

2055 BROCK ROAD, PICKERING

OPEN HOUSE | September 24th, 2020

Kohn

Open House

1. Site and Planning Context

- Site Location
- Area Context
- Policies and Zoning
- Chronology of Past Applications

2. Proposal

- Overview and Design



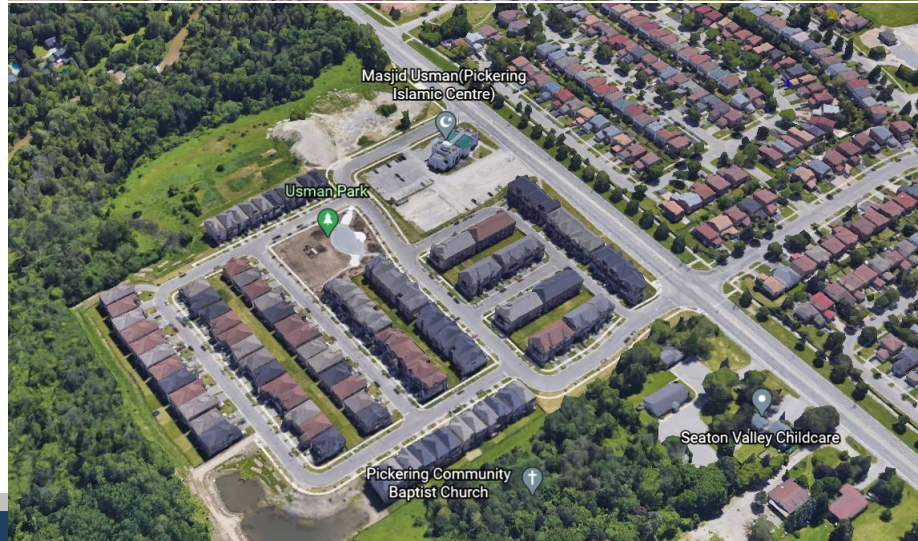
Site Location





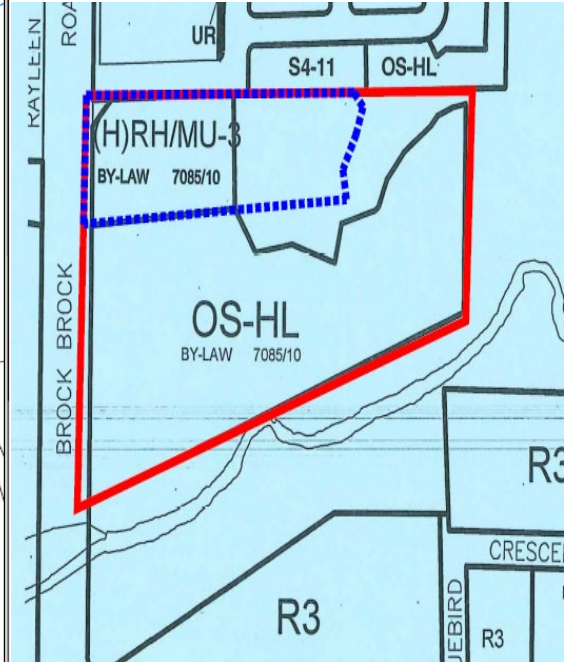
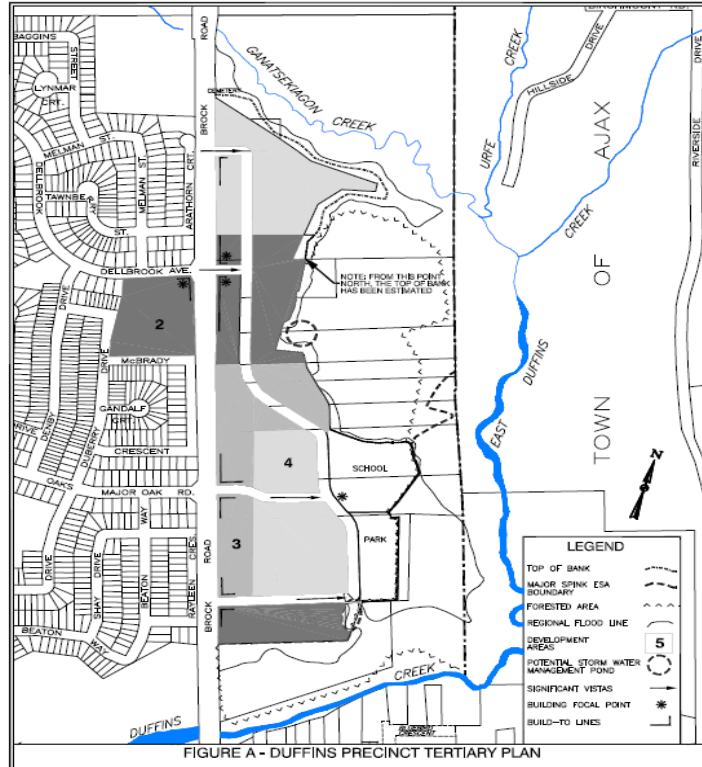
Area Context





Area Context

Policies and Zoning



Site History

- 2010 - Lands divided into two Phases. Site specific zoning approved for Phase 1 (3 storey office with ground related retail) and 12 live work units. Valley lands rezoned to Open Space/Hazard Lands.
- 2013 – site purchased by Fortress Munir
- 2016 – site plan agreement for Phase 1, H zone removal, building permits submitted
- 2016 – Fortress Munir then reconsidered development for Phase 2 and applied for a Zoning By-law Amendment and Draft Plan of Condominium for 25 townhome units, public meeting November 2016
- 2017 – lands purchased by Brock Road Duffins Forest Inc.
- 2017 – new owners reconsidered site and submitted a new application for Phase 1 and 2 to consolidate lands and remove office and retail components
- 2019 – further reconsideration of development and applications submitted for current concept and applications for an amendment to the City's Official Plan and Zoning By-law and Draft Plan of Subdivision

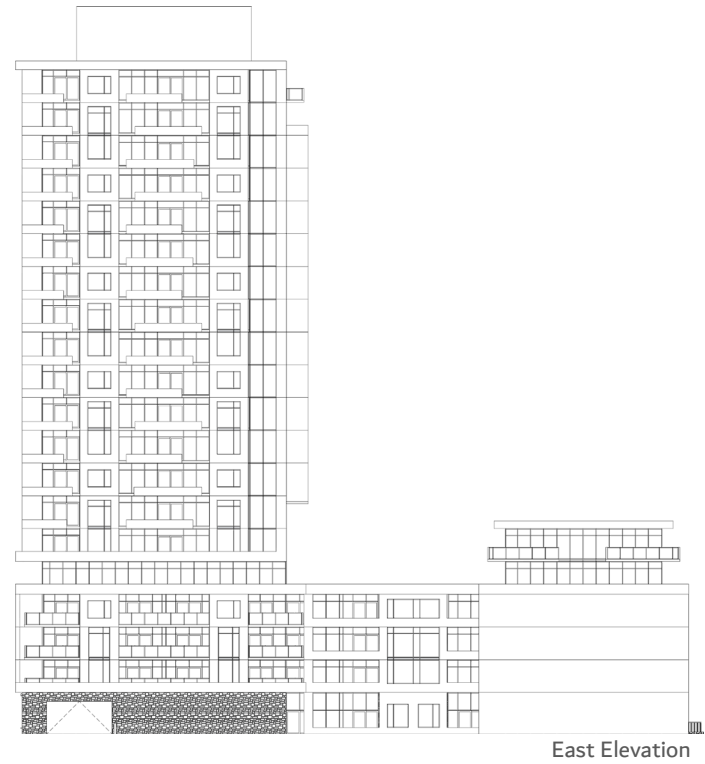
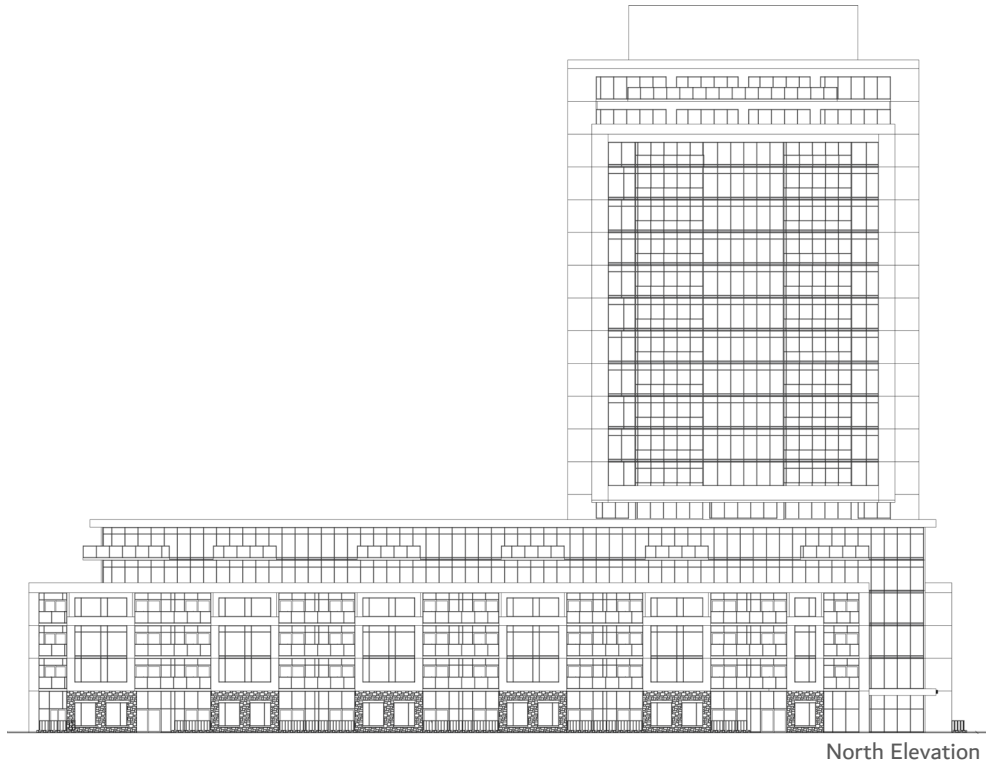
Requested Applications

- *Official Plan Amendment – Medium Density to High Density with a site specific exception to permit 289 upsh*
- *Zoning By-law Amendment – Site Specific to permit the apartment use component of the proposal, the street townhouses, visitor and tenant parking rates, building height, setbacks to units*
- *Draft Plan of Subdivision - to permit development blocks*

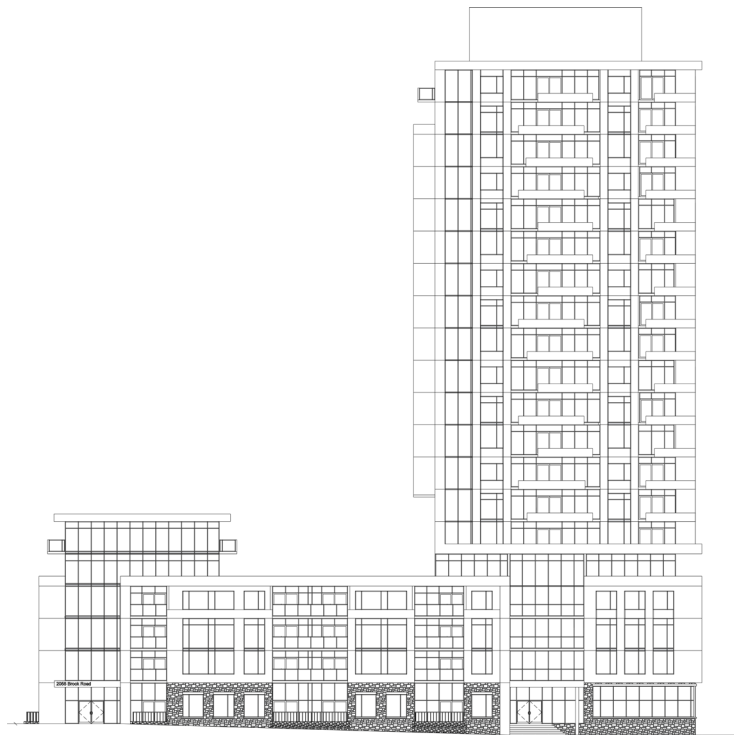




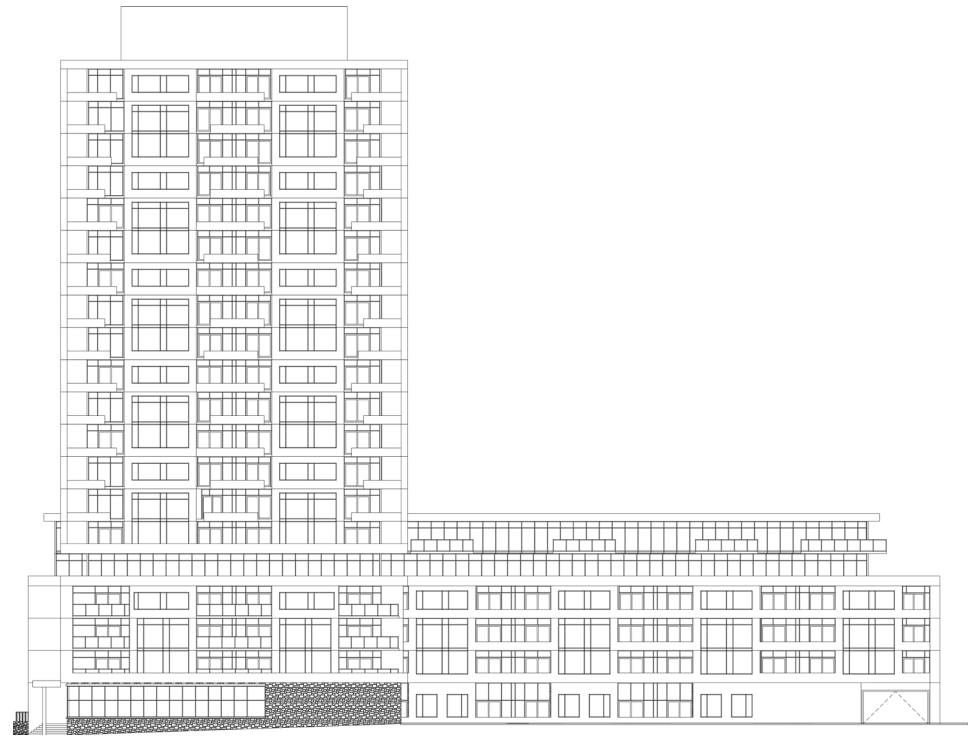
THANK YOU
WE APPRECIATE YOUR
QUESTIONS/COMMENTS



Block A Elevations



West Elevation



South Elevation

Block A Elevations



Block C and D Elevations