

Public Open House

Pickering Harbour Company Ltd.
505 and 591 Liverpool Road

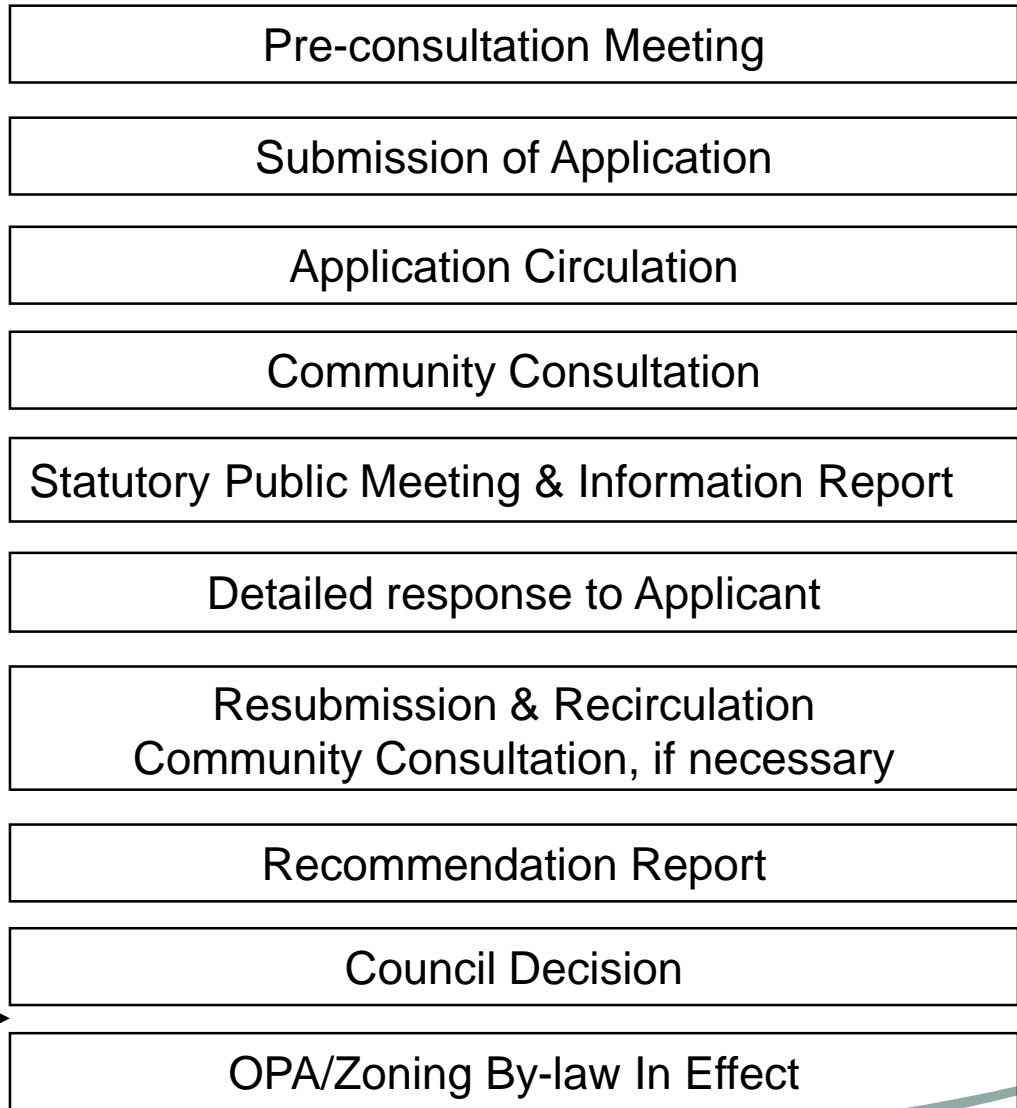
Official Plan Amendment & Zoning By-law
Amendment Applications

OPA 19-001/P & A05/19

Planning Approval Process

Official Plan & Zoning By-law Amendment applications

Opportunity for Appeal to LPAT



Pre-consultation & Submission of Application

- The *Planning Act* requires that the applicant consult with the City prior to the submission of a development application
- A pre-consultation meeting was held on June 1, 2017 to discuss the proposal and determine submission requirements
- Official Plan and Zoning By-law Amendment applications were received on April 11, 2019
- The City determined the application complete on May 10, 2019

Materials Submitted with Applications

The following material were submitted with the applications:

- Draft Concept Plan
- Landscape Master Plan Vision
- Planning & Urban Design Rationale Report
- Transportation Study
- Shadow Study & Wind Study
- Stage 1 & 2 Archaeological Assessment
- Functional Servicing Report/Site Servicing Study
- Environmental Impact Study/Natural Heritage Evaluation
- Topographic Survey
- Bird Strike Recommendations
- Hydrogeological & Water Budget Study
- Phase I & II Environmental Site Assessment
- Environmental Noise Feasibility
- Land Use Compatibility Study
- Nuclear Emergency Evacuation Plan
- Geotechnical/Slope Stability/Shoreline Hazard Study
- Arborist Report

www.pickering.ca/devapp

Circulation and Review

- The applications were circulated to a number of Agencies, Boards and City Departments for their detailed technical review and comment; including:
 - Region of Durham Planning and Economic Development Department
 - Toronto and Region Conservation Authority (TRCA)
 - Ontario Power Generation (OPG)
 - Hydro One
 - School Boards
 - Utility Providers (Rogers, Bell, Enbridge Gas, Elexicon)
 - City of Pickering Departments including: Planning & Design, Engineering Services, Fire Services, Building Services and Sustainability

Community Consultation

- Submitted information and reports are posted on the City's website - pickering.ca/devapp
- Notice of the Open House is posted on the City's social media (Facebook and Instagram), a Sign is posted on the subject lands and in the Pickering News Advertiser
- Notice of the Open House was distributed to the residents of Bay Ridges and to individuals who provided comment
- The City has received approximately 50 written submissions

Key Concerns & Comments

- not appropriate for the waterfront and is not in keeping with the character of the area
- insufficient capacity in the existing road network to accommodate the development, which will lead to more congestion
- negative impacts on the surrounding area including:
 - loss of Lake views
 - shadowing
 - loss of access to the waterfront
 - impacting marina activity
 - parking
 - environment and ecological impacts
- impacts on safety
- waterfront should be preserved for parkland

Next Steps

- Statutory Public Information Meeting – Tentatively Jan. 2020
- Staff will prepare a detailed response to applicant
- the applicant provides a resubmission and staff recirculates the updated supporting information and materials to City Departments and external agencies
- Further community consultation, if required
- Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal

Subject Lands

