

Notice of Hybrid Electronic Statutory Public Meeting

The Planning & Development Committee is holding a Hybrid Electronic Statutory Public Meeting. The public meeting will provide interested parties the ability to learn more about the proposal, and provide any comments and feedback before any decisions are made on these applications. This Hybrid Electronic Statutory Public Meeting will be held on:

Monday, November 6, 2023 at 7:00 pm

**Residents can attend the meeting in person
in Council Chambers at City Hall, or
view the meeting livestream via the City of Pickering's YouTube channel
www.youtube.com/@CityPickering/streams**

Please note that this item is scheduled for 7:00 pm, however, this matter could be delayed due to Committee's consideration of preceding agenda items.

Should you wish to address the City Development Department and the Planning & Development Committee during the electronic meeting, please visit www.pickering.ca/delegation and complete the online delegation request form or email clerks@pickering.ca.

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. In-person delegations must register by 12:00 pm noon on the day of the meeting. Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the particulars of the delegation process.

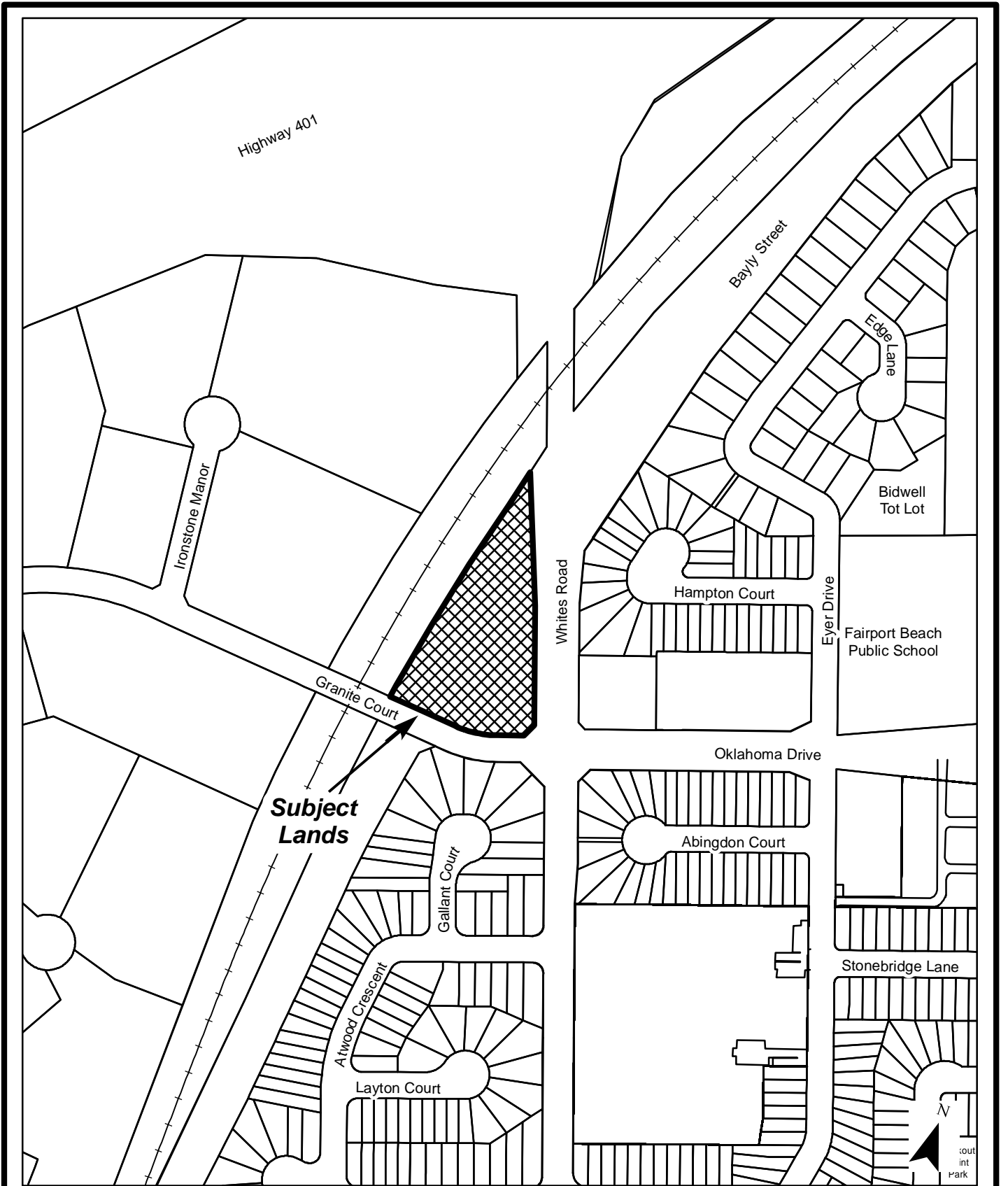
The following is a brief description of the proposal:


File Type & Number	Official Plan Amendment – OPA 23-004/P Zoning Amendment Application – A 10/23
Owner/Applicant	1334281 Ontario Limited
Property Location	720 Granite Court Located at the northwest corner of Whites Road and Granite Court (see Location Map attached)
Ward	1
Proposal	The applicant has submitted applications for Official Plan Amendment and Zoning By-law Amendment to permit a 12-storey residential condominium building, containing 262 dwelling units. A total of 393 parking spaces are proposed, including 65 spaces located at grade and 328 spaces located within a two-level underground parking garage.

	<p>Vehicular access is proposed on Granite Court. Please refer to a copy of the submitted site plan and conceptual rendering attached to this notice. The purpose of the Official Plan Amendment is to increase the maximum residential density from 80 dwelling units per hectare to 221 units per hectare.</p> <p>The purpose of the Zoning By-law Amendment is to change the existing zoning to an appropriate site-specific zone category to implement the applicant's proposal, and introduce appropriate zoning regulations.</p>
Written Information Available	Information Report available on the City's website at https://calendar.pickering.ca/council on or after October 26, 2023. If you do not have access to a computer, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.
Last Date for Comment	November 13, 2023
City Development Contact	Isabel Lima Planner II, Development Review & Urban Design Tel: 905.420.4617 Fax: 905.420.7648 Email: ilima@pickering.ca
Reports Submitted with the Application	<ul style="list-style-type: none"> • Arborist Report • Architectural Drawings • Civil Engineering Drawings • Compatibility, Noise & Vibration Study • Conceptual Landscape Plans • Derailment Protection Report & Plans • Functional Servicing & Stormwater Management Report • Geotechnical Investigation • Groundwater Quality Assessment • Hydrogeological Assessment • Integrated Sustainable Design Standards Checklist • Phase I and II Environmental Site Assessment • Planning Justification Report • Shadow Study • Stage 1 and 2 Archaeological Assessment • Traffic Impact Study • Urban Design Brief • Waste Management Plan • Water Balance Assessment <p>These reports and plans are available for public review on the City's website at www.pickering.ca/devapp.</p>
Pickering Official Plan Designation	Mixed Use Areas – Local Nodes

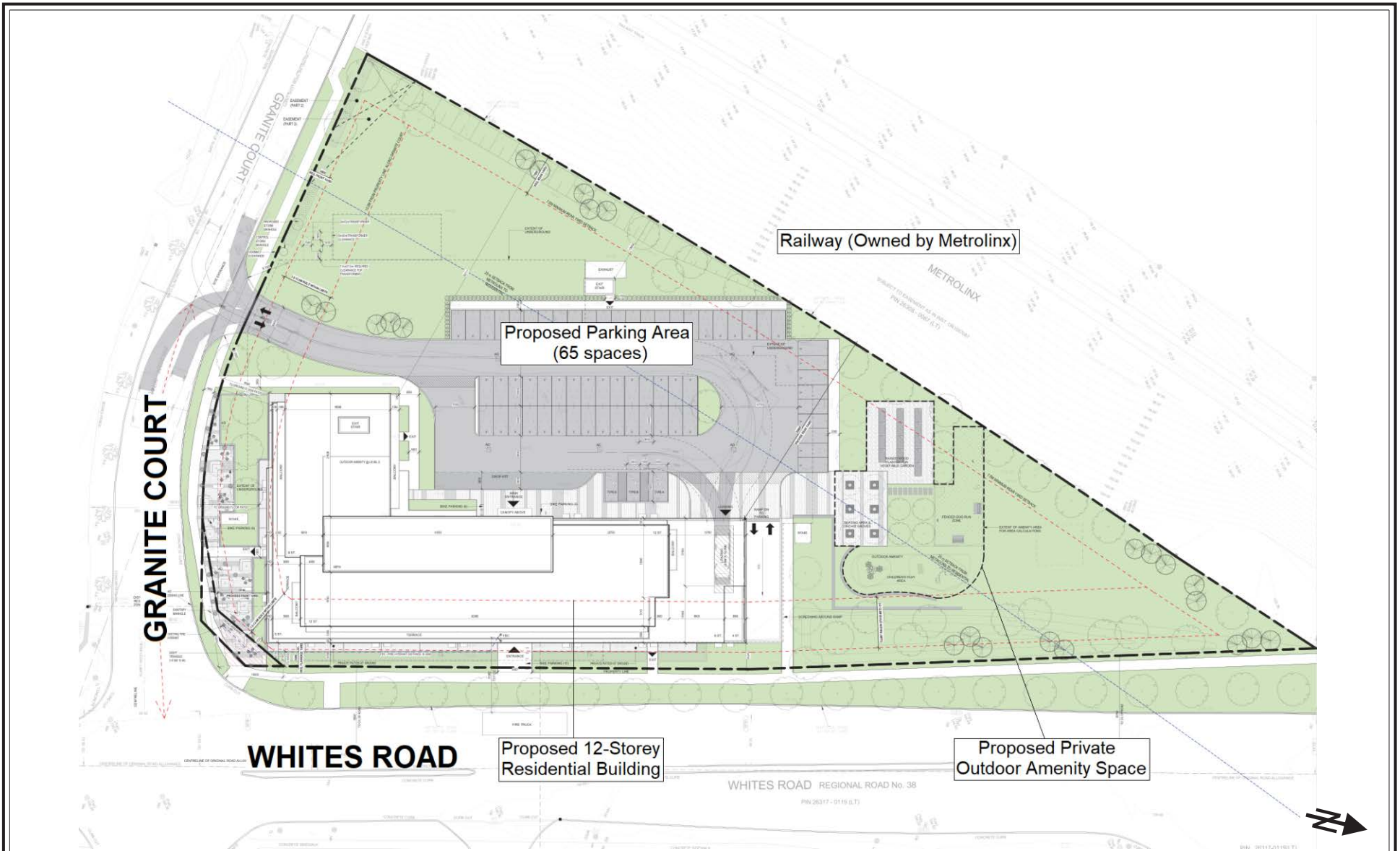
Zoning By-law 2511	(H)LCA-11
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca
<i>Planning Act Requirements</i>	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment and zoning by-law amendment are passed, the person or public body:</p> <ul style="list-style-type: none"> i) is not entitled to appeal the decision of the Council to the Ontario Land Tribunal; and, ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	October 13, 2023
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

City Clerk




PICKERING
 City Development
 Department

Location Map	
File: OPA 23-004/P & A 10/23	
Applicant: 1334281 Ontario Limited	
Municipal Address: 720 Granite Court	
Date: Jun. 23, 2023	SCALE: 1:4,000
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<small>THIS IS NOT A PLAN OF SURVEY.</small>	



<p>City of PICKERING</p> <p>City Development Department</p>	<p>Submitted Site Plan</p>
	<p>File No: OPA 23-004/P & A 10/23</p>
	<p>Applicant: 1334281 Ontario Limited</p>
	<p>Municipal Address: 720 Granite Court</p>
<p>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</p>	
<p>DATE: Oct. 3, 2023</p>	



City of
PICKERING

City Development
Department

Submitted Conceptual Rendering - Northwest Corner of Whites Road and Granite Court

File No: OPA 23-004/P & A 10/23

Applicant: 1334281 Ontario Limited

Municipal Address: 720 Granite Court

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Sept 27, 2023