

NOKIA

Design Brief

April 2022

Surrounding Uses



Site Context

NORTH

To the north of the Subject Site across Terry Fox Dr. is a 1- and 2-storey strip mall, 2-storey townhouses on Banchory Crescent and a wooded section of 360 Terry Fox Dr. which is also developed with a 2-storey office building. The current zoning here permits maximum heights of approximately 6 storeys, 4 storeys and 14 storeys at these locations respectively. In particular, the undeveloped section of 360 Terry Fox could be developed for a mixed use development up to 14 storeys.



EAST

To the east across Legget Dr. are four office buildings at 555, 535 and 515 Legget Dr. and the 18 storey Brookstreet Hotel at 525 Legget Dr. There are current Zoning By-law Amendment and Site Plan Control applications for a 30-storey apartment building further west, connected to the hotel. There is an existing raised covered footbridge over Legget Dr. that connects the existing Nokia office building and 555 Legget Dr.

WEST

To the west across March Rd. are several low-rise commercial buildings. Moving south to north there is a 4-storey office building at 50 Hines Rd., the parking lot at the rear of a 1-storey building fronting Hines Rd. and occupied by the Royal Canadian Legion (70 Hines Rd.), a 2-storey office building (84 Hines Rd.), a former dwelling now used as an office (525 March Rd.), a gym and strip mall (555 and 591 March), a vacant parcel and, at the junction with Terry Fox Dr., a 2-storey office building. To the northwest is a low-rise residential neighbourhood.

SOUTH

To the south is a 2-storey office and light industrial building built in 2015 currently occupied by Sanmina, a high-tech manufacturer. The building is oriented to March Rd. and surface parking is provided to the south of the building.



Existing Conditions – Site and Surround Context



1. Commercial uses on North side of Legget Dr.



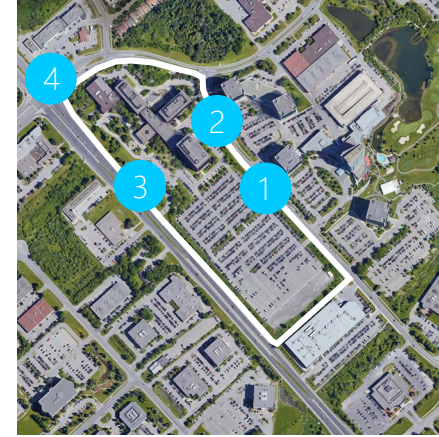
2. Nokia campus from Legget Dr.



3. Nokia campus from March Rd.



4. March Road Mall at March Rd. & Terry Fox Dr.



Existing Conditions – Site and Surround Context



1. Brookstreet Hotel on Legget Dr.



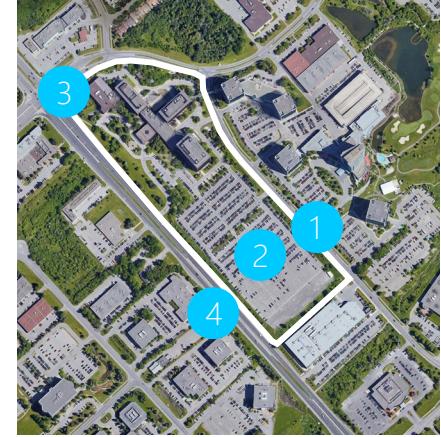
2. Nokia campus parking lot looking Northwest



3. Nokia campus at Terry Fox Dr. & March Rd.



4. Commercial uses on South side of March Rd.

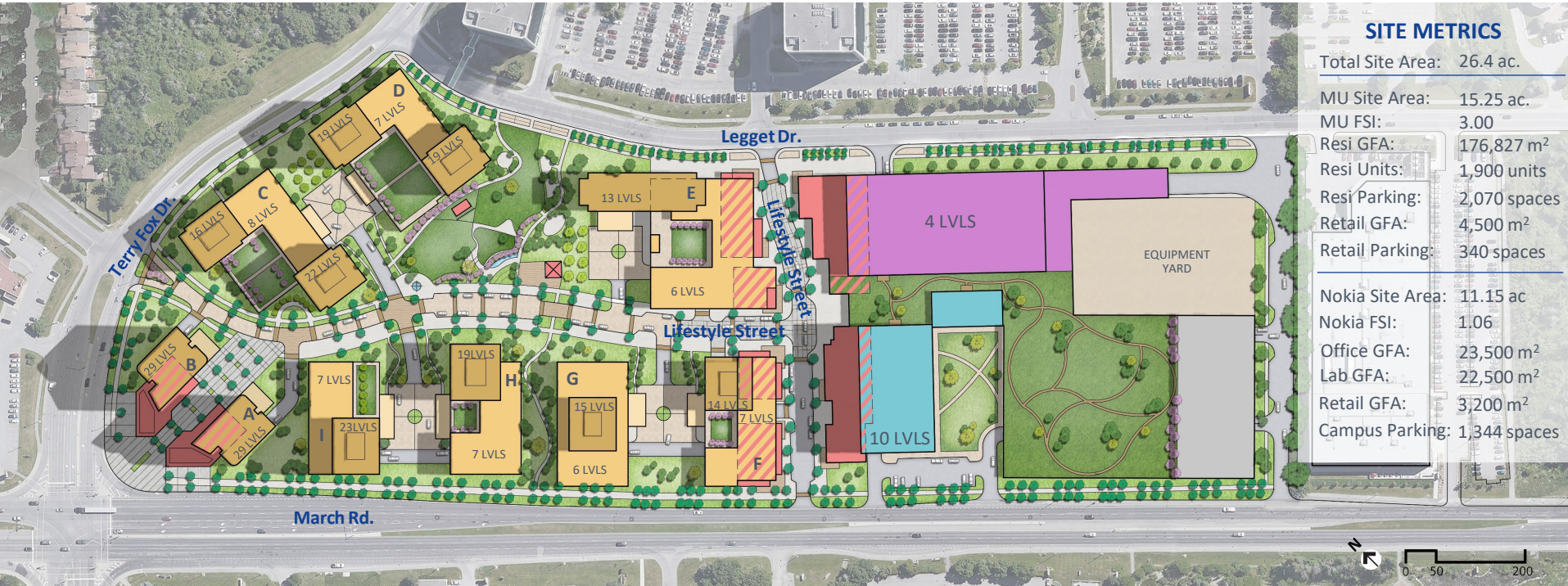


Plans and Studies

- Conceptual Site Plan
- Massing
- Aspirational Imagery
- Angular Plane – Proximity Slope
- Street Cross Sections
- Lifestyle Street Renderings
- Shadow Analysis

Proposed Campus Site Plan

Residential
 Retail
 Office
 Lab



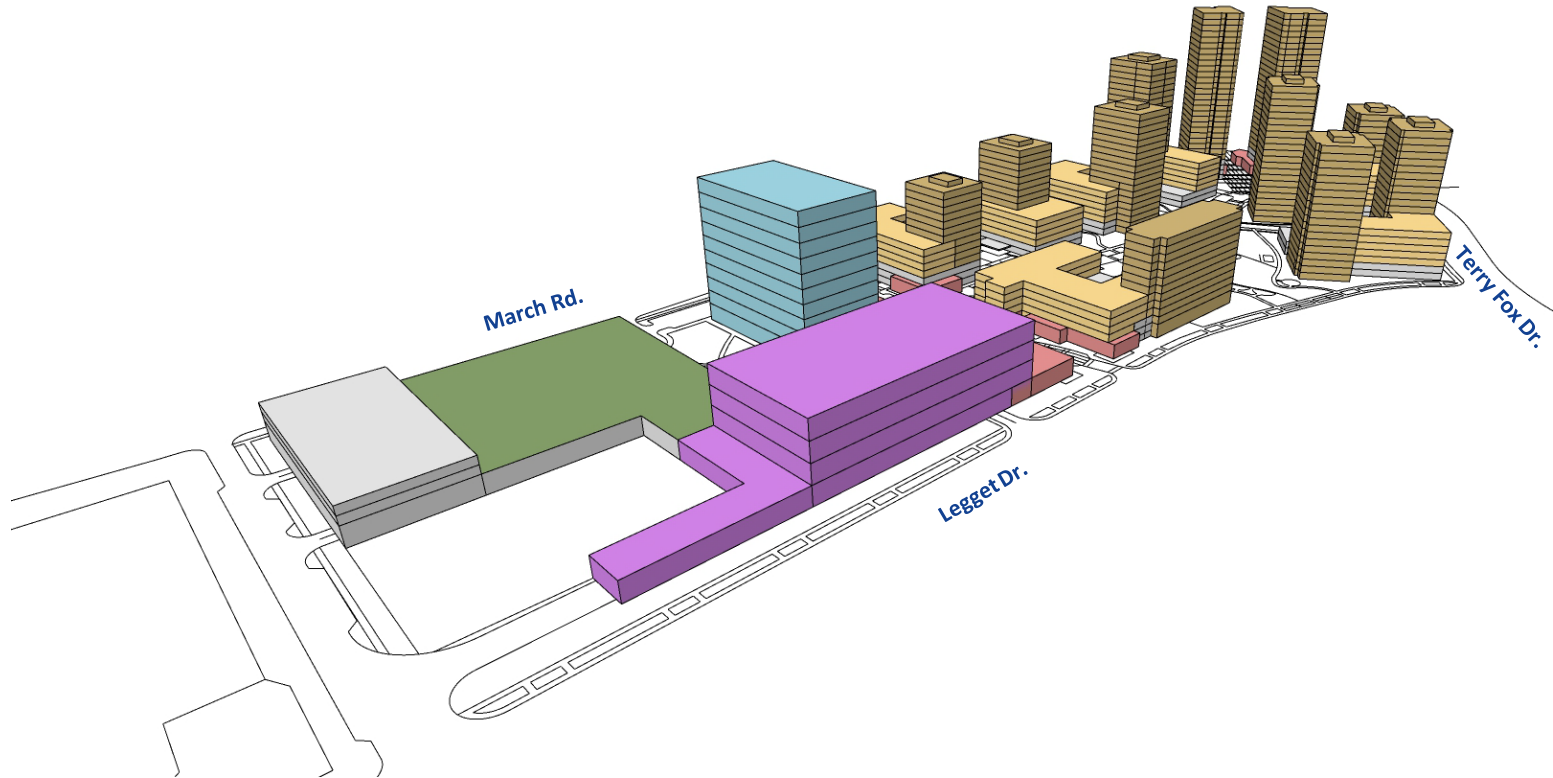
SITE METRICS

Total Site Area:	26.4 ac.
MU Site Area:	15.25 ac.
MU FSI:	3.00
Resi GFA:	176,827 m ²
Resi Units:	1,900 units
Resi Parking:	2,070 spaces
Retail GFA:	4,500 m ²
Retail Parking:	340 spaces
Nokia Site Area:	11.15 ac
Nokia FSI:	1.06
Office GFA:	23,500 m ²
Lab GFA:	22,500 m ²
Retail GFA:	3,200 m ²
Campus Parking:	1,344 spaces

Massing

3D View Looking West

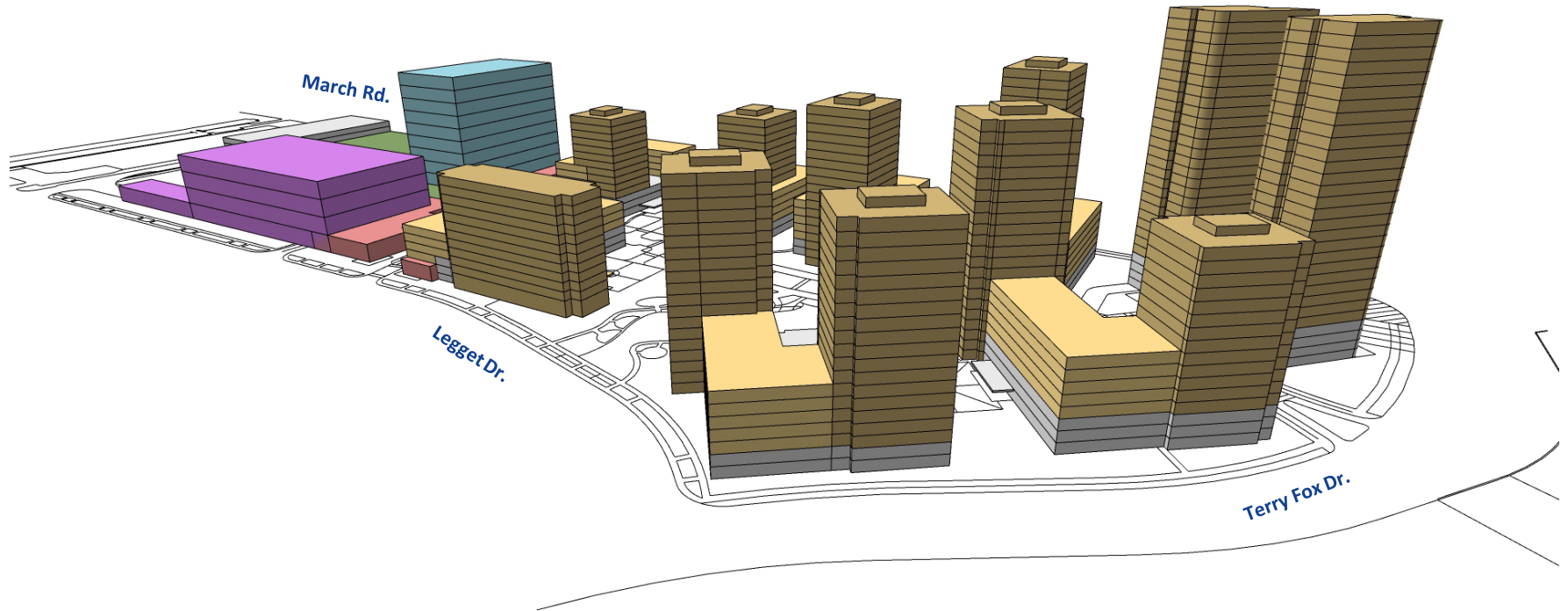
Residential Retail Office Lab Nokia Amenity Deck



Massing

3D View Looking South West

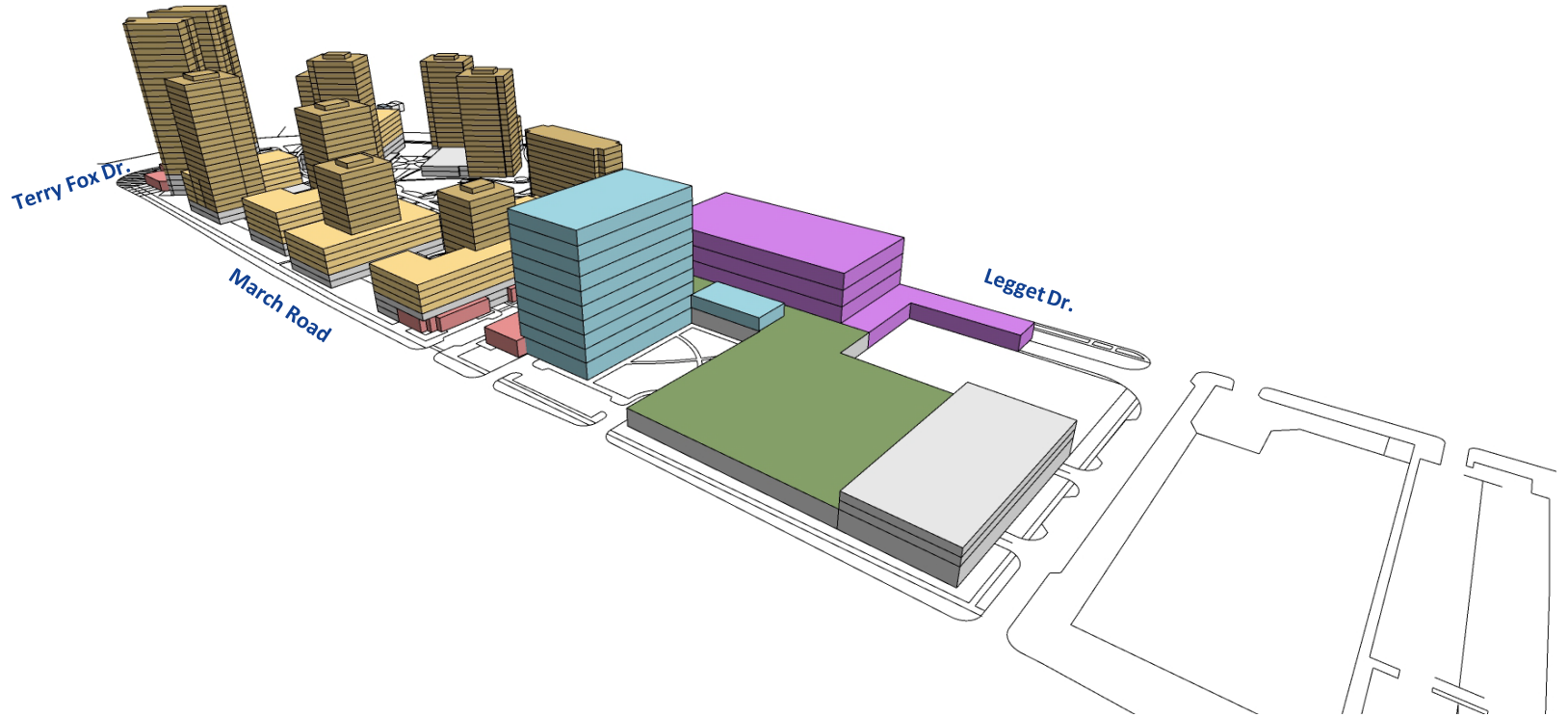
Residential Retail Office Lab Nokia Amenity Deck



Massing

3D View Looking North

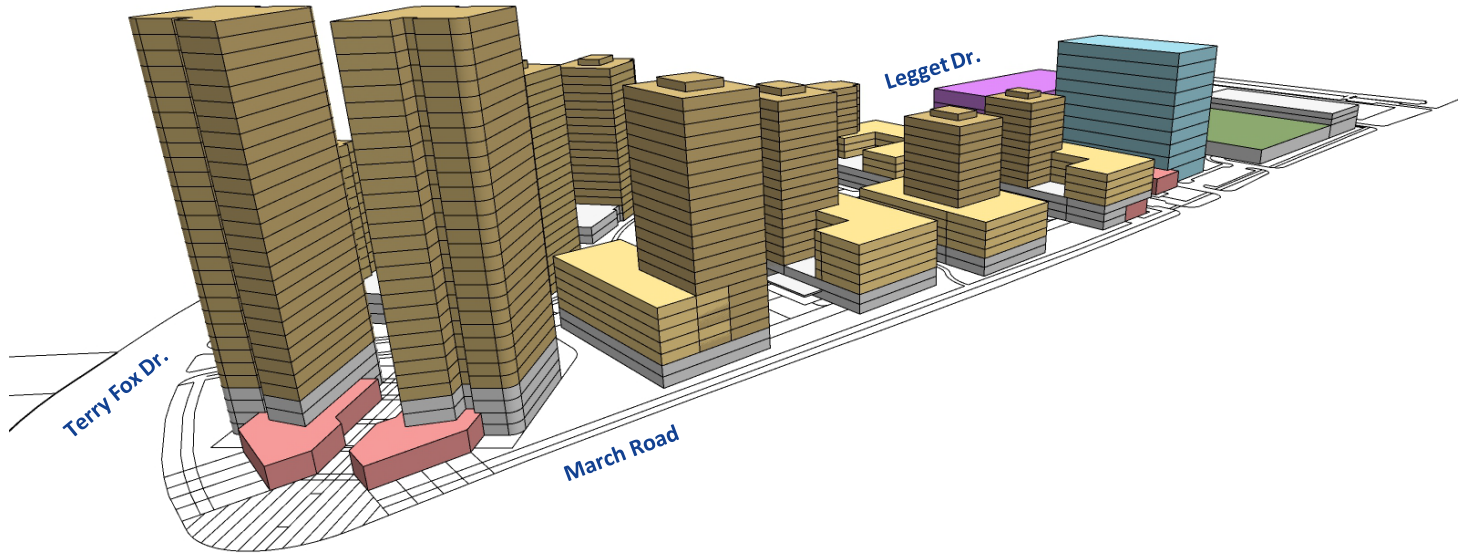
Residential Retail Office Lab Nokia Amenity Deck



Massing

3D View Looking South East

Residential Retail Office Lab Nokia Amenity Deck



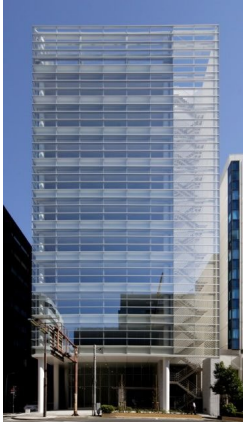
Aspirational Imagery: Lifestyle



Aspirational Imagery: Landscape

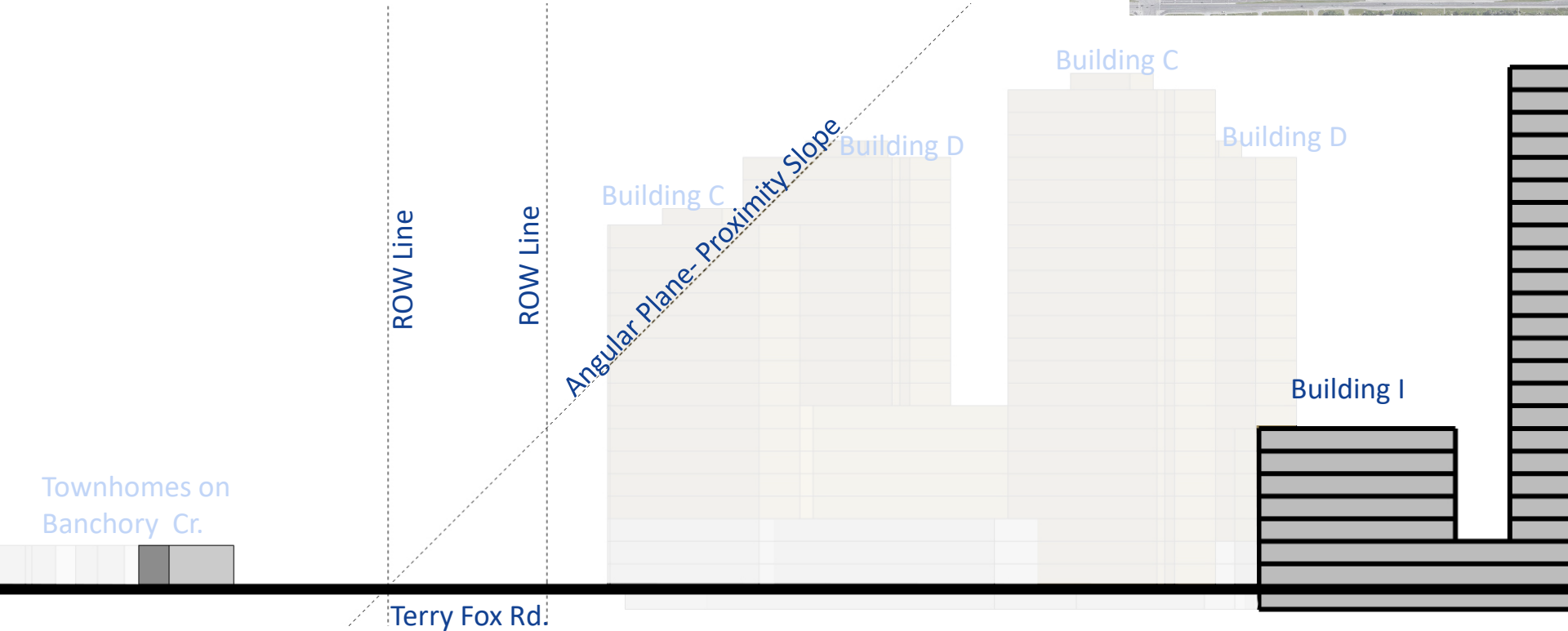
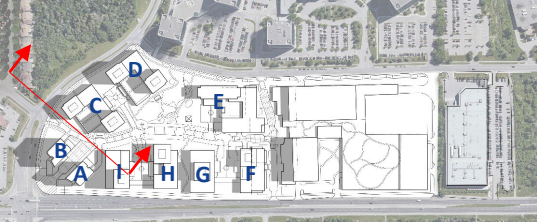


Aspirational Imagery: Architecture



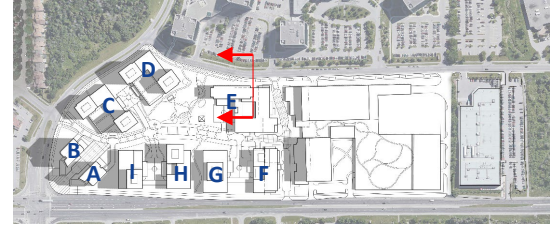
Angular Plane – Proximity Slope

Terry Fox

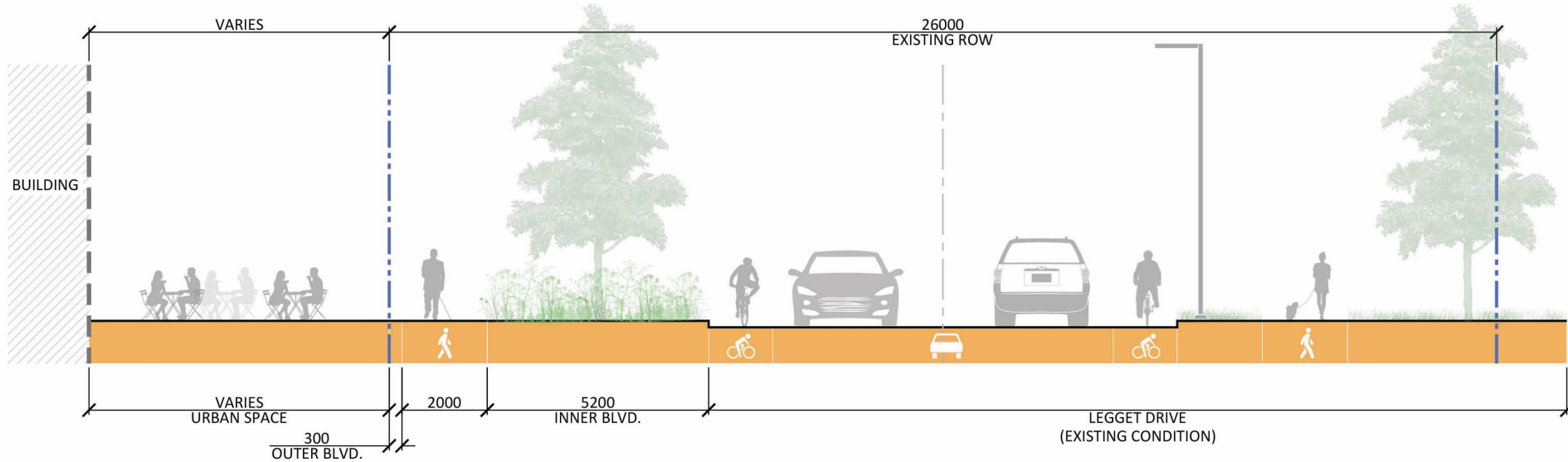


Street Cross Section

Legget Drive

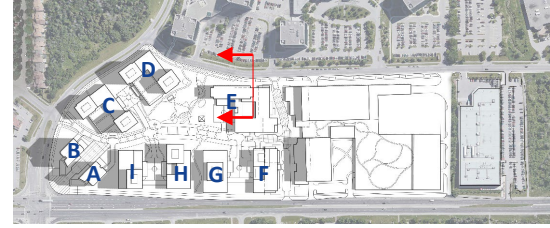


1A. LEGGET DRIVE

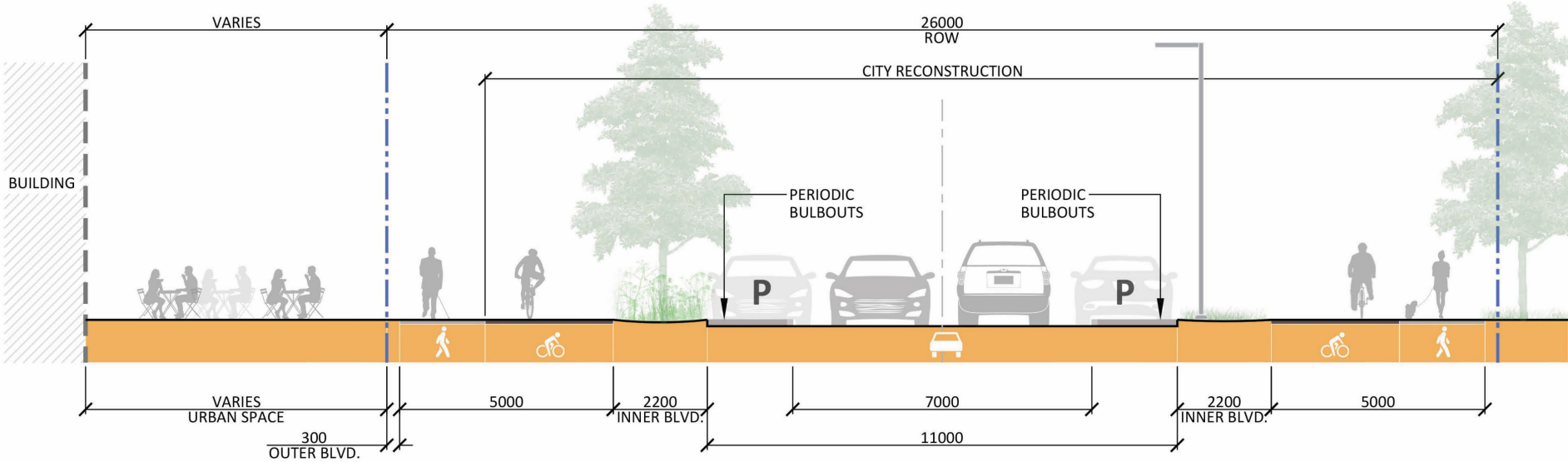


Street Cross Section

Legget Drive: Future City Reconstruction

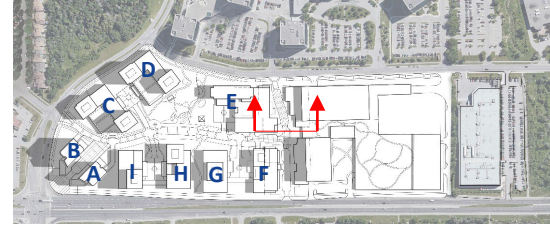


1B. LEGGET DRIVE - FUTURE CITY RECONSTRUCTION

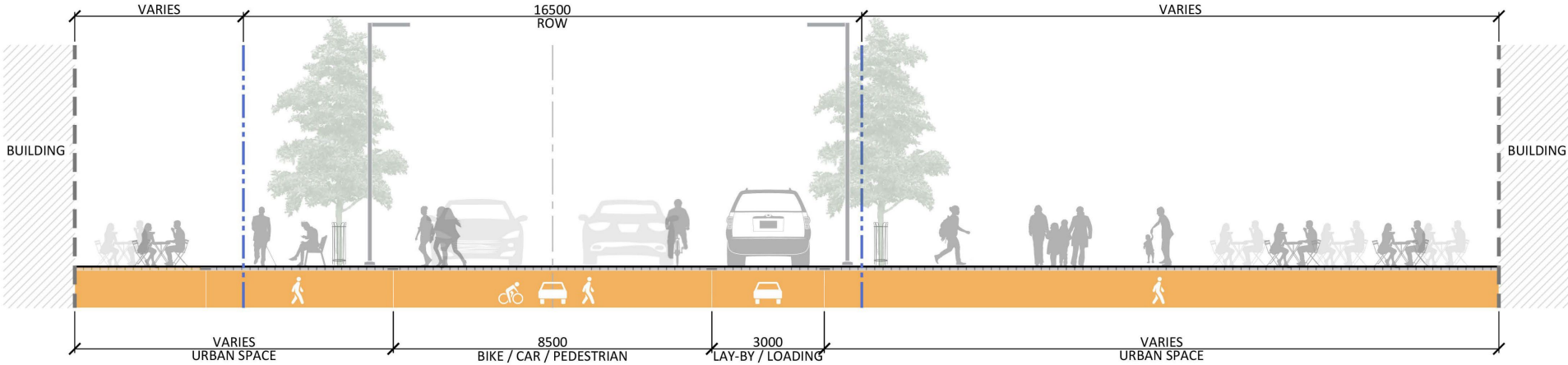


Street Cross Section

East-West Lifestyle Street

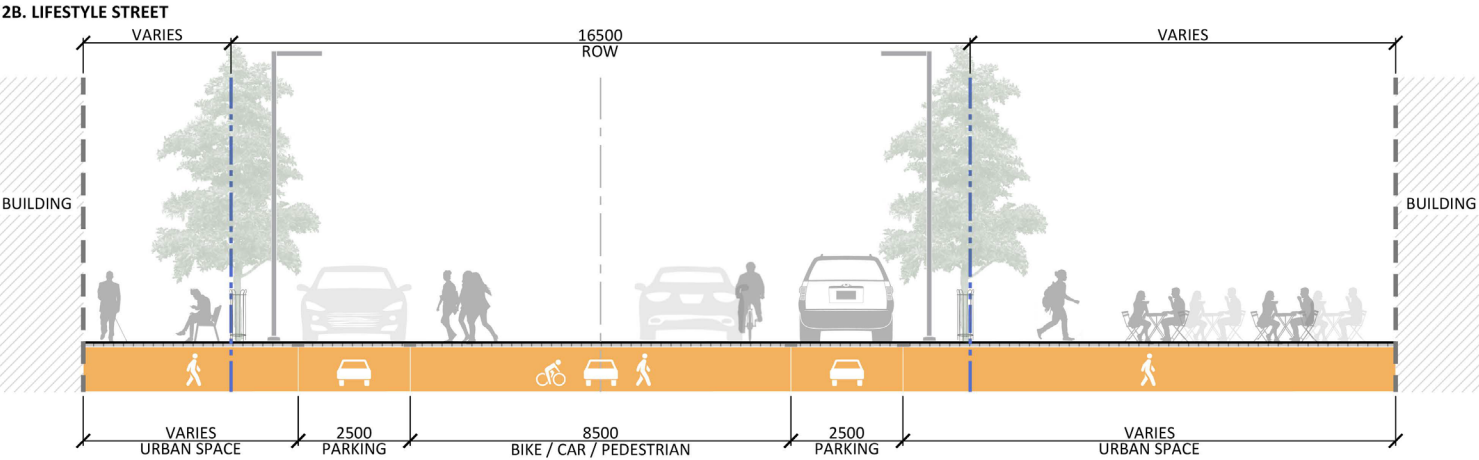
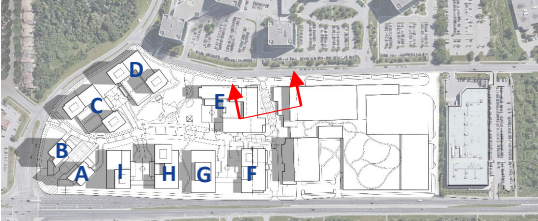


2A. LIFESTYLE STREET



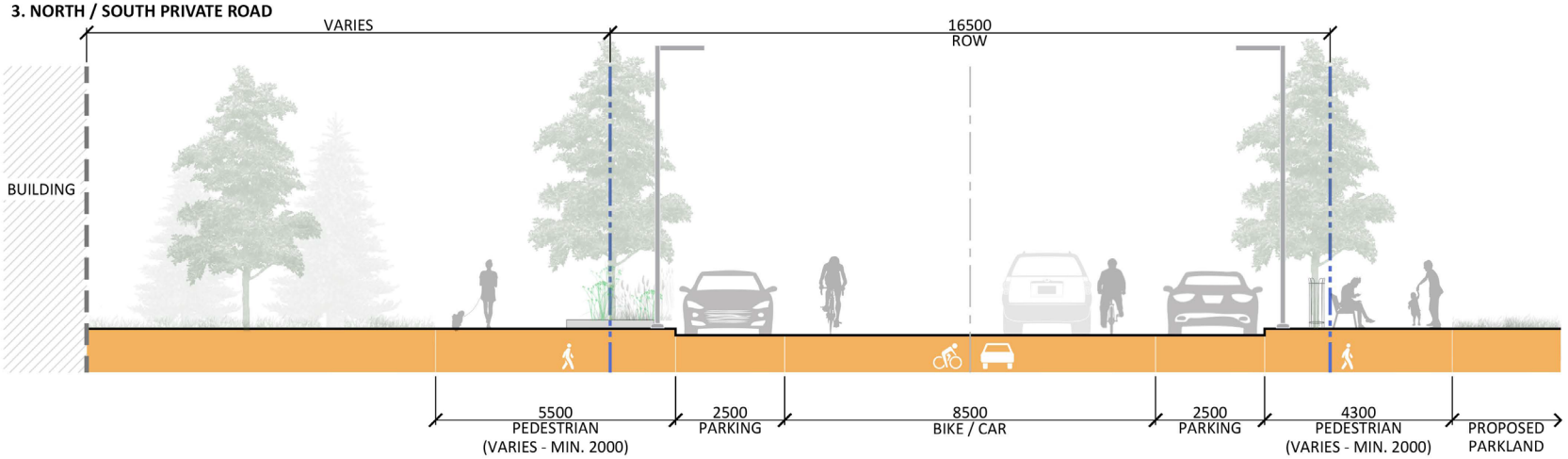
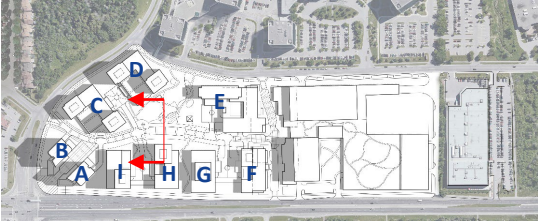
Street Cross Section

East-West Lifestyle Street

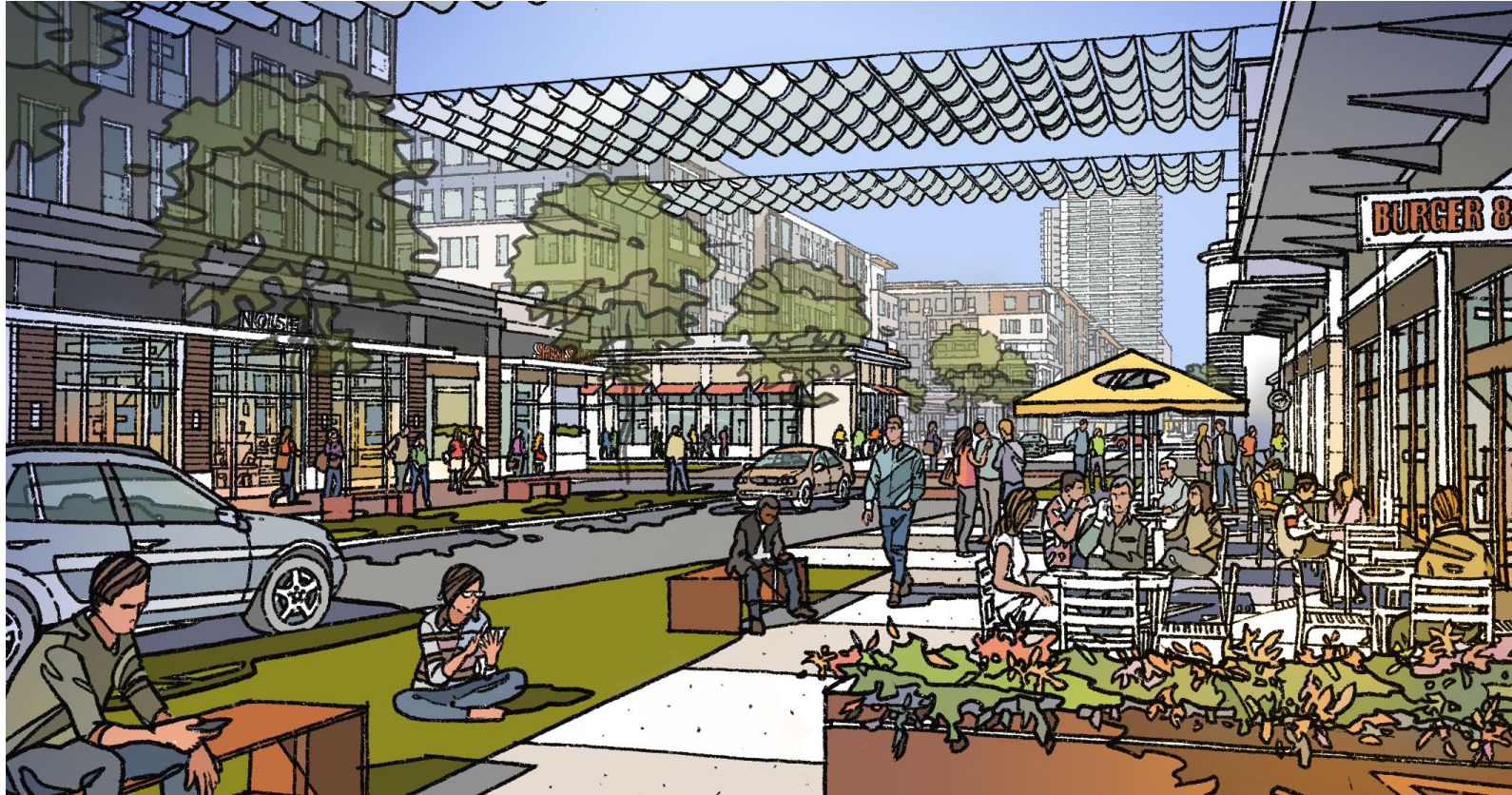


Street Cross Section

North-South Lifestyle Street



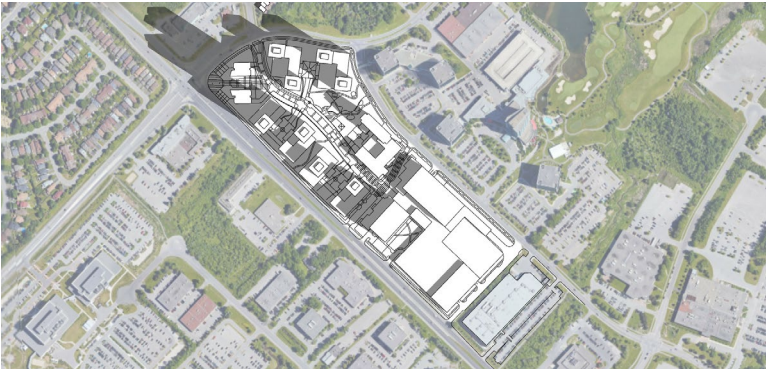
Lifestyle Street Renderings



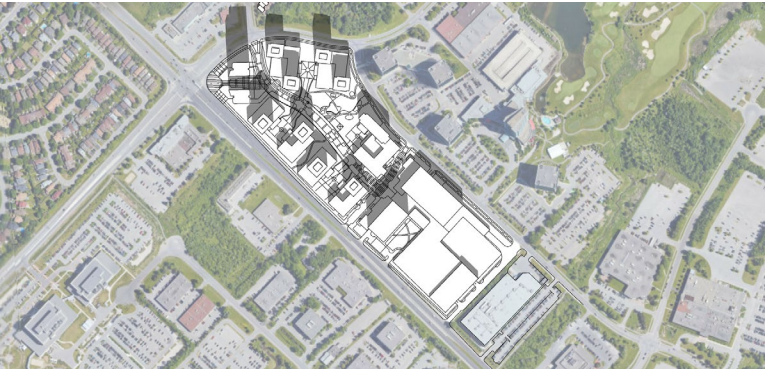
Lifestyle Street Renderings



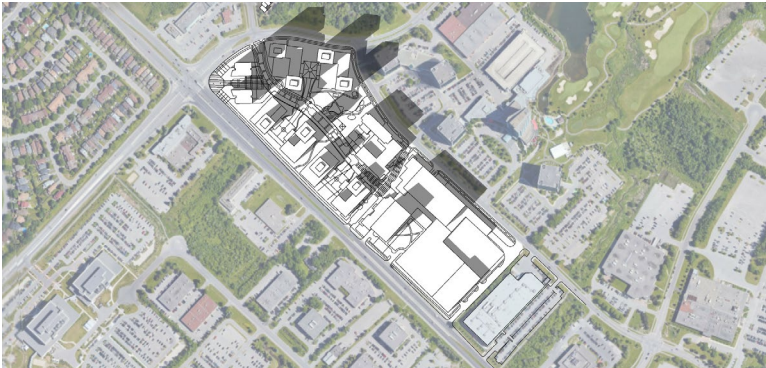
Sun Study March 21st



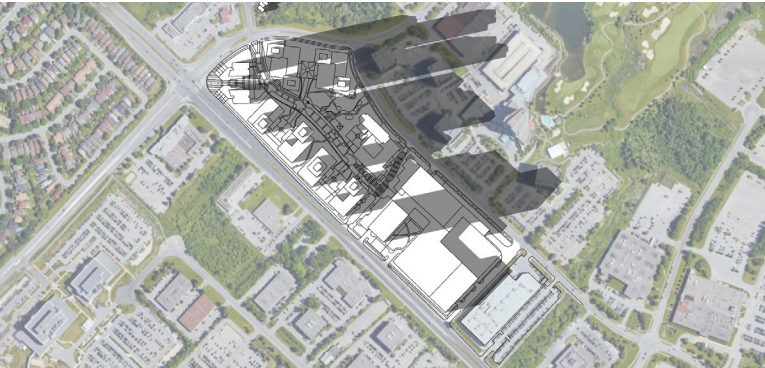
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NOON

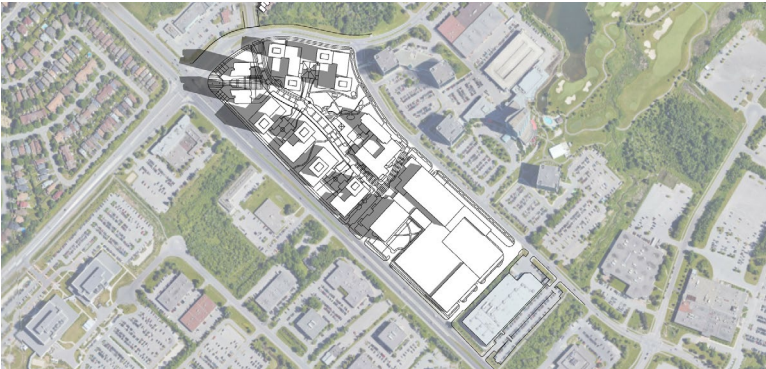


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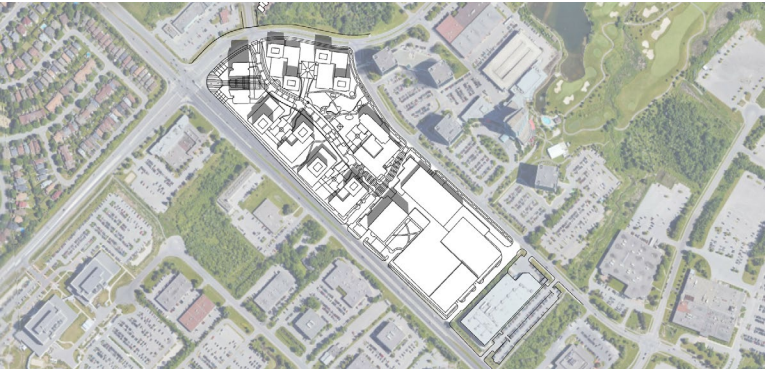


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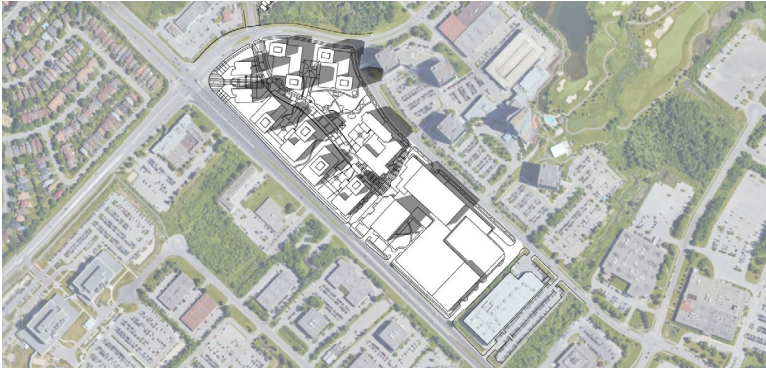
Sun Study June 21st



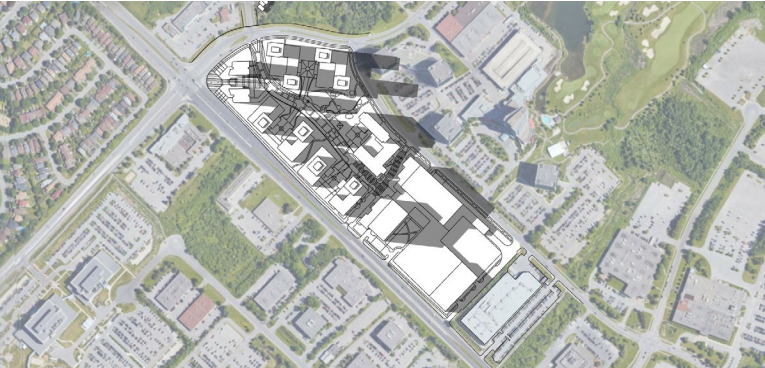
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NOON



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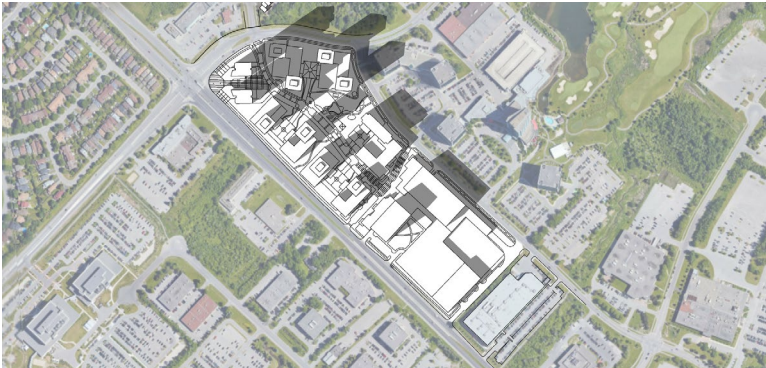
Sun Study September 21st



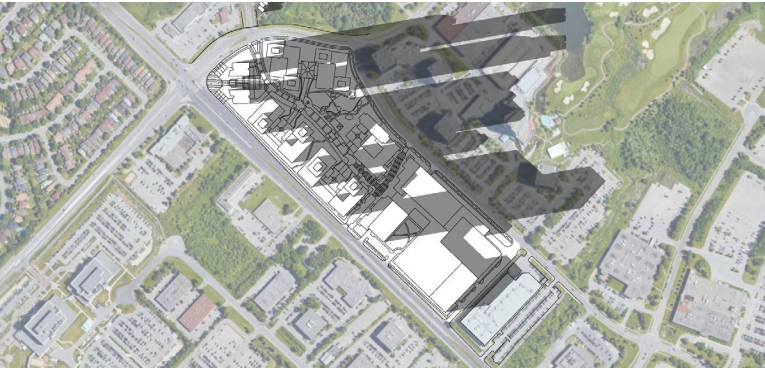
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NOON

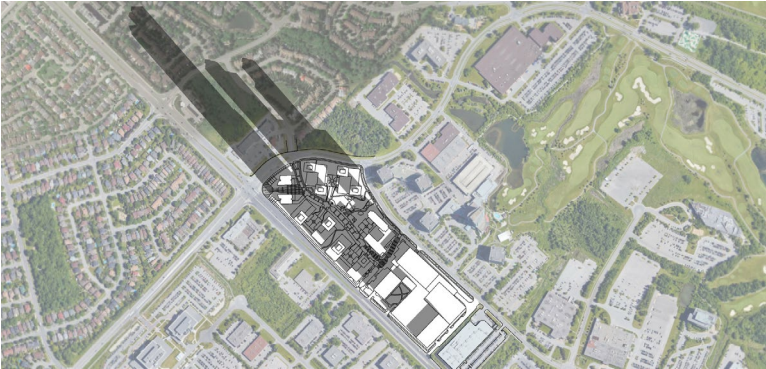


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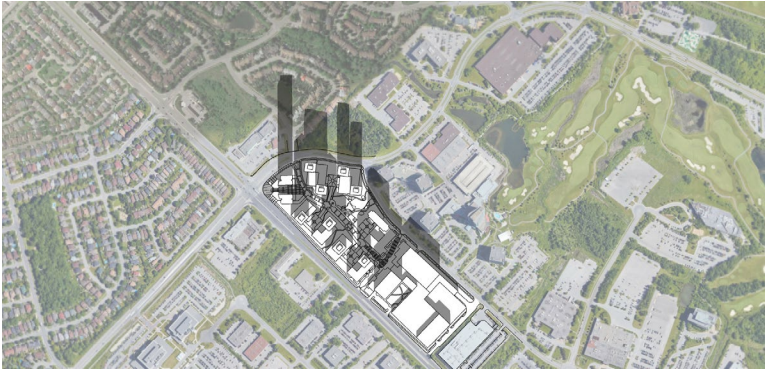


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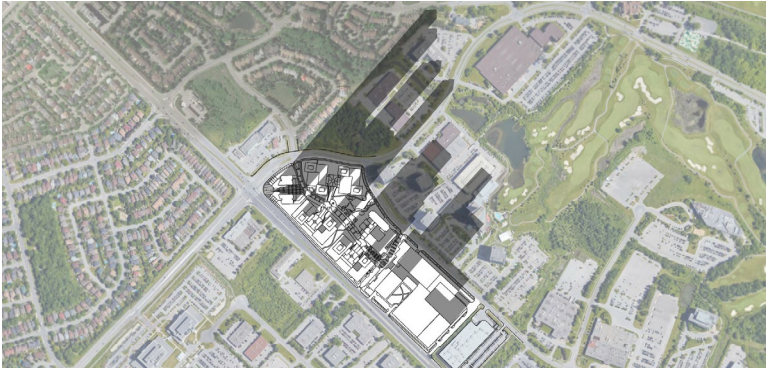
Sun Study December 21st



9:00 AM



NOON



3:00 PM