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## SUSTAINABILITY BRIEF – 1095 KINGSTON ROAD, PICKERING

On behalf of our client, 1095 Kingston Road Ltd. ("Owner"), The Biglieri Group Ltd. ("TBG") has been retained to prepare the following Sustainability Brief in support of the enclosed Zoning By-law Amendment application for the lands municipally known as 1095 Kingston Road, in the City of Pickering, Ontario ("Subject Lands"). The proposal includes the development of a high-density residential development, consisting of two podium volumes, each with two towers, for a total of four towers. The following Brief expands on the contents of the Sustainability Checklist, also included as part of this application. As per the Sustainability Checklist, the project will meet all applicable Tier 1 mandatory performance measures.

### Education

While no Resident Education Information Package is being provided for this submission, the project team commits to producing a comprehensive package during the Site Plan Approval process for future residents. This document is expected to be developed in alignment with the City of Pickering's Resource Guide on the matter. The Package will provide information relating to key sustainable features of the building including:

- Waste Management: appropriate sorting and use of tri-sorter garbage chutes.
- Stewardship of the Natural Environment: information relating to nearby public open spaces, littering and illegal dumping, and responsible pet ownership strategies.
- Access to Sustainable Transportation: information relating to existing and planned active and public transportation infrastructure in proximity to the site.

### Energy & Resilience

The team expects to be able to provide a total of 50% of available roof space as green roof. SRI values for roof materials are to be confirmed at a later stage in the planning process. Unit pavers used in all landscape proposals will be provided with an SRI value of 29, maximizing solar reflection and minimizing the urban heat island effect in proximity to green roofs.

Energy performance for the project as a whole will be delivered in alignment with municipal targets including Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI) and GHG Emission Intensity (GGHI). Future submissions will provide comprehensive energy modelling in alignment with such standards.

### Neighbourhood

A robust network of private pedestrian walkways and pathways will provide internal circulation and connectivity between the uses on site. The proposed paths have considered AODA regulations, and are designed accordingly, to allow convenient and safe access to all users. All

access ramp slopes will be AODA compliant. Public access points on all ground and parking levels (P1, G, mezzanine and podium parking levels) will provide the same means of access for all users. Details relating to signage and on-site play areas will be refined, as the project concept is further developed. Safe circulation has been designed by means of active lobby entrances in key positions at-grade, clear glazing at lobbies and at-grade amenity space, and lighting, to be further detailed during the site planning process.

### **Land & Nature**

Landscaping and lighting plans are expected to be refined at the Site Plan Application stage. The team will meet all mandatory requirements surrounding topsoil volumes, light pollution reduction, and native planting.

The project team has taken note of tree compensation guidelines and commits to no net-loss of trees on the subject site at full-buildout. This is accomplished, in part, by meeting planting standards along Kingston Road and in publicly accessible spaces including the Gateway Plaza and the POPs.

Outdoor amenity spaces are provided at a rate of 2 square metres per residential unit. This is inclusive of rooftop amenities on some podium roofs. A portion of outdoor amenity space is being provided as green roofs. Certain units will benefit from private balconies and terraces in addition to the communal outdoor elements. In support of wildlife in the area, bird friendly frits will be applied to windows, in alignment with the requirements and as per the provided site elevations.

### **Transportation**

As per the Sustainability Checklist, 10% of residential spaces (92 spaces) will be provided as EV ready and 40% (368 spaces) will be provided with a rough-in for future charging infrastructure to meet the needs of the community as it evolves.

Bicycle parking spaces are provided at the rate of 0.5 spaces/unit for long-term spaces and 0.11 spaces/unit for short-term spaces, for 746 and 149 bicycle spaces respectively. As per checklist requirements, 15% of long-term residential bicycle spaces (111 spaces) will have access to electrical outlets to provide for electric bicycle charging.

### **Waste Management**

On-site waste is expected to be managed via tri-sorters provided for each residential building. Adequate waste management space will be provided for all residential volumes, with convenient access to loading spaces.

### **Water**

The proposal is designed to treat stormwater to a Level One Enhanced level of protection. The site is also designed to capture and retain the minor rainfall events onsite and be re-used/reintroduced back into the environment onsite. The Functional Servicing and Stormwater Management Report submitted with this application details how the 2 to 100-year storm will be controlled on-site. A subterranean stormwater retention tank, proposed on level P1, is expected

to store rainfall, controlling quantity and quality before releasing the runoff back in the appropriate stormwater infrastructure. Potable water consumption will be addressed during the site planning stage.

We trust the above is sufficient to illustrate the sustainability features of the proposed development. The project team looks forward to continuing to refine sustainability features of the proposal throughout the Site Plan Approval process.