

Public Open House Meeting

Applicant: Bayfield Realty Advisors and Pickering
Ridge Lands Inc.
Address: 1755 Pickering Parkway
Files: Official Plan Amendment OPA 22-002/P
Zoning By-law Amendment A 05/22

September 18, 2024

Planning Review Process



We are here in the process.

Opportunity for Appeal to the Ontario Land Tribunal (OLT)

Pre-Consultation & Submission of Applications

- A pre-consultation meeting was held on: **September 18, 2020**
- Applications for Official Plan Amendment & Zoning By-law Amendment were submitted on: **June 9, 2022**
- The applications were deemed complete by the City on: **July 5, 2022**
- The applicant requested the applications be put on hold: **January 9, 2023**
- A resubmission of the applications were made to the City on: **April 12, 2024**

Materials Submitted

The following materials have been submitted with the applications as part of the second submission:

- Architectural Master Plan and Drawings
- Architectural Detailed Phase 1 Plans
- Civil Engineering Drawings
- Noise Compatibility Study
- Conceptual Landscape Master Plans
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Pedestrian Level Wind Study
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Planning Justification Report
- Site Lighting Phase 1
- Shadow Study
- Traffic Impact Study
- Urban Design Brief
- Functional Servicing, Master Servicing & Stormwater Management Report

City's website: pickering.ca/devapp

Circulation and Review

The applications were circulated to:

- Region of Durham, Planning and Economic Development and Public Works Dept
- Durham Region Transit
- Durham Regional Police
- Ministry of Transportation (MTO)
- Metrolinx
- CN Rail
- School Boards
- Hydro One, Canada Post, Rogers, Bell, Enbridge Gas, Elexicon
- City of Pickering Departments, including:
 - Planning, Urban Design & Policy
 - Engineering Services
 - Fire Services
 - Sustainability

Public Consultation

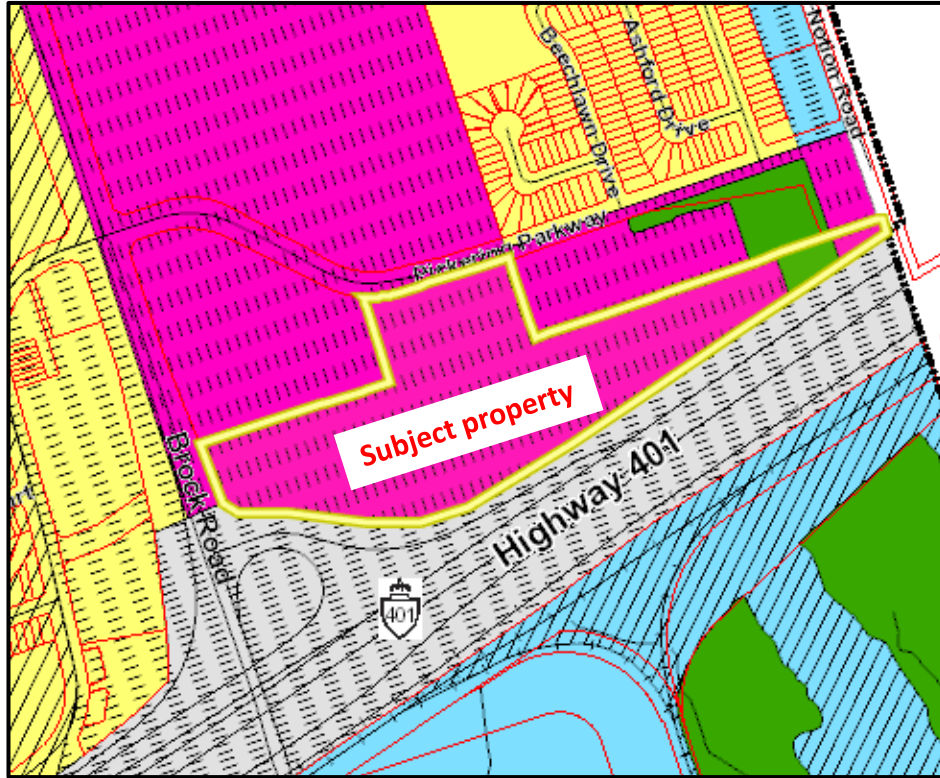
- Applicant's submitted materials are posted on the City's website – pickering.ca/devapp
- Notice of the Open House was distributed to all landowners within 150 metres of the subject property as well as an extended circulation radius as requested by Council **(total: 874 households)**
- Four notice signs were installed on the property
- Notice of the Open House was posted on the City's social media sites and on the City's website
- **To date, the City has received comments from 14 members of the community**

Next Steps

- Statutory Public Meeting – **November 4**
- Staff Information Report available to the public – **October 25**
- City provides detailed comments to applicant
- Resubmission and recirculate the revised materials submitted by the applicant
- Determine whether additional public consultation is necessary
- Official Plan Amendment & Zoning By-law Amendment applications considered by the Planning & Development Committee, upon completion of a comprehensive evaluation of the proposal

Contact: Amanda Dunn (adunn@pickering.ca)

Official Plan Designation



Mixed Use Areas – Specialty Retailing Node and Natural Area

Permitted Uses:

Specialty Retailing Node: Hotels, large format retailers, retail warehouses, automotive uses and ancillary retailing of other goods, restaurants, office and community, cultural and recreational uses

Permitted Density Specialty Retailing Node:

- Minimum residential density range is of over 80 units up to and including 180 units per net hectare.
- Maximum Floor Space Index (FSI) up to and including 2.5

Natural Area: Conservation, environmental protection, restoration and passive recreation

Kingston Road Corridor and Specialty Retailing Node Intensification Plan

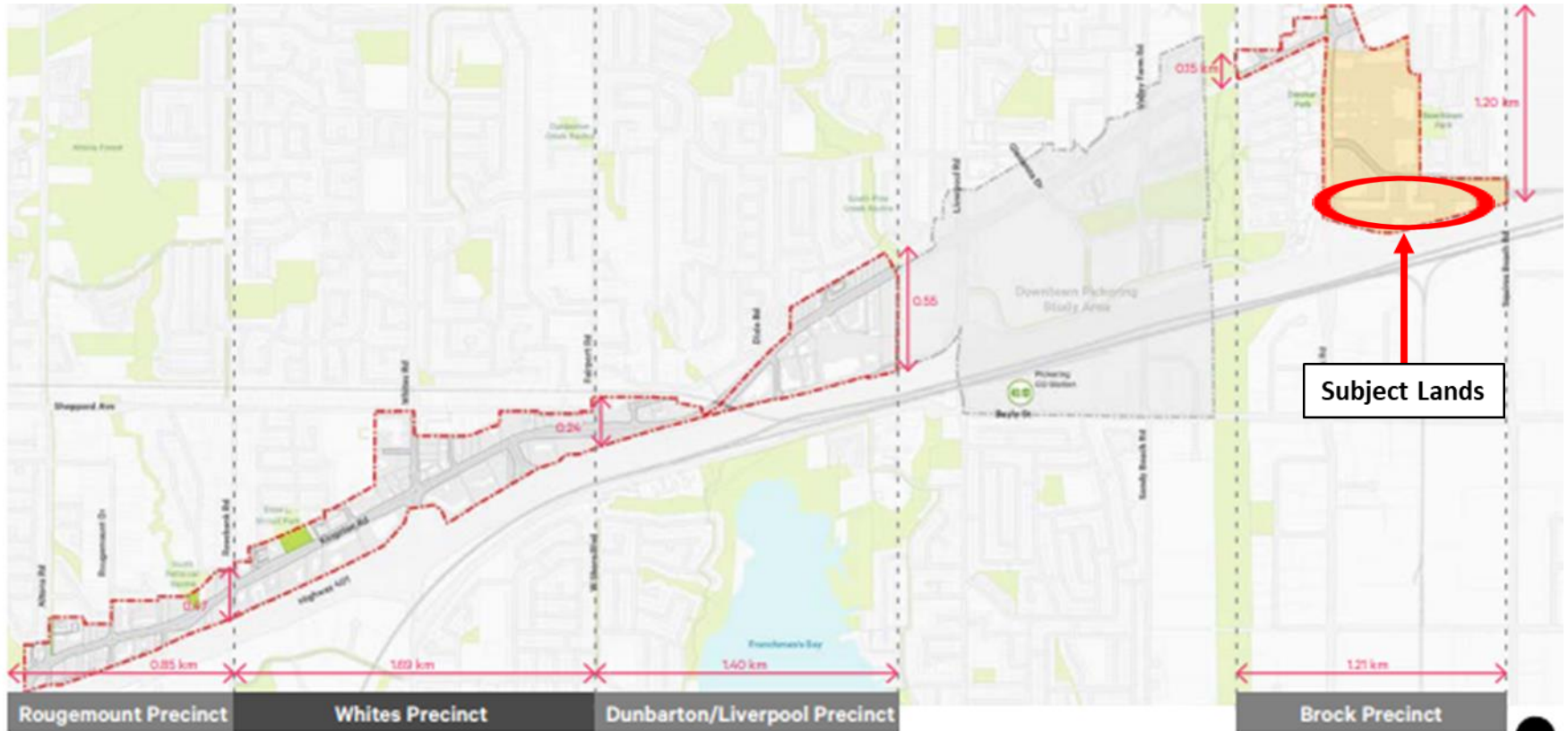
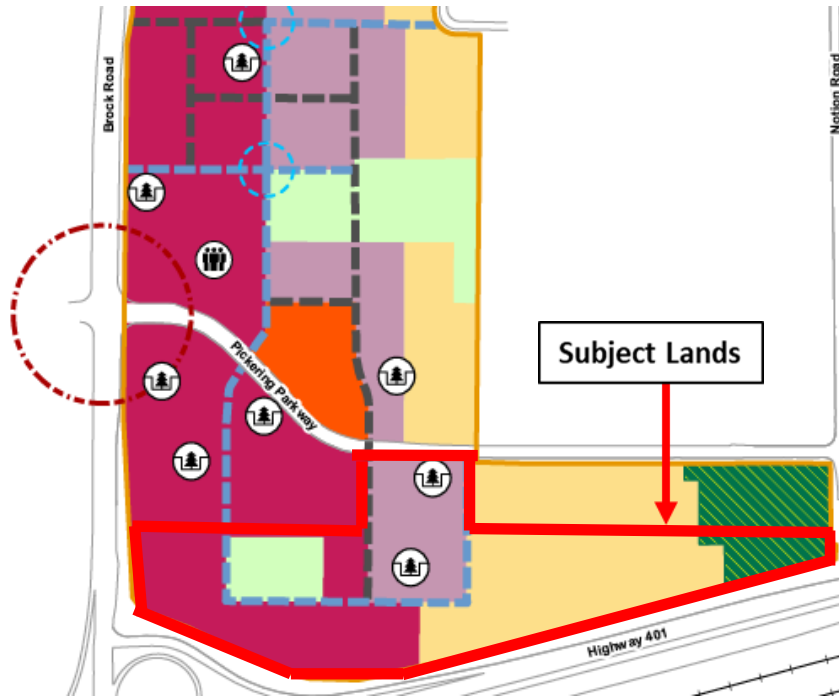


Figure 1. Study Area













City Initiated Official Plan Amendment: Kingston Road Corridor (OPA 38)

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas
Sheet 4 of 4 - Brock Precinct Intensification Area

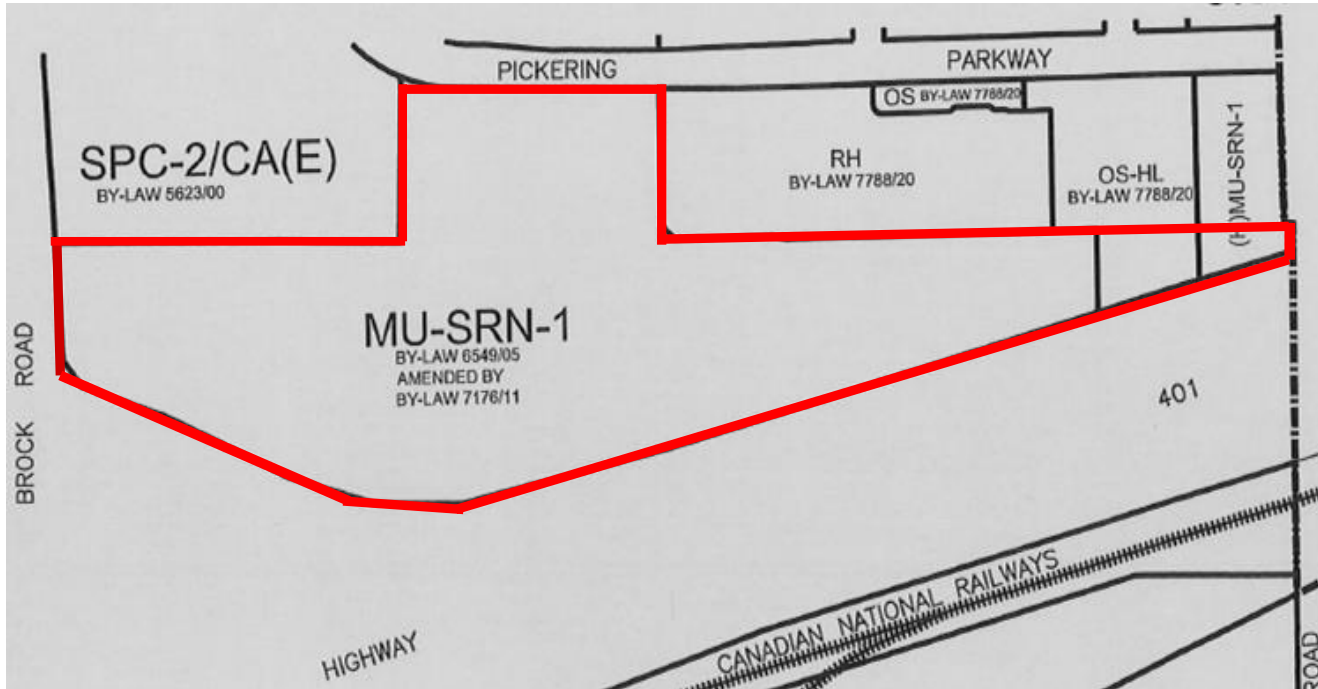


Schedule 'B' to Official Plan Amendment 38

Legend

- | | | | |
|---|--------------------------------------|---|------------------------------|
|  | Mixed Use Type A |  | Residential |
|  | Mixed Use Type B |  | Community Use |
|  | Mixed Use Type C |  | Public Park |
|  | Natural Areas |  | Potential Community Facility |
|  | Rail Road |  | Future Public Street |
|  | Privately Owned Public Spaces (POPS) |  | Future Private Street |

Zoning By-law 3036, as amended



Zones “MU-SRN-1” and
“OS-HL”

MU-SRN-1 Permitted Uses:

- Commercial uses
- Office
- Restaurant
- Hotel
- Financial Institution
- Assembly Hall
- Place of Entertainment or Amusement

Contact Information

Amanda Zara Dunn, MES, MCIP, RPP

Principal Planner, Development Review & Urban
Design

City Development Department

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