

June 30, 2023

City Development Department

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

Attention: Nilesh Surti, Division Head, Development Review and Urban Design

Dear Nilesh Surti,

RE: 1st 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 first 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.

575 Highway 7, Pickering is a heritage property listed under Part IV, Section 27 of the Ontario Heritage Act. The property is currently being further studied and our client intends remove the house make way for this Phase.

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, 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.

- **Block 1/Building 6:** Manufacturing and Office Use
 - Total GFA: 227, 246sqft (21,111.89sqm)
- **Block 2/Building 7:** Manufacturing and Office Use
 - Total GFA: 250,958sqft (23,314.74sqm)
- **Block 3/Building 8:** Manufacturing and Office Use
 - Total GFA: 250,958sqft (23,314.74sqm)
- **Block4/Building 9:** Distribution Centre
 - Total GFA: 250,958sqft (23,314.74sqm)
- **Block 5/Building 10:** Manufacturing and Office Use
 - Total GFA: 280,553sqft (26,064.21sqm)
- **Block 6/Building 11:** Manufacturing and Office Use
 - Total GFA: 243,418sqft (22,614.28sqm)
- **Block 7:** Public SWM pond.
- **Block 8:** ROW widening along Highway 7

Municipal Roads:

- **Street "A" (Wonder Drive):** 22m wide.
- **Street "B" (Stonefire Road):** 29m wide; and,

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: 120 spaces

POLICY FRAMEWORK

The Durham Regional Official Plan (Office Consolidation, May 26th, 2020) designates the Subject Site as a *Special Policy Area*. In the City of Pickering Official Plan (Office Consolidation, October 2018) the Subject Site is designated as *Prestige Employment* and *Seaton Natural Heritage System*, contains a *Heritage Lot* and *Stormwater Management Facility* within the Neighbourhood 21: Pickering Innovation Corridor. Further, there is a proposed local road going westwards towards North Road. In the Seaton Zoning Bylaw 3037, the Subject Site is zoned as *Rural Agricultural Zone(A)*.

REQUIRED APPROVALS

In order to facilitate this development, it is our understanding that a Zoning By-Law Amendment and a Draft Plan of Subdivision application will be required.

SUPPORTING DOCUMENTS

In support of our 1st DPS and ZBA submission, please find enclosed the following:

- Zoning By-law Amendment Form, prepared by The Biglieri Group Ltd.;
- Draft Plan of Subdivision Form, prepared by The Biglieri Group Ltd.;
- Traffic Impact Study (Phase 1 and 2) prepared by BA Group Consulting dated June 2023;
- Stage 1 Archaeological Assessment prepared by WSP dated April 2022;

- Stage 1 Archaeological Registry;
- Functional Servicing and Stormwater Management Report prepared by Sabourin Kimble Associates dated June 2023;
- Civil Drawing Package (including ESC Plan, Interim & Ultimate SAN Drainage Plan, Interim & Ultimate Grading Plan, Interim & Ultimate Servicing Plan, STM Drainage Plan, Interim & Ultimate Water Distribution Plan) prepared by Sabourin Kimble Associates dated June 2023;
- Digital Models (Hydraulic Model and Hydrology Model) prepared by Sabourin Kimble Associates;
- Conceptual Landscape Plan prepared by Landscape Planning dated June 2023;
- Tree Protection Plan prepared by Canopy Consulting dated June 2, 2023;
- Arborist Report prepared by Canopy Consulting dated June 2, 2023;
- Environmental Impact Assessment prepared by Palmer dated June 23, 2023;
- Phase 1 Environmental Site Assessment prepared by Pinchin dated April 27, 2023;
- Noise Impact Study prepared by Aercoustics dated May 24, 2023;
- Sustainable Development Report and Checklist prepared by The Biglieri Group Ltd dated June 2023;
- Urban Design Brief prepared by The Biglieri Group Ltd. dated June 2023;
- Planning Rationale Report prepared by The Biglieri Group Ltd. dated June 2023;
- Draft Zoning By-law Amendment prepared by The Biglieri Group Ltd.;
- Geotechnical Report prepared by EXP Services dated April 18, 2023;
- Hydrogeological and Water Balance Assessment Report prepared by EXP Services dated May 8, 2023;
- Fluvial Geomorphology Assessment prepared by Palmer dated June 28, 2023;
- Heritage Impact Assessment prepared by WSP dated May 16, 2023;
- Plan of Survey prepared by JD Barnes dated December 1, 2022;
- Draft Plan of Subdivision prepared by The Biglieri Group Ltd.; dated March 6, 2023;
- Conceptual Master Site Plan prepared by Baldassarra Architecture dated June 30, 2023; and,
- Lighting and Photometrics Plan prepared by Hammerschlag and Joffe Inc. dated May 23, 2023;

Please note that the required fees for Draft Plan of Subdivision and Zoning By-law Amendment applications will be sent by Caplink Limited once fees are confirmed by the City.

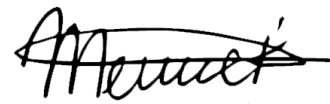
Respectfully,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, RPP, MCIP
Principal



Mike Pettigrew, B.U.R.Pl.
Senior Associate



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

cc: Caplink Limited