

February 25, 2022

Cody Morrison
Principal Planner, Development Review
City of Pickering
One The Esplanade
Pickering, Ontario
L1V 6K7

Dear Mr. Morrison:

**RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
APPLICATIONS
375 KINGSTON ROAD, CITY OF PICKERING
OUR FILE: Y5132Z**

On behalf of Decade Group, owner of the lands municipally known as 375 Kingston Road ("the site"), we are pleased to submit the additional required materials to seek approval for Official Plan Amendment and Zoning By-law Amendment applications.

In support of this submission, please find enclosed the following:

- One (1) digital copy of the Sustainability Matrix; and
- Additional information about Phasing and Construction for the proposed development.

Phasing and Construction Timelines

The proposed amendments will permit a mixed use, high density transit supportive development with a total gross floor area of 41,519.6 sq. m. (446,913.2 sq. ft.) consisting of residential and non-residential uses. The proposal consists of one mixed use building consisting of two residential towers and non-

residential uses at grade and within a 4-storey podium. Due to the size of the site and type of building proposed phasing is not proposed or required to construct the proposed development. The proposal will be constructed as a whole.

The timeline of construction will be dependant of existing leases of the commercial uses on site. The owner is seeking an accelerated timeline to demolish the existing commercial building by 2025-2026 with construction to follow immediately after (give all required approvals are in place).

We trust the material enclosed satisfies the City's requirements to proceed with a review and notice of complete application. If you have any questions or require anything further, please do not hesitate to contact the undersigned at your convenience.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner



Andrew Palumbo, HBA, MCIP, RPP
Associate



Celeste Salvagna, B.U.R.PI
Associate

cc: Clients
Project Team

Encl.