

December 20, 2024

#### City of Pickering

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

Attention: Amanda Dunn, Principal Planner – Development Review, City Development Department

RE: Tribute (Brookdale) Limited

1101A, 1105, 1163 Kingston Road, Pickering

Public Engagement Report TBG Project No. 21809

On behalf of our client, Tribute (Brookdale) Limited, we are pleased to submit this Public Engagement Report to summarize community feedback on the proposed development at 1101A, 1105 and 1163 Kingston Road (the "subject site"), and summarize modifications to the proposal made to date.

#### Original Proposal

The original proposal which was presented to the community was a mixed-use development, with a total of six buildings, each with a 6-storey podiums. A total of fourteen towers were proposed on the site, ranging in height from 17- to 35-storeys. A total of 5,238 residential units were proposed across the site as well as 7,149m² of retail/commercial space, and 716m² of daycare space. A total of 4,211 parking spaces were proposed, across a mix of above grade and underground parking. Bicycle parking was proposed at a rate of 0.5 spaces per unit, and 1 space per 1,000m² of GLA for commercial/retail uses. Approximately 10,476 m² of outdoor amenity space, 6,237m² of POPS, and 4,458m² of public park spaces were provided. The proposed development had a total FSI of 5.03 and was proposed to be constructed in four phases, to allow for tenant relocation and continuous interim site functionality, with the new commercial spaces located in the earlier phases of development. The proposal also included provision of a single east-west public street which connected to Walnut Lane in the east and proceeded in a westerly direction, terminating at the western property line. The full set of Architectural materials submitted in advance of the Public Open House is included in Appendix 1.

#### **Engagement Process**

A Public Open House was held on May 30<sup>th</sup>, 2024 from 6:00 p.m. to 9:30 p.m. at the Chestnut Hill Developments Recreation Complex. Notice of the event was prepared by City of Pickering Staff and was mailed to residents. Signage was also posted on the Site (Appendix 2). A variety of presentation boards were prepared for the Public Open House, of which residents were able to review and ask

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questions of the consultants and owners. This was followed by a presentation by City of Pickering Staff and the Applicant, providing an overview of the policy context and the proposed development. The Public Open House concluded with a period for questions and answers, moderated by staff. Materials presented at the Public Open House are provided in Appendix 3.

#### Feedback

The Public Open house was well attended (although the exact number of participants was not recorded). Feedback was received verbally at the Public Open House. Additionally six comment cards were completed and submitted at the Public Open House. Lastly, fifteen written comments were emailed to City Planning Staff, between May 7<sup>th</sup>, 2024 and June 6<sup>th</sup>, 2024. A summary of key concerns expressed included:

- Insufficient school capacity/ no proposed school;
- Insufficient healthcare services in the community at broad and lack of consultation with Ministry of Education, Ministry of Health;
- Loss of existing health care services/ no plans for additional services;
- ➤ Loss of retail space, including large format retailers such as the grocery store and the home improvement store:
- Loss of employment space;
- Concerns about phasing and construction impact to ongoing businesses operations as well as residents;
- Not enough park space / uncertainty of public use of POPS;
- ➤ The proposal is too dense/tall;
- > The proposal is not compatible with surrounding neighbourhood;
- Concerns regarding unit sizes:
- > Additional density will lead to additional crime;
- Lack of provision of affordable housing and seniors/assisted living housing;
- Impact on housing value on surrounding area;
- > Impact on taxes for residents;
- ➤ Insufficient transportation infrastructure to support development and resultant Traffic impacts/congestion;
- Walnut Lane extension and traffic impact on residents;
- Insufficient sanitary servicing to support the development; and,
- Insufficient provision of parking.

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### Revised Proposal

As a result of the community feedback, as well as comments received through the pre-consultation process, the proposal has been revised. The revised Architectural package is available in Appendix 4. The Chart below provides a summary of significant revisions to the proposal as related to the comments above:

Aspect of Proposal	Original Proposal	Revised Proposal
Publicly owned Parkland	4,458m <sup>2</sup>	8,803 m <sup>2</sup>
POPS Parkland	6,237m <sup>2</sup>	5,013 m <sup>2</sup>
Total Parkland	10,695m <sup>2</sup>	13,816m <sup>2</sup>
Density/Height	FSI of 5.03	FSI of 4.98
		Due to revised park location, density pushed further south towards Highway 401
Public Road	1 Public Road,	2 Public Roads,
	2 Private Lanes	2 Private Lanes
		All existing cross access easements maintained
		facilitating continued operation of commercial
		uses south of Kingston.
Commercial Area	7,149m <sup>2</sup>	6,585m <sup>2</sup>
Tenant Relocation		5-phase development
		Tenant Relocation Plan prepared
		Increased commercial space in phase 1 of
		proposal to provide further opportunities for
		relocation
		Commercial spaces provided can accommodate
		existing tenants in urban format stores (if mutual
		interest exists) or similar uses.

It should be noted that fulsome responses to technical matters related to the density and height proposed are available in the technical reports submitted with the application. This includes technical reports related to traffic and infrastructure capacity, parking requirements, shadows on neighbouring residential uses to the north, and reports relating to the location, viability, and amount of commercial space proposed.

We trust that you will find the enclosed documentation satisfactory. However, should you require any additional information or further clarification, please do not hesitate to contact the undersigned.

Respectfully,

THE BIGLIERI GROUP LTD.

Michael Testaguzza, RPP, MCIP

Partner

Morgan Baker, B.U.R.Pl., B.Sc.

Planner

Figure 1 – Comparative image of revisions to concept plans



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Figure 2 – Image of revised tower heights and locations

### **APPENDIX 1**



Tribute (Brookdale) Limited
1815 Ironstone Manor
Pickering, ON, L1W 3W9
Mark Iogna / Anish Panday
905-839-3500 x369
Mark.i@mytribute.ca
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## 1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

22.122P01



# ISSUED FOR OPA/ZBA SUBMISSION OCTOBER 27, 2023

christine@mbtw.com



**Contact Name: Anita Yu** 

Phone Number: 416-425-2222 ext 235 Email: anita.yu@turnerfleischer.com

STATISTICS SF 833,953 SITE AREA: 77,476 5,683 R.O.W. AREA 61,172 340,704 3,667,334 TOTAL NFA 4.99 FSI (ON NET SITE AREA)

7,865 TOTAL RETAIL 84,656 332,839 TOTAL RESIDENTIAL 3,582,678 NET AVERAGE APARTMENT UNIT SIZE 59 635 5,238 TOTAL RESIDENTIAL UNIT#

10,251	PHASE 1
9,329	PHASE 2
14,140	PHASE 3
13,420	PHASE 4
28,253	PHASE 5
6,237	POPS
4,458	PARK
10,695	TOTAL (POPS AND PARK)
5,683	R.O.W
71,793	SITE AREA EXCLUDING R.O.W.
68,203	NET SITE AREA
77,476	TOTAL

OF SITE AREA EXCLUDING R.O.W. 8.7% OF SITE AREA EXCLUDING R.O.W. OF SITE AREA EXCLUDING R.O.W. 14.9%

DEDUCTED BY PARKLAND (5%) AND R.O.W.

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TOTAL UPH (ON NET SITE AREA)

	necon.	-	BETAN.	P	DAVIDA					RESIDENTIAL AP	ARTMENT		weeks every		70741 10	
	DESCRI	PTION	RETAIL		DAYCAF	Œ		TOWNHOUSE		TOTAL NE	FA		NET SALEABLE		TOTAL NI	-A
	PORTION	FLOORS	m2	ft2	m2	ft2	m2	112	UNITS	m2	ft2	m2	ft2	UNIT#	m2	ft2
BUILDING 'A1'	BASE(F1~F6)	6	4,946	53,242						21,374	230,069	19,268	207,404	327	26,320	283,311
BOILDING AT	TOWER (F7~F19)	13								17,661	190,104	16,634	179,054	282	17,661	190,104
BUILDING 'A2'	BASE(F1~F6)	6	5		716	7,705				13,931	149,955	12,554	135,127	213	14,647	157,660
BOILDING AZ	TOWER (F7~F23)	17								24,331	261,896	22,974	247,297	389	24,331	261,896
7-9-1	BASE(F1~F6)	6								23,807	256,254	21,271	228,962	361	23,807	256,254
BUILDING 'B'	TOWER (F7~F30)	24		7.5						55,364	595,935	51,933	559,006	880	55,364	595,935
	TOWER (F31~F35)	5								3,863	41,579	3,650	39,292	62	3,863	41,579
BUILDING 'C1'	BASE(F1~F6)	6	2,203	23,709						17,396	187,249	15,653	168,493	265	19,598	210,958
BOILDING CT	TOWER (F7~F27)	21								31,648	340,663	29,797	320,732	505	31,648	340,663
BUILDING 'C2'	BASE(F1~F6)	6								5,317	57,233	4,831	52,002	82	5,317	57,233
BOILDING 62	TOWER (F7~F27)	21		7.7						15,772	169,770	14,789	159,184	251	15,772	169,770
	BASE(F1~F6)	6		-1.4	- 1					20,694	222,746	18,743	201,751	318	20,694	222,746
	TOWER (F7~F27)	21								64,528	694,580	60,880	655,310	1,031	64,528	694,580
BUILDING 'D'	TOWER (F28-F31)	4								12,495	134,495	11,691	125,844	198	12,495	134,495
	TOWER (F32~F33)	2								3,100	33,365	2,922	31,448	49	3,100	33,365
	TOWER (F34~F35)	2		380						1,559	16,785	1,460	15,717	25	1,559	16,785
GRAND TOTAL			7,149	76,951	716	7,705		o l		332,839	3,582,678	309,051	3,326,621	5,238	340,704	3,482,689

U	N	IT	M	D

	FLOOR	UNIT TYPE						
		BACH	1B	1B+D	2B	2B+D	3B	
	BASE( F1~F6)	33	160	0	108	0	26	327
	TOWER (F7~F19)	28	138	0	93	0	23	282
BUILDING 'A1'	TOTAL	61	298	0	201	0	49	600
PHASE 1A	TOTAL	61	2	98	2	01	49	609
	TANK SAIN	10.0%	49	.0%	33	.0%	8.0%	400.00/
	UNIT MIX		59.0%			41.0%		100.0%

	DIVIT WILX		59.0%			41.0%		100.07
	UNIT MIX	10.0%	49.	0%	33.0	0%	8.0%	100.0
PHASE 1B	TOTAL	60	29	95	19	9	48	002
BUILDING 'A2'	TOTAL	60	295	0	199	0	48	602
	TOWER (F7~F23)	39	191	0	129	0	31	389
	BASE( F1~F6)	21	104	0	70	0	17	213

	ONT MIX		59.1%			41.0%		100.176
	UNIT MIX	10.0%	49.1%		33.0	0%	8.0%	100.1%
PHASE 2	TOTAL	130	639		43	0	104	1,303
BUILDING 'B'	TOTAL	130	639	0	430	0	104	1 303
	TOWER (F7~F35)	94	462	0	311	0	75	942
	BASE(F1~F6)	36	177	0	119	0	29	361

	UNIT WILK		59.1%			41.0%		100.17
	UNIT MIX	10.1%	49.0	0%	33.	0%	8.0%	100.1
PHASE 3	TOTAL	111 540		0	364		88	1,100
BUILDING 'C1','C2'	TOTAL	111	540	0	364	0	88	1,103
	TOWER (F7~F25)	76	370	0	249	0	60	756
	BASE( F1~F6)	35	170	0	115	0	28	347

	UNIT MIX	10.0%	59.1%	1%	33.0	41.0%	8.0%	100.0
PHASE 4	TOTAL	162 79			53		129	1,021
BUILDING 'D'	TOTAL	162	795	0	535	0	129	1,62
	TOWER (F7~F35)	130	639	0	430	0	104	1,30
	BASE(F1~F6)	32	156	0	105	0	25	318

	UNIT WIX		59.0%			41.0%		100.078
TOTAL	UNIT MIX	10.0%	49.0	1%	33,0	0%	8.0%	100.0%
TOTAL	TOTAL	524	2,50	67	1,7	29	418	5,238
	TOTAL	524	2,567	0	1,729	0	418	E 720

### PARKING REQUIRED (1)(2)(3)

	COMMERCIAL	TOWNHOUSE	RESIDENTIAL	VISITOR	TOTAL
	3.3/100M2	0.6/UNIT	0.6/UNIT	0.15/UNIT	7.0
PARCEL 'A1'	164	0	366	92	622
PARCEL 'A2'	24	0	362	91	477
PARCEL 'B'	0	9	782	196	978
PARCEL 'C1', 'C2'	73	Ò	662	166	901
PARCEL 'D'	0	0	973	244	1,217
TOTAL	261	O	3,145	789	4,195

### PARKING PROVIDED

	ABOVE GRADE/LEVEL1	ABOVE GRADE/LEVEL2-6	UG1	UG2	UG3	TOTAL
PARCEL 'A1'			205	207	210	622
PARCEL 'A2'	1		157	157	163	477
PARCEL 'B'	42	305	313	321	0	981
PARCEL 'C1', 'C2'	74	475	177	180	0	906
PARCEL 'D'	94	920	215			1,229
TOTAL	210	1,700	1,067	865	373	4,215

NOTE: 1) ASSUMING COMMERCIAL PARKING RATIO= 3.3/100M2,

2 )ASSUMING RESIDENTIAL PARKLING RATIO= 0.6 /UNIT, 0.15/ VISITOR 3) ASSUMING TOWNHOUSE PARKING=0.6/ UNIT, 0.15/ VISITOR

4) 40% EV ROUGH IN AND 10% EV READY BEING PROPOSED

### BICYCLE PARKING REQUIRED

BY-LAW 7553/117					
	COMMERCIAL	LONG-TERM	SHORT-TERM	TOTAL	
	1/1000M2	0.5/UNIT	0.1/UNIT		
PARCEL 'A1'	.5	305	61	371	
PARCEL 'A2'	1	302	61	364	
PARCEL 'B'	3	652	131	786	
PARCEL 'C1', 'C2'	0	552	111	663	
PARCEL 'D'	0	811	163	974	

A MAXIMUM OF 50 PERCENT OF THE REQUIRED BICYCLE PARKING SPACES MAY BE VERTICALSPACES:

THE REST OF THE REQUIRED SPACES MUST BE HORIZONTAL SPACES.

### **AMENITY REQUIRED (4)**

	OUTDOOR	INDOOR
	2M2/ UNIT	2M2/ UNIT
PARCEL 'A1'	1,217	1,217
PARCEL 'A2'	1,204	1,204
PARCEL 'B'	2,605	2,605
PARCEL 'C1', 'C2'	2,206	2,206
PARCEL 'D'	3,242	3,242
TOTAL	10,474	10,474

### AMENITY PROVIDED

	200
1,217	1,217
1,204	1,204
2,605	2,605
2,206	2,206
3,242	3,242
10,474	10,474
	1,204 2,605 2,206 3,242

OUTDOOR

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# DATE DESCRIPTION



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**STATISTICS** 

22.122P01
PROJECT DATE 2023-10-27 DRAWN BY MZH
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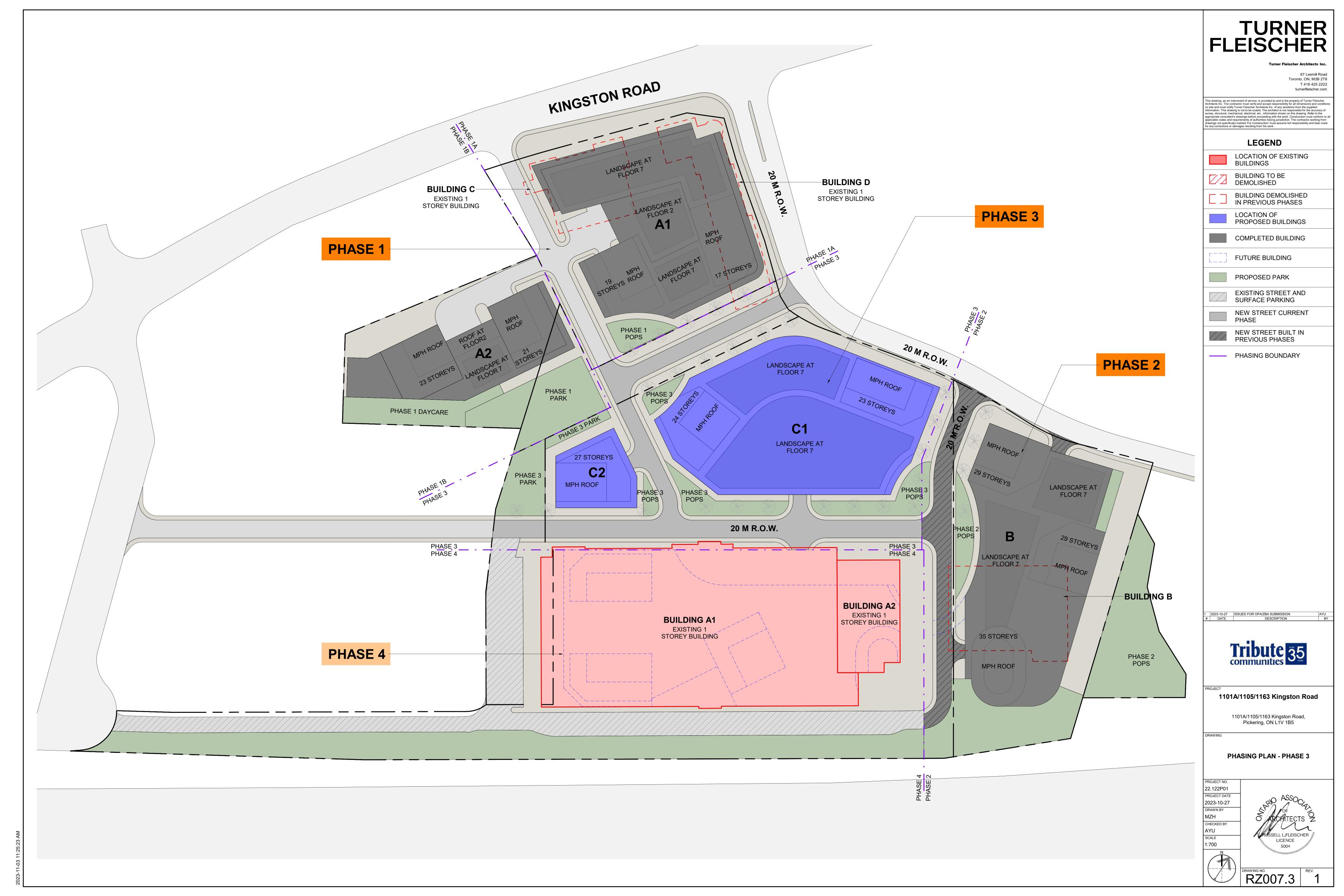
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PROJECT NO. 22.122P01
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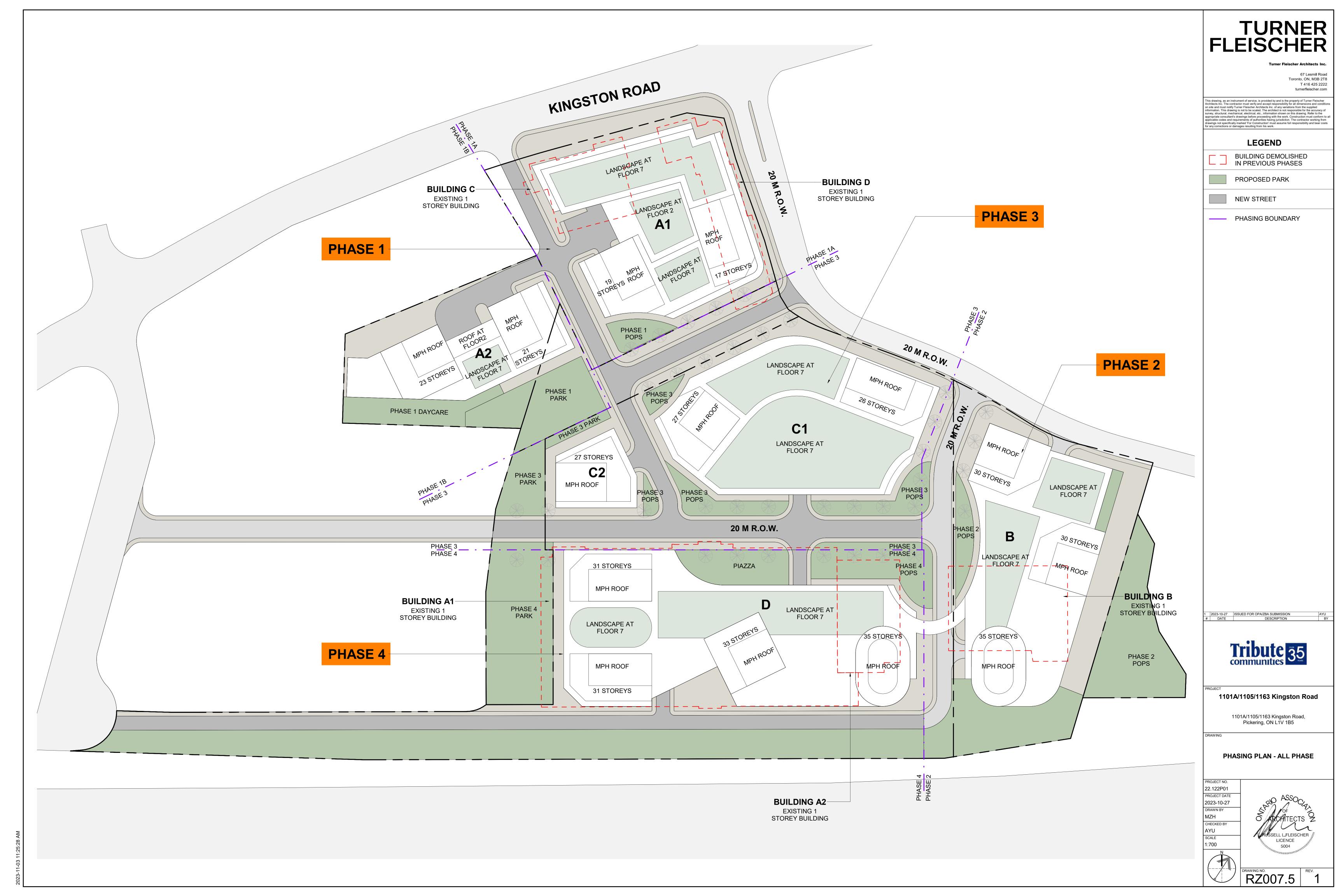
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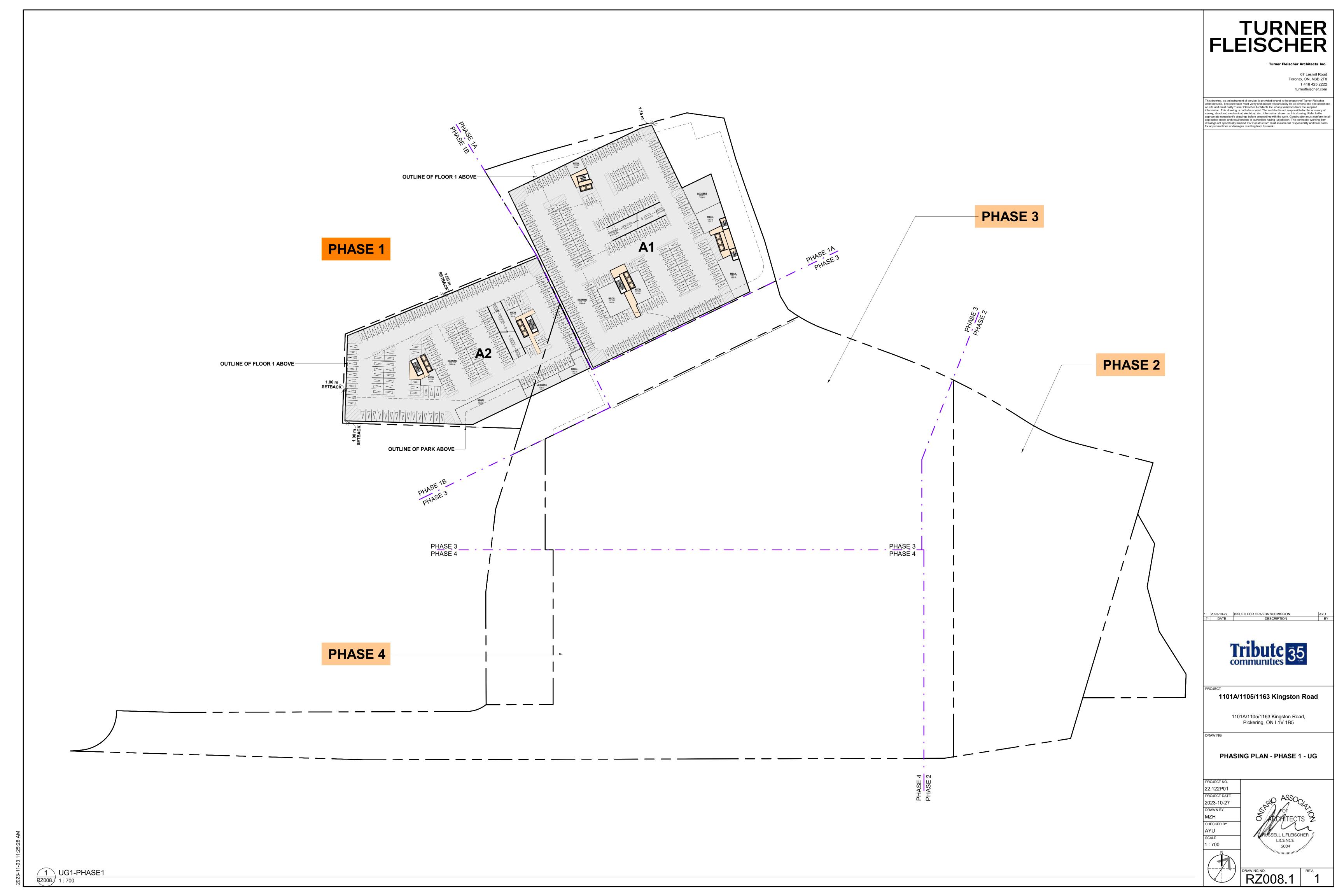


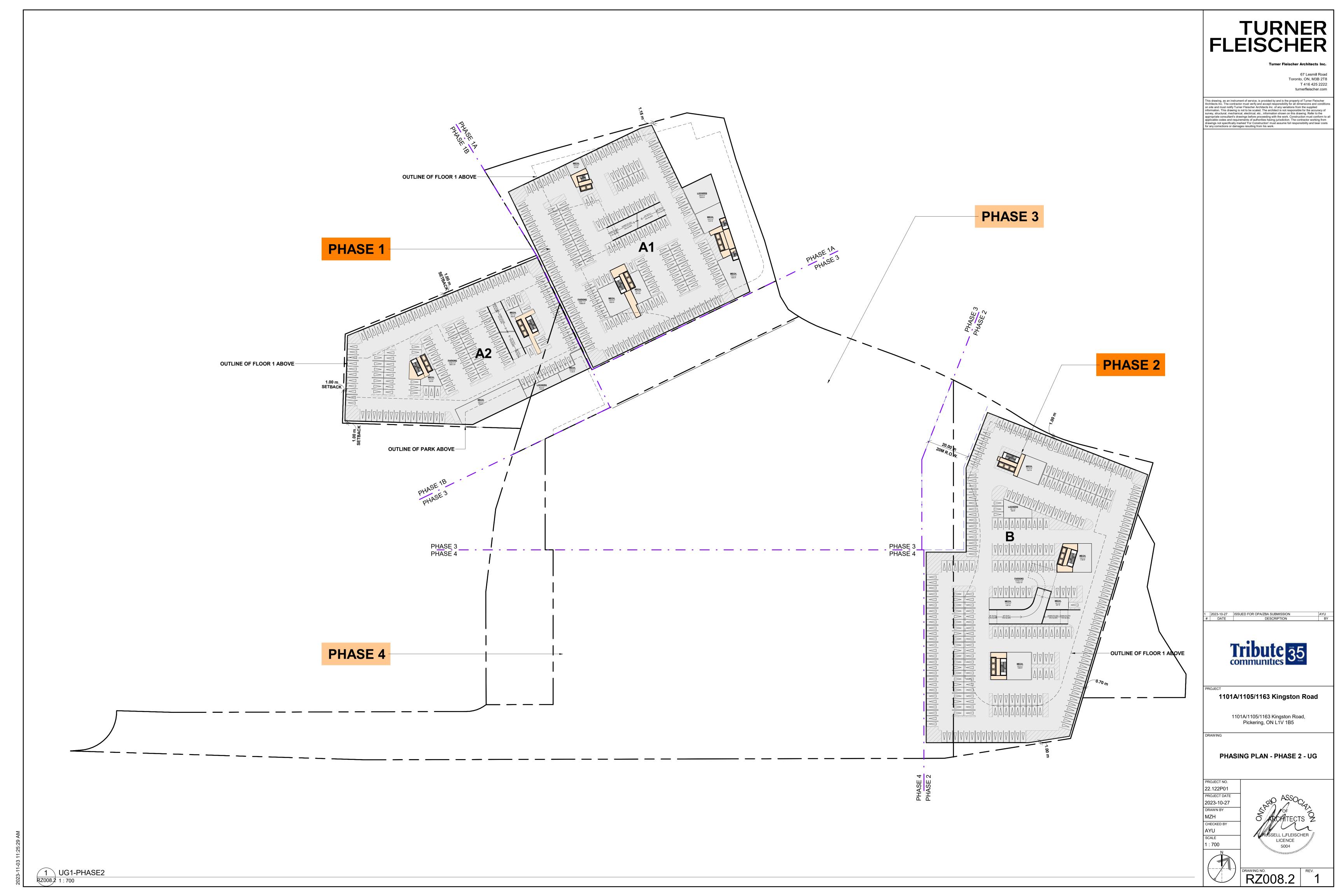


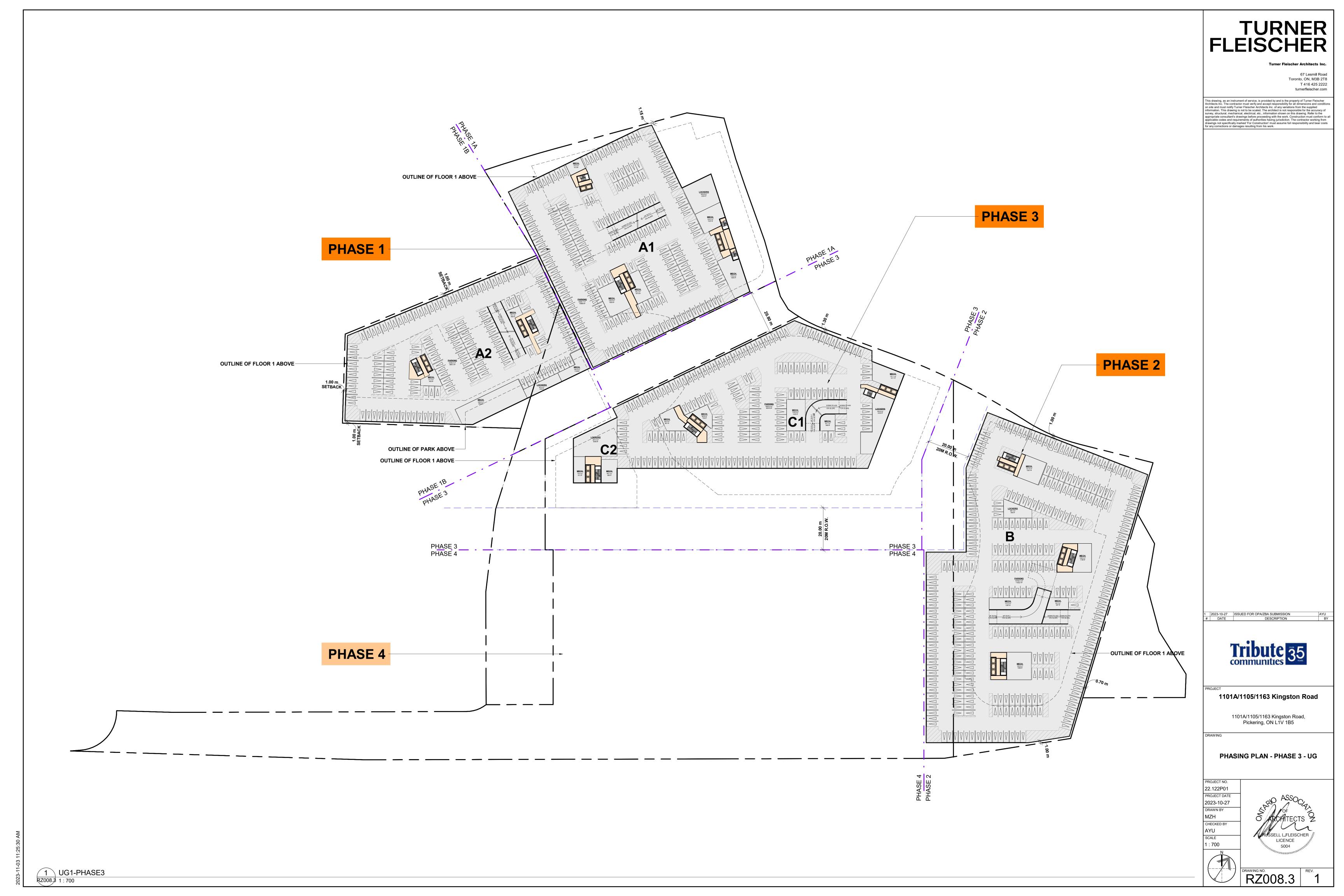


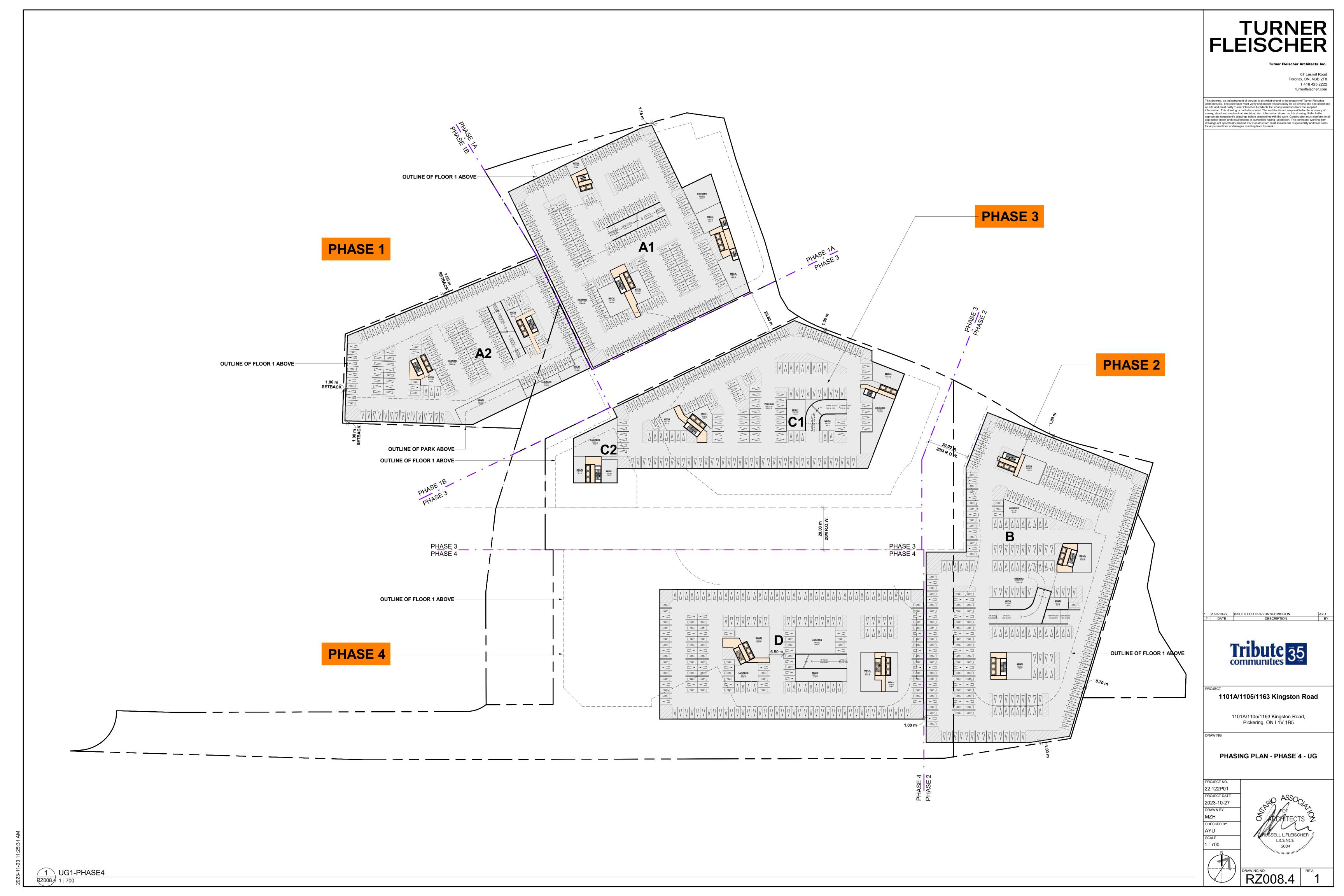


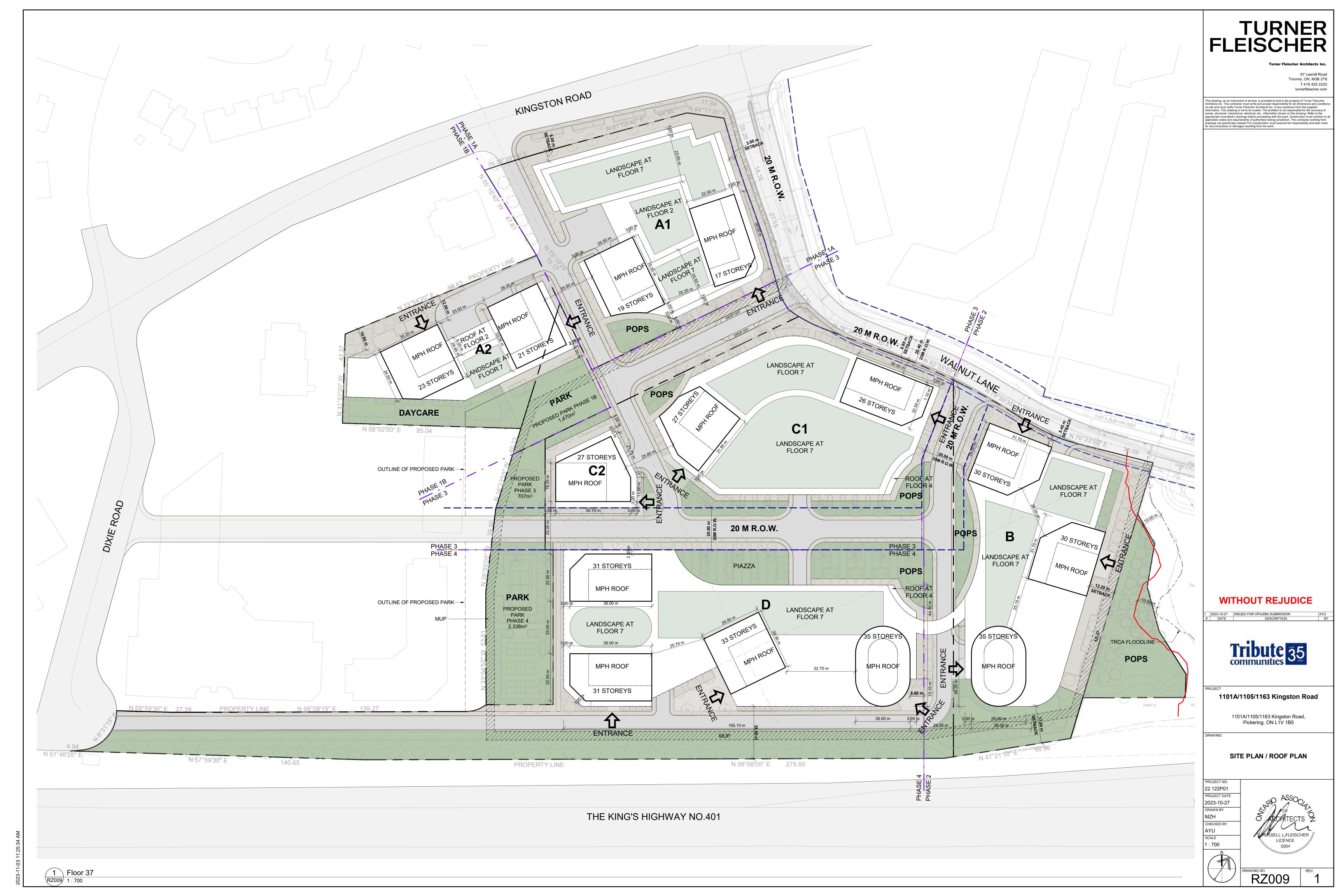


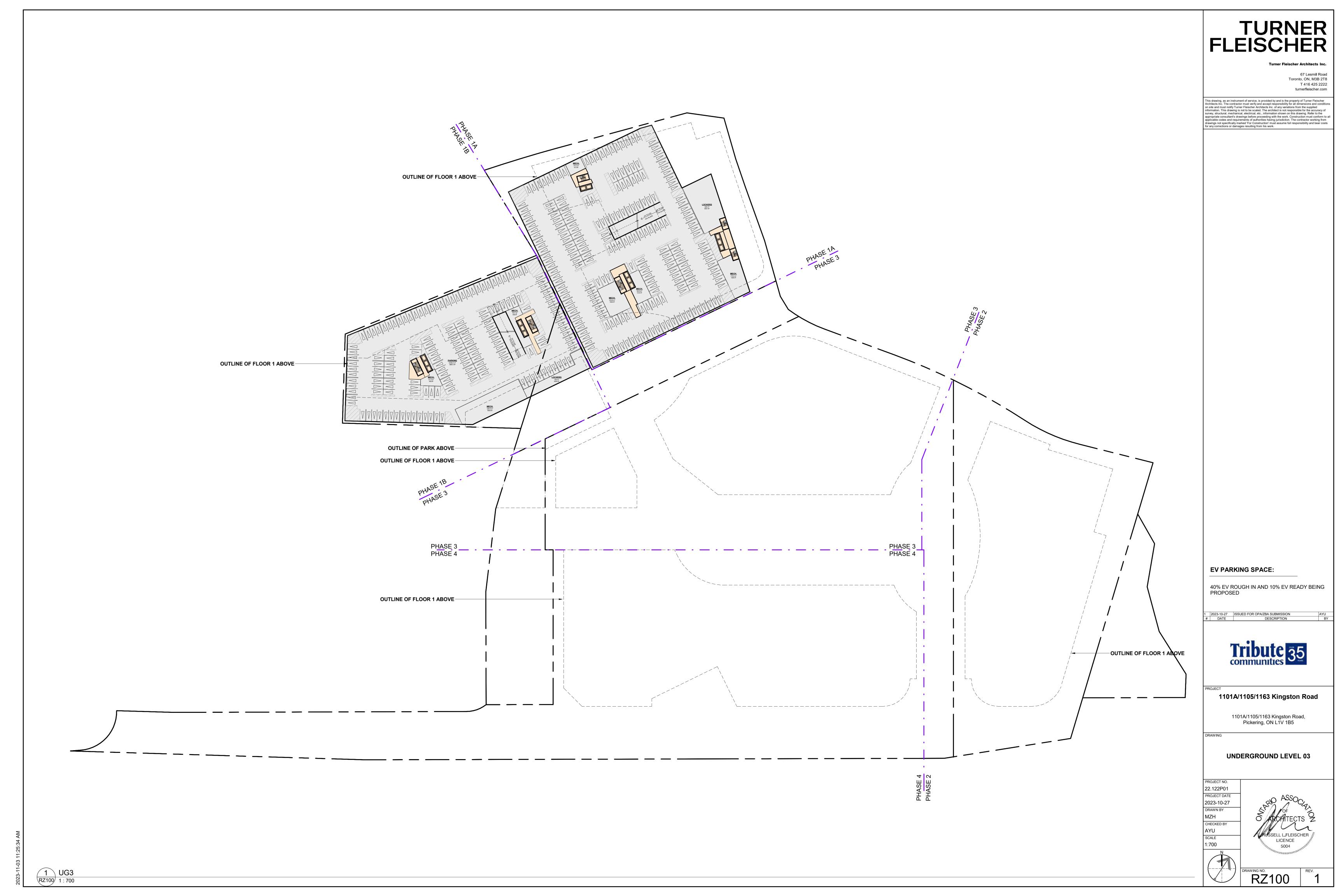


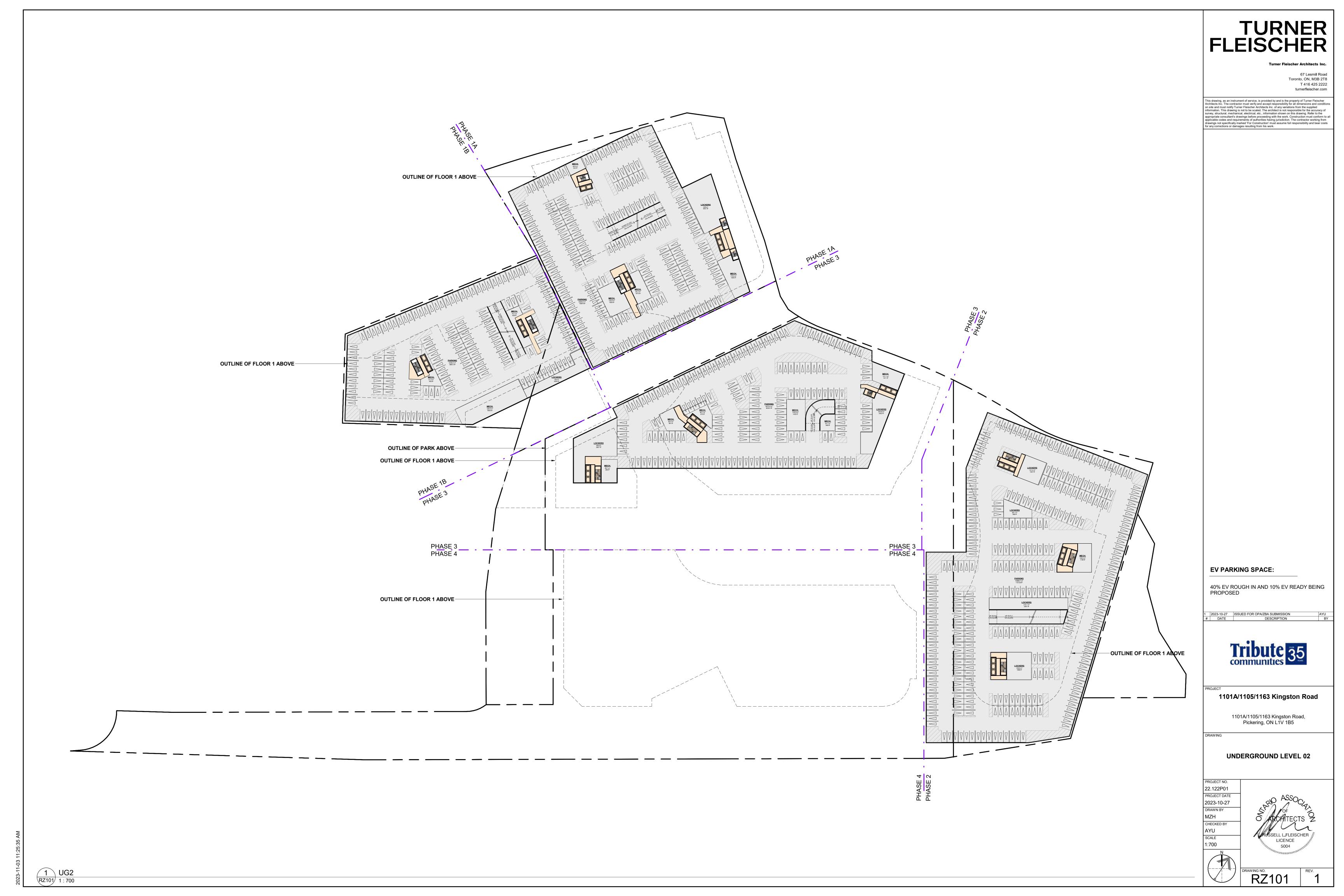


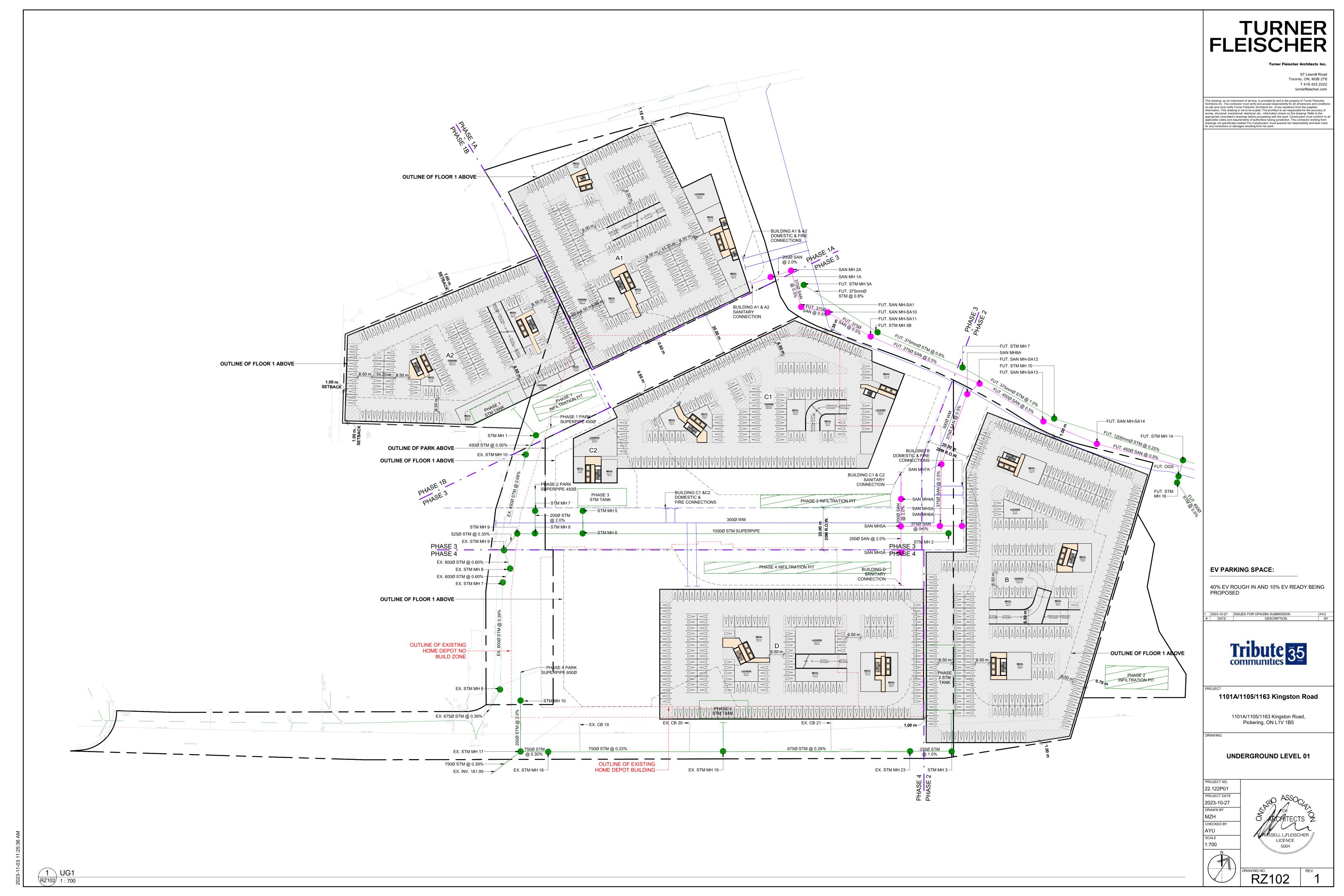


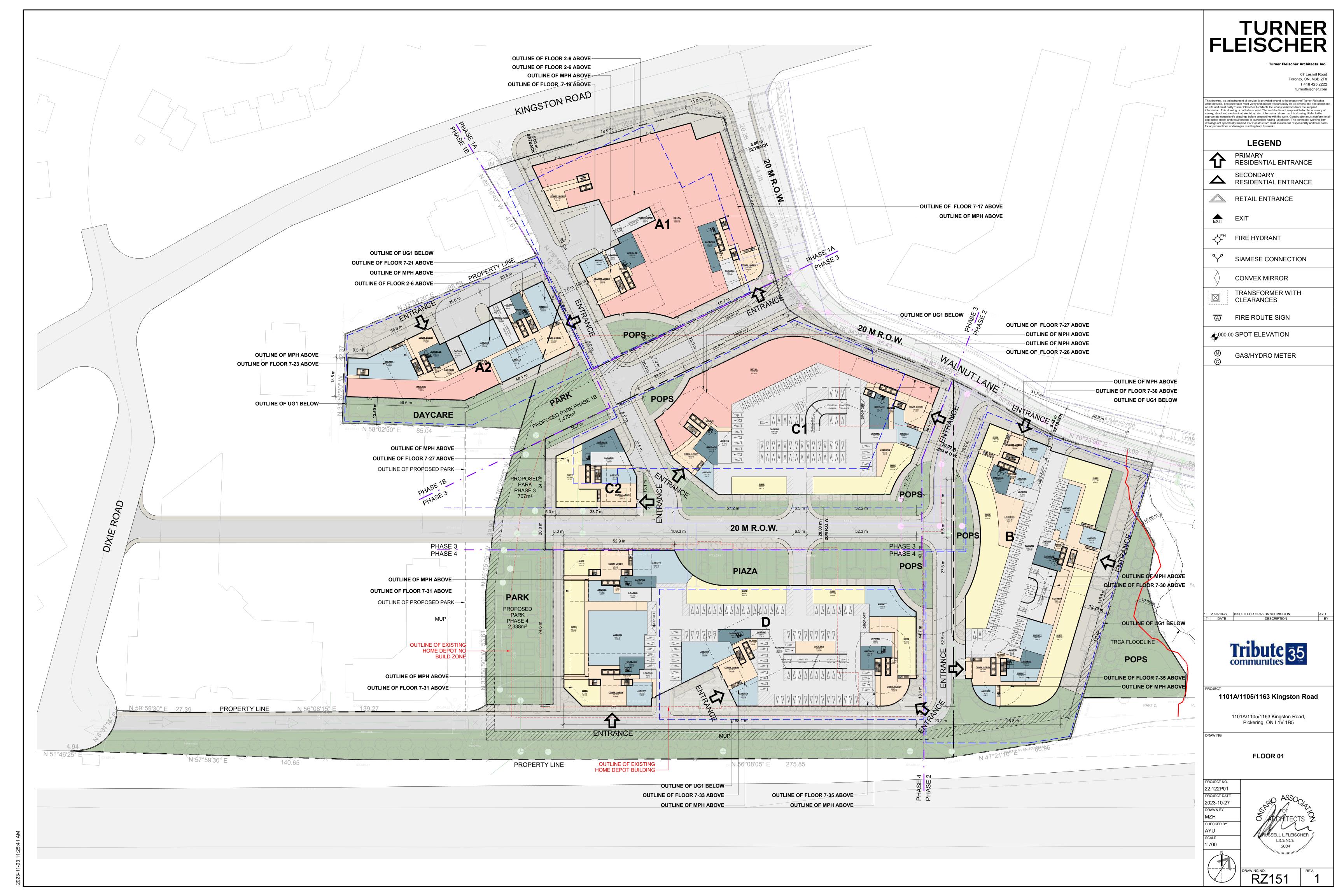


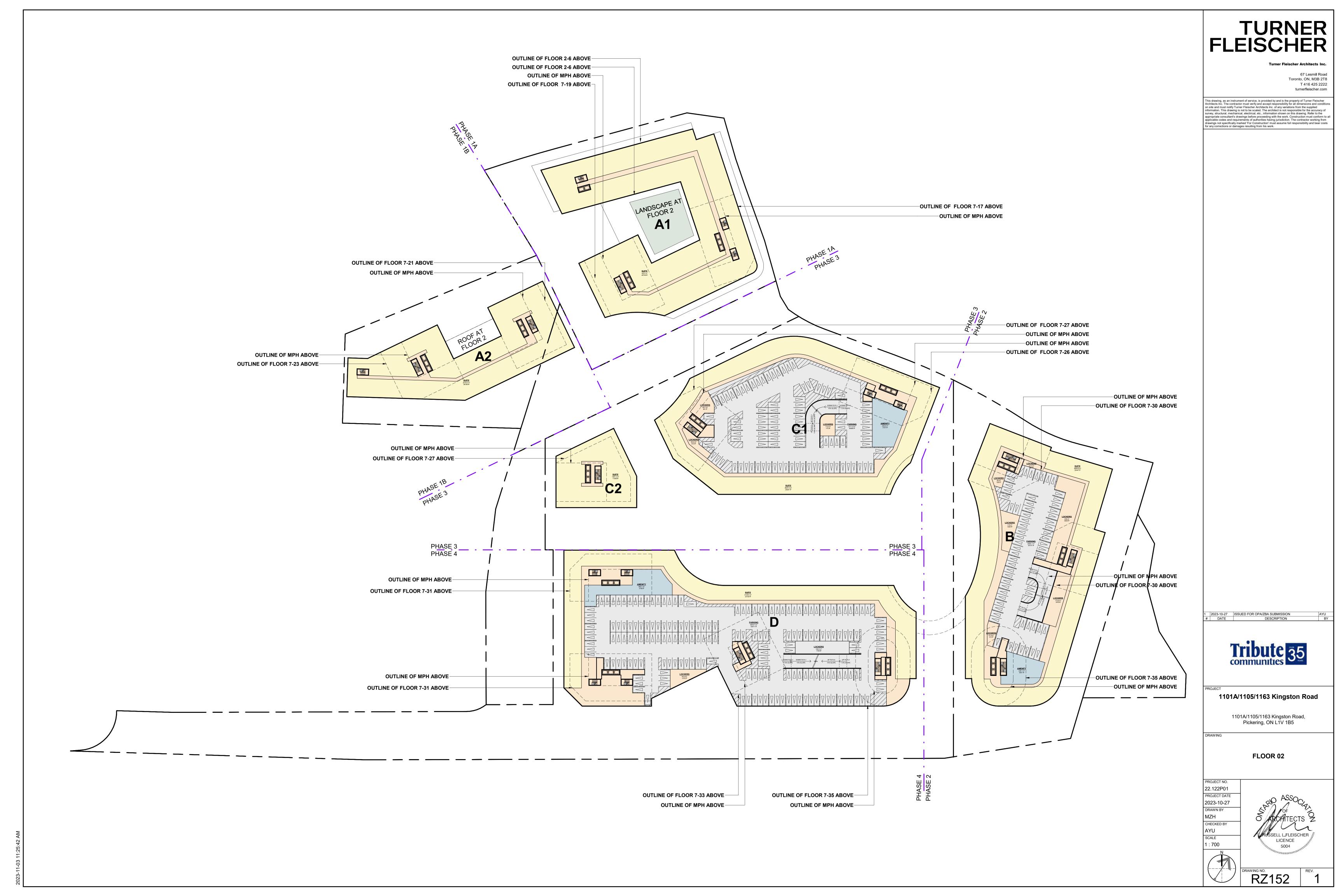


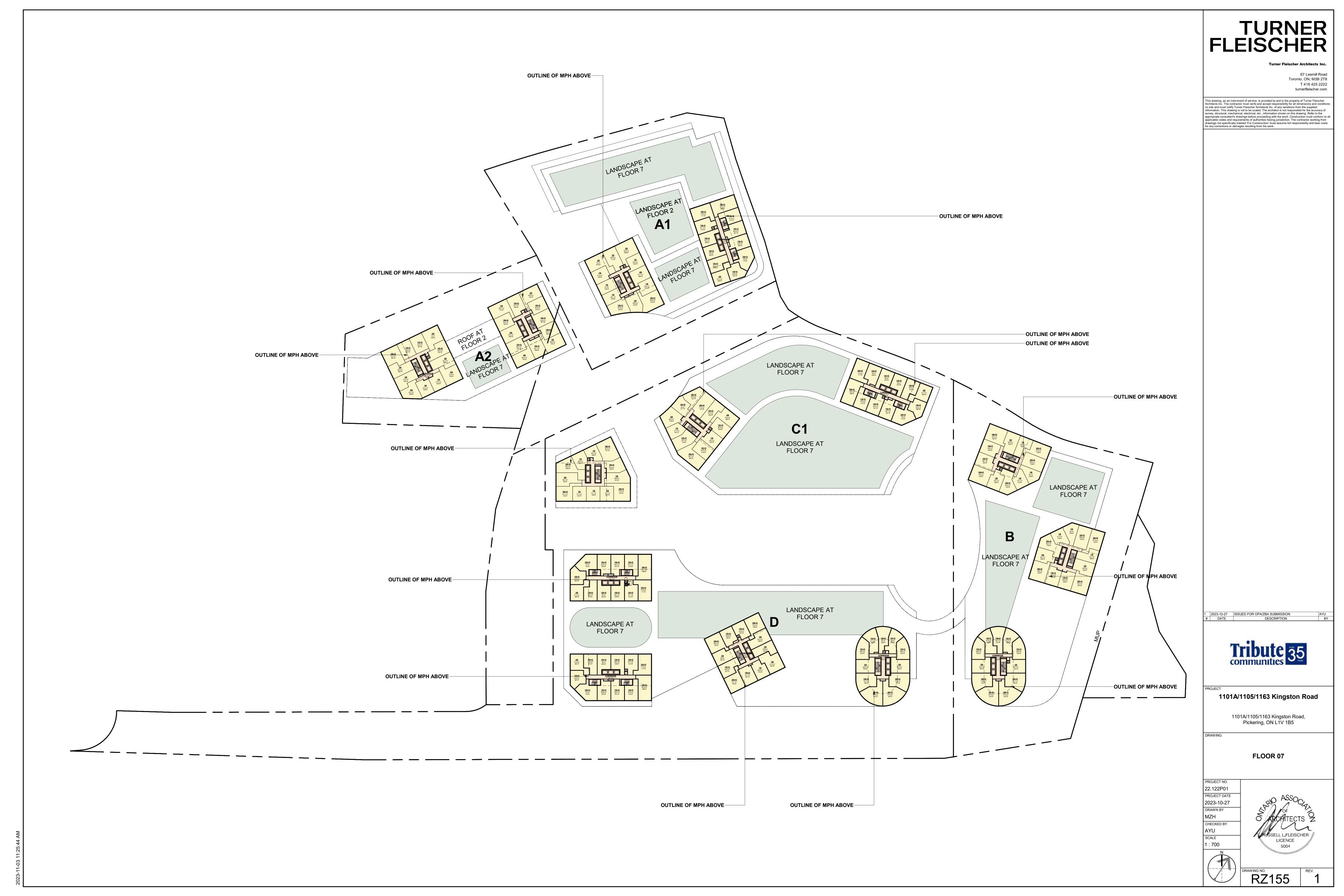


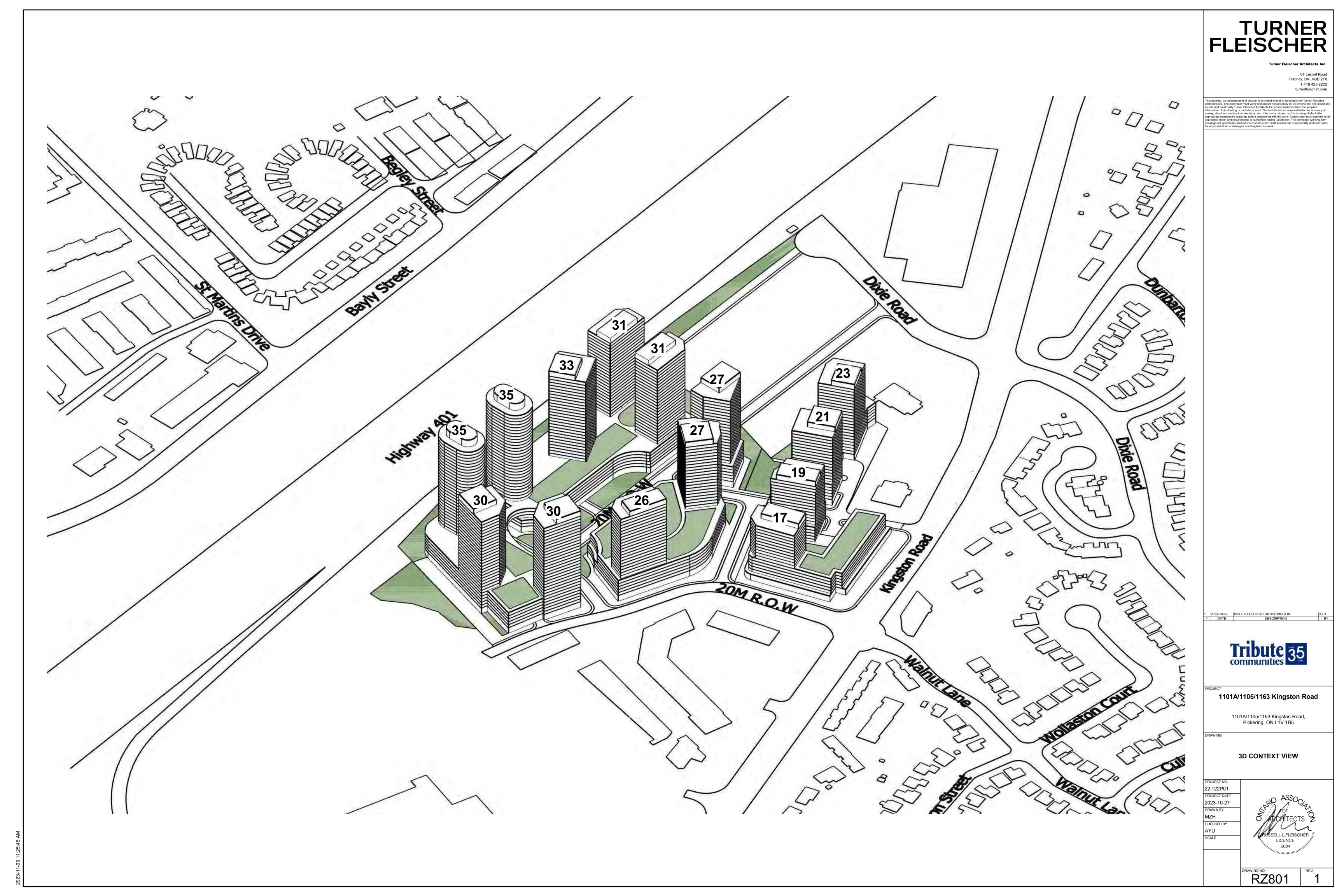


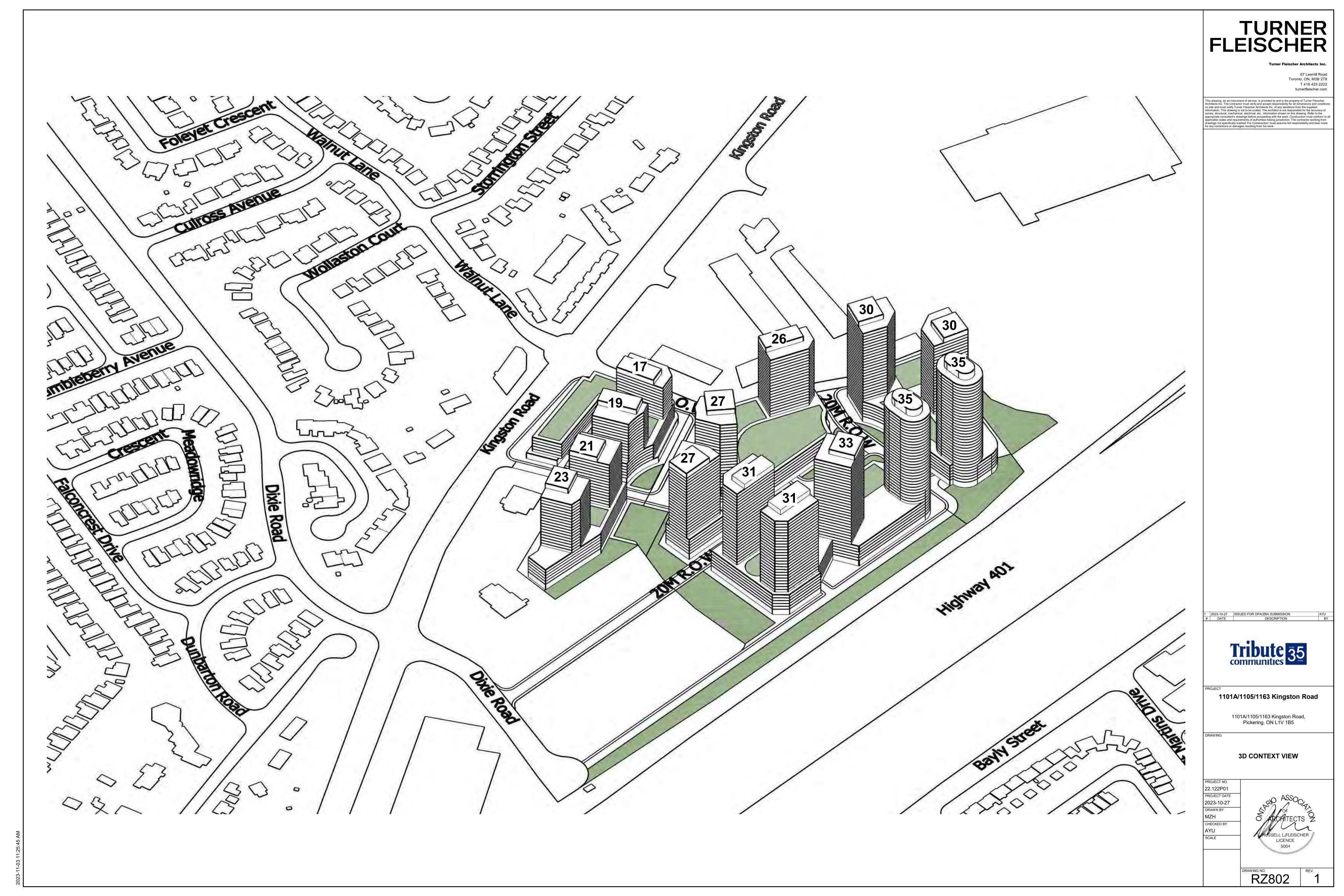














VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTH

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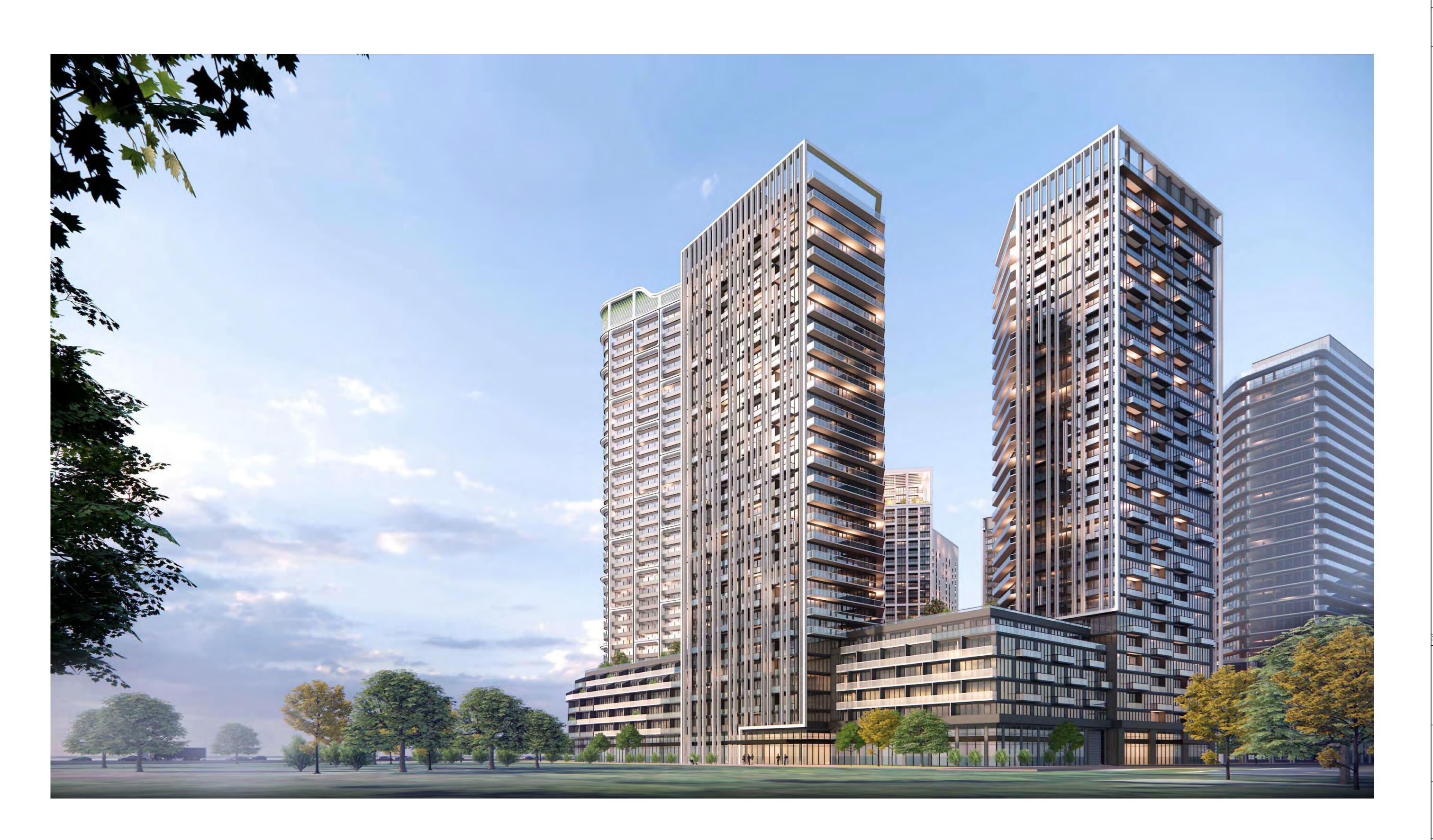


1101A/1105/1163 Kingston Road

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**3D PERSPECTIVES** 





**VIEW FROM WALNUT LANE LOOKING WEST** 

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3D PERSPECTIVES





VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTHWEST

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3D PERSPECTIVES

22.122P01
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VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTHEAST

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**3D PERSPECTIVES** 





VIEW FROM WALNUT LANE LOOKING SOUTHWEST

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1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

**3D PERSPECTIVES** 

22.122P01
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VIEW FROM EAST INTERNAL STREET LOOKING WEST

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3D PERSPECTIVES

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VIEW FROM EAST INTERNAL STREET LOOKING SOUTHWEST - ART DISTRICT

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1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

3D PERSPECTIVES

22.122P01
PROJECT DATE



**VIEW FROM KINGSTON ROAD LOOKING SOUTHEAST** 

TURNER FLEISCHER

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

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3D PERSPECTIVES





VIEW FROM NORTH INTERNAL STREET LOOKING SOUTH

### TURNER FLEISCHER

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**3D PERSPECTIVES** 

22.122P01



VIEW FROM NORTH INTERNAL STREET LOOKING EAST

## TURNER FLEISCHER

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1 2023-10-27 ISSUED FOR OPA/ZBA SUBMISSION
# DATE DESCRIPTION



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**3D PERSPECTIVES** 

22.122P01
PROJECT DATE



VIEW FROM KINGSTON ROAD LOOKING SOUTHWEST

## TURNER FLEISCHER

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**3D PERSPECTIVES** 

22.122P01
PROJECT DATE



**VIEW FROM WALNUT LANE TOWARDS BUILDING A1** 

## TURNER FLEISCHER

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# DATE ISSUED FOR OPA/ZBA SUBMISSION

BESCRIPTION



1101A/1105/1163 Kingston Road

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**3D PERSPECTIVES** 

22.122P01





VIEW FROM EAST INTERNAL STREET LOOKING WEST

# TURNER FLEISCHER

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1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

**3D PERSPECTIVES** 



VIEW FROM EAST INTERNAL STREET TOWARDS BUILDING A1

## TURNER FLEISCHER

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2023-10-27 ISSUED FOR OPA/ZBA SUBMISSION
DATE DESCRIPTION



1101A/1105/1163 Kingston Road

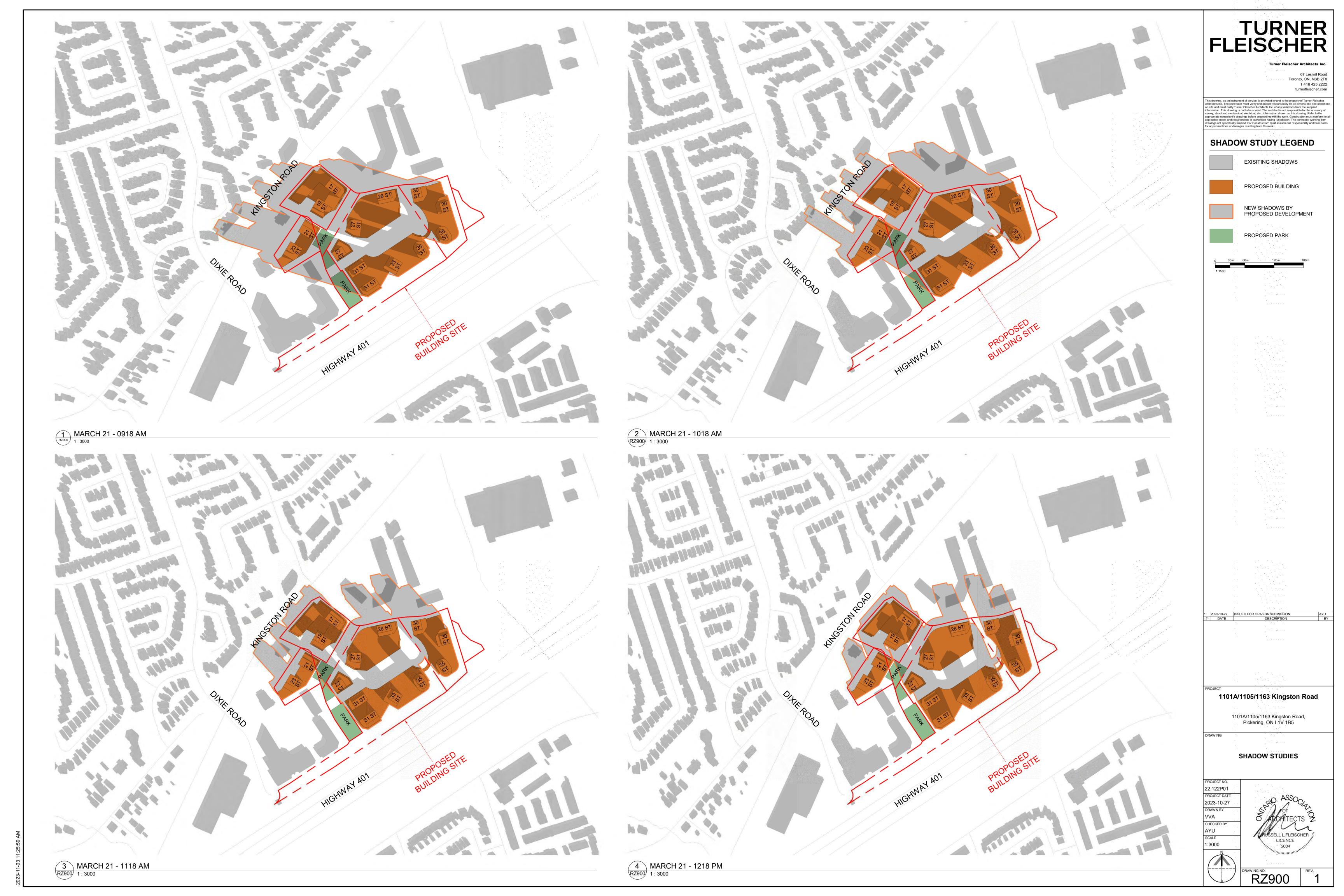
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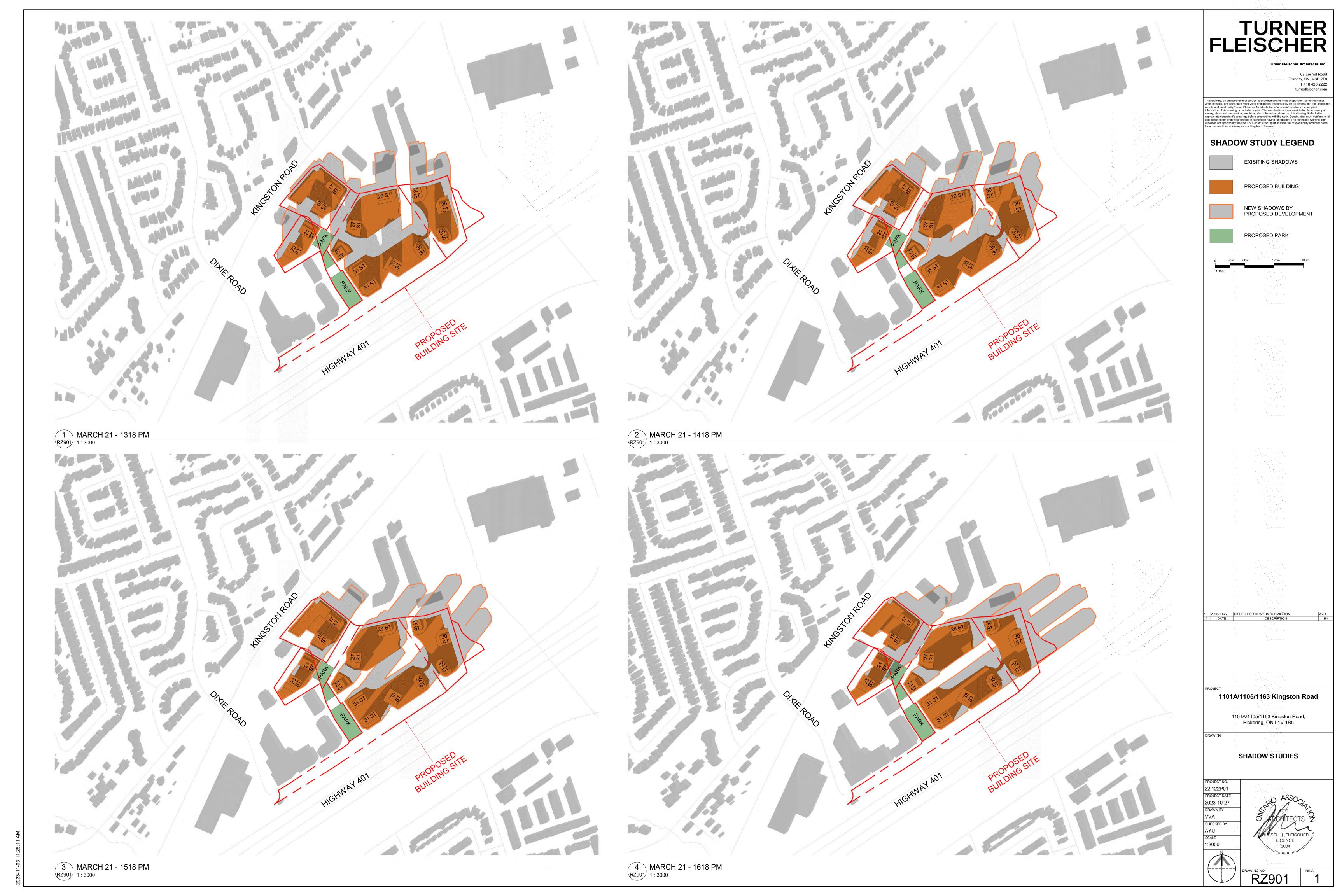
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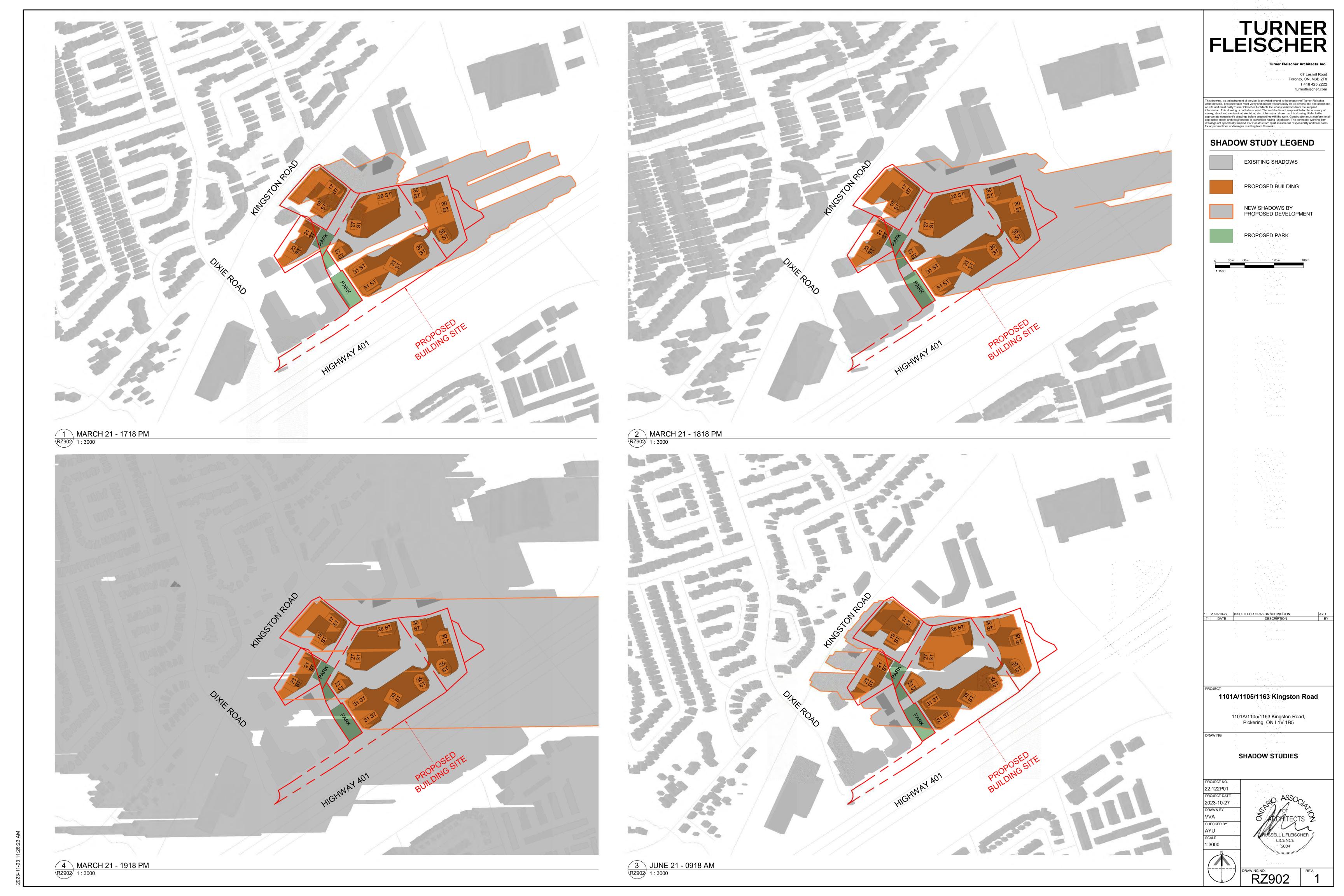
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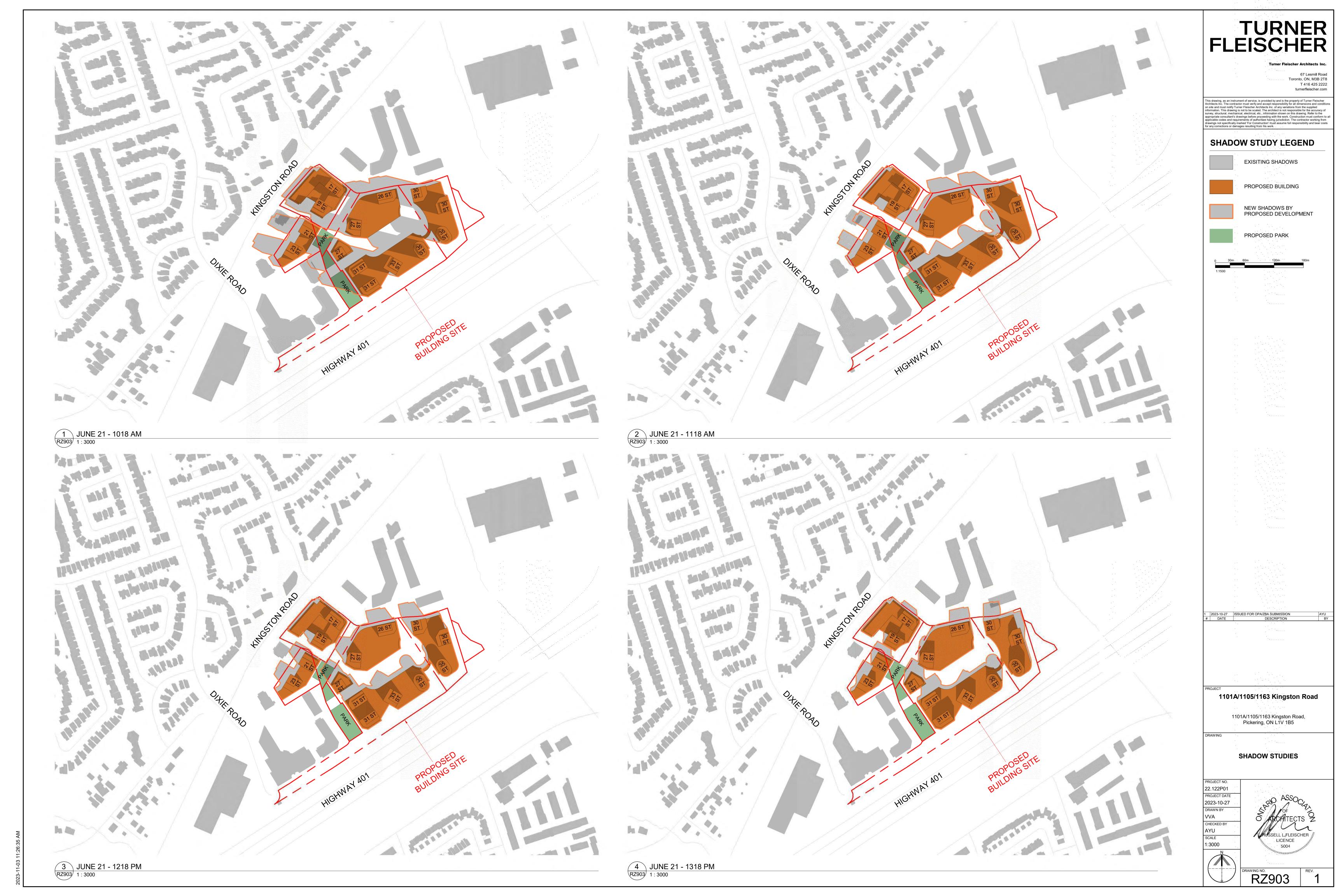
PROJECT NO.
22.122P01
PROJECT DATE
2023-10-27
DRAWN BY
EHS
CHECKED BY

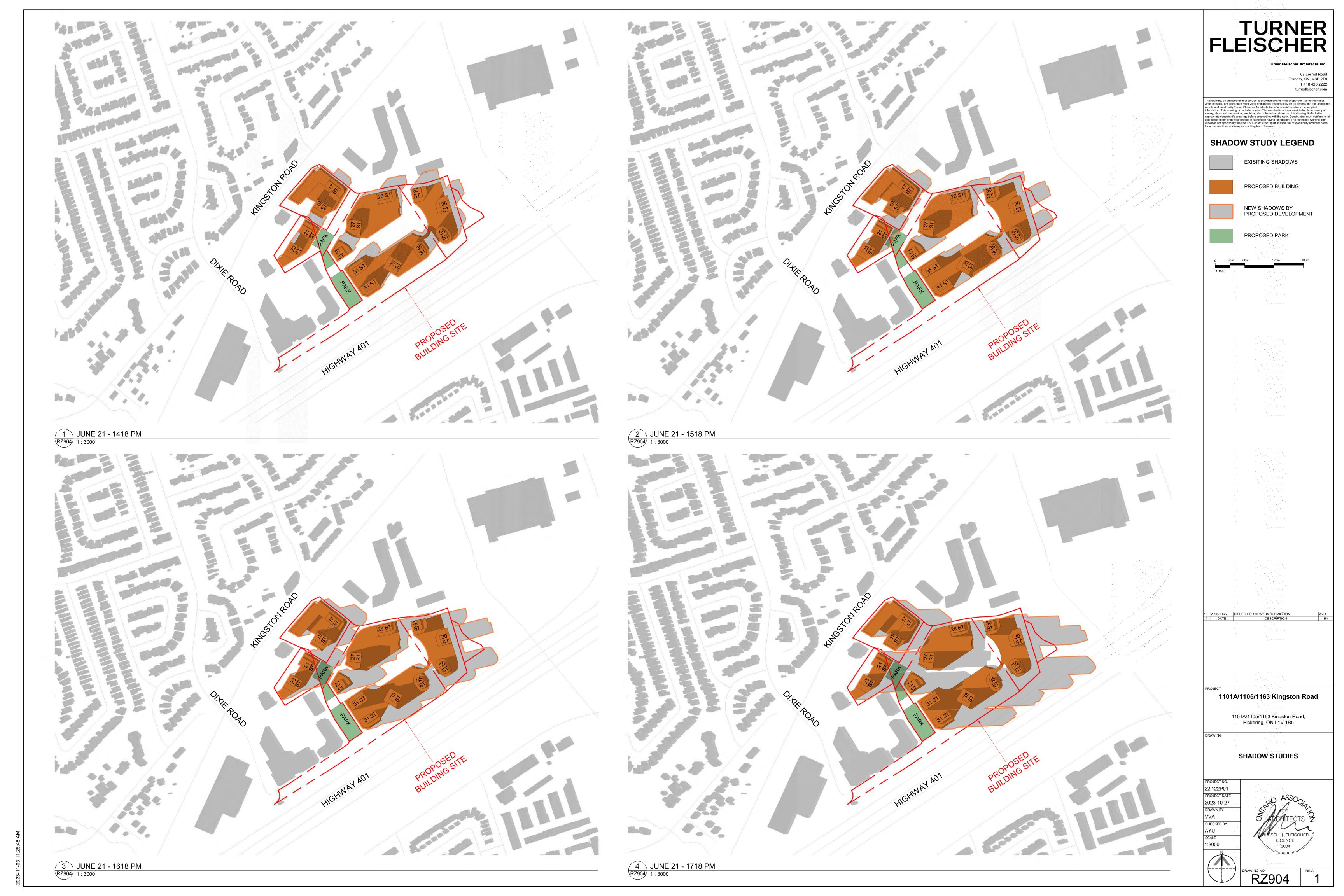


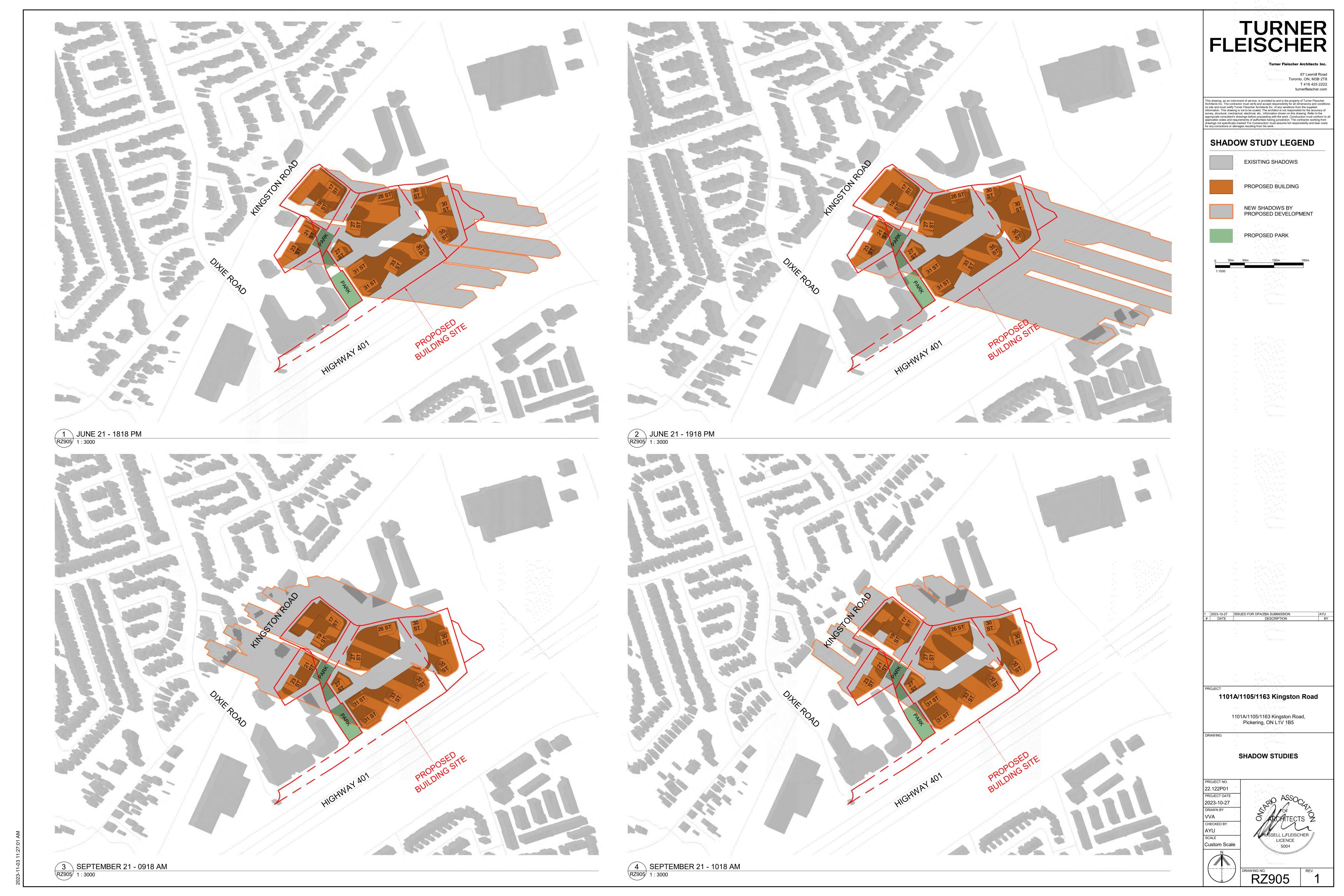


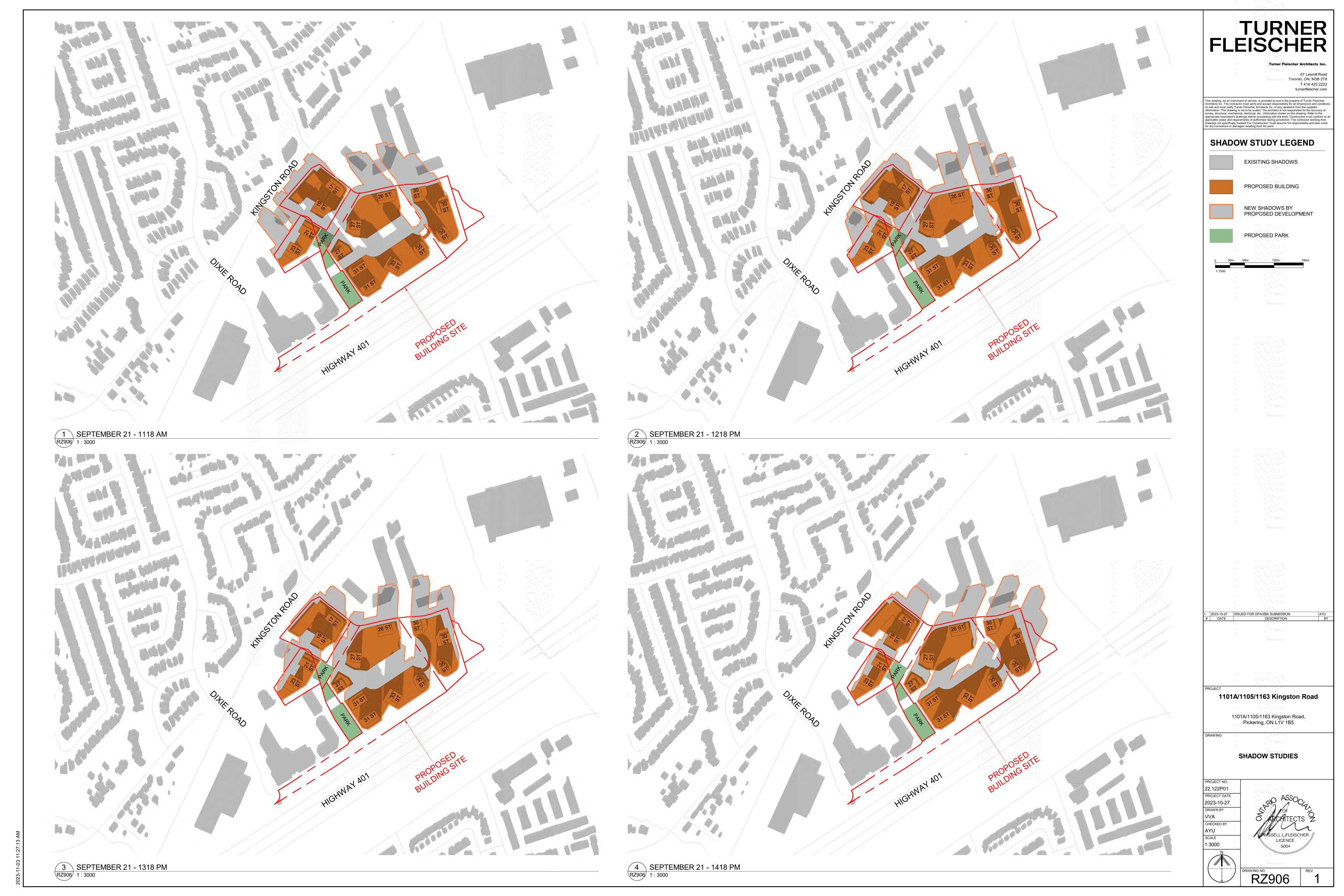


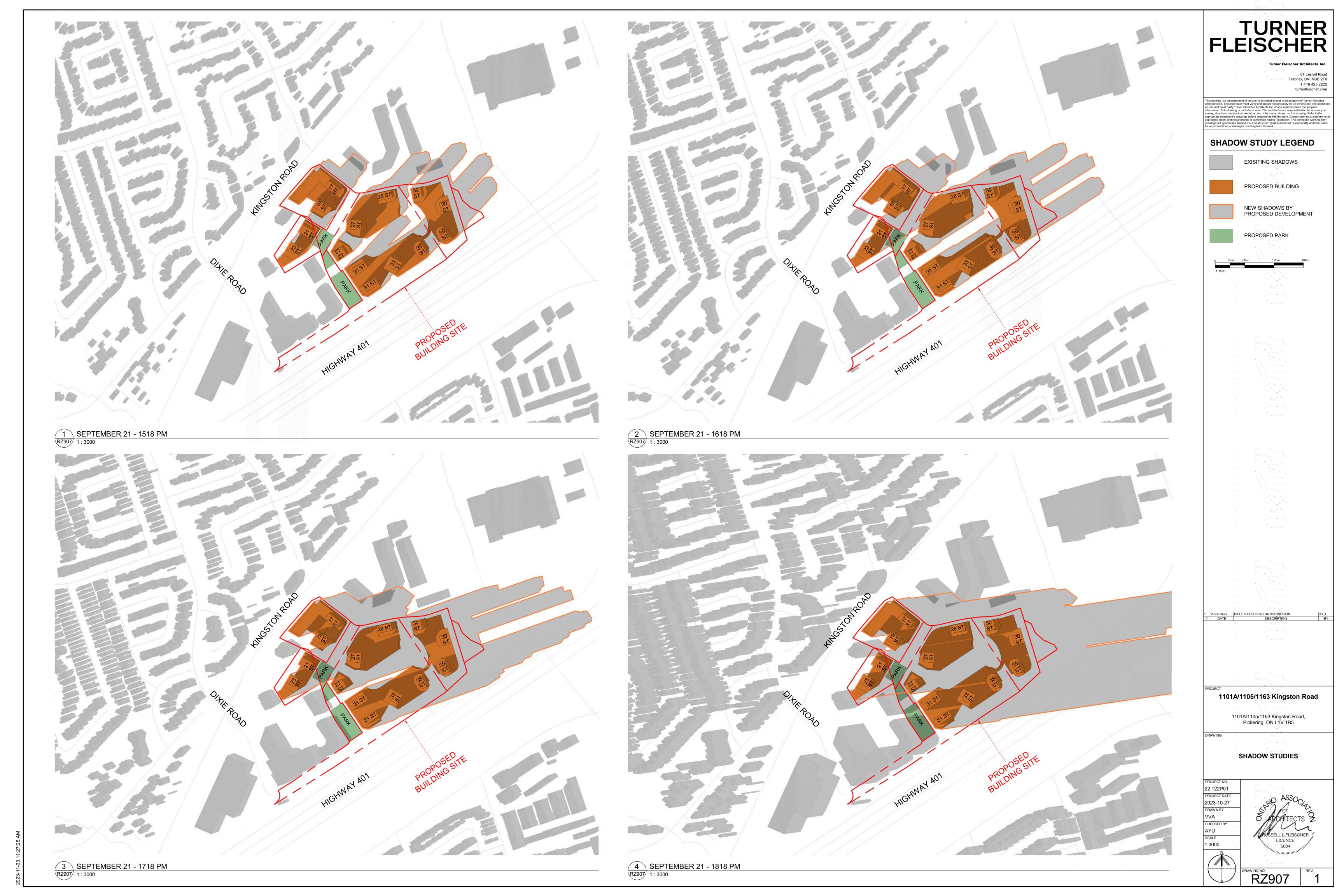


















4 DECEMBER 21 - 1118 AM RZ908 1:3000



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### SHADOW STUDY LEGEND

EXISITING SHADOWS

PROPOSED BUILDING

NEW SHADOWS BY PROPOSED DEVELOPMENT

PROPOSED PARK

1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

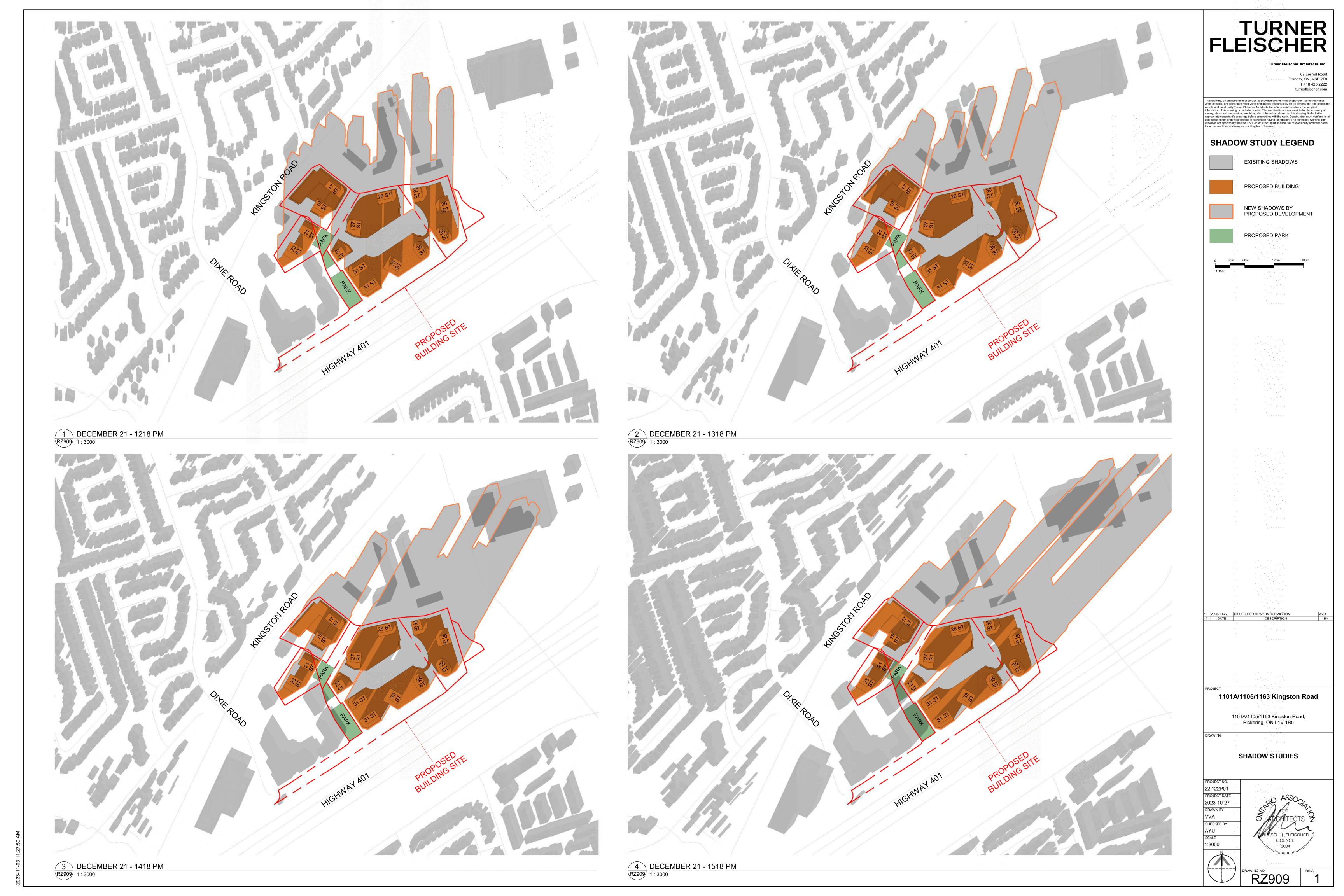
**SHADOW STUDIES** 

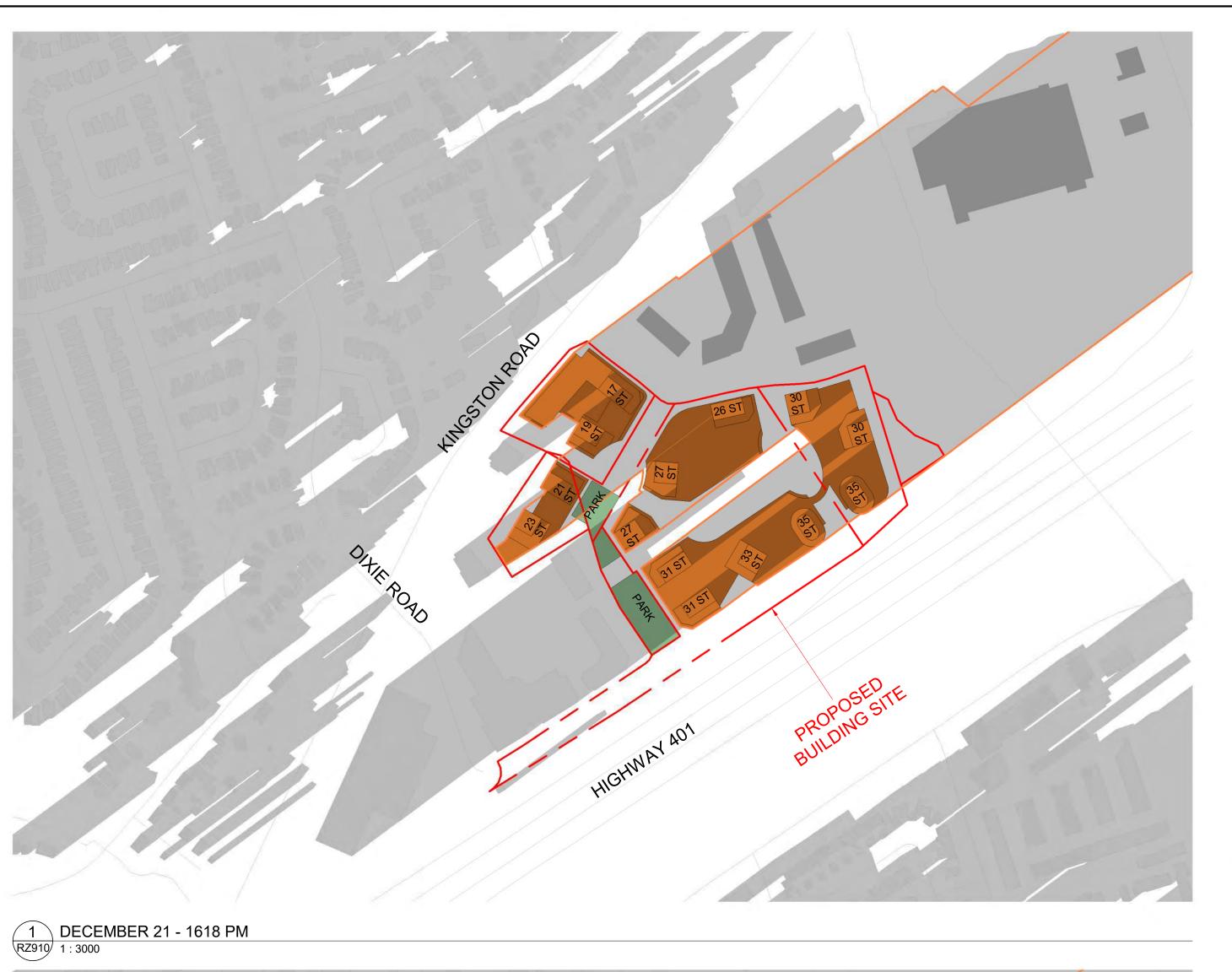
22.122P01
PROJECT DATE 2023-10-27 VVA CHECKED BY

1:3000

RZ908

3 DECEMBER 21 - 1018 AM RZ908 1:3000











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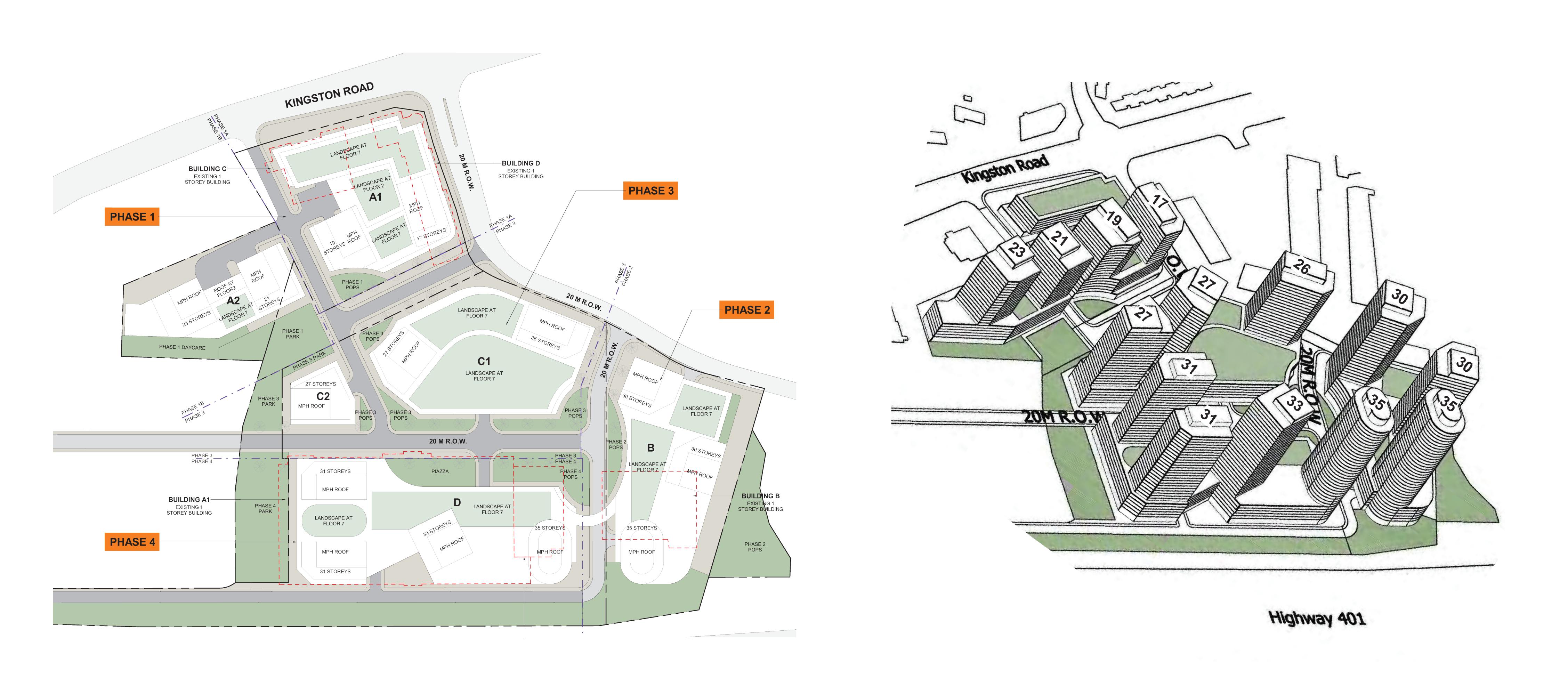
SHADOW STUDIES

22.122P01
PROJECT DATE DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1:3000

#### APPENDIX 2

# Public Open House

The City has received Pre-submission applications for Official Plan Amendment and Zoning By-law Amendment



Tribute (Brookdale) Limited is proposing a mixed-use residential development consisting of 6 buildings with 14 residential towers with heights from 17 to 35 storeys, 5,238 residential units and 7,149 square metres of retail space.

We invite you to learn more about this proposal:

Thursday, May 30, 2024

Chestnut Hill Developments
Recreation Complex
Banquet Hall East&West Salon
1867 Valley Farm Road
6:00 pm to 9:30 pm

For additional information, visit:
pickering.ca/devapp or contact:
Amanda Zara Dunn
905.420.4660 ext. 1136
adunn@pickering.ca

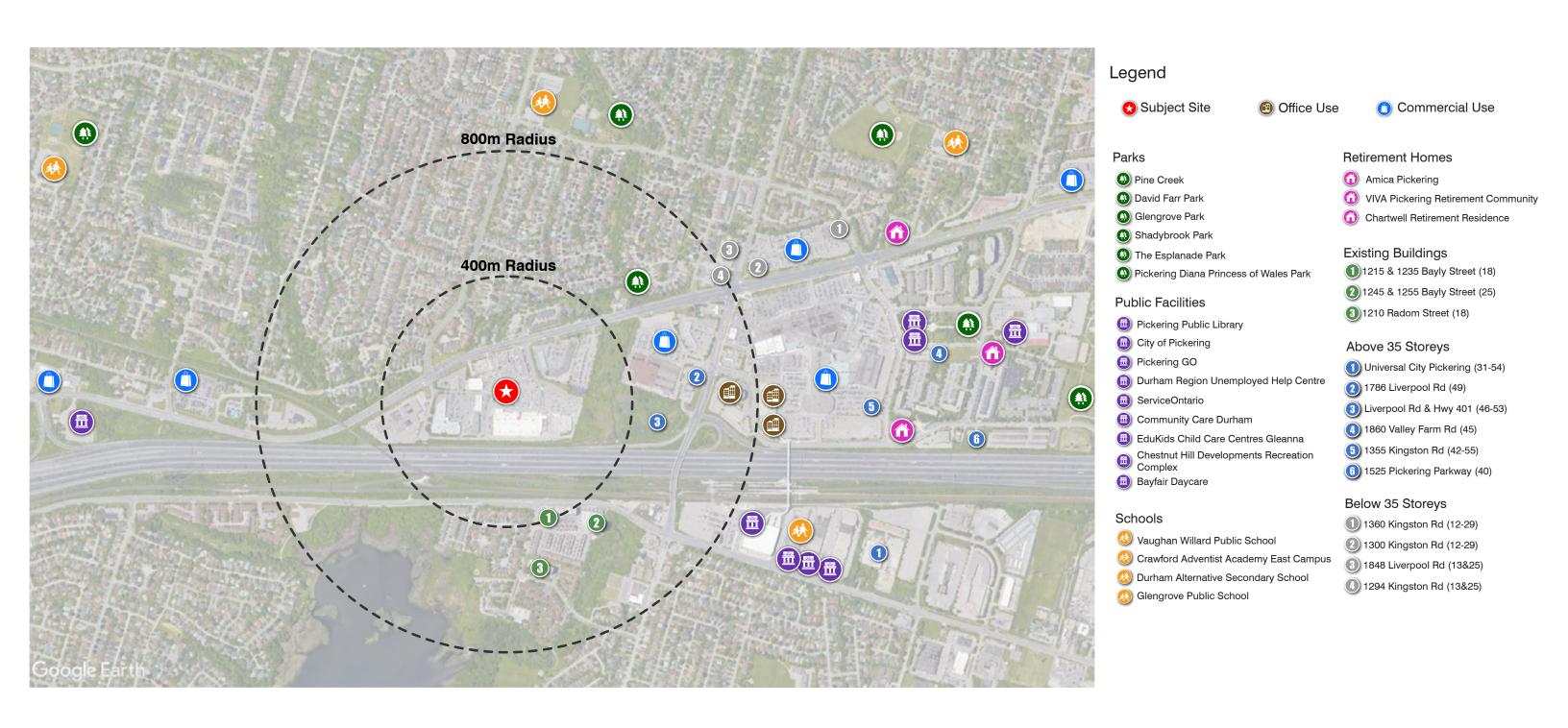
Refer to Numbers: **OPA 24-002/P & A02/24** 

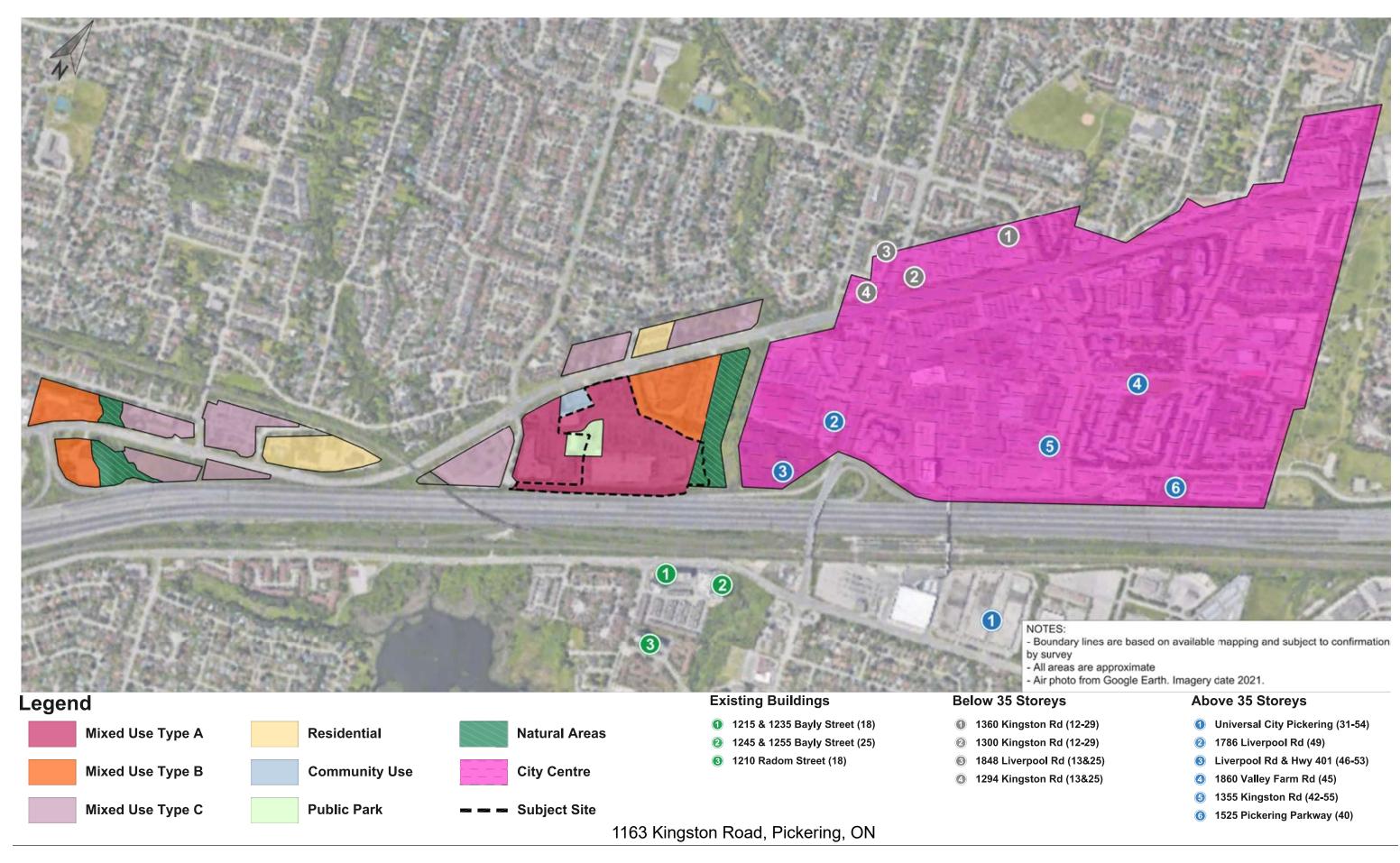


### APPENDIX 3



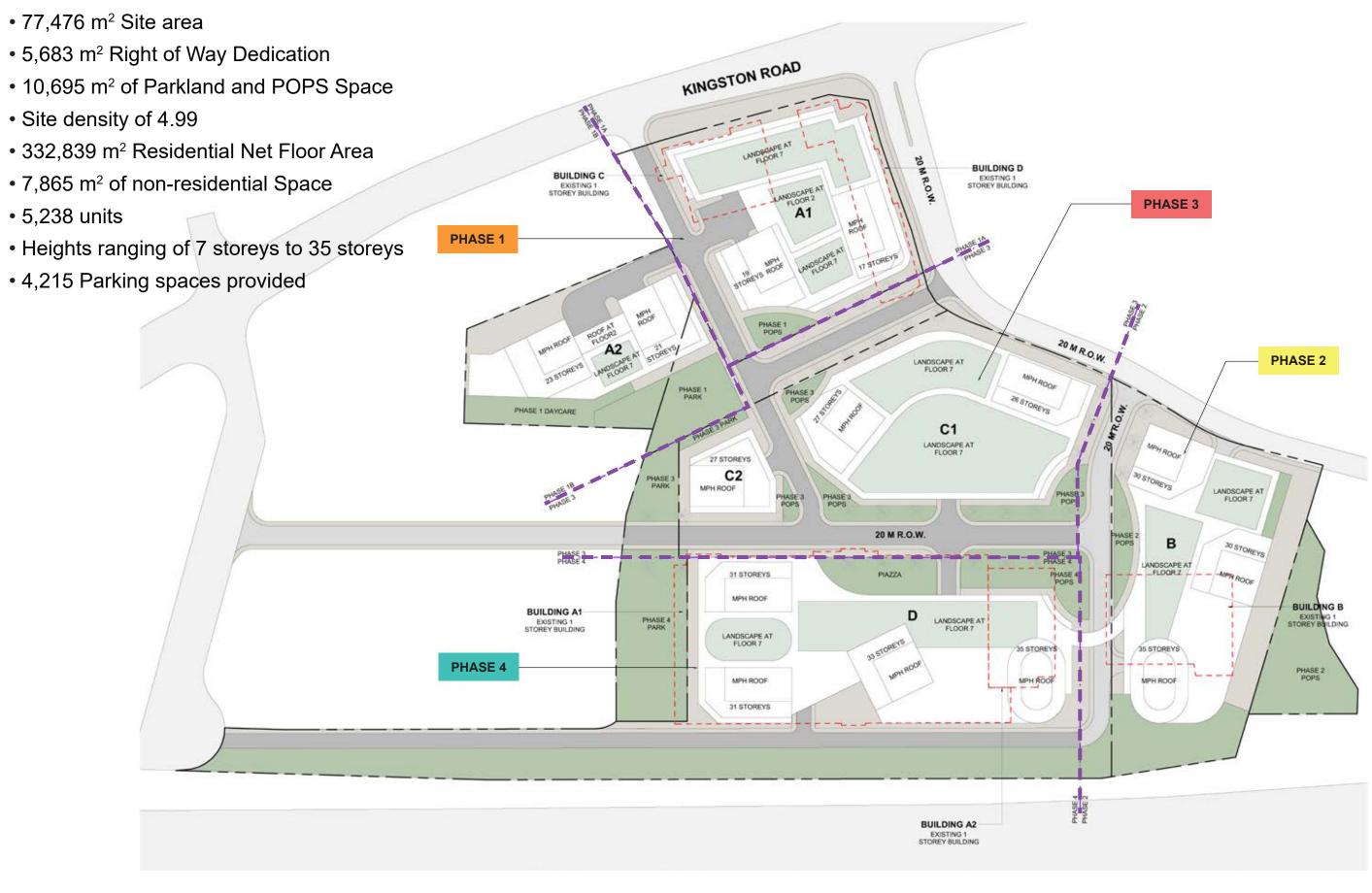
1163 Kingston Road, Pickering, ON





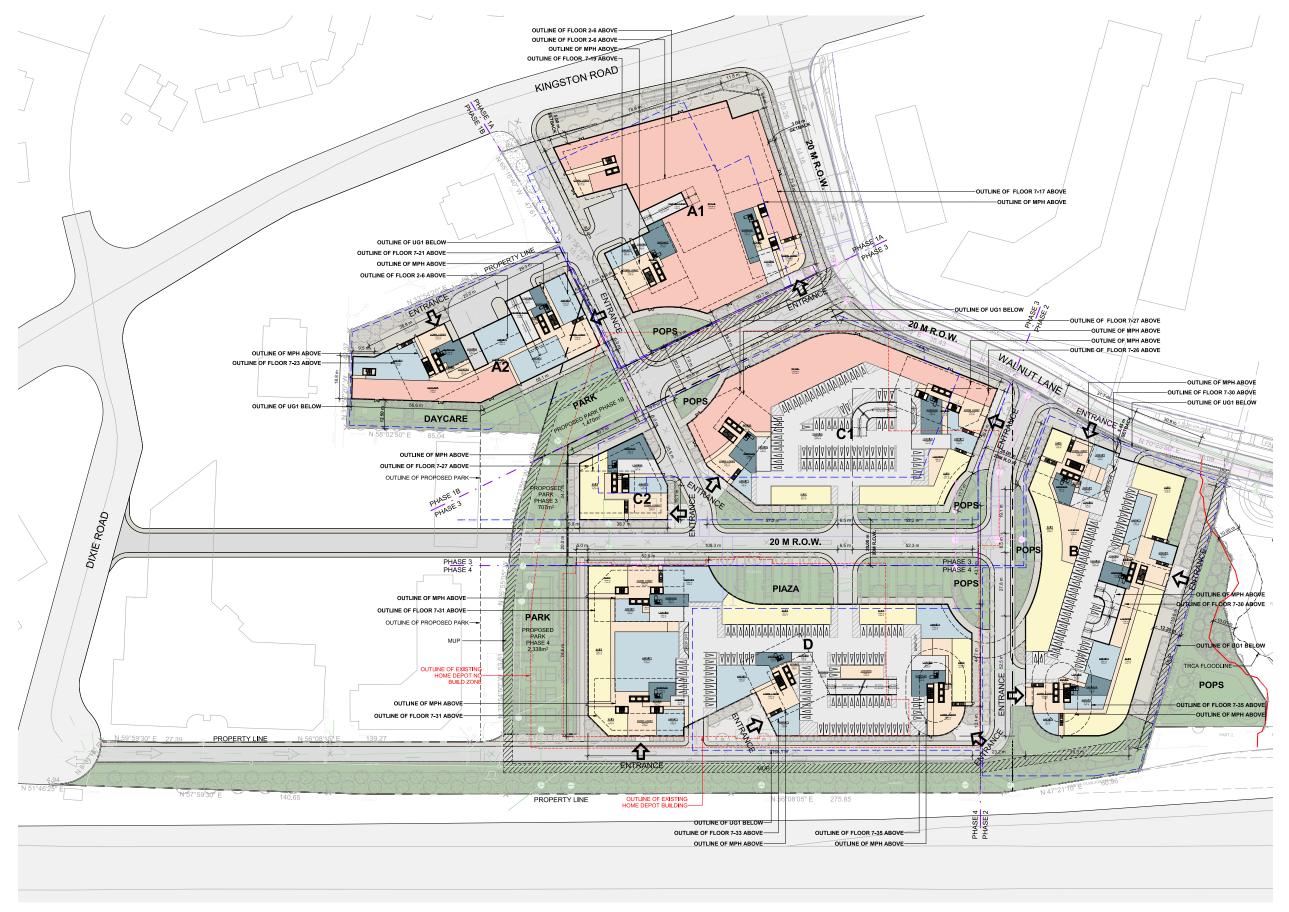


1163 Kingston Road, Pickering, ON



1163 Kingston Road, Pickering, ON





1163 Kingston Road, Pickering, ON



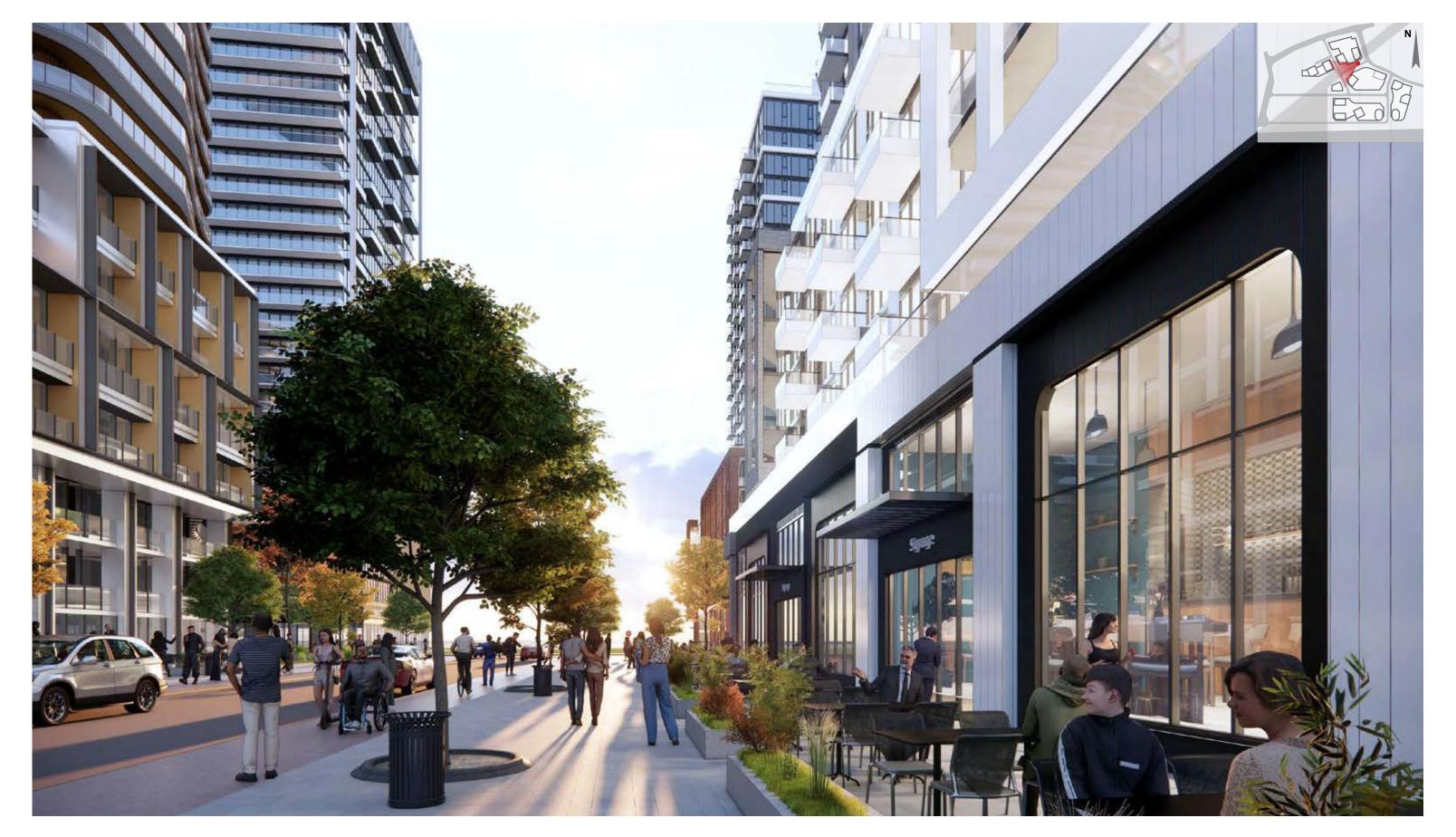
1163 Kingston Road, Pickering, ON



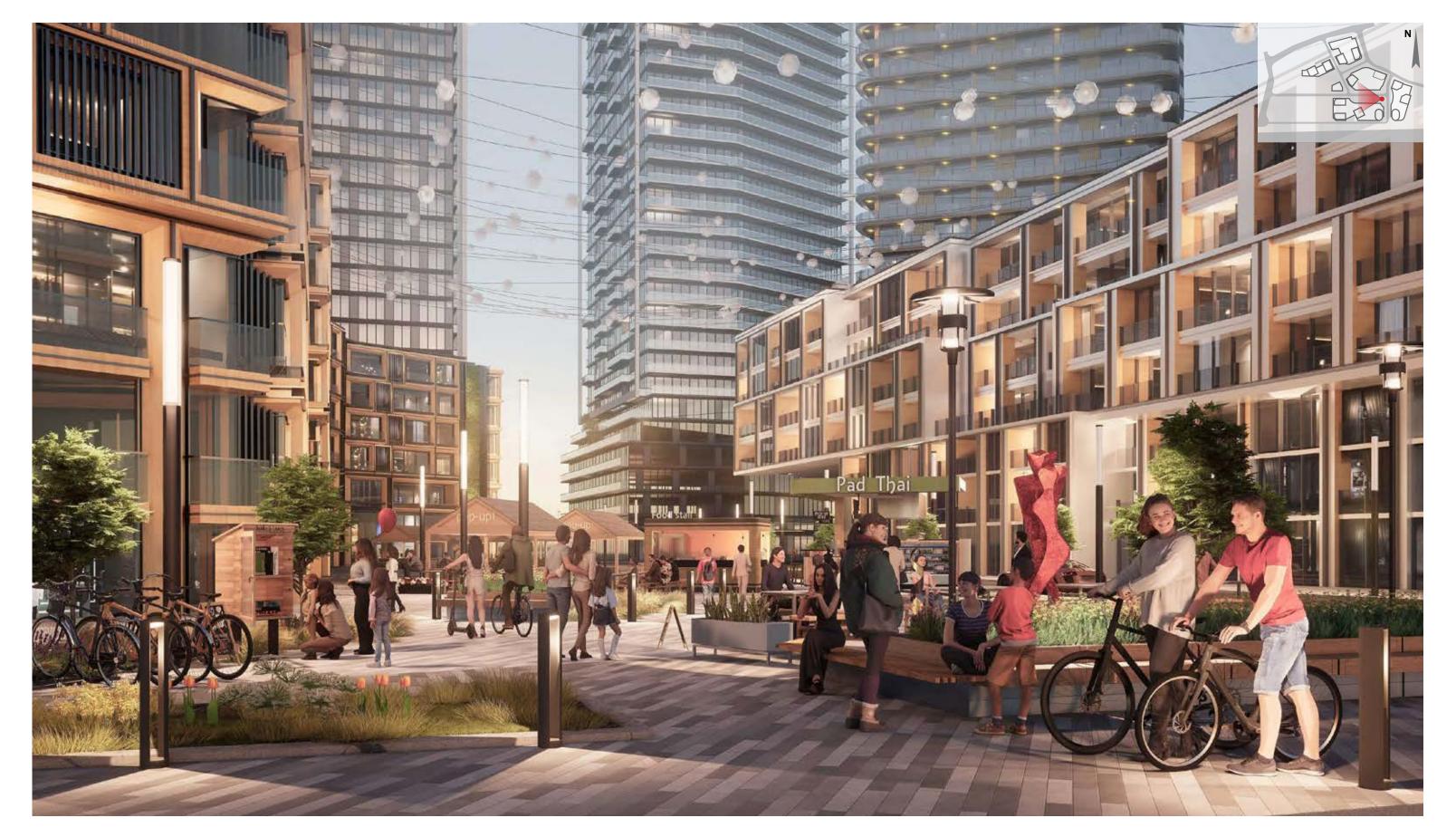
1163 Kingston Road, Pickering, ON



1163 Kingston Road, Pickering, ON



1163 Kingston Road, Pickering, ON



1163 Kingston Road, Pickering, ON



### AGENDA

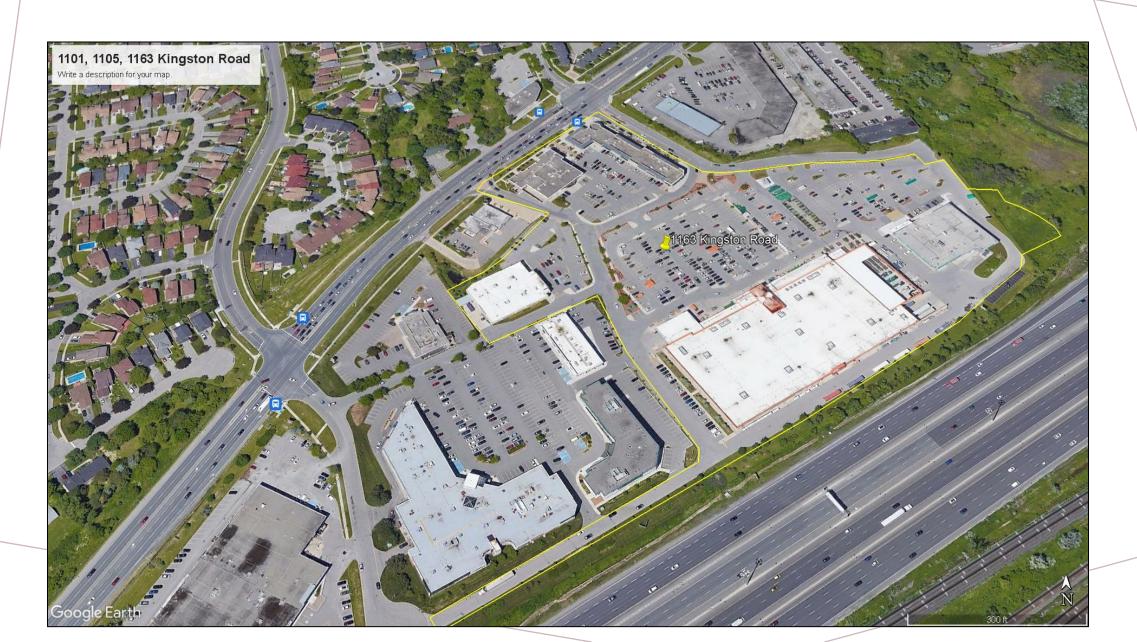
- 1. Introduction
- 2. Zoning By-Law/Official Plan Amendment Application
- 3. Location & Context
- 4. Site Design
- 5. Public Realm
- 6. Q&A

### PROJECT TEAM HERE TONIGHT

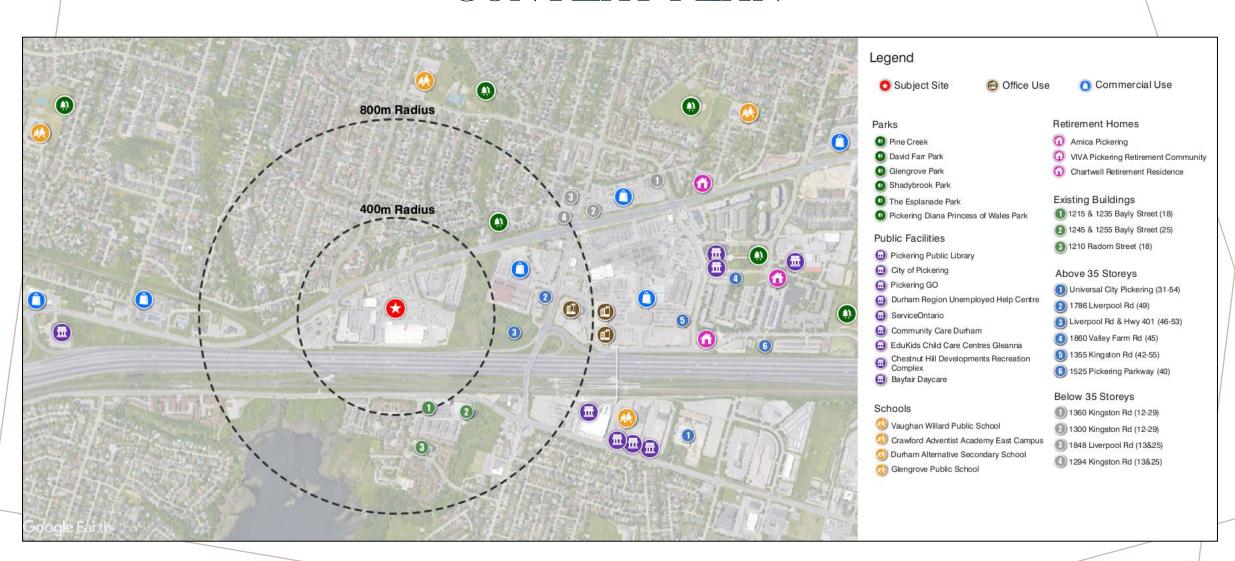
- Peter Jakovcic Tribute
- Mark Iogna Tribute
- Anish Panday Tribute
- Michael Testaguzza The Biglieri Group Planning Consultants
- Michael Hannay MBTW Urban Design
- Michele Gucciardi Turner Fleischer Architects

- Steve Nonis Turner Fleischer Architects
- Mike Harris MBTW Landscape
- Ismet Medic WSP Traffic
- Iain Smith WSP Civil Engineering
- Kostas Kyriopoulos WSP Civil Engineering
- Jamie Tate Tate Economics

### EXISTING CONDITION



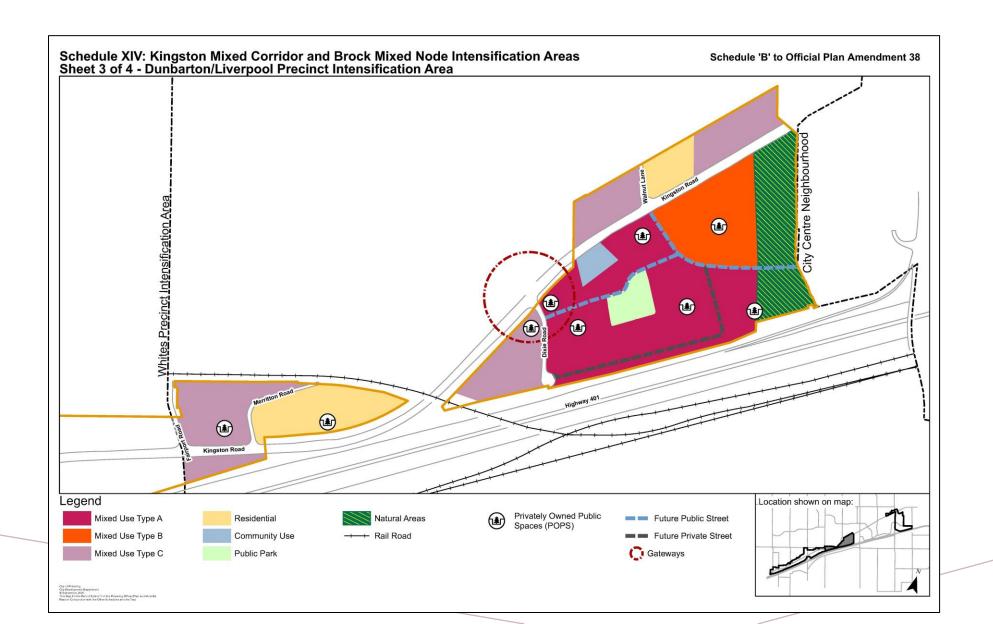
### CONTEXT PLAN



#### CONTEXTPLAN



#### PLANNING CONTEXT

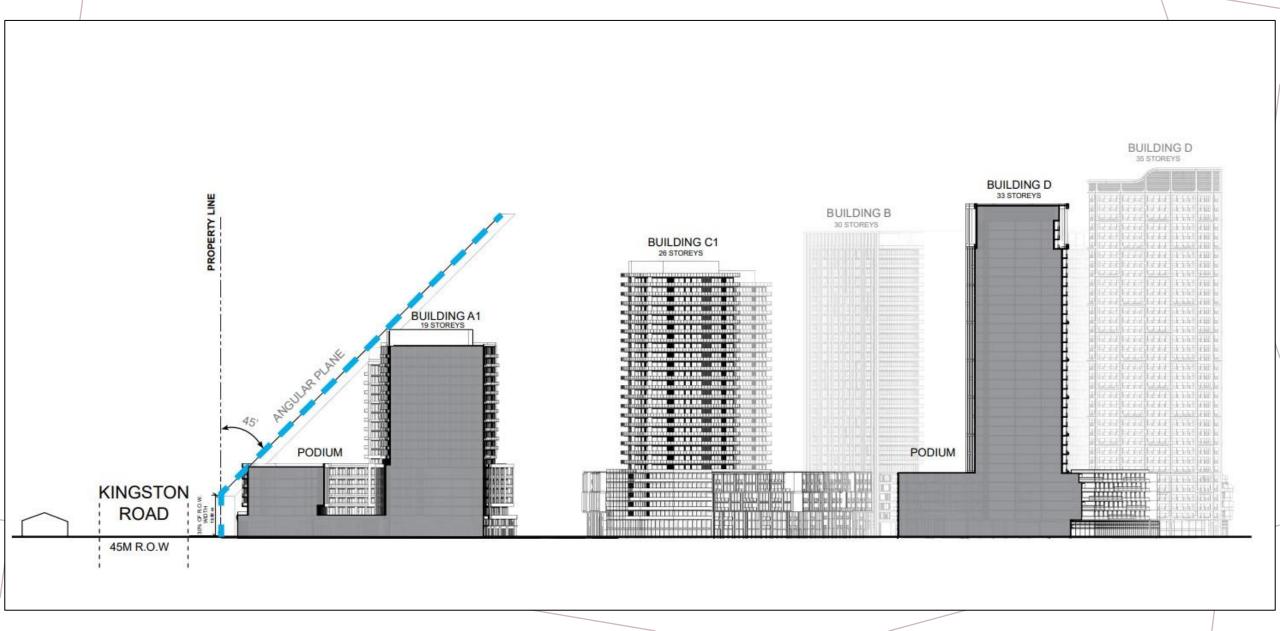


### PROPOSAL STATISTICS

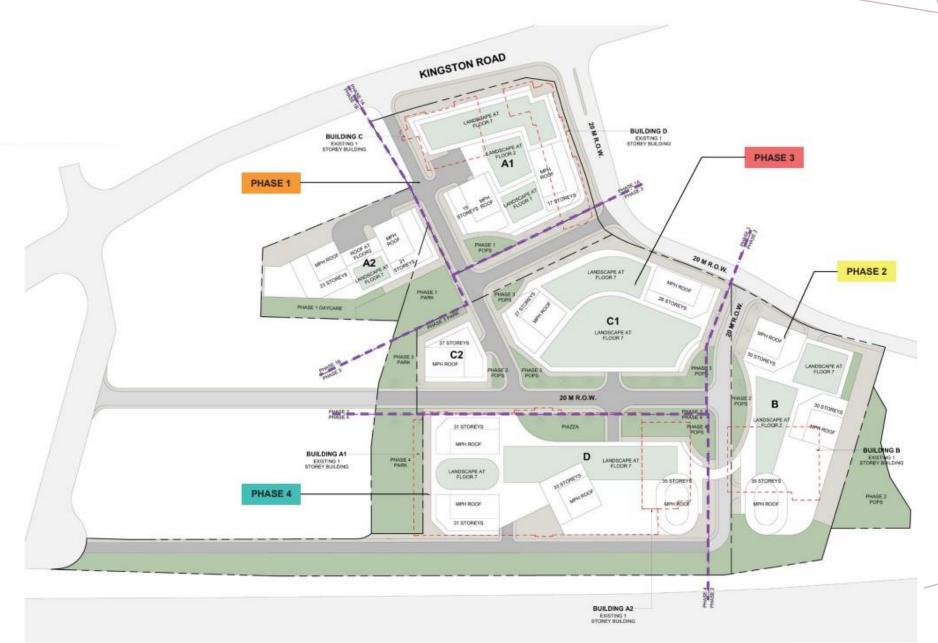
- 77,476 sq m Site area
- 5,683 sq m Right of Way Dedication
- 10,695 sq m of Parkland and POPS Space
- Site density of 4.99
- 332,839 sq m Residential Net Floor Area
- 7,865 sq m of non-residential Space
- 5,238 units
- Heights ranging of 7 storeys to 35 storeys
- 4215 Parking spaces provided



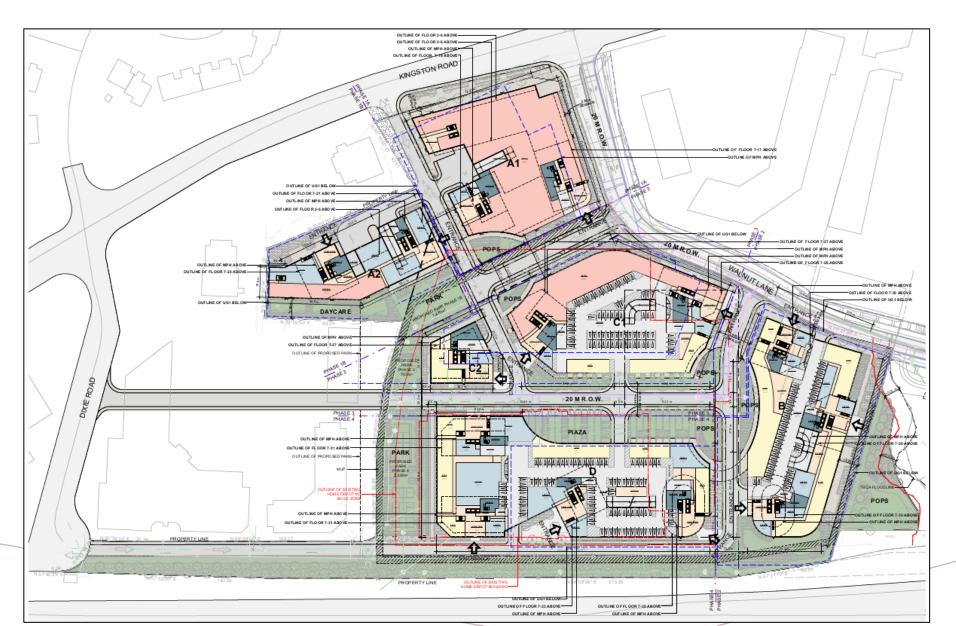
#### ANGULAR PLANE DIAGRAM



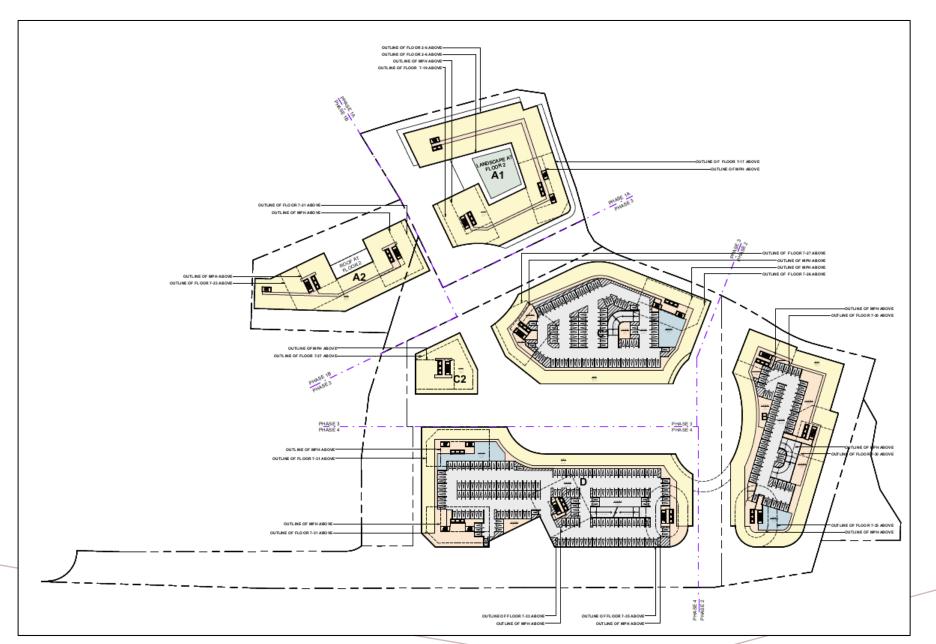
#### PHASING PLAN

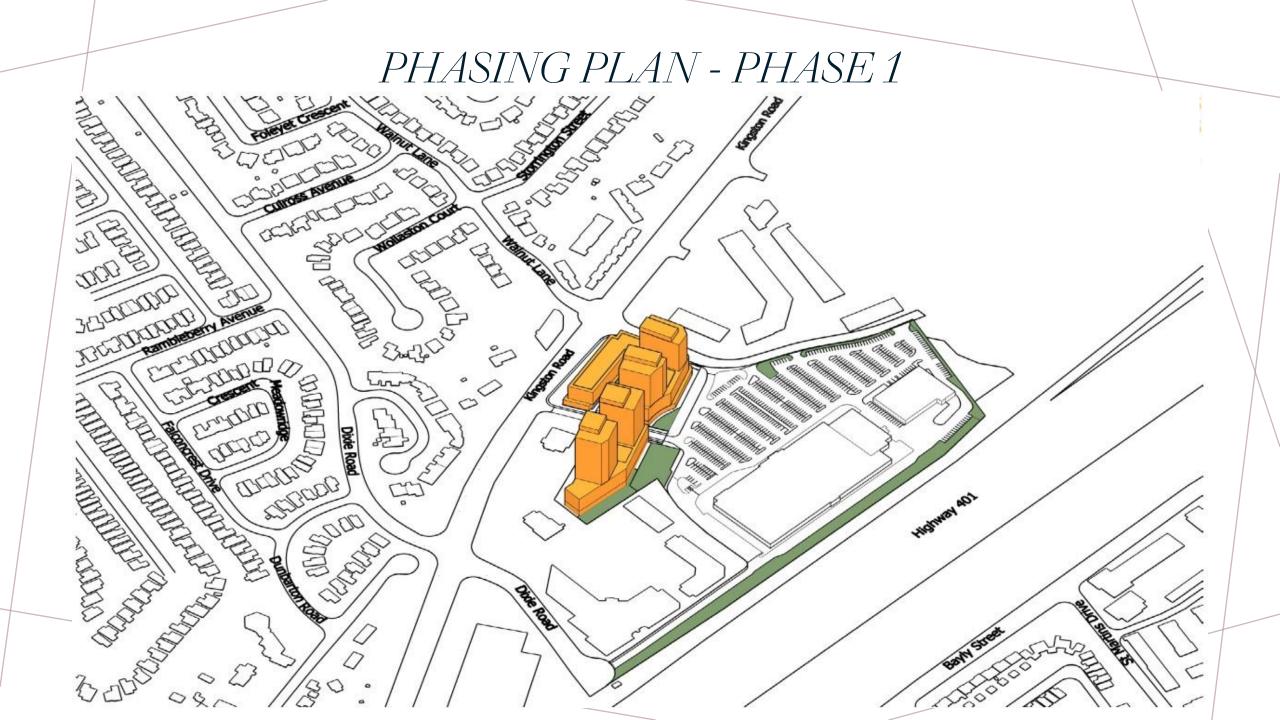


#### GROUND FLOOR PLAN

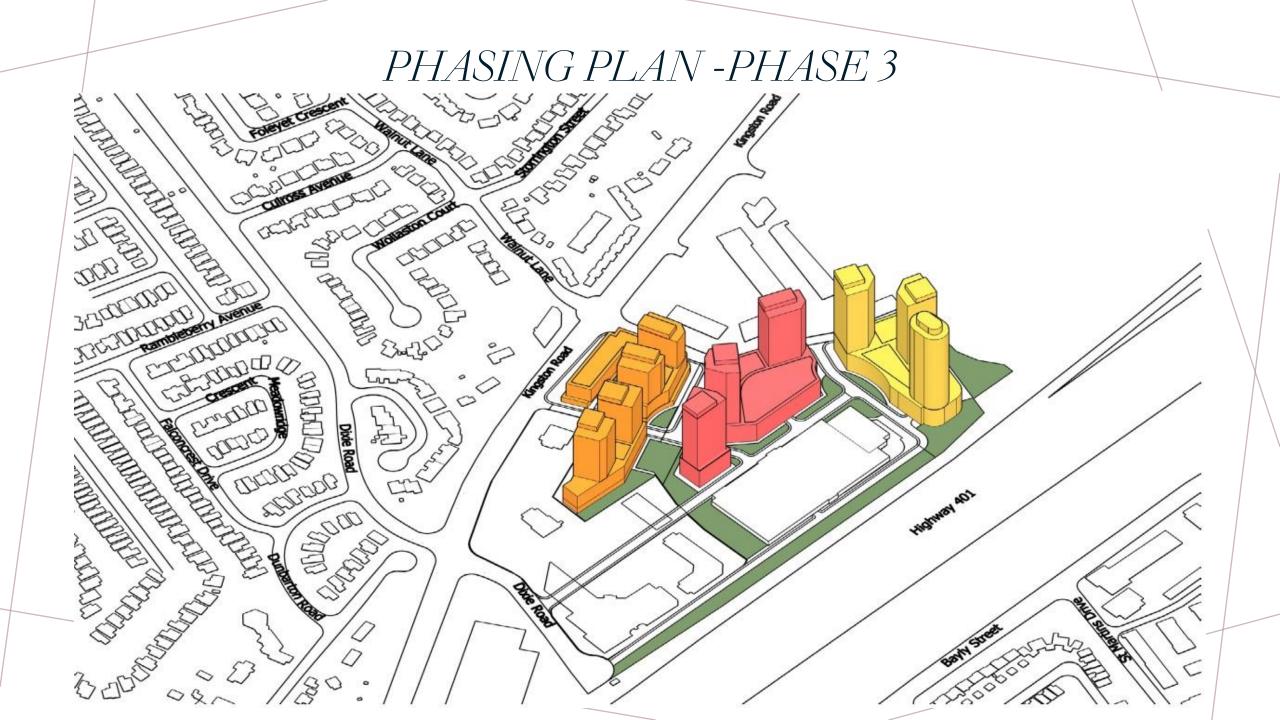


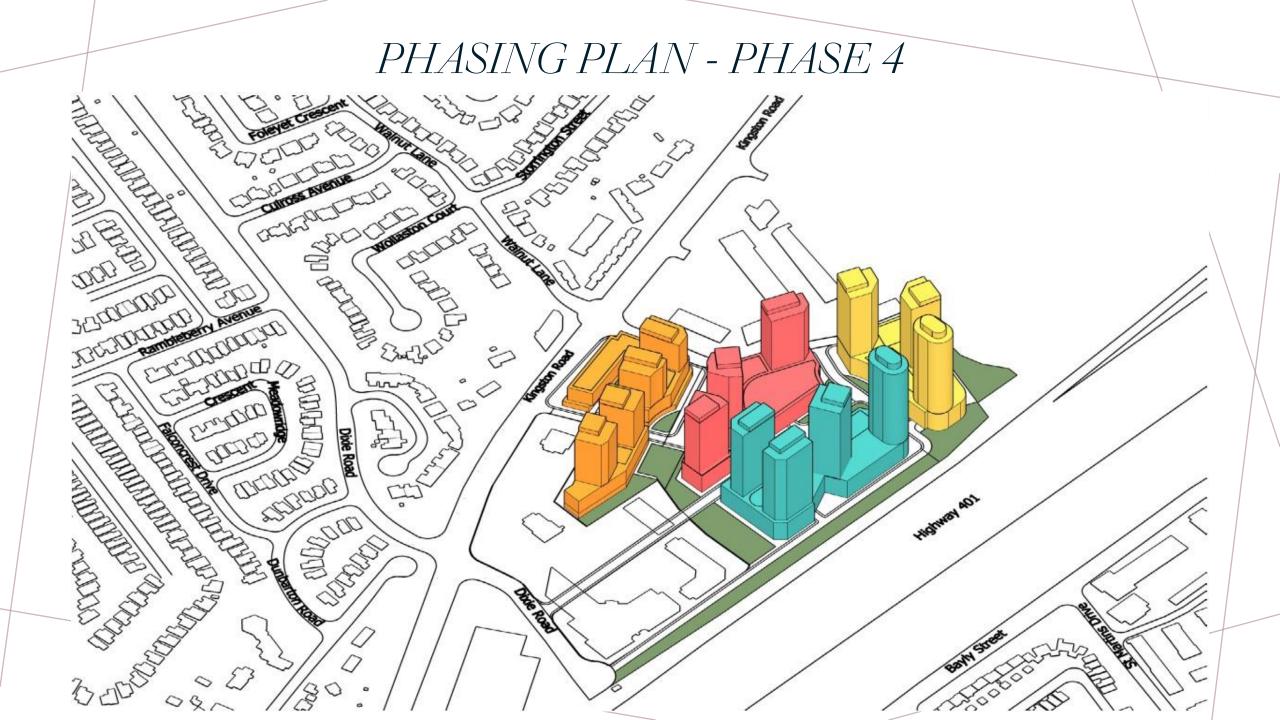
#### SECOND FLOOR





#### PHASING PLAN -PHASE 2 THE CONTRACT OF THE PARTY OF TH 1° Clestic Charles Manur Lane Managerian SUMMER OF SERVICE ANTHE LEAD Cartifaction of the Control of the C 0 DOUBLE TO THE PARTY OF THE PART Continue of the continue of th 00 ~~ Manual Harrist ESPECIAL ) Highway act A STUDO distrib Date Road SHIP SHIPS THE Barry Street A COLOR OF THE PARTY OF THE PAR 080





#### VIEW FROM HWY 401 LOOKING NORTHWEST



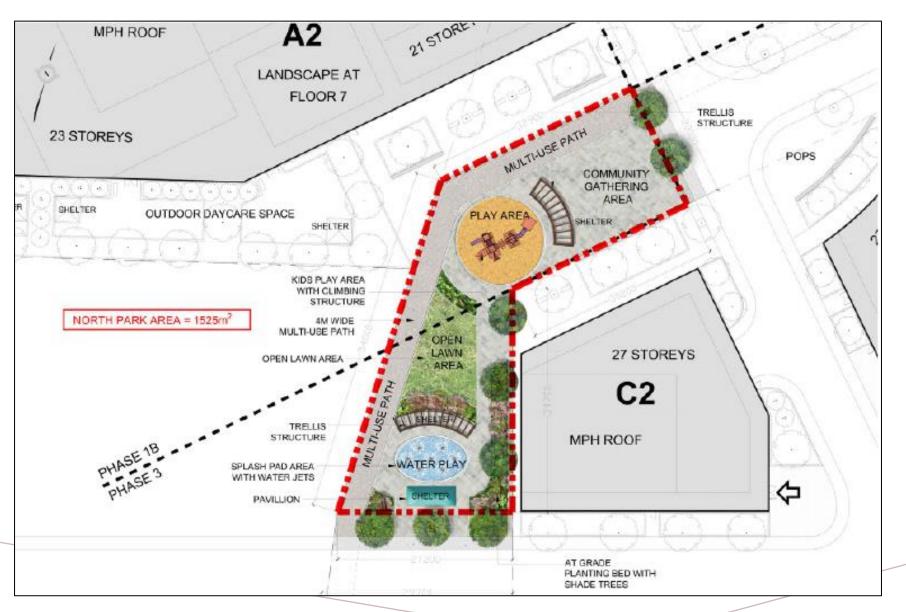
#### VIEW FROM KINGSTON ROAD LOOKING SOUTHEAST



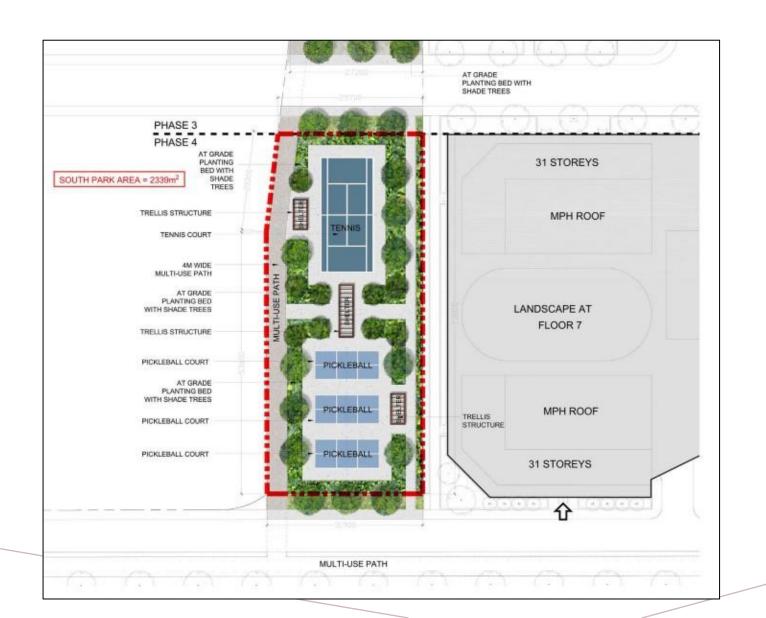
#### LANDSCAPE PLAN



#### NORTH PARK LANDSCAPE CONCEPT

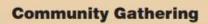


#### SOUTH PARK LANDSCAPE CONCEPT



#### PRECEDENT NORTH PARK IMAGES











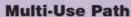
**Park Shelter** 



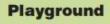






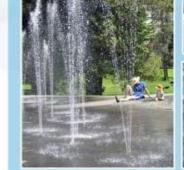






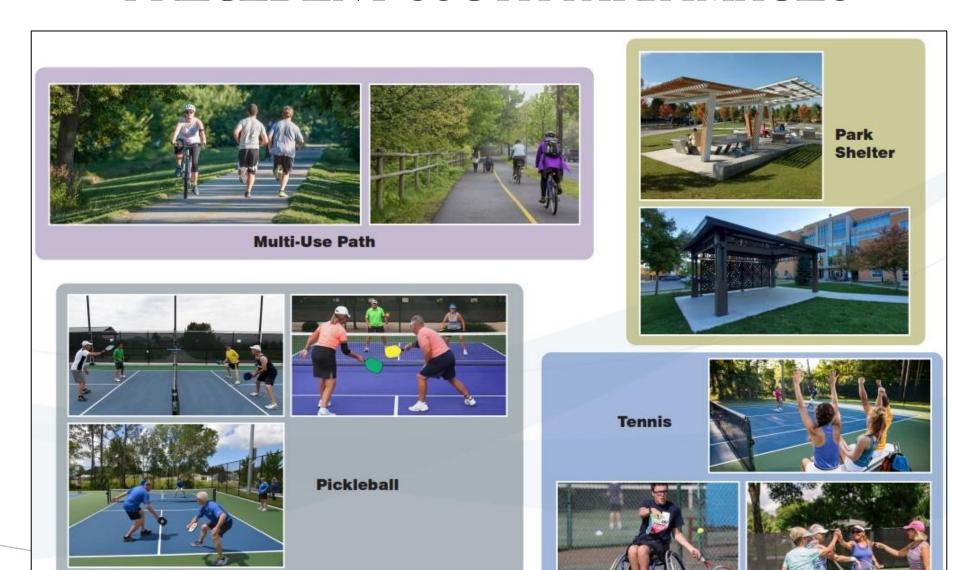








#### PRECEDENT SOUTH PARK IMAGES



#### CONCEPTUAL STREETSCAPES & PUBLIC SPACES



### CONCEPTUAL STREETSCAPES & PUBLIC SPACES



#### CONCEPTUAL STREETSCAPES & PUBLIC SPACES



### QUESTIONS?

Contact Information:

Email

ll63Kingston@mytribute.ca

Peter Jakovcic, Vice President – Land Development peter.j@mytribute.ca

Mark Iogna, Senior Development Manager mark.i@mytribute.ca

Anish Panday, Development Coordinator anish.p@mytribute.ca



#### APPENDIX 4

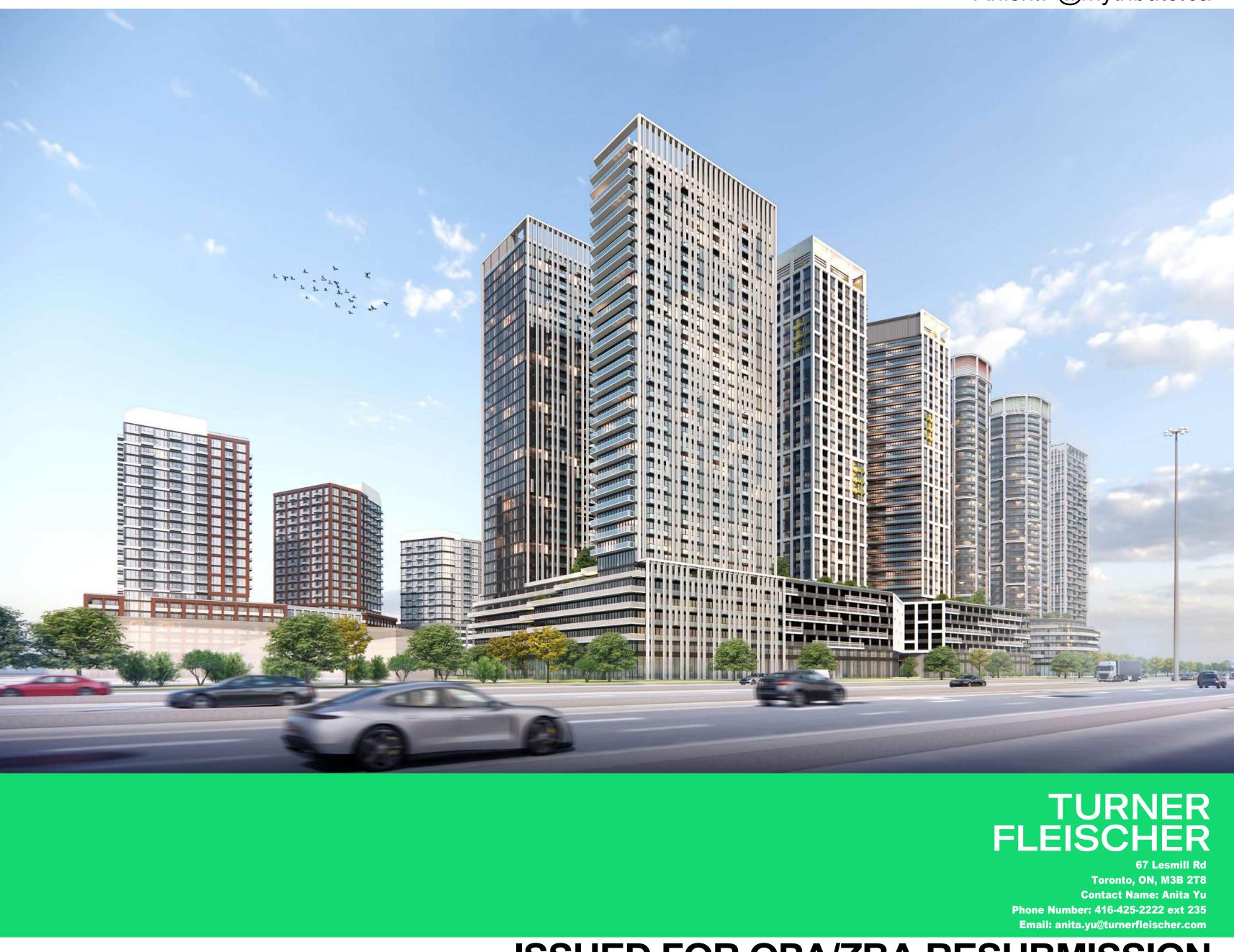


Tribute (Brookdale) Limited
1815 Ironstone Manor
Pickering, ON, L1W 3W9
Mark Iogna / Anish Panday
905-839-3500 x369
Mark.i@mytribute.ca
Anish.P@mytribute.ca

## 1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

22.122P01



# ISSUED FOR OPA/ZBA RESUBMISSION DECEMBER 20, 2024

christine@mbtw.com

STATISTICS FT<sup>2</sup> 70,877 TOTAL COMMERCIAL TOTAL RESIDENTIAL 331,918 3,572,767 NET AVERAGE APARTMENT UNIT SIZE 639

5,264

TOTAL RESIDENTIAL UNIT#

	PHASE 1	11,321
	PHASE 2	12,373
	PHASE 3	5,968
	PHASE 4	23,139
	PHASE 5	24,675
GRO	SS SITE AREA	77,476

_		
	5,861	STREET A R.O.W. DEDUCTION
*5% OF GROSS SITE AREA EXCLUDING STREET A R.O.W.	* 3,581	5% PARKLAND DEDUCTION*
	68,034	NET SITE AREA

	VALUE	AREA		
OSS SITE AREA EXCLUDING STREET A R.O.W.		71,615		
POPS	50%	5,013	7.0%	OF GROSS
STRATA PARK	80%	2,312	3.2%	OF GROSS
PARK	100%	6,491	9.1%	OF GROSS
TOTAL (POPS AND PARK)		13,816	19.3%	OF GROSS

7.0%	OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
3.2%	OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
9.1%	OF GROSS SITE AREA EXCLUDING STREET A R.O.W.
19.3%	OF GROSS SITE AREA EXCLUDING STREET A R.O.W.

	M²	FT²
TOTAL NFA	338,503	3,643,645
FSI (ON NET SITE AREA)	4.98	

	DECCD	IRTION	COMME	COMMERCIAL		RESIDENTIAL APARTMENT				TOTAL	AIFA
	DESCR	IPTION	COMME	RCIAL	TOTA	L NFA		SALEABLE		TOTAL	. NFA
	PORTION	FLOORS	M²	FT²	M²	FT <sup>2</sup>	M²	FT²	UNIT#	M²	FT²
BUILDING 'A'	F1~F6	6	4,771	51,351	17,572	189,149	16,455	177,122	279	22,343	240,
BOILDING A	TOWER (F7~F19)	13			18,165	195,524	17,952	193,233	304	18,165	195,5
BUILDING 'B'	F1~F6	6			18,588	200,080	14,832	159,652	244	18,588	200,0
BUILDING B	TOWER (F7~F35)	29			62,332	670,942	61,339	660,254	1,016	62,332	670,9
BUILDING 'C'	F1~F6	6			14,584	156,980	13,278	142,923	225	14,584	156,9
BOILDING C	TOWER (F7~F23)	17			22,729	244,655	21,988	236,678	373	22,729	244,6
BUILDING 'D'	F1~F3	3	1,249	13,449	9,135	98,325	6,486	69,820	110	10,384	111,7
BOILDING D	TOWER (F4~F35)	32			44,645	480,555	43,825	471,736	743	44,645	480,5
	F1~F6	6	565	6,077	19,625	211,241	13,929	149,932	236	20,189	217,3
BUILDING 'E'	TOWER (F7~F35)	29			104,545	1,125,317	102,406	1,102,301	1,735	104,545	1,125,3
TOTAL			6,585	70,877	331,918	3,572,767	312,491	3,363,651	5,264	338,503	3,643,6

\*NOTE: ELEVATOR LOBBIES AND VESTIBULES BELOW ESTABLISHED GRADE ARE NOT INCLUDED IN THE NFA

BASE   F1-F6   28   137   0   92   0   22   279		FLOOR UNIT TYPE						SUB-TOTAL	
BUILDING 'A' PHASE 1   TOYAL   58   286   0   192   0   46   583   584   286   192   46   192   46   192   10   100			BACH	1B	1B+D	2B	2B+D	3B	
BUILDING 'A' PHASE 1  TOTAL  58  286  0  192  0  46  583  286  192  46  193  40.9%  199.9%  40.9%  199.9%		BASE( F1~F6)	28	137	0	92	0	22	279
PHASE 1  TOTAL  58  286  192  46  193  46  583  194  10.0%  49.0%  59.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%  40.9%  10.0%		TOWER (F7~F19)	30	149	0	100	0	24	304
PHASE 1    10.0%   49.0%   33.0%   7.9%   99.9%		TOTAL	58	286	0	192	0	46	593
BUILDING 'C' PHASE 3  BASE (F1-F6) 24 119 0 80 0 19 244  TOWER (F7-F35) 102 497 0 335 0 81 1,015  126 616 0 416 0 101  1,258  BASE (F1-F6) 23 110 0 74 0 18 225  TOWER (F7-F23) 37 183 0 123 0 30 373  BUILDING 'C' PHASE 3  TOTAL  BASE (F1-F6) 23 110 0 74 0 18 225  TOWER (F7-F23) 37 183 0 123 0 30 373  FOR A STATE OF TOWER (F7-F23) 37 183 0 123 0 30 373  TOTAL  BOULDING 'C' PHASE 3  BASE (F1-F6) 23 110 0 123 0 30 373  TOTAL  60 293 0 197 0 48 597	PHASE 1	TOTAL	58		286		192	46	303
BUILDING 'B' PHASE 2  BASE(F1~F6)		LIMIT MIY	10.0%	10.0% 49.0%			3.0%	7.9%	00.0%
BUILDING B' HASE 2 TOTAL 126 616 0 335 0 81 1,015  HASE 2 TOTAL 126 616 0 416 0 101 1,258  UNIT MIX 10.0% 49.0% 33.0% 8.0% 100.0%  BASE(F1-F6) 23 110 0 74 0 18 225  TOWER (F7-F23) 37 183 0 123 0 30 373  BUILDING C' PHASE 3 60 293 0 197 0 48 597  TOTAL 60 293 197 48 597		UNIT WILK		59.0% 40.9%				33.9%	
BUILDING B' HASE 2 TOTAL 126 616 0 335 0 81 1,015  HASE 2 TOTAL 126 616 0 416 0 101 1,258  UNIT MIX 10.0% 49.0% 33.0% 8.0% 100.0%  BASE(F1-F6) 23 110 0 74 0 18 225  TOWER (F7-F23) 37 183 0 123 0 30 373  BUILDING C' PHASE 3 60 293 0 197 0 48 597  TOTAL 60 293 197 48 597									
BUILDING 'B' PHASE 2  TOTAL  126 616 0 416 0 101 1,258  10.0% 49.0% 33.0% 8.0% 100.0%  59.0% 41.0%  41.0%  BASE(F1~F6) TOWER (F7~F23) 37 183 0 123 0 30 373  BUILDING 'C' PHASE 3  FOR A COMMITTER C		BASE( F1~F6)	24	119	0	80	0	19	244
PHASE 2  TOTAL  126 616 416 101  UNIT MIX  10.0% 49.0% 33.0% 8.0% 100.0%  41.0%  BASE(F1~F6) 70WER (F7~F23) 37 183 0 123 0 30 373  BUILDING 'C' PHASE 3  BUILDING 'C' PHASE 3  100.0%  100.0%  100.0%  100.0%  100.0% 100.0		TOWER (F7~F35)	102	497	0	335	0	81	1,015
BUILDING 'C' PHASE 3  BASE (F1~F6)  BASE		TOTAL	126	616	0	416	0	101	1 259
BUILDING 'C' PHASE 3  BASE(F1~F6)  TOTAL  BUILDING 'C' PHASE 3  BASE(F1~F6)  100.0%  41.0%  4	PHASE 2	TOTAL	126	616			416	101	1,236
BASE(F1~F6) 23 110 0 74 0 18 225 TOWER (F7~F23) 37 183 0 123 0 30 373  BUILDING 'C' PHASE 3 60 293 0 197 0 48  TOTAL 60 293 100 197 48  10.0% 49.1% 33.0% 8.0%		LIANT MIV	10.0%	10.0% 49.0%		3	33.0% 8.0%		
BUILDING 'C' PHASE 3 TOTAL 10.0% 193 0 123 0 30 373 183 0 197 0 48 597 10.0% 49.1% 33.0% 33.0% 8.0%		UNIT WIX		59.0%			100.0%		
BUILDING 'C' PHASE 3 TOTAL TOTAL 10.0% 193 0 123 0 30 373 183 0 197 0 48 597 10.0% 49.1% 33.0% 8.0%									
BUILDING 'C' PHASE 3  TOTAL  60  293  0 197  0 48  597  48  10.0%  49.1%  33.0%  8.0%		BASE( F1~F6)	23	110	0	74	0	18	225
PHASE 3 TOTAL 60 293 197 48 597  10.0% 49.1% 33.0% 8.0%		TOWER (F7~F23)	37	183	0	123	0	30	373
PHASE 3 60 293 197 48 597 10.0% 49.1% 33.0% 8.0%		TOTAL	60	293	0	197	0	48	507
10.0% 49.1% 33.0% 8.0%		TOTAL	60		293		197	48	397
		UNIT MIX	10.0%	49	9.1%	3	3.0%	8.0%	100.1%

	BASE( F1~F6)	11	54	0	36	0	9	110	
	TOWER (F7~F25)	74	364	0	245	0	59	743	
BUILDING 'D'	TOTAL	85	418	0	281	0	68	853	
PHASE 4	TOTAL	85	4	118	2	281 68			
	UNIT MIX	10.0%	49	0.0%	33	.0%	8.0%	100.0%	
	ONIT WILX		59.0%			41.0%		100.0 %	
	BASE( F1~F6)	24	116	0	78	0	19	237	
	TOWER (F7~F35)	174	850	0	573	0	139	1,735	
BUILDING 'E'	TOTAL	198	966	0	651	0	158	1,972	
PHASE 5	TOTAL	198	966		6	51	158	1,972	
	UNIT MIX	10.0%	49	49.0%		.0%	8.0%	100.1%	
	ONT MIX		59.0%			41.0%			
	TOTAL	527	2,579	0	1,738	0	421	5,264	
TOTAL	TOTAL	527	2,	579	1,	738	421	5,204	
TOTAL	UNIT MIX	10.0%	49	0.0%	33	.0%	8.0%	400.09/	
	UNITIMIX							100.0%	

AMENITY REQUIRED (4)						
	OUTDOOR	INDOOR				
	4M²/ UNIT	2M²/ UNIT				
PARCEL 'A'	2,333	1,166				
PARCEL 'B'	5,036	2,518				
PARCEL 'C'	2,391	1,195				
PARCEL 'D'	3,411	1,705				
PARCEL 'E'	7,884	3,942				
TOTAL	21,055	10,528				

		OUTDOOR	INDOOR		
		AREA M²	RATIO/UNIT	AREA M²	RATIO/UNIT
	OUTDOOR AMENITY	662	1.14		
PARCEL 'A'	25% GREEN ROOF AREA ON THE PODIUM	650	1.11	1,166	2.0
	TOTAL	1,312	2.25		
	OUTDOOR AMENITY	2,107	1.67		
PARCEL 'B'	25% GREEN ROOF AREA ON THE PODIUM	573	0.46	2,518	2.0
	TOTAL	2,680	2.13		
	OUTDOOR AMENITY	1,052	1.76		
PARCEL 'C'	25% GREEN ROOF AREA ON THE PODIUM	190	0.32	1,195	2.0
	TOTAL	1,242	2.08		
	OUTDOOR AMENITY	1,136	1.33		
PARCEL 'D'	25% GREEN ROOF AREA ON THE PODIUM	593	0.70	2,866	3.3
	TOTAL	1,729	2.03		
	OUTDOOR AMENITY	2,785	1.41		
PARCEL 'E'	25% GREEN ROOF AREA ON THE PODIUM	1,149	0.58	3,942	2.0
	TOTAL	3,934	2.00		
-	TOTAL	10,897	2.07	11,688	2.2

	COMMERCIAL	RESIDENTIAL	VISITOR	TOTAL
	3.3/100M <sup>2</sup>	0.55/UNIT	0.15/UNIT	
PARCEL 'A'	158	321	88	567
PARCEL 'B'	0	693	189	882
PARCEL 'C'	0	329	90	419
PARCEL 'D'	42	470	128	640
PARCEL 'E'	19	1,085	296	1,400
TOTAL	219	2,898	791	3,907

	ABOVE GRADE/LEVEL1	ABOVE GRADE/LEVEL2-6	UG1	UG2	UG3	TOTAL
PARCEL 'A'			199	199	199	59
PARCEL 'B'	47	340	230	266		88
PARCEL 'C'			144	156	156	45
PARCEL 'D'			221	228	228	67
PARCEL 'E'	149	995	435			1,57
ΓΟΤΑL	196	1,335	1,229	849	583	4,192

NOTE: 1) ASSUMING COMMERCIAL PARKING RATIO= 3.3/100M2, 2 )ASSUMING RESIDENTIAL PARKLING RATIO= 0.55 /UNIT, 0.15/ VISITOR 3) ASSUMING TOWNHOUSE PARKING=0.55/ UNIT, 0.15/ VISITOR 4) 30% EV ROUGH IN AND 10% EV READY BEING PROPOSED

	COMME	COMMERCIAL		RESIDENTIAL		VISITOR		
	PARKING SPACES	RATIO/100M <sup>2</sup>	PARKING SPACES	RATIO/UNIT	PARKING SPACES	RATIO/UNIT	TOTAL	
PARCEL 'A'	158	3.3	351	0.60	88	0.15	59	
PARCEL 'B'			694	0.55	189	0.15	88	
PARCEL 'C'			366	0.61	90	0.15	45	
PARCEL 'D'	42	3.4	507	0.59	128	0.15	67	
PARCEL 'E'	19	3.3	1,264	0.64	296	0.15	1,57	
TOTAL	219	3.3	3,182	0.60	791	0.15	4,19	

	EV ROUGH IN	EV READY	TOTAL	
	30% PROVIDED PARKING	10% PROVIDED PARKING	TOTAL	
PARCEL 'A'	179	60	23	
PARCEL 'B'	265	88	35	
PARCEL 'C'	137	46	18:	
PARCEL 'D'	203	68	27	
PARCEL 'E'	474	158	63:	
TOTAL	1,258	419	1,67	

V PARKING PROVIDED							
	ABOVE GRADE/LEVEL1	ABOVE GRADE/LEVEL2-6	UG1	UG2	UG3	TOTAL	
ARCEL 'A'			146	93		239	
ARCEL 'B'	47		162	144		353	
ARCEL 'C'			144	38		182	
ARCEL 'D'			166	105		271	
ARCEL 'E'	149	124	359			632	
OTAL	196	124	977	380	0	1,677	

#### BICYCLE PARKING REQUIRED

BY-LAW 7553/117					
	COMMERCIAL	LONG-TERM	SHORT-TERM	TOTAL	
	1/1000M²	0.5/UNIT	0.1/UNIT		
PARCEL 'A'	5	292	59	356	
PARCEL 'B'	0	630	126	756	
PARCEL 'C'	0	299	60	359	
PARCEL 'D'	2	427	86	515	
PARCEL 'E'	1	986	198	1,185	
TOTAL	9	2 634	520	3 171	

A MAXIMUM OF 50 PERCENT OF THE REQUIRED BICYCLE PARKING SPACES MAY BE VERTICALSPACES; THE REST OF THE REQUIRED SPACES MUST BE HORIZONTAL SPACES.

# TURNER FLEISCHER

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

turnerfleischer.com

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#### **PHASING SUBJECT TO CHANGE**

2 2024-12-20 ISSUED FOR OPA/ZBA RESUBMISSION
1 2023-10-27 ISSUED FOR OPA/ZBA SUBMISSION
# DATE DESCRIPTION



1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

**STATISTICS** 

PROJECT NO. 22.122P01

PROJECT DATE 2024-12-19 MZH CHECKED BY

LICENCE

RZ002



## TURNER FLEISCHER

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

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#### **PHASING SUBJECT TO CHANGE**

 2
 2024-12-20
 ISSUED FOR OPA/ZBA RESUBMISSION

 1
 2023-10-27
 ISSUED FOR OPA/ZBA SUBMISSION

 #
 DATE
 DESCRIPTION



1101A/1105/1163 Kingston Road

1101A/1105/1163 Kingston Road, Pickering, ON L1V 1B5

**CONTEXT PLAN** 

PROJECT NO.
22.122P01
PROJECT DATE 2024-12-19 DRAWN BY MZH
CHECKED BY 1:2000

REV.

RZ004

