BATORY
Planning + Management

March 9, 2026

RE: RE: Sustainability Brief
1884 Liverpool Road, Pickering, ON

On behalf of the Owner, this Sustainability Brief has been prepared in support of the proposed development located at 1884 Liverpool Road and 1885 Glendale Drive in the City of Pickering. The purpose of this document is to summarize how the proposal addresses the sustainability objectives outlined in the City of Pickering Integrated Sustainable Design Standards (ISDS).

The proposed development consists of a three-storey stacked townhouse development containing 51 residential units, with a total gross floor area of approximately 3,207 square metres. The proposal also includes 173.4 square metres of outdoor amenity space, 56 bicycle parking spaces, and 56 underground parking spaces. The project will be designed to meet all Tier 1 mandatory ISDS performance measures through the application process, as identified in the submitted sustainability checklist.

Education

As part of the development process, a Resident Education Information Package will be prepared and distributed to future occupants. This package will provide guidance on the sustainable features incorporated into the development and outline ways residents can support environmentally responsible living practices.

The materials will include information related to:

- Proper waste sorting and recycling practices;
- The environmental benefits of landscaping and outdoor green spaces on the property;
- Opportunities to use active transportation and nearby transit infrastructure;
- General strategies for reducing energy and water consumption within the home.

Preparation of the package will occur during the Site Plan stage to ensure the final content reflects the detailed design of the development.

Energy & Resilience

The development will incorporate measures intended to reduce environmental impacts and support efficient building performance. Roofing materials will be selected to

reduce urban heat island effects by utilizing highly reflective surfaces that meet the Solar Reflectance Index (SRI) values required by the ISDS. Confirmation of roof materials will occur at the detailed design stage.

Heat island impacts associated with hardscape areas will also be mitigated through landscaping strategies that introduce new tree canopy across the site. These plantings will provide shading over paved areas as they mature. A preliminary planting plan for these trees has been submitted as part of this application, but will be further refined at the site plan stage.

The buildings will be designed to be solar-ready to allow for future installation of renewable energy technologies. The owners will also look into designing the development to meet recognized energy efficiency standards related to energy consumption and greenhouse gas emissions. Additional resilience strategies consistent with the Durham Region Climate Resilience Standard for New Houses will be explored as the design progresses.

Neighbourhood

The development has been designed to support safe and convenient movement throughout the site while maintaining accessibility for all users. Private pedestrian walkways will connect building entrances with surrounding sidewalks, parking areas, and amenity spaces. All pedestrian routes will be AODA-compliant.

Outdoor amenity areas will provide opportunities for recreation and social interaction for residents. These areas will be refined further during the Site Plan stage.

Community safety considerations have also informed the site design. Crime Prevention Through Environmental Design (CPTED) principles will guide the placement of lighting, building entrances, and landscaping to encourage natural surveillance and create a comfortable environment for residents and visitors.

Land & Nature

The landscape design will support ecological sustainability and enhance the visual quality of the development. Topsoil depths across landscaped areas will meet the requirements of the ISDS to promote healthy plant establishment.

A mix of native and non-invasive plant species will be incorporated within the landscape plan, with at least half of the species consisting of native plants that support local biodiversity and pollinators. Exterior lighting throughout the site will comply with Dark Sky standards to minimize light pollution while maintaining safety.

The subject lands do not contain natural heritage features; however, tree planting will be implemented in accordance with municipal tree compensation requirements. New street trees will be planted along internal streets and landscaped areas, and the owner will explore implementing a maintenance program to support growth during the first years following planting.

Transportation

The development supports sustainable transportation through the provision of electric vehicle infrastructure and bicycle parking. Electric vehicle charging infrastructure will include EV-ready charging capability for 50% of the parking spaces.

A total of 32 bicycle parking spaces will be provided for residents to encourage cycling as an alternative mode of transportation.

Waste Management

Waste management for the development will follow Durham Region waste collection guidelines. All units will have access to a communal waste room for the separation of garbage, recycling, and organic waste. The site has been designed to allow curbside collection of waste materials.

Construction waste management will be further explored at the site plan stage.

Water

Stormwater management strategies will be implemented to manage runoff and protect downstream water resources. The development will be designed to achieve an enhanced level of stormwater treatment consistent with City of Pickering stormwater management guidelines.

The stormwater management approach will ensure that rainfall events are controlled onsite and that runoff volumes and water quality are managed appropriately before discharge to the municipal system. Detailed stormwater design will be provided in the Stormwater Management Report submitted as part of this application.

Water conservation measures within the buildings will also be explored at later stages of design.

Conclusion

The proposed development has been designed with consideration for sustainable design principles and the requirements of the City of Pickering Integrated Sustainable Design Standards. The project will aim to satisfy all Tier 1 mandatory sustainability measures throughout the OPA/ZBA application process and will be confirmed during the Site Plan Approval stage. The project team will continue refining these sustainability initiatives as the development advances through the planning process.

Respectfully submitted by,

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