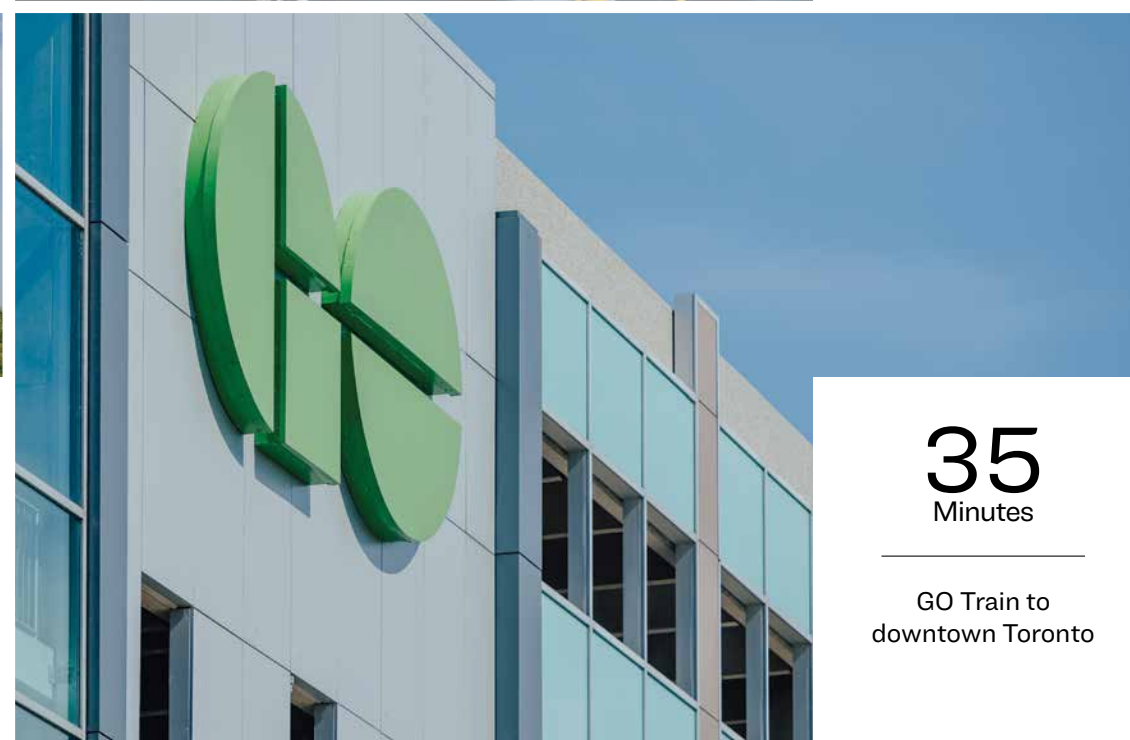
4
Minutes

walk to grocery and
everyday amenities



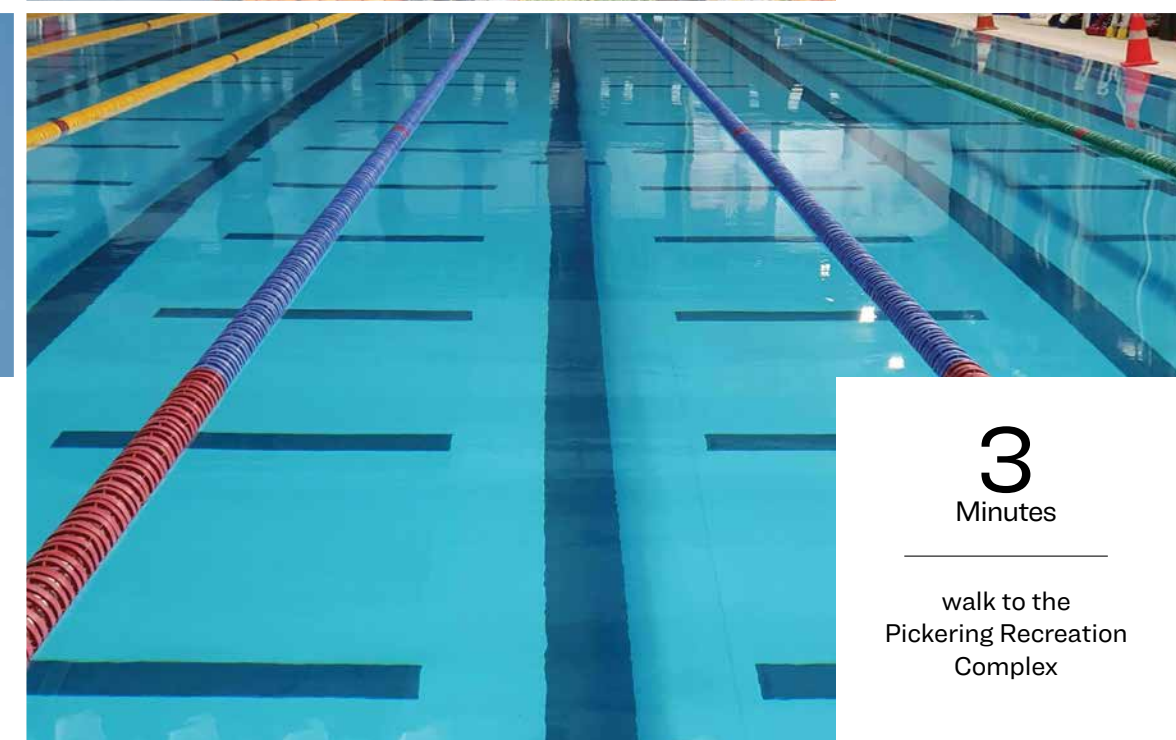
220

hectares of green
space to explore



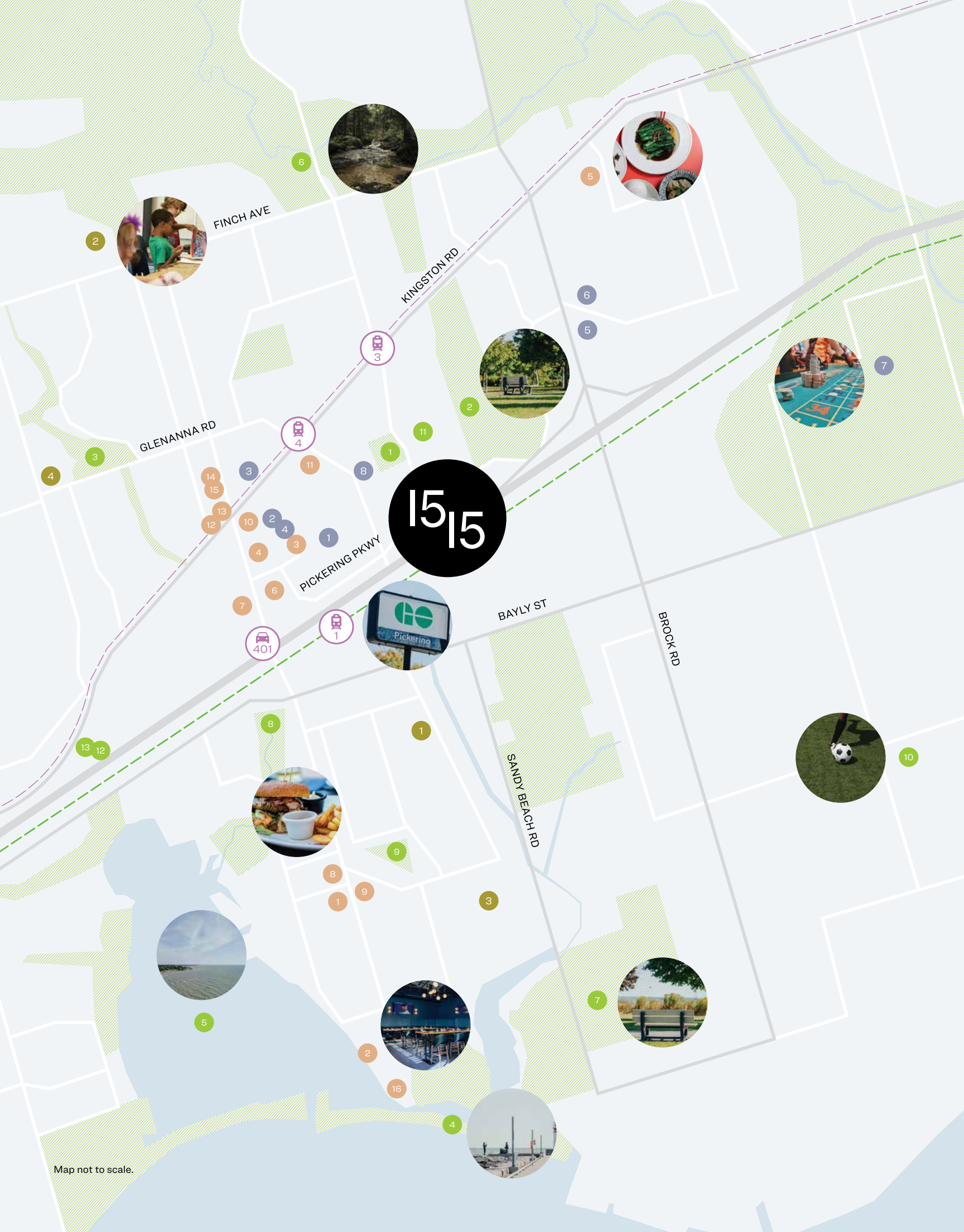
35
Minutes

GO Train to
downtown Toronto



3
Minutes

walk to the
Pickering Recreation
Complex



Map not to scale.

An Abundance of Amenities

SHOPPING & ENTERTAINMENT

1. Pickering Town Centre Shopping Mall
 - H&M
 - Saks OFF 5TH
 - Winners
 - The Bay
 - HomeSense
2. Farm Boy
3. Pacific Fresh Food Market
4. Cineplex Cinemas and VIP
5. Canadian Tire
6. Walmart Supercentre
7. Durham Live
 - Casino & Resort
 - The Arena Event Venue
8. Pickering Public Library

EDUCATION

1. Bayview Heights Public School
2. Maple Ridge Public School
3. Biidaasige Mandamin Public School
4. Vaughan Willard Public School

RESTAURANTS & BARS

1. Chúuk | Mexican Kitchen and Bar
2. PORT
3. State & Main
4. Pickle Barrel
5. Mandarin Restaurant
6. Amici
7. Makimono
8. The Ridges Pub
9. Zeera By The Bay
10. Moxies Pickering Restaurant
11. Jack Astor's Bar & Grill
12. The Owl of Minerva
13. Mansion Kitchen + Bar
14. Hibachi Grill
15. Namak Handi
16. The Sailing Restaurant and Bar

PARKS & RECREATION

1. Esplanade Park
2. Diana Princess of Wales Park
3. David Farr Park
4. Beachfront Park
5. Frenchman's Bay
6. Valley Farm Ravine
7. Bay Ridges Kinsmen Park
8. Douglas Ravine
9. Balsdon Dog Park
10. Pickering Soccer Centre
11. Pickering Recreation Complex
12. KHEL - Badminton / Volleyball / Pickleball
13. Kings Courts Pickering

TRANSIT

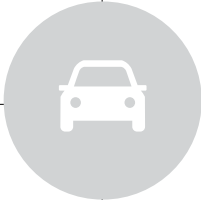
1. Pickering GO
 2. Highway 401
 3. Future BRT Stop
 4. Future BRT Stop
- Future BRT Transit Line
--- GO Transit Lakeshore East

U of T
Scarborough
12
Minutes

Centennial
College
15
Minutes

Ontario Tech
University
20
Minutes

Durham
College
20
Minutes



A Landmark in the Pickering Skyline

Designed by the renowned architectural firm Arcadis Architects Inc., 1515 Pickering Parkway seamlessly blends stylistic elegance with functional brilliance, evoking the timeless imagery of music. The building's striking black-and-white façade, reminiscent of piano keys, sets a new standard for modern living in Pickering.



Illustrations are artist's impression. E. & O.E.



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Your After 5 Retreat

Unwind in the elegantly designed Lounge, where beautiful finishes are an extension of your home. Featuring comfortable seating and a two-sided fireplace, this cozy backdrop offers the perfect space to relax and enjoy.

LOUNGE

Illustrations are artist's impression. E. & O.E.

Experience Moments that Count

Make memories in the Family Room, thoughtfully crafted to elevate your everyday experiences. Designed with togetherness in mind, this inviting space offers opportunity to spend quality time with those who matter most. Whether watching the big game, hosting game night, or simply enjoying a casual get-together, this room is sure to excite and inspire.



FAMILY ROOM

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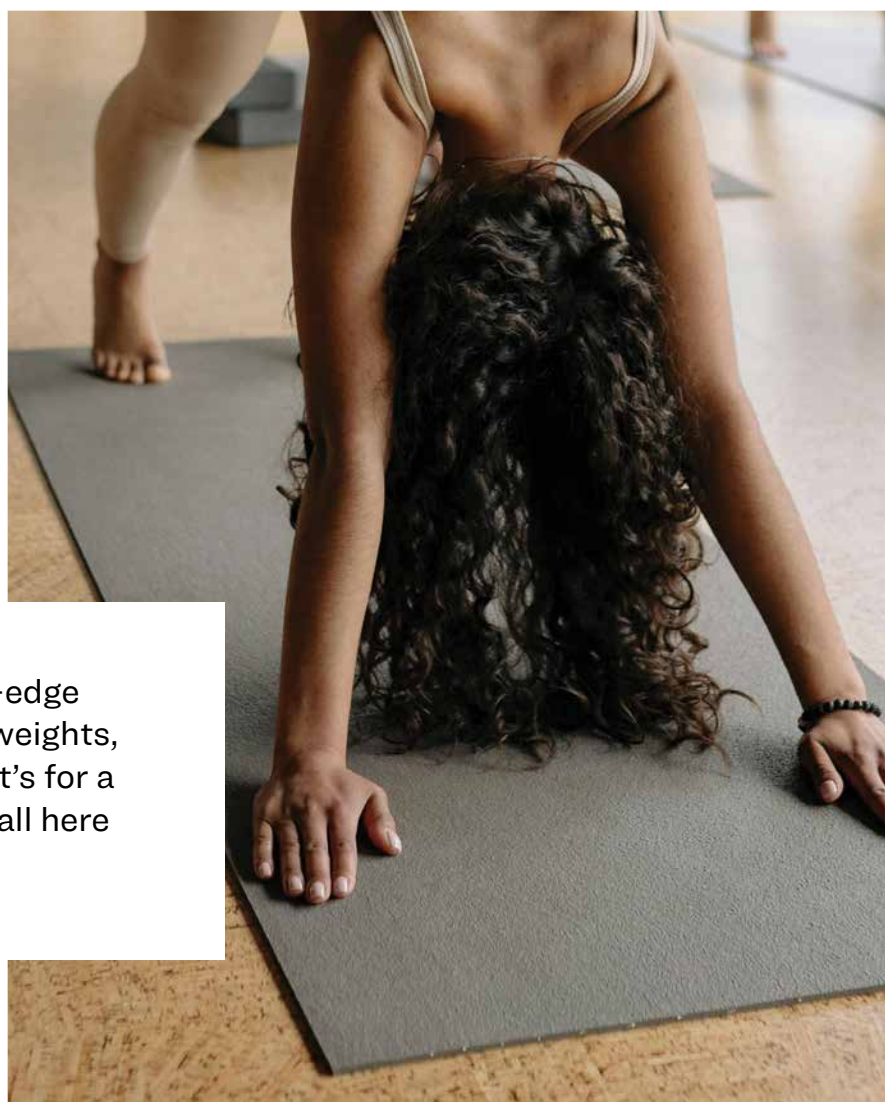
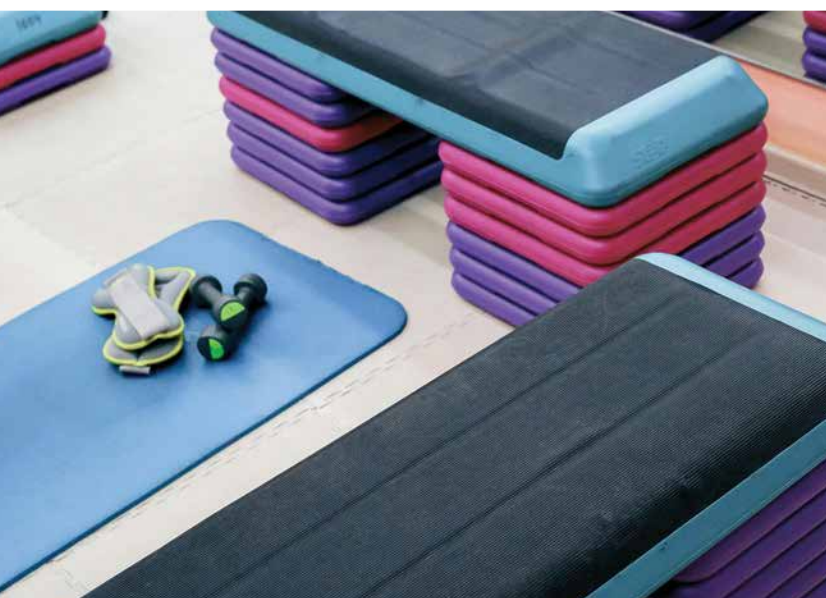
The Perfect Space for Every Occasion

Elevate your social events in the 1515 Pickering Parkway Party Rooms. Whether you're hosting a cocktail party or a dinner party, these are the perfect spaces to entertain friends and family.

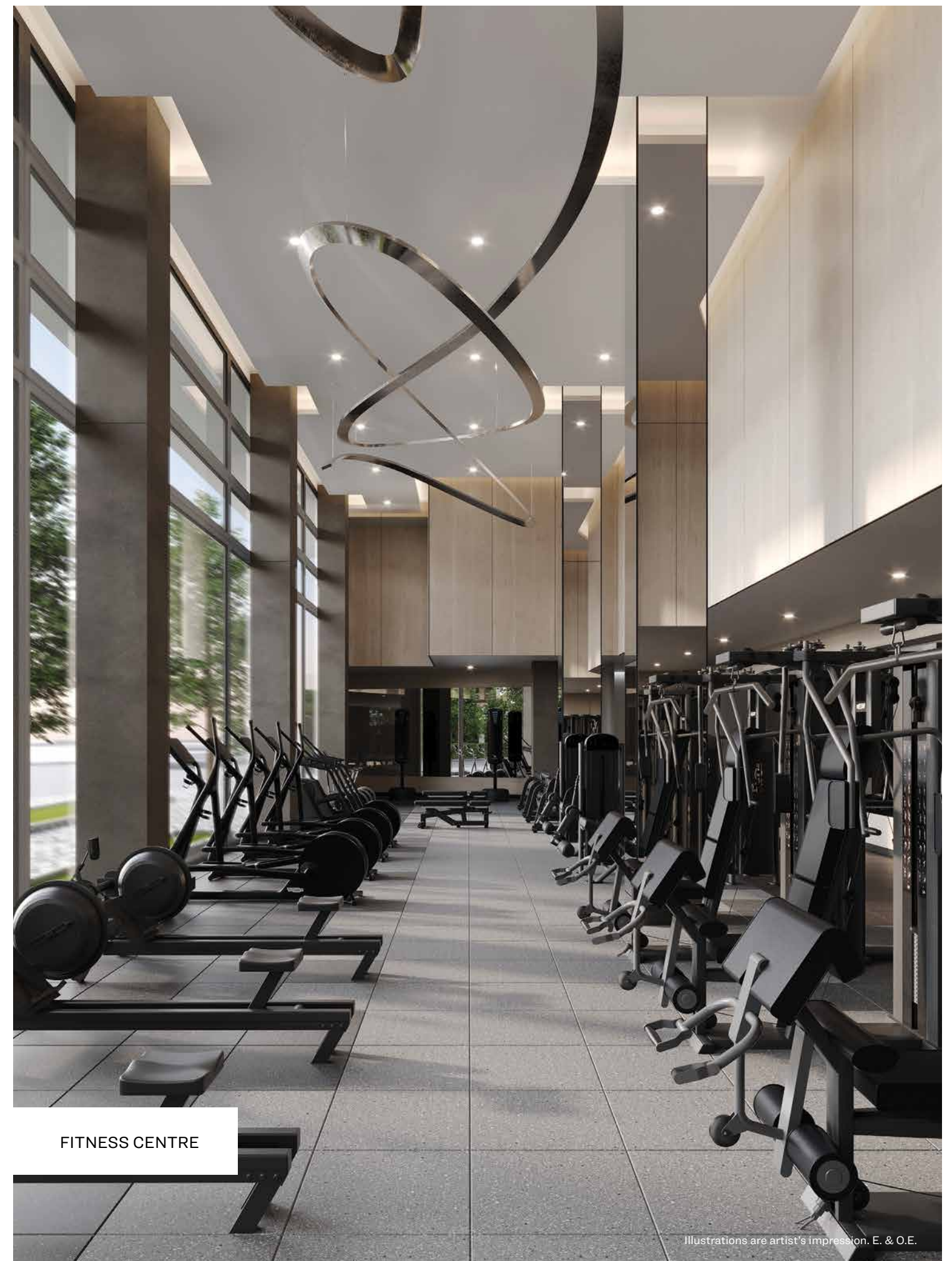
PARTY ROOMS

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Take Your 10,000 Steps to the Next Level



Discover convenience and quality in the cutting-edge Fitness Centre. With high-end equipment, free weights, and more, hit all your goals with ease. Whether it's for a quick cardio session or a relaxing yoga hour, it's all here for your wellness.



FITNESS CENTRE

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Elevate Your 9 to 5

COWORKING LOUNGE



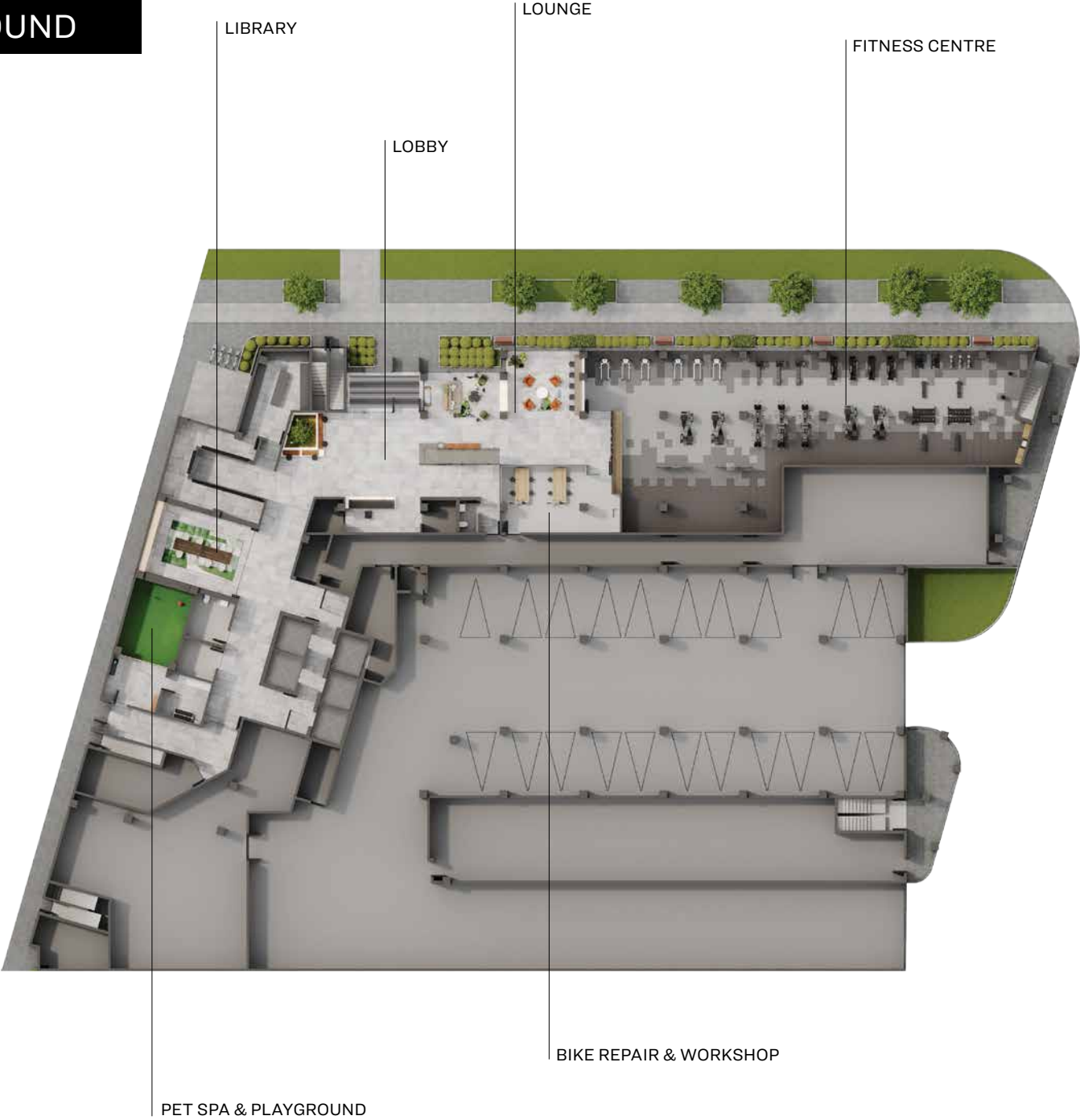
LIBRARY

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Whether you're working solo or collaborating with others, the Coworking Lounge and Library adapt to your needs. Grab a coffee and dive into your next big project just steps from your front door. Need to record your next podcast? Head to our state-of-the-art Multimedia Lounge and let your creativity flow.

Over 12,000 sf of Amenities to Discover

GROUND



LEVEL 2



LEVEL 5



Illustrations are artist's impression. E. & O.E

Suites Designed for Comfort

Immerse yourself in the pinnacle of urban living. Enjoy Pickering's panoramic, unobstructed views of tree-lined streets, parks, and waterways. Discover the perfect blend of natural landscape and modern luxury. Featuring sophisticated designer finishes, each suite provides boundless opportunities to create a space—and a lifestyle—that reflects your individuality.



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SEVOY

DEVELOPMENTS

Developing with Intent

At Sevoy, we are challenging common ideas of what it means to develop by designing communities that are within reach. We invest in urban, transit-oriented areas and design developments that truly revolve around the most crucial element of all – people.

Our approach is thoughtful and measured. We believe that shared success comes from a deep understanding of the unique lifestyle needs of individuals and families. Each new development is a chance for us to foster meaningful relationships and to invigorate the communities in which we build.

The Team

Platform Realty Partners

Platform is pioneering a bold new approach to pre-construction sales and marketing, bringing builders and buyers together in an immersive, experience-driven environment.

Backed by precision insights and targeted communication, Platform strengthens a builder's brand by forging deeper connections with audiences that matter. Our team reflects Canada's cultural fabric—agents from a wide range of backgrounds who approach every buyer with empathy, understanding, and respect.

ARCADIS

Arcadis is the world's leading company delivering data-driven sustainable design, engineering, and consultancy solutions for natural and built assets. We are more than 36,000 architects, data analysts, designers, engineers, project planners, water management and sustainability experts, all driven by our passion for improving quality of life. As part of our commitment to accelerating a planet positive future, we work with our clients to make sustainable project choices, combining digital and human innovation, and embracing future-focused skills across the environment, energy and water, buildings, transport, and infrastructure sectors. We operate in over 30 countries, and in 2023 reported €5.0 billion in gross revenues.

TL

Truong Ly Design Inc. was founded by Truong Ly in 2019. Truong's vision was to create a niche design company with a focus on residential and hospitality projects. He and his team share an unwavering commitment to integrity and authenticity. They are building a company where clients are at the core of the work process and their satisfaction is the ultimate goal.

ONE ADDRESS.
COUNTLESS OPPORTUNITIES.

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