

DELIVERED VIA EMAIL

DATE May 31, 2021

TO: Mr. Nilesh Surti,
Manager, Development Review & Urban Design
City of Pickering
One The Esplanade
Pickering, Ontario
L1V 6K7

**RE: *Official Plan Amendment, Rezoning, and Site Plan Control Re-submission
OPA 20-003/P, A 07/20, and S 06/20
1899 Brock Road, Pickering***

As you know, Calloway REIT (Pickering) Inc. are the owners and developers of the lands municipally known as 1899 Brock Road.

As the owner of the properties, we are pleased to re-submit materials in support of an Official Plan Amendment and Rezoning for Block 1 to permit a mixed-use community comprising of 5 residential towers. Furthermore, we are please to re-submit all supporting material for the Site Plan Approval to permit the first 3 towers comprising of Phase 1. This application is the first re-submission from our April 24th, 2020 OPA / ZBA / SPA applications, as deemed complete on June 8th, 2020.

Overview and Contextual Information

For context, the subject site is a 7.05 acres parcel bounded by Pickering Parkway to the south, Brock Road to the west, Commercial Retail Units to the north, and a Wal-Mart and Lowe's Home Improvement to the east. The site is currently a commercial plaza occupied by single-storey commercial buildings with associated paved parking areas.

Summary of Revisions to Proposal

After review of the totality of the feedback from the City and stakeholder regarding our April 24th, 2020 planning applications, we felt a reorganization of the block would best address the comments.

The applications now seek to facilitate a mixed-use community consisting of 5 residential towers as part of Block 1 and a central open space. A new residential tower has been incorporated as part of Phase 1, resulting in the redistribution of units over the 5 proposed towers and reduction of tower heights from 33-43 storeys to 25-32 storeys. The addition of the third tower allows for

better massing and articulation at the gateway, while simultaneously allowing for better placement of the open space.

The re-submitted block plan (drawing no. SPA005b) envisions a gradual transition in built form and height, with taller buildings oriented towards Brock road and the gateway to ensure compatibility with surrounding uses, including the established neighbourhood to the east. The proposed Block 1 development contemplates significant open space central to the block and is designed based on mitigating shadow impacts and emphasizing sunlight. Further, the conceptual master plan contemplates a new internal road network that provides connectivity throughout the node and breaks up a larger parcel of land into developable parcels with frontage on public and private roads. Additionally, the internalized roads and driveways minimize the impact on the arterial roads, particularly Brock Rd & Pickering Pkwy.

The full Block 1 development now proposes a total gross floor area ('GFA') of 136,991 m² consisting of 129,547 m² of residential GFA, 4,243 m² of retail GFA, and 3,201 m² of amenity GFA, and representing a total floor space index ('FSI') of 4.80. Due to the aforementioned revisions, the proposed development now contains 828 parking spaces as part of Phase 1 and 1366 parking spaces as part of Phase 2.

Urban Design & Design Review Panel Responses

Calloway REIT (Pickering) Inc. is please to provide the following responses to key design themes mentioned in the Urban Design Comments Memo, dated December 1st, 2020. Please note that a more comprehensive set of responses is available within both our (1) Urban Design Response Presentation and (2) Comment Response Matrix (included within re-submission materials, as listed within **Appendix "A"**).

Site Density

Comment: *The "Mixed Use Areas - Brock Mixed Node" designation within draft OPA 38 permits FSI up to and including 5.0, where appropriate, through a site-specific zoning by-law amendment. The submitted OPA includes FSI of over 0.75 and up to and including 6.0, which exceeds the proposed FSI requirements within draft OPA 38 and the maximum permitted FSI in the City Centre (5.75). Development within the "Mixed Use Areas – Brock Mixed Node" shall be of a lesser intensity and shall not compete with the development intensity within the City Centre, a designated Urban Growth Centre, which is the primary focus for intensification. Staff recommend that the proposed FSI be reduced to a maximum FSI of 5.0 provided that the site design, built form, parkland/open space, proposed mix of land uses and cross-sections for public and private roads achieve the policy and urban design objectives as set out in the Council endorsed Intensification Plan and accompanying draft urban design guidelines.*

Response: We have revised the density to comply with staff's recommendation, as the FSI is now 4.81 times the area of the lot.

Central Open Space

Comment: *The masterplan is required to be revised to include public roads, public parks and pedestrian connectivity.*

Response: Please refer to SPA005b which incorporates the revised open space at the southeast corner that will provide a central greenspace to the ultimate condition. It will also provide a clear visual and pedestrian connection to Pickering Parkway. Pedestrian connections from internal and external streets have been provided throughout both phases.

Site Design and Built Form

Comment: *Given that the subject lands are located within a Gateway and key transit junction as shown on the Brock Precinct Intensification Plan, the development shall demonstrate design excellence, through built form and other means such as landscaping, public seating, weather protection and public art.*

Response: High-quality architectural design is incorporated into the proposed development in order to reflect the location of the Block 1 development within a gateway and promote enhanced visual interest and a pedestrian-scale environment. High level design of hardscape paving, planters and seating have been proposed.

We trust the forgoing materials are to your satisfaction. To that end, please refer to Appendix 'A' for our re-submission documents. As always, we look forward to working with you and your staff on this exciting project, with the overall goal to create a well thought out master plan that aligns with the vision set forth by the city-initiated guidelines. Should you have any questions, please do not hesitate to contact the undersigned or Paula Bustard at 905-326-6400 extension 7266.

Regards,

Kamyar Rahimi
Development Manager
Calloway REIT (Pickering) Inc.
437-231-1160

cc: Paula Bustard – SmartCentres
Raza Mehdi – Turner Fleischer Architects Inc.
Greg Costa – MHBC
Ryan Guetter – Weston Consulting
Hagop Sarkissian – Schaeffers & Associates Ltd.
David Lukezic- WSP

Appendix "A"

Submission Materials

In response to comments received from our April 22nd, 2020 submission, we are pleased to enclose the following materials in support of our applications:

Forms:

1. One (1) USB of all below materials
2. One (1) digital copy of the Cover Letter, dated May 31, 2021

Drawings:

3. One (1) digital copy of the Landscape Plans and Details, prepared by MHBC, dated May 28, 2021
4. One (1) digital copy of the Exterior Photometrics Lighting Plan, prepared by ABLE Engineering, dated May 14, 2021
5. One (1) digital copy of the Context Map, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
6. One (1) digital copy of the Site Plan (Interim/ Phase 1), prepared by Turner Fleischer Architects Inc., dated May 19, 2021
7. One (1) digital copy of the Site Plan (Ultimate), prepared by Turner Fleischer Architects Inc., dated May 19, 2021
8. One (1) digital copy of the Architectural Plans, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
9. One (1) digital copy of the Building Elevations, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
10. One (1) digital copy of the Building Cross Sections, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
11. One (1) digital copy of Angular Plane Diagrams, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
12. One (1) digital copy of the Coloured Rendered Perspective Drawings, prepared by Turner Fleischer Architects Inc., dated May 19, 2021
13. One (1) digital copy of the Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated April 8, 2021
14. One (1) digital copy of the Site Grading Plan (Interim/ Phase 1), prepared by Schaeffers Consulting Engineers, dated May 7, 2021
15. One (1) digital copy of the Site Grading Plan (Ultimate), prepared by Schaeffers Consulting Engineers, dated May 7, 2021
16. One (1) digital copy of the Site Servicing Plan (Interim/ Phase 1), prepared by Schaeffers Consulting Engineers, dated May 7, 2021
17. One (1) digital copy of the Site Servicing Plan (Ultimate), prepared by Schaeffers Consulting Engineers, dated May 7, 2021
18. One (1) digital copy of the Sediment Control Plan, prepared by Schaeffers Consulting Engineers, dated May 7, 2021

Reports:

1. One (1) digital copy of the Response Matrix to comments from the City and external agencies, prepared by SmartCentres
2. One (1) digital copy of the Response to comments identified by area residents, prepared by SmartCentres (located within Comment Matrix)

3. One (1) digital copy of the Addendum to Pedestrian Level Wind Study, prepared by Gradient Wind Engineers, dated April 6, 2021
4. One (1) digital copy of the Addendum to Traffic Noise Feasibility Assessment Report, prepared by Gradient Wind Engineers, dated May 6, 2021
5. One (1) digital copy of an Architectural Response Presentation, responding to Planning and Urban Design Comments, prepared by SmartCentres
6. One (1) digital copy of the Engineering Cost Estimate, prepared by Schaeffers Consulting Engineers, dated May 4, 2021
7. One (1) digital copy of the Planning Justification Report Addendum letter, prepared by Weston Consulting, dated May 20, 2021
8. One (1) digital copy of the Intensification Plan and Draft OPA 38 Policy Response, prepared by Weston Consulting, dated May 20, 2021
9. One (1) digital copy of the Draft Official Plan Amendment, prepared by Weston Consulting, dated May 20, 2021
10. One (1) digital copy of the Draft Zoning By-law Amendment, prepared by Weston Consulting, dated May 20, 2021
11. One (1) digital copy of the Sun / Shadow Study, prepared by Turner Fleischer Architects Inc., dated May 19, 2021 (located within Architectural Package)
12. One (1) digital copy of the Shadow Study Response, prepared by Turner Fleischer Architects Inc., dated May 19, 2021 (located within Architectural Package)
13. One (1) digital copy of the Architectural Materials / High-Quality Photos, prepared by Turner Fleischer Architects Inc., May 19, 2021 (located within Architectural Package)
14. One (1) digital copy of the Revised Hydrogeology Report, prepared by EXP Services Inc., May 07, 2021
15. One (1) digital copy of the 5 Year Storm Sewer Design Analysis, prepared by Schaeffers Consulting Engineers, dated May 11, 2021
16. One (1) digital copy of the Master Servicing & SWM Report, prepared by Schaeffers Consulting Engineers, dated May 2021
17. One (1) digital copy of the Traffic Impact Study addendum - Response to Comments, prepared by WSP, dated May 11, 2021
18. One (1) digital copy of the Parking Justification Study, prepared by WSP, dated May 11, 2021 (located within Traffic Impact Study addendum)
19. One (1) digital copy of the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated April 8, 2021
20. One (1) digital copy of the Sustainability Planning checklist, prepared by SmartCentres