

DELIVERED VIA EMAIL

DATE March 23, 2022

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***

Calloway REIT (Pickering) Inc., the owners and developers of the lands municipally known as 1899 Brock Road (the “Block 1”), is pleased to re-submit the enclosed materials in support of the Zoning By-law Amendment and Official Plan Amendment for Block 1 to permit a mixed-use community comprising of 5 residential towers. Furthermore, we are pleased to re-submit all supporting materials for the Site Plan Approval to permit the first 3 towers comprising of Phase 1. The supplementary materials are 3rd submissions made to the original OPA / ZBA / SPA applications submitted on June 1st, 2021.

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 Proposal

In response to City comments and feedback from the ongoing discussion and collaboration with the City Staff, the Region and TRCA, we are pleased to provide an updated submission. The major updates as part of the 3rd submission are, podium height increase to provide more parking, an enhancement to the podium design, revised and increased parking ratio, increase in the retail area, enhancement of the landscape treatment along Brock Road and E-W Road, E-W & N-S ROW, enlarged interim open area, phase 2 linear landscape area.

The proposal for the development site remains a mixed-use development, with a total gross floor area ('GFA') of 134,815 m² consisting of 127,049 m² of residential GFA, 4,568 m² of retail GFA, and 3,198 m² of amenity GFA, and representing a total floor space index ('FSI') of 4.73.

The phase 1 of the development includes 3 towers A, B and C with 25-, 28-, and 32-Storeys connected with a 4-storey podium (previous 3-storeys). The Phase 1 statistics have been updated with a total gross floor area of 75,772 m² (previously 74,181 m²), comprising 71,683 m² of residential and 2,245 m² of retail. The proposal contains 922 residential units and 914 parking stalls within the deck as part of Phase 1 (previously 692 parking stalls) and 45 offsite parking stalls on Phase 2 ground level. Additionally, the Phase 1 open space area has increased by 214 sm from 596.6 sm to 811.1.

Responses to Key Issues

Calloway REIT (Pickering) Inc. is pleased to provide the following responses to key Urban Design comments and feedback from the ongoing discussion and collaboration with the City Staff.

Podium Façade Design

An additional level of above-grade parking is added to the podium to address the Staff's concern over the interim and ultimate parking ratio while providing more presence to the podium. The podium design capitalizes on the above-ground parking levels to anchor the building and establish an active and interesting street front design. The podium acts as a buffer from the major abutting roads and provides enhanced wind and noise protection for the proposed open space.

The podium provides an active façade by incorporating a combination of retail and townhouses on all sides. This results in an active frontage on the south and west along Pickering parkway and brock road and the north and east side along the east-west row and the driveway. Above Grade podium parking facades are treated with vertical fins framed in brick panels. The design aims at providing a rich articulation of the base of the development. The screen system will also create an interesting effect in the evenings when the internal parking level lighting will shine through. We will continue to work with the Staff to finalize the fenestration and materiality of the above-grade parking façade during the site plan review process.

Parking

An additional level of above-grade parking is added to the podium to address the Staff's concern over the interim and ultimate parking ratio. This resulted in 222 additional parking spots on deck as part of Phase 1.

The parking supply rate for Phase 1 has been increased to 1.03 spaces per unit blended rate to address the comments in the Traffic Peer Review provided by Paradigm. The higher rate is based on an increase in residential and retail rates from the 2nd submission. The residential parking rate has increased from 0.73 to 0.85 spaces per unit and retail from 1.0 to 3.5 spaces per 100m². The Residential visitor rate is maintained at 0.15 spaces per unit.

Townhouse and retail at Grade along Brock

Five townhouses are eliminated and replaced with retail to address the staff comments regarding retail along Brock Road. The retail extends to the main entrance along Brock Road to provide approximately 325 sm of additional retail space.

The landscape fronting the townhouses along Brock Road is completely redesigned to address staff's concern regarding the lack of privacy. As requested, the planters along Brock Road in the ROW and the abutting sidewalk within our property are removed to provide additional green and outdoor amenity space. The updated landscape design acts as a buffer by providing the units privacy and private amenity space.

Townhouse and retail at Grade along East – West Street

A similar approach is proposed from the landscape fronting the townhouses along the east-west street. The planter width has increased to provide more landscape along the units to enhance privacy and greenery. The planted depth of 2.6 m is provided based on accommodating a 20 m ROW for the ultimate East-West Road.

East – West Street ROW

Based on the February 15th meeting, we have demonstrated the ultimate 20m ROW for the East-West Road could be accommodated. The exact configuration will be developed and accommodated during technical reviews for future phases. Should the City wish to explore ROW beyond the protected 20m, accommodation can be made to the north pending future review and justification.

North – South Street ROW

Per the request of the City Engineering request, we have demonstrated an increase to 20 m ultimate north-south ROW could be accommodated. The exact configuration will be developed and accommodated in the future phases.

Interim Phase 1 Open Space

To address the Staff, request and the Region comment, the right-out only site access onto Pickering Parkway is proposed to be removed to accommodate is larger interim open space. This resulted in an increase of the open space area by 214 sm from 596.6 sm to 811.1. The extension of the open space to Pickering Parkway provides a more functional space with frontage along the municipal road addressing the Staff's request. The removal of the access reduces safety risks and operational issues associated with this driveway.

Linear Landscape Area

As indicated by the Staff, there is limited opportunity to provide land for the linear landscape area in Phase 1. However, a linear landscaped area will be incorporated into Phase 2. The linear landscaped area is shown on the Ultimate Site Plan east of Tower A and front Tower D as a placeholder. The exact location and configuration will be developed and accommodated in future phases.

As per the Staff's comment, an enhanced connection from the central park space to the linear landscape area is indicated on the Ultimate Site Plan. The exact configuration will be developed and accommodated in future phases.

Parkland

A publicly accessible open space (1175 m²) is provided in Phase 1 as an interim condition. A central open space with an area of 0.28 ha is planned for Block 1 as an ultimate condition with a portion equal to 0.14 ha provided as public parkland. We will work with the staff regarding compensation for any dedication of parkland beyond the required 5% and to further articulate the phasing and delivery of this urban space.

Sanitary Capacity

The applicant has been in ongoing communication, including two meetings with the Region Engineering on February 3rd, 2021, and March 1st, 2022, to address the comments relating to the downstream capacity analysis. Upon reviewing the calculations provided on the March 1st meeting, the Region Engineering confirmed that we have an adequate sanitary capacity for Phase 1 development. We acknowledge that Phase 2 will require a separate solution, and we will work with the Region and our neighbours to find the ultimate solution.

Please refer to **Appendix A** for a complete list of material re-submitted for your review. As always, we look forward to working with you and your staff on this exciting project. Should you have any questions, please do not hesitate to contact the undersigned

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 November 23 submission, we are pleased to enclose the following materials in support of our applications:

Forms:

1. One (1) digital copy of the Cover Letter, dated March 22, 2022

Drawings:

2. One (1) digital copy of the Landscape Plans and Details, prepared by MHBC, dated March 21, 2022
3. One (1) digital copy of the Context Map, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
4. One (1) digital copy of the Site Plan (Interim/ Phase 1), prepared by Turner Fleischer Architects Inc., dated March 21, 2022
5. One (1) digital copy of the Site Plan (Ultimate), prepared by Turner Fleischer Architects Inc., dated March 21, 2022
6. One (1) digital copy of the Architectural Plans, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
7. One (1) digital copy of the Building Elevations, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
8. One (1) digital copy of the Building Cross Sections, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
9. One (1) digital copy of Angular Plane Diagrams, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
10. One (1) digital copy of the Coloured Rendered Perspective Drawings, prepared by Turner Fleischer Architects Inc., dated March 21, 2022
11. One (1) digital copy of the Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated March 18, 2022
12. One (1) digital copy of the Site Grading Plan (Interim/ Phase 1), prepared by Schaeffers Consulting Engineers, dated March 22, 2022
13. One (1) digital copy of the Site Grading Plan (Ultimate), prepared by Schaeffers Consulting Engineers, dated March 22, 2022
14. One (1) digital copy of the Site Servicing Plan (Interim/ Phase 1), prepared by Schaeffers Consulting Engineers, dated March 22, 2022
15. One (1) digital copy of the Site Servicing Plan (Ultimate), prepared by Schaeffers Consulting Engineers, dated March 22, 2022
16. One (1) digital copy of the Sediment Control Plan, prepared by Schaeffers Consulting Engineers, dated March 22, 2022
17. One (1) digital copy of the Details and Sections, prepared by Schaeffers Consulting Engineers, dated March 22, 2022
18. One (1) digital copy of the Construction Management Plan, prepared by SmartCentres, dated March, 2022

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 Construction Impact Mitigation Plan, prepared by SmartCentres, dated March, 2022
3. One (1) digital copy of the Environment Noise Assessment, prepared by Gradient Wind Engineers, dated March 17, 2022
4. One (1) digital copy of the Engineering Cost Estimate, prepared by Schaeffers Consulting Engineers, dated March 18, 2022
5. One (1) digital copy of the Landscape Cost Estimate, prepared by MHBC, dated March 21, 2022
6. One (1) digital copy of the Draft Official Plan Amendment, prepared by Weston Consulting, dated March 21, 2022
7. One (1) digital copy of the Draft Zoning By-law Amendment, prepared by Weston Consulting, dated March 21, 2022
8. One (1) digital copy of the Sun / Shadow Study, prepared by Turner Fleischer Architects Inc., dated March 21, 2022 (located within Architectural Package)
9. One (1) digital copy of the Architectural Materials / High-Quality Photos, prepared by Turner Fleischer Architects Inc., March 21, 2022 (located within Architectural Package)
10. One (1) digital copy of the Hydrogeological Investigation, prepared by EXP Services Inc., March 07, 2022
11. One (1) digital copy of the 5 Year Storm Sewer Design Analysis, prepared by Schaeffers Consulting Engineers, dated March 09, 2022
12. One (1) digital copy of the Master Servicing & SWM Report, prepared by Schaeffers Consulting Engineers, dated March 09, 2022
13. One (1) digital copy of TRCA Submission Comment Response Letter, prepared by Schaeffers Consulting Engineers, dated March 18, 2022
14. One (1) digital copy of the Traffic Impact Study addendum - Response to City's Transportation Comments, prepared by WSP, dated March 22, 2022
15. One (1) digital copy of the Traffic Impact Study addendum - Response to Comments Letter Associated with Parking, prepared by WSP, dated March 22, 2022
16. One (1) digital copy of the Traffic Impact Study addendum - Response to Region's Transportation Comments, prepared by WSP, dated March 22, 2022
17. One (1) digital copy of the Waste Management Plan, prepared by Cini-Little International Inc., dated March 18, 2022