

SUSTAINABILITY BRIEF

On behalf of our client, Resident (“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 705 Kingston Road, in the City of Pickering, Ontario (“Subject Lands”). The proposal includes the development of a mixed-use commercial/residential development. 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 such 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 project team expects to refine the definitions for terms such as ‘landscape’ and ‘green roofs’ during future submissions. The teams expects to be able to provide a total of 50% of available roof space as green roof. Unit pavers used in outdoor amenity spaces adjacent to green roofs will be provided with an minimum 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, proposing a minimum width of 2.1 metres for pedestrian walkways and 1.5 metres for pedestrian circulation paths. All access ramp slopes are AODA compliant. Public access points on all ground and parking levels (P1, B2, B1, &G) will provide the same means of access for all

users. Details on signage and on-site play areas will be refined, as applicable, as the project concept is further developed. Safe circulation has been designed by means of active uses at-grade, clear glazing, 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 private and public streets. Generous outdoor amenity spaces are provided at a rate of 4 square metres per residential unit. This is inclusive of rooftop open amenities and private balconies. In support of wildlife in the area, bird friendly frits will be applied to window as per the provided site elevations.

Transportation

As per the Sustainability Checklist, 10% of residential spaces will be provided as EV ready and 40% will be provided with a rough-in for future charging infrastructure. 20% of combined visitor and commercial spaces will have EV rough ins for future charging infrastructure to meet the needs of the community as it evolves.

Bicycle parking spaces are provided at the rates of 0.5 spaces/unit for long-term spaces and 0.1 spaces/unit for short-term spaces, for 876 and 174 residential parking spaces provided. 6 commercial bicycle parking spaces are provided, 4 long-term and 2 short term. As per checklist requirements, 15% of long-term residential spaces will have access to electrical outlets to provide for electric bicycle charging, for a total of 131 spaces.

Waste Management

On-site waste is expected to be managed via tri-sorters provided for each residential building. Waste management for commercial spaces will be done via appropriate waste receptacles. Adequate waste management space will be provided for all uses with convenient access to loading spaces.

Water

The proposal is designed to treat stormwater to a Level One Enhanced level of protection. This will be achieved by treating runoff from dirty surfaces, including vehicular areas, using a treatment unit to achieve 80% TSS removal from the sites stormwater runoff. The site is also designed to capture and retain the 5mm rainfall event onsite and be re-used/reintroduced back into the environment onsite. The Functional Servicing and Stormwater Management Report submitted with this application calculated a 5mm rainfall event, that volume will be stored in retention tanks on site (level P1) and used for irrigation and infiltration. Details of the reuse techniques will be provided at SPA stage. 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.