
July 26th, 2022

City of Pickering

City Development Department
One The Esplanade
Pickering, Ontario L1V 6K7

Attention: Nilesh Surti, Manager, Development Review & Urban Design

**RE: Proposed Residential Development
1970 Brock Road, Pickering - OPA and ZBA 3rd Submission
City File No.s: 20-008/P & A13/20
TBG Project No. 20635**

On behalf of our client, Brock and Kingston Holdings Inc., the Biglieri Group Ltd. ("TBG") is pleased to resubmit materials to support planning applications **20-008/P & A13/20** for the lands municipally known as 1970 Brock Road in the City of Pickering (The "Subject Site").

SITE DESCRIPTION & APPLCIATION HISTORY

The Subject Site is located at the northwest corner of Kingston Road and Brock Road and is municipally known as 1970 Brock Road. The site has approximately 55 metres of frontage on Brock Road and 105 metres of frontage on Kingston Road, as well as a total lot area of approximately 1.19 hectares. Existing structures on the site include: two (2) one-storey commercial/retail buildings and one (1) two-storey heritage building known as the Post Manor. The Post Manor is designated under Part IV of the Ontario Heritage Act.

On December 2nd, 2020, TBG submitted Official Plan Amendment and Zoning By-law Amendment applications to the City of Pickering (deemed complete January 6th 2021). The proposal consisted of 860 residential units and 1,430 square metres of commercial floor space with a resulting FSI of 5.7. From south to north, the proposal included two towers (34- and 31-storeys in height) connected by a 6-storey podium, a 12-storey midrise building, and finally two (2) 3-storey townhouse blocks. The proposal also contemplated retention of the Post Manor and relocation of the same to the north-eastern corner of the site. The initial submission was followed by a revised submission on February 24th, 2022.

REVISED PROPOSAL

Following our original submission TBG and the project team have received two sets of technical comments from City and Agency staff as well as conducted a Public Open House (March 9th 2021), a Statutory Public Meeting (June 7th 2021), 2 Heritage Advisory Meetings (April 2021 and April 2022) and several Working Group Sessions with local residents (5 meetings from August to October 2021). Based on the feedback received in these meetings the following revisions have been made to the proposal:

- The proposed building height has been reduced from 32-storeys to 30-storeys.
- A minimum 18 metres of separation distance is now provided between the "tower" and the "mid-rise building" (in compliance with the Kingston Road UDGs).
- A minimum 2.5 metre step-back from podium to tower is now provided along Kingston Road (in compliance with the Kingston Road UDGs).
- The tower massing has been revised such that only minimal/nominal portions of the building remain within the angular plane from the established residential neighbourhood to the north and west.
- The tower massing has been revised such that the average tower floor plate is ~830m², with no portion of the tower exceeding 850m².

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

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- The proposal now consists of 675 residential units and a resulting FSI of 4.36.
- Proposed parking rates have been revised to be consistent with the rates approved at 1899 Brock Road (Calloway REIT (Pickering) Inc.), being:
 - 1.25 spaces/unit for stacked townhomes,
 - 0.85 spaces/unit for residential apartments, and
 - 0.15 spaces/unit for visitor parking.

As a result of changes to the plan, Reliance Letters from the Transportation, Civil, Noise and Wind disciplines have been provided.

REVISED SUBMISSION MATERIALS

In order to support the revised OPA and ZBLA proposal, as well as to respond to comments received, the following materials are being provided to City staff for review and circulation:

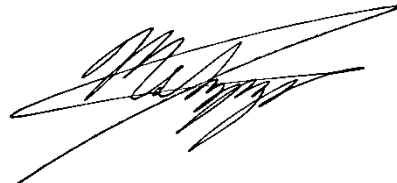
- this cover letter, serving as a description of revisions to the development proposal;
- the consolidated Response to Comments table, prepared by the project team;
- the Functional Site Servicing Report including stormwater analysis, Sanitary Sewer Capacity Analysis and preliminary site servicing and grading plans, prepared by Valdor Engineering Inc. and dated July 2022;
- the Transportation Impact Study – Reliance Letter, prepared by TyLin and dated July 18th, 2022;
- the Microclimate Study – Reliance Letter, prepared by RWDI Inc. and dated July 18th, 2022;
- the Noise Impact Study – Reliance Letter, prepared by RWDI Inc. and dated July 18th, 2022;
- the Architectural package, prepared by CMV Group (revision 2, reissued for zoning July 18th, 2022) and including A000, A101a/b, A101-104, A200a-b, A200-204, A301-303, and A401-402.

Respectfully,

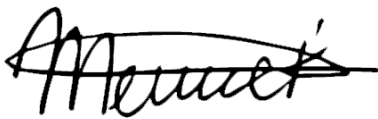
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP RPP
Principal



Michael Testaguzza, M.Pl. RPP
Planner



Merve Kolcak
Planner

Cc: Marc Eichorn, Brock and Kingston Holdings Inc.