

December 22, 2023

City Development Department

City of Pickering
One The Esplanade
Pickering, ON L1V 6K7

**Attention: Cristina Celebre, Principal Planner
Nilesh Surti, Division Head**

Dear Cristina,

RE: 2nd Draft Plan of Subdivision and Zoning By-law Amendment Submission
575 Highway 7, 625 Highway 7 and 685 Highway 7, Pickering
Part of Lot 27 and 28, Concession 5, City of Pickering
TBG Project No. 22871

On behalf of our client, Caplink Limited ("Owner"), The Biglieri Group Ltd. ("TBG") is pleased to submit this formal second submission for a Draft of Subdivision and Zoning By-law Amendment for the lands municipally known as 575 Highway 7, 625 Highway 7 and 685 Highway 7, City of Pickering ("Subject Site"). The Subject Site is legally described as Part of Lot 27, Concession 5 and Part of Lot 28, Concession 5, in the City of Pickering.

SITE DESCRIPTION

The Subject Site is located at the southeast corner of Highway 7 and North Road. The Subject Site is approximately 83.55 acres (33.81 ha) in size with approximately 720m of frontage onto Highway 7 and approximately 500m onto North Road.

PROPOSED DEVELOPMENT

The client seeks to develop approximately 83 acres of land into prestige employment development which consists of six (6) buildings which are intended to be used for prestige employment uses such as manufacturing, freezer storage, distribution centre and logistics totaling approximately 1.4 million square feet of gross floor area. The development proposes to add a public road, to be named Stonefire Road (Street "B"), with an access point on Highway 7, and a second public road which is the extension of Wonder Drive (Street "A") from Phase 1, westwards towards North Road. The proposal also includes one (1) public stormwater pond located at the southwest corner of the Subject Site. Further, a road widening along Highway 7 to protect for a total ROW width of 45m is provided, a road widening of 2 metres along North Road is provided to protect for a total ROW width of 22 metres is provided as well as a 14-metre setback along the southern portion of the site adjacent to Highway 407. The Conceptual Master Site Plan and Draft Plan are described below.

Please note that the building names (Building 6 -11) are continuation from Phase 1 lands directly east of the Subject Site. Site and Building statistics for the revised proposal can be found on the table below:

Use	Block Number	Block Size (ha)	Building Number	Ground Floor Area (m ²)
Employment	1	6.998	6	21, 111.89
	2	5.147	7	23, 314.74
	3	4.379	8	23, 314.74
	4	7.404	9	23, 314.74
	5	4.629	10	21, 140.07
	6	4.946	11	22, 614.28
Highway 7 Road Widening	7	0.554	N/A	N/A
North Road Road Widening	8	0.066	N/A	N/A
Municipal Roads	Street 'A' (Wonder Drive)	2.16	N/A	N/A
	Street 'B' (Stonefire Road)			

Parking Statistics:

- Commercial and Industrial (including barrier free, carpool and electric vehicle spaces): ~1,301 spaces.
- Loading Spaces: 329 spaces
- Trailer Parking: 212 spaces
- Bicycle spaces: 144 spaces

SUPPORTING DOCUMENTS

In support of our 2nd DPS and ZBA submission, please find enclosed the following:

No.	Report/Document Title	Consultant	Date
1	Covering Letter	The Biglieri Group Ltd	December 20 th , 2023
2	Comments Matrix	The Biglieri Group Ltd	December 20 th , 2023
3	Draft Plan of Subdivision	The Biglieri Group Ltd	December 11 th , 2023
4	Master Conceptual Site Plan	Baldassarra Architects	December 19 th , 2023
5	Functional Servicing Report	Sabourin Kimble Associates	December 2023
5a	Civil Drawing Package	Sabourin Kimble Associates	December 2023
5b	Proof of Payment of Engineering Review Fee	Caplink Limited	November 29 th , 2023
6	Landscape Concept Plan	Landscape Planning	December 2023

7	Lighting Plan	Hammerschlag & Joffe	November 27 th , 2023
8	Environmental Impact Study Addendum	Palmer	December 6 th , 2023
9	Phase 2 Environmental Site Assessment	Pinchin Ltd.	July 12 th , 2023
9a	Reliance Letter	Pinchin Ltd.	November 20 th , 2023
9b	Certificate of Insurance	Pinchin Ltd.	N/A
10	Stage 2 Archaeological Assessment	WSP	July 3 rd , 2023
10a	Stage 2 Archaeological Assessment Supporting Document	WSP	July 3 rd , 2023
11	Functional Road Design	BA Group	December 12 th , 2023
11a	Vehicle Maneuvering Diagram	BA Group	December 12 th , 2023

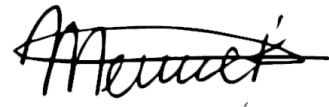
Respectfully,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, RPP, MCIP
 Principal



Mike Pettigrew, B.U.R.Pl.
 Partner



Merve Kolcak, M.E.S. (Pl)
 Planner

cc: Caplink Limited