



Sustainability Rationale Report

1101A, 1105, and 1163 Kingston Road
Tribute (Brookdale) Limited

Pickering, ON

October 10, 2023

Revision: 0

Issued for: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)

1.0 EXECUTIVE SUMMARY

Tribute (Brookdale) Limited has retained EQ Building Performance (EQ) to develop a Sustainability Report for the 1101A, 1105, and 1163 Kingston Road project (the "Proposed Development"). The Proposed Development is a four phased development including 6 main parcels, building A1, A2, B, C1, C2 and D. A three level underground parking garage connects the parcels. Parking is also provided on level 2 on building C1, B and D. Parcels A1 and C1 include retail space totaling 7,149m², and 716m² of daycare space in building A2. The remainder of the parcels are residential apartments totaling a net floor area of 332,861m² residential, 7149m² retail and 716m² of daycare.

The 1101A, 1105, and 1163 Kingston Road development target is to achieve Pickering Integrated Sustainable Design Standard (ISDS) Performance Tier 1. A summary of expected building performance is outlined in the report. This report is for the purposes of the rezoning submission and meets the requirements of the Sustainability Report outline within the ISDS.

2.0 PROPOSED PROJECT

The Subject Site is municipality know as 1101A, 1105 Kingston Road and 1163 Kingston Road, and is located on the south side of Kingston Road between Dixie Road (to the west) and Pine Creek (to the east). South of the Site is Highway 401. The Subject Site is an irregularly shaped lot that is 77,476 m² in size, with a frontage of approximately 117m on Kingston Road. The Subject Site is currently occupied by a low-density auto-oriented commercial plaza with multiple buildings including tenants such as Home Depot and Food Basics.

The proposal seeks to develop 14 condominium towers over 6 buildings and 4 development phases. In total, the development proposes a total net floor area (NFA) of 332,861 m², with 7149m² of retail space, 716 m² of day care space. The proposal will result in 5,238 residential units. With respect to unit mix, the proposal includes 59% Bachelor, 1-Bed, and 1-Bed + Den units, while the remaining 41% will be comprised of 2- and 3-Bedroom units.

Parking will be provided through a mixture of above-grade podium parking spaces and underground parking spaces, with a total of 4,368 parking spaces.

With regards to public elements, the proposal includes a 20m Public Road connecting to Walnut Lane in the north/east and traversing the site generally in an east-west direction where it terminates at the western property line. The intention is that the Public Road will eventually be extended westward through development of the properties to the west and connect to Dixie Road (as proposed through OPA 38). The proposal also includes 4,515 m² of Public Park Space located along the western property line. The intention is that this Public Park will also be augmented through development of the properties to the west and form part of a larger central public space. The Public Park is oriented in a north-south direction to maximize southern exposure and provide for additional north-south pedestrian connectivity through the block. In addition to the Public Park, 6180m² of POPS space is proposed across the Subject Site. Together the POPS and Public Park account for 14.9% of the net site area.

3.0 SUSTAINABILITY OVERVIEW AND DECLARATION

The proposed development aims to pursue a Tier 1 baseline performance standard as per the below Pickering Performance Tiers.

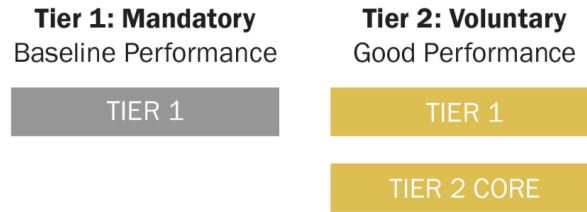


Figure 1 - Pickering Performance Tiers

The sustainability vision of the development is in line with the sustainability vision of the ISDS. The ISDS supports a vision for a future Pickering that provides balanced residential and employment growth, high quality of life, and enhanced cultural and natural heritage features. The development team recognizes that sustainability is influenced by a number of competing factors and emerging issues. Issues such as energy and water use, public health, aging society, and climate change require solutions related to land use, transportation, infrastructure, economics, urban design, education, and emerging green technologies. The proposed development has provided its commitment to sustainable development through the preparation of sustainable development standards and sustainability performance Checklists. Where available, the development considers the ISDS commitment to the following;

- A more resilient building stock
- Adapting to climate change
- Improving energy efficiency
- Efficient infrastructure use
- Reducing automobile dependence
- Encouraging physical activity
- Reducing potable water usage
- Lower greenhouse gas emissions
- Recognizing the positive impact of greenspace and vegetation

4.0 PERFORMANCE MEASURES

The following table summarizes all requirements under ISDS Tier 1. The project is currently not pursuing any other requirements beyond these listed. The table refers to relevant plans and drawings where available and provides comments on the relevant criteria.

Number	Development Feature	Comments	Status
E1	Resident Education	The resident education package will be prepared for residents for the time of move in	Pending

ER1	Urban Heat Island Reduction	Urban heat island strategy is being coordinated to comply with the minimum requirements for green roof, cool roof, or combination	Pending
ER1	Urban Heat Island Reduction	Targetting 50% high albedo paving materials for at grade hardscape. The current design shows CIP concrete which meets the SRI and SR requirements. Design also includes concrete pavers which will be confirmed at SPA stage to meet SRI and SR requirements.	Pending
ER2	Building Energy Performance and Emissions	To be provided for at SPA stage	Pending
N1	Private Pedestrian Walkways	Private pedestrian walkways are shown on RZ005. The concrete paver walkways connect all blocks together. In addition, the private walkways connect to the public walkways and are compliant with AODA.	Met
N2	Private Play Area & Structures	No private play areas/structure are being proposed at this point, however clarification required on whether play structures by the daycare require to be AODA compliant.	N/A
N3	Building Access	Building access is provided to all users in public entrances shown on RZ005, RZ151.	Met
N4	Wayfinding Signage	AODA signage will be installed for exterior signage and public spaces. Pending documentation or drawings demonstrating compliance to AODA.	Pending
N5	Community Safety	The building is designed with the principles of natural access control, natural surveillance, territoriality, activity support and maintenance which constitute the 5 pillars of community safety requirements.	Met
LN1	Topsoil	The topsoil requirements will be met in the design of planting beds and turf at SPA stage	Pending
LN2	Light Pollution Reduction	Fixtures will be selected to be fully cut off and dark sky compliant. Pending lighting plan and schedules to confirm compliance.	Pending

LN3	Native and Non-Invasive Species	The planting list will include 75% native plant species. To be confirmed against landscape drawings at SPA stage.	Pending
LN4	Vegetated Buffers	This requirement is not applicable to this development	n/a
LN5	Tree Preservation and Removal Compensation	Tree compensation requirements to be satisfied based on the removal of any applicable trees	Pending
LN6	Healthy Street Trees	Within the project boundary 41 large shade trees are being planted.	Met
LN7	Common Outdoor Amenity Space	Project is meeting the Zoning bylaw NO 7553-17 requirement of 2m ² /DU of outdoor amenity space.	Meeting Bylaw
LN8	Natural Heritage Features and Open Space Enhancement	The current site does not have any existing natural heritage features or key hydrologic features. Clarification required as to whether Pine Creek should be considered.	Met
LN9	Bird-Friendly	90% of all exterior glazing within 16m will meet bird friendly requirements. Glazing above green roof surface will include bird friendly treatment	Pending
T1	Electrical Vehicles including plug in hybrid vehicles	Notation to be included on parking plans indicating the EV requirements met. 40% EV rough in and 10% EV ready being proposed of 4368 total parking spaces.	Pending
T3	Bicycle Parking and Storage Facilities	Total number of covered and secured bicycle spaces are being confirmed however 15% to be provided with conduits for E bike charging.	Met
WM1	Construction Waste Reduction	A waste hauler will be determined at a later point and 50% diversion will be targeted through the demolition and construction process.	Pending
WM2	On-Site Storage	Recycling, organics, and waste will be sorted through a chute system. Each floor will have access to the chute system and collection is available on parking level 1 or FL1.	Met
W1	Stormwater Management	5mm runoff has been achieved in the SWM report through water balancing strategies. In addition groundwater recharge targets and 80% TSS targets are met as per SWM report.	Met

W2	Building Water Efficiency	WaterSense labelled water fixtures will be included in the plumbing fixture specifications.	Pending
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