

# Scoped Environmental Impact Study

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**1854 & 1858 Liverpool Road  
City of Pickering, Ontario  
L1V 1W3**

**Alireza Adjedani Property (Liverpool Estates)**

**Lots 24 and 25  
Registered Plan 492  
City of Pickering  
Regional Municipality of Durham**

**November 7 2019**



Cunningham Environmental Associates

# CUNNINGHAM ENVIRONMENTAL ASSOCIATES

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*Natural Resources Consultants*

November 7, 2019

File No. 1916

Mr. Alireza Adjedani  
c/o Liverpool Estates  
9 Yukon Drive  
Richmond Hill Ontario  
L4B 4E9

Mr. Grant Morris  
Grant Morris Associates Ltd.  
397 Sheppard Avenue  
Pickering, Ontario  
L1V 1E6

**Re:      *SCOPED ENVIRONMENTAL IMPACT STUDY - 1854 & 1858 Liverpool Road, Part of Lots 24 & 25, Registered Plan 492, City of Pickering, Regional Municipality of Durham***

Dear Mr. Adjedani:

Enclosed is our report entitled ***SCOPED ENVIRONMENTAL IMPACT STUDY - 1854 & 1858 Liverpool Road, Part of Lots 24 & 25, Registered Plan 492, City of Pickering, Regional Municipality of Durham*** (November 7, 2019).

Should you have any questions or comments, please contact the undersigned.

Sincerely,

***CUNNINGHAM ENVIRONMENTAL ASSOCIATES***

 [digital signature]

David G. Cunningham, Hon. B.Sc.  
Principal

c.c.      Grant Morris Associates Ltd. (digital copy)  
          CEA (digital file copy)

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## 1.0 Background

Cunningham Environmental Associates (CEA) was retained in May 2018 by Grant Morris Associates Ltd on behalf of Mr. Alireza Adjedani (Owner – Liverpool Estates) to prepare a Scoped Environmental Impact Study (Scoped EIS) in regards to an Official Plan Amendment (OPA) Application and Re-zoning Application for two as-built residential lots located at 1854 Liverpool Road and 1858 Liverpool Road, in the City of Pickering (see **Figure 1**). The two lots are henceforth referred to as the ‘subject property’.

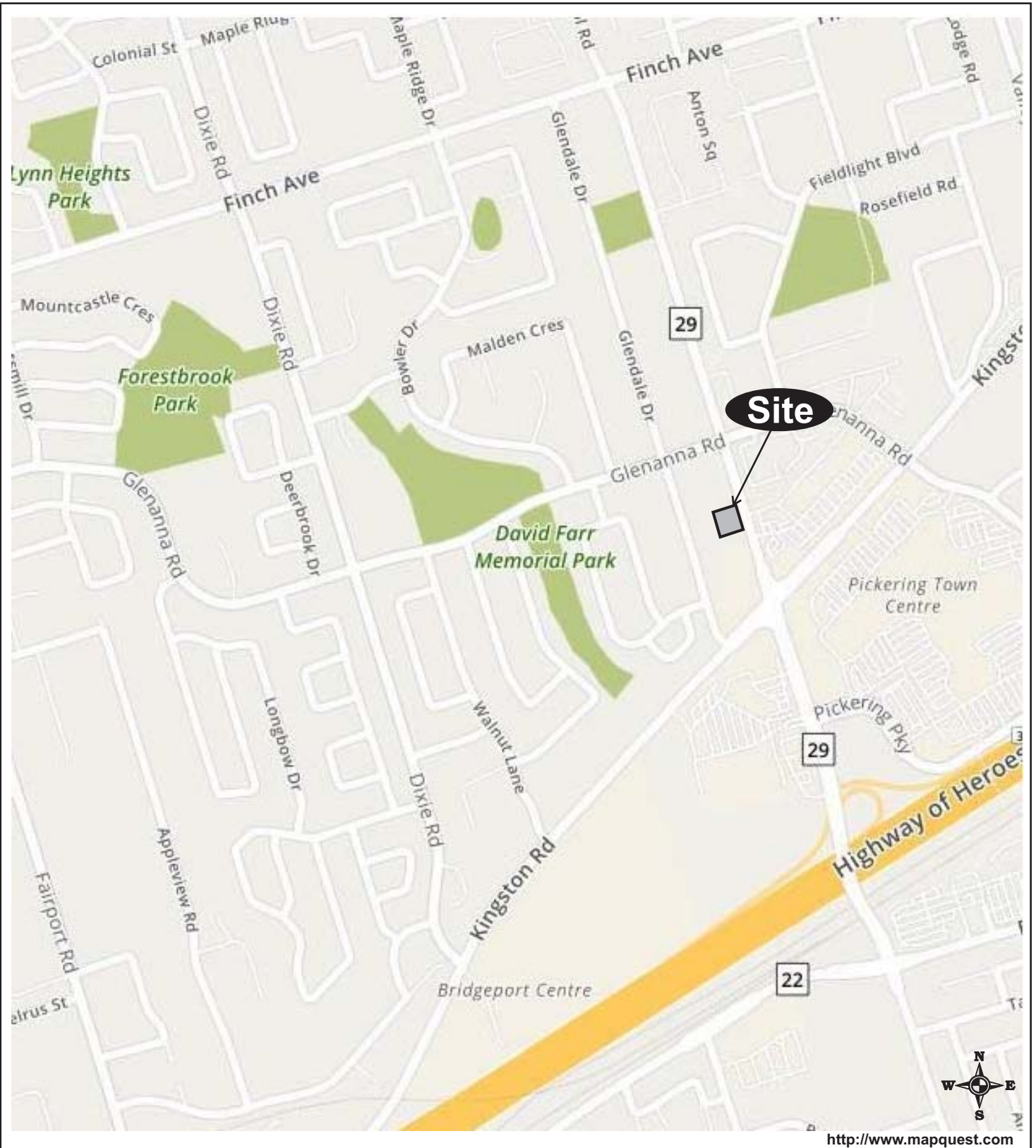
The intent of the OPA and Zoning applications is to convert the present land uses of single-family residential to a single 13 storey apartment/condo building with 2 below grade (underground) parking levels occupying both present-day lots. The number of proposed residential (R) units is 96, along with 126 parking spaces (Emilio De Leon - Architect 2019).

The identification, evaluation and identification of any potential impacts to any of the on-site and abutting natural and cultural features are outlined and detailed in this report, a Scoped Environmental Impact Study (Scoped EIS). The proposed development is considered a major re-development, involving the demolition of two as-built single-family residential dwellings and ancillary structures, to be replaced by a 13 storey apartment/condo, with underground parking. As per the Pre-consultation Meeting Minutes (excerpt), and Section 16.8 Environmental Reports Required and Section 16.10 Environmental Report Contents of the City of Pickering Official Plan (City of Pickering 2018), an Environmental Impact Statement (EIS) is required. Given subject property’s lack of natural features and its location within a highly dense urban setting, a Scoped EIS is warranted (see **Appendix A**).

The subject property lies within lands designated as “Urban Growth Centre” in the Region of Durham Official Plan (Durham Region 2017). Urban Growth Centres are meant to be focal points within the Urban Area for institutional, region-wide public services, major office, commercial, recreational, cultural, entertainment and residential uses, serving as major employment centres supporting higher order transit services.

Schedule ‘B’ – Map ‘B1d’ Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features of the Durham Region OP shows the presence of part of a Key Natural Heritage Feature (KNHF) on the subject property (see **Appendix B**). It is our professional opinion and based on two site visits (June and October 2019) and supported by the Arborist Report (D A. White TreeCare 2019), that there is no KNHF (e.g., woodlot, woodland, forest) on the subject property. Based on the Durham Region By-Law Number 31-2012 (Regional Municipality of Durham 2012), the numbers, density and distribution of trees/hectare on the subject property do not qualify as “Woodland” or “Woodlands”, based on the “Woodland” prescription contained in Section 1. Definitions – Sub-section 1.1(v) of the By-Law. **It is to be noted**, that the City of Pickering Schedule III B Key Natural Heritage Features does not show any or all of a KNHF on the subject property (City of Pickering 2018).

Also of note, although the subject property (see **Appendix C**) lies within the jurisdiction of the Toronto Region Conservation Authority (TRCA) it is not regulated under the TRCA Ontario Regulation 166/06 (Province of Ontario 2006).



**Figure 1. Study Site Location**

Scale 1:NTS

**Alireza Adjedani Property  
(Liverpool Estates)  
1854 & 1858 Liverpool Road**

 **subject property**

Lots 24 and 25  
Registered Plan 492  
City of Pickering  
Regional Municipality of Durham



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## **1.1 Subject Property Location**

The subject property is owned by Mr. Alireza Adjedani (Liverpool Estates) and is essentially rectangular-shaped, consisting at present of two as-built residential lots in the City of Pickering. The Surveyor's Real Property Report (Part 1) Plan of Survey and Topographic Detail of Lots 24 and 25, Registered Plan 492, City of Pickering (**see Appendix D**) provides details on the size and dimensions of the subject property (Omari Mninyi Surveying Ltd 2018). The subject property is 2993 square metres (m<sup>2</sup>) or 0.30 hectares (ha) in area, and is made up of Lots 24 and 25, Registered Plan 492. The municipal addresses of the two lots are 1854 Liverpool Road and 1858 Liverpool Road, in the City of Pickering.

Land use to the east includes a commercial plaza and townhouses. Land uses to the south include a day-care centre and commercial plaza. Land uses to the north and west include single-family residential lots and townhouses.

## **1.2 Proposed Development**

As stated previously, the proposed development is to convert the present land uses of two as-built single-family residential lots to a single 13 storey apartment/condo building with two below grade (underground) parking levels and outdoor parking stalls (**see Appendix E**). The number of proposed residential (R) units is 96, along with 126 outdoor/indoor parking spaces (Emilio De Leon - Architect 2019).

## **1.3 Purpose and Scope of the Study**

As per the Pre-consultation Meeting Minutes (see Appendix A) and the planning checklist contained therein (Material and Studies Required for 1854 & 1858 Liverpool Road), environmental and engineering plans/reports/data at present that need to be submitted to implement the planning approval applications (OPA and Re-Zoning). Other reports, plans and detailed designs will be provided at the later stages in the planning process, namely Site Plan Approval.

Background material, Engineering and Environmental plans/reports/studies provided to-date and reviewed in the preparation of the Scoped EIS include:

- Pre-Consultation Meeting Minutes (excerpt) (City of Pickering January 22, 2019)
- Surveyor's Real Property Report (Part 1) Plan of Survey and Topographic Detail of Lots 24 and 25, Registered Plan 492, City of Pickering (Omari Mninyi Surveying Ltd October 29, 2018)
- Landscape Master Plan (MSLA Martin Smith Landscape Architects (August 7, 2019)
- Arborist Report for 1984 and 1958 Liverpool Road, Pickering, Ontario (D. A. White TreeCare May 15, 2019)
- Geotechnical Investigation Report – 1854 Liverpool Road, Pickering, Ontario (Cambium Inc. July 22, 2019a)
- Hydrological Assessment – 1854 Liverpool Road, Pickering, Ontario (Cambium Inc. July 31, 2019b)
- Functional Servicing & Preliminary Stormwater Management Report for 1854 & 1858 Liverpool Road, City of Pickering (Politis Engineering Ltd. October 2019a)

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- Preliminary Site Servicing Plan Drawing No. 101 – Proposed Residential Development 1854 & 1858 Liverpool Road, Pickering, Ontario (Politis Engineering Ltd. October 2019b)
  - Preliminary Site Grading Plan – Proposed Residential Development 1854 & 1858 Liverpool Road, Pickering, Ontario Drawing No. 102 (Politis Engineering Ltd. 2019c)

The study components of the Scoped EIS have been guided by professional experience and typical Scoped EIS Terms of Reference applicable to this type of proposed re-development. The City of Pickering OP policy 16.10 Environmental Report Contents was reviewed and the relevant parts of the policy were incorporated into this report, given the subject property location within the Durham Region “Urban Growth Centre” land use designation.

The subject property consists at present of two as-built single-family residential lots that front onto the west side of Liverpool Road, approximately 200 m north of the intersection of Liverpool Road and Highway No. 2 (Kingston Road), in the City of Pickering, Ontario. Given the subject property is situated in a dense urban area, is built-out with two single-family dwellings, ancillary structures, and with typical amenities and uses (e.g., swimming pool, sheds, driveways and flower gardens), extensive on-site flora and fauna field inventories were not deemed necessary nor warranted. As both lots contain scattered and clumped trees (mostly ornamental or non-native) and no KNHF (e.g., woodlot, woodland or forest) and are restricted more or less to the subject property perimeters, appropriate flora and fauna inventories were undertaken in June and October, 2019. As part of this report CEA also undertook a due diligence exercise to show compliance with the Province of Ontario ***Endangered Species Act, 2007***, (Province of Ontario 2007) in regards to Species At Risk (SAR). The presence of any Endangered (END), Threatened (THR) or Special Concern species on or abutting the subject property or any potential SAR habitats. CEA reviewed SAR data germane to the subject property contained in the Natural Heritage Information – (NHIC 2019, Land Information Ontario – LIO (2019), and the Ontario Breeding Bird Atlas – OBBA (Bird Studies Canada *et al.* 2006). No SAR records were found on or abutting the subject property, and no SAR and/or NHIC SRank (S1, S2) tracking records were noted.

The Scoped EIS consists of text and is supplemented with appropriate figures, tables, drawings and photographs to support the findings, impact assessment, mitigation measures, recommendations and conclusions deemed appropriate to address any natural environment issues resulting from the proposed re-development.

## **2.0 Background Data Review**

Background natural environment data and relevant Region and City OP policies was solicited through various platforms from the Ministry of Natural Resources and Forestry (MNRF), Natural Heritage Information Centre (NHIC), Land Information Ontario (LIO), Toronto Region Conservation Authority (TRCA), Regional Municipality of Durham, and the City of Pickering.

CEA is of the opinion that given the results of the background review, the subject property’s small size, lack of on-site natural features and its location in a dense urban area that a Scoped EIS is adequate and is appropriately structured. The Scoped EIS identifies, documents and evaluates all relevant potential of any on-site and off-site

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natural environment features (attributes) and ecological functions that may be affected by the proposed re-development, and that can easily and adequately mitigated or that require no mitigation (e.g. except during construction). In this regard, we are also of the opinion that standard MNRF field survey protocols (e.g., two dawn breeding bird surveys, three evening amphibian calling surveys, nocturnal wildlife surveys) were not required nor warranted. There is a lack of quality wildlife habitat on-site, such as no surface water and no woodlot/woodland/forest cover and therefore limited nesting, roosting, feeding, or other wildlife life cycle opportunities that would warrant detailed inventories and evaluation.

Data was collected prior to and during the site reconnaissance and flora and fauna inventories of the subject property on June 12 and October 11, 2019. Google Earth Pro aerial photographs were used as a base to locate, identify and assess the woody and groundcover vegetation on and abutting the subject property. There were no natural heritage features or natural vegetation communities on-site that could be characterized using the MNRF Ecological Land Classification (ELC) system, save and accept for property perimeter hedgerows (FOCM5 and FODM11) and the as-built residential portions (CVR\_3). Most of the woody site vegetation consists of individual trees (46 in total on-site and 9 in total off-site or abutting) as contained in the Arborist Report (D. A. White TreeCare 2019), ornamental shrubs, flowerbeds planted with annuals and perennials, with a groundcover dominated by manicured grassed lawn, weeds, grasses and common forbs.

## **2.2 Site Inspection and Inventory**

Site visits to conduct flora and fauna inventories were undertaken on June 12 and October 11, 2019. The June 12, 2019 site visit consisted of a site reconnaissance to determine the existing as-built conditions, abutting cultural and natural features, and adjacent lands uses, as well as flora and fauna inventories.

The October 11, 2019 site visit involved a review of the arborist data and an inventory and the extent of other on-site vegetation (ornamental shrubs and flowers, manicured grassed lawn, weeds, grasses and forbs). A complete photographic record of the on-site and off-site vegetation was compiled, including the as-built structures (e.g., houses, driveway, ancillary structures and uses, access off of Liverpool Road, adjacent as-built lots and land uses, and any potential linkages or corridors to any off-site natural features).

During both the June and October site botanical inventories, wildlife presence was also noted on-site and off-site. This included one early morning breeding bird survey (June 12, 2019), however given the ambient noise levels due to local traffic, call identification was hindered. Incidental wildlife observations were also recorded during the October 11, 2019 site inventory. Given the lack of on-site natural features, lack of surface water, lack of wildlife refugia (for amphibians, reptiles, mammals and birds), the presence of only forty-six (46) ornamental and native trees, mostly restricted to the subject property perimeter, and the preponderance of manicured grassed lawn, formal MNRF field survey protocols such as April-May-June evening amphibian call surveys, dawn breeding bird surveys, and nocturnal wildlife surveys were not warranted. Given the season of the wildlife surveys, birds were considered possible breeders and/or year-round residents, most typical of a dense urban setting and lack of quality life-cycle habitats. Direct evidence of wildlife presence included calls and/or sightings, and indirect evidence of wildlife presence typically includes scats, nests, tracks, browse, carcasses and push-ups.

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### **3.0 Existing Conditions**

Access to the subject property (at present two as-built residential lots) is off of Liverpool Road (**Photographs 1 and 2**). At present the access to 1854 Liverpool Road is a concrete driveway (**Photograph 3**) and a gravel driveway to 1858 Liverpool Road (**Photograph 4**).

Land use to the east of the subject property consists of a commercial plaza and townhouses (**Photograph 5**), with townhouse/condos (**Photograph 6**) and a single-family residential lot (**Photograph 7**) to the west. Land use to the south includes a day-care centre (**Photograph 8**) and a commercial plaza. The northern edge of the subject property consists of a single-family as-built lot (**Photograph 9**).

The on-site vegetation cover consists mainly of manicured grassed lawn and weedy groundcover along the property perimeters, scattered trees and shrubs, and ornamental flowerbeds (CVR\_3). Ecological Land Classification (ELCs) units based on the MNRFC ELC protocols and coding (Lee 2008) includes coniferous hedgerows (FOCM5) and deciduous hedgerows (FODM11). As previously mentioned, it is our professional opinion and support by the Arborist Report (D. A. White TreeCare 2019), that the KNHF as illustrated on Durham Region OP Schedule 'B' – Map 'B1' does not apply to the subject property and does not exist on the subject property. The tree cover on-site consists of scattered and clumped trees (mostly non-native or ornamental) or is restricted to hedge-rows that border the subject property perimeters, as illustrated by the ELCs.

#### **3.1 Vegetation Communities and Floristics**

Based on Lee (2008), there are only three Ecological Land Classification (ELCs) units or equivalents that could be characterized or exist on the subject property. As illustrated on **Figure 2** and **Figure 3**, the ELCs include a coniferous (cedar) coniferous hedge-row (FOCM5 – **Photograph 10**); deciduous hedge-rows (FODM11 – **Photographs 11 and 12**); and the as-built portions consisting of two single-family residential dwellings (**Photographs 13 and 14**); manicured grassed lawn (**Photographs 15 and 16**); ancillary structures such as sheds (**Photographs 17 and 18**), driveways, pool (**Photograph 19**); and accessory uses such as ornamental flower beds (**Photograph 20**); scattered trees and shrubs (**Photographs 21 to 23**); and a vegetable garden (**Photograph 24**). Additional photographs of trees on the subject property are contained in the Arborist Report (D. A. White TreeCare 2019).

**Table 1** lists the trees found on-site and abutting the subject property, as contained in the Arborist Report. A total of 55 trees were found and their surveyed locations indicated in Section 5 Tree Data of the Arborist Report. An additional two trees, a 10cm DBH Manitoba maple (*Acer negundo*) and a 20 cm DHB 7 stemmed eastern white cedar (*Thuja occidentalis*) were found on the 1854 Liverpool Road lot. The Manitoba maple lies in the northwest corner of the western property perimeter and the eastern white cedar at the end of the driveway. Of the 55 trees contained in the Arborist Report, 39 trees (71%) are non-native or ornamental, comprised of 15 Norway spruce (*Picea abies*), 20 Siberian elm (*Ulmus pumila*), 2 Norway maple (*Acer platanoides*) and 2 white mulberry (*Morus alba*).





**Photograph 1.** View northward of Liverpool Road from entrance to 1854 Liverpool Road



**Photograph 2.** View southward of Liverpool Road from entrance to 1858 Liverpool Road



**Photograph 3.** View westward of driveway at 1854 Liverpool Road



**Photograph 4.** View westward of gravel driveway at 1858 Liverpool Road



**Photograph 5.** View of townhouses and commercial plaza on east side of Liverpool Road opposite to the subject property



**Photograph 6.** Westward view of townhouses/condos (furnished apartments) behind 1858 Liverpool Road



**Photograph 7.** View of as-built single-family residential lot at back of 1854 Liverpool Road



**Photograph 8.** View of daycare centre along southern edge of 1854 Liverpool Road



**Photograph 9.** View of as-built single-family residential lots to north of 1858 Liverpool Road



**Photograph 10.** View of naturalized coniferous hedge-row (planted eastern white cedar - *FOCM5*) between 1854 and 1858 Liverpool Road lots



**Photograph 11.** View of naturalized deciduous hedge-row (planted Siberian elm - *FODM11*) along southern edge of 1854 Liverpool Road



**Photograph 12.** View of naturalized deciduous hedge-row (planted Siberian elm - *FODM11*) between 1854 and 1858 Liverpool Road lots



\* source - [www.google.ca/maps](http://www.google.ca/maps)

**Figure 2. Ecological Land Classification (ELCs) Units**

Alireza Adjedani Property  
(Liverpool Estates)  
1854 & 1858 Liverpool Road

Lots 24 and 25  
Registered Plan 492  
City of Pickering  
Regional Municipality of Durham

 subject property

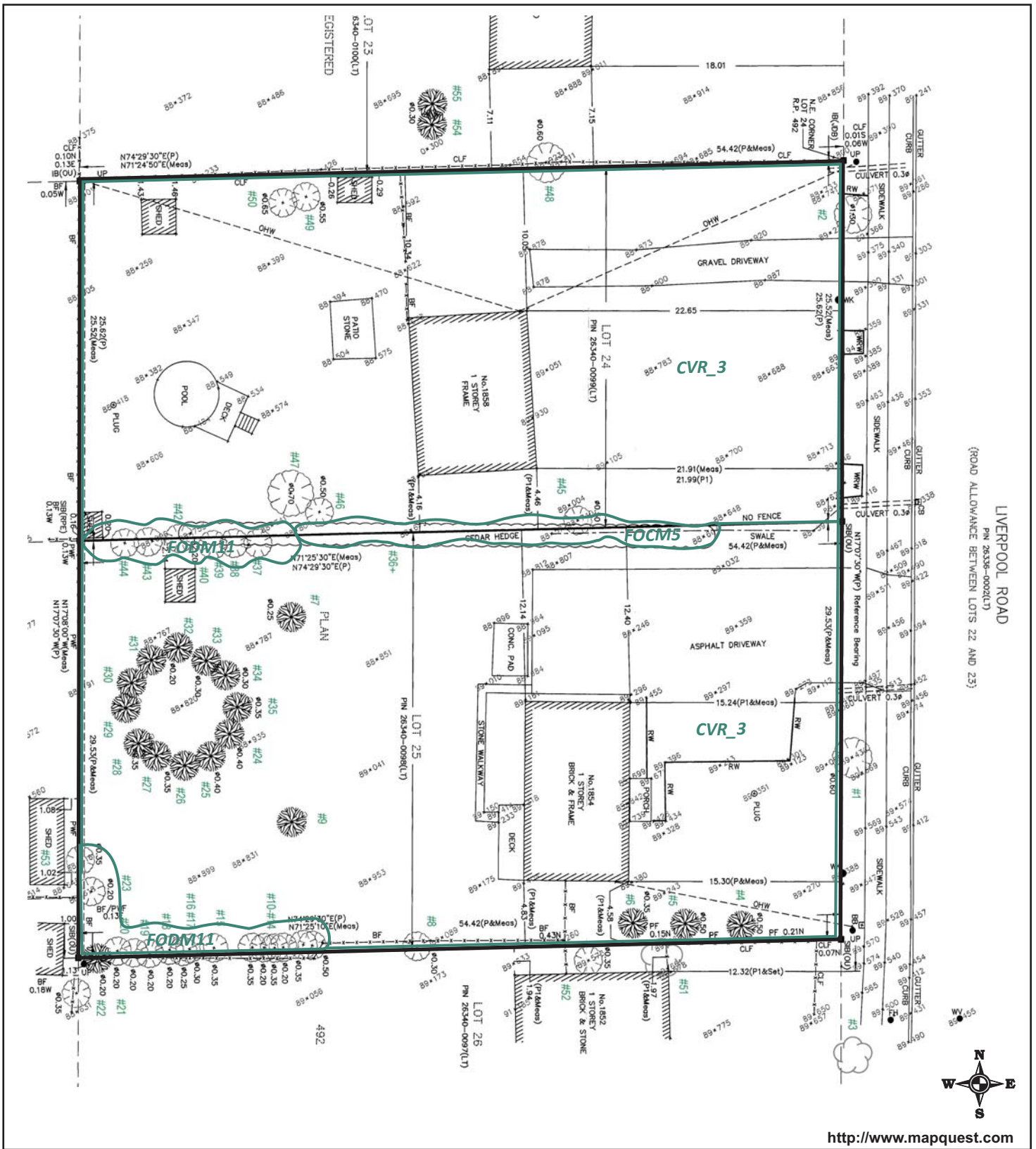
*CVR\_3* - Single-family Residential

*FOCM5* - Naturalized Coniferous Hedge-row

*FODM11* - Naturalized Deciduous Hedge-row

Scale 1:500\*





**Figure 3. ELCs Overlain on Site Survey**

**Alireza Adjedani Property  
(Liverpool Estates)  
1854 & 1858 Liverpool Road**

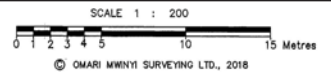
Lots 24 and 25  
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 **subject property**

**CVR\_3 - Single-family Residential**

**FOCM5 - Naturalized Coniferous Hedge-row**

**FODM11 - Naturalized Deciduous Hedge-row**





**Photograph 13.** View of front of 1 storey single-family dwelling at 1854 Liverpool Road (part of **CVR\_3**)



**Photograph 14.** View of front of one storey single-family dwelling at 1858 Liverpool Road (part of **CVR\_3**)



**Photograph 15.** View of manicured grassed lawn at back of house at 1854 Liverpool Road (part of **CVR\_3**)



**Photograph 16.** View of manicured grassed lawn at back of house at 1858 Liverpool (part of **CVR\_3**)



**Photograph 17.** View of ring (circle) of planted Norway spruce trees and shed at back of 1854 Liverpool Road lot



**Photograph 18.** View of a shed at back of 1858 Liverpool Road lot



**Photograph 19.** View of an above-ground swimming pool at back of 1858 Liverpool Road lot



**Photograph 20.** View of ornamental flowerbed at front of 1858 Liverpool Road lot



**Photograph 21.** View of a single eastern white cedar (tree #6) and a burning-bush at back of 1854 Liverpool Road lot



**Photograph 22.** View of a mature silver maple (tree #1) at front of lot at 1854 Liverpool Road



**Photograph 23.** View of two mature silver maples (trees # 49 and #50) along north edge of lot at 1858 Liverpool Road



**Photograph 24.** View of a vegetable garden along north edge of lot at 1858 Liverpool Road



**Table #1.** Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

<b>No.</b>	<b>Tree Species</b>	<b>DBH</b>	<b>Comments</b>	<b>CR</b>	<b>TC</b>
#1	Silver Maple <i>Acer saccharinum</i>	51-59 cm (130 cm)	<b>Injury</b> risk, retain tree with fused trunk TPZ: 7.8 m	50%	Town
#2	Silver Maple <i>Acer saccharinum</i>	143	<b>Injury</b> risk, retain tree with forked trunk TPZ: 9 m	52.5%	Town
#3	Silver Maple <i>Acer saccharinum</i>	114	Protect tree offsite, tag #258 TPZ: 7.2 m	55%	Town
#4	Norway Spruce <i>Picea abies</i>	51	<b>Remove</b> tree in worksites footprint, tag #259 TPZ: 3.6 m	65%	Private
#5	Norway Spruce <i>Picea abies</i>	49	<b>Remove</b> tree in worksites footprint, tag #260 TPZ: 3.0 m	65%	Private
#6	Norway Spruce <i>Picea abies</i>	31	<b>Remove</b> tree in worksites footprint, tag #261 TPZ: 2.4 m	60%	Private
#7	White Cedar <i>Thuja occidentalis</i>	10-25	<b>Remove</b> tree in worksites TPZ: 1.8 m	65	Private
#8	White Mulberry <i>Morus alba</i>	18-28	<b>Remove</b> tree in worksites TPZ: 1.8 m	65	Private
#9	White Cedar <i>Thuja occidentalis</i>	26-31	<b>Remove</b> tree in worksites TPZ: 2.4 m	65	Private

<b>No.</b>	<b>Tree Species</b>	<b>DBH</b>	<b>Comments</b>	<b>CR</b>	<b>TC</b>
#10	Siberian Elm <i>Ulmus pumila</i>	42-44 cm	<b>Remove</b> tree in worksite TPZ: 3.0 m	55	Private
#11	Manitoba Maple <i>Acer negundo</i>	31	<b>Remove</b> tree in worksite TPZ: 1.8 m	60	Private
#12-18	Siberian Elms <i>Ulmus pumila</i>	21-36	<b>Remove 7</b> trees in worksite TPZ: 1.8-2.4 m	55-60	Private
#19-21	Siberian Elms <i>Ulmus pumila</i>	16-19	<b>Remove 3</b> trees near worksite TPZ: 1.8 m	55-60	Private & Neighbour
#22	White Cedar <i>Thuja occidentalis</i>	15	Protect tree near worksite TPZ: 1.8 m	55-65	Neighbour
#23	Norway Maple <i>Acer platanoides</i>	18	<b>Remove</b> tree near worksite TPZ: 1.8 m	65	Private
#24	Norway Spruce <i>Picea abies</i>	48	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#25	Norway Spruce <i>Picea abies</i>	42	<b>Remove</b> tree near worksite TPZ:3.0 m	70	Private
#26	Norway Spruce <i>Picea abies</i>	43	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#27	Norway Spruce <i>Picea abies</i>	42	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#28	Norway Spruce <i>Picea abies</i>	45	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#29	Norway Spruce <i>Picea abies</i>	48	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#30	Norway Spruce <i>Picea abies</i>	34	<b>Remove</b> tree near worksite TPZ: 2.4 m	70	Private

<b>No.</b>	<b>Tree Species</b>	<b>DBH</b>	<b>Comments</b>	<b>CR</b>	<b>TC</b>
#31	Norway Spruce <i>Picea abies</i>	36 cm	<b>Remove</b> tree near worksite TPZ: 2.4 m	65	Private
#32	Norway Spruce <i>Picea abies</i>	39	<b>Remove</b> tree near worksite TPZ: 2.4 m	70	Private
#33	Norway Spruce	35	<b>Remove</b> tree near worksite TPZ: 2.4 m	65	Private
#34	Norway Spruce <i>Picea abies</i>	46	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#35	Norway Spruce <i>Picea abies</i>	49	<b>Remove</b> tree near worksite TPZ: 3.0 m	65	Private
#36+	White Cedar <i>Thuja occidentalis</i>	8-15	Hedge to be removed TPZ: 1.2-1.8 m	65-70	Private
#37-44	Siberian Elms <i>Ulmus pumila</i>	16-41	<b>Remove 8</b> trees in worksite TPZ: 1.8-3.0 m	50-60	Private
#45	Manitoba Maple <i>Acer negundo</i>	59	<b>Remove</b> tree in worksite TPZ: 3.6 m	50	Private
#46 *	Silver Maple <i>Acer saccharinum</i>	72-78 (100)	<b>Remove</b> tree with fused trunk in worksite TPZ: 6.0 m	50	Private
#47 *	Silver Maple <i>Acer saccharinum</i>	14	<b>Remove</b> tree in worksite TPZ: 1.8 m	65	Private
#48 *	Silver Maple <i>Acer saccharinum</i>	45-64 (80)	Remove tree with fused trunk TPZ: 5.4 m	55	Fence-line

Note:

\*46, \*47 & \*48 are hazard risk to the existing houses on 1858 & 1862 Liverpool Road

<b>No.</b>	<b>Tree Species</b>	<b>DBH</b>	<b>Comments</b>	<b>CR</b>	<b>TC</b>
#49 *	Silver Maple <i>Acer saccharinum</i>	20-78 cm	<b>Remove</b> tree with multiple stems in worksite TPZ: 4.8 m	50	Private
#50 *	Silver Maple <i>Acer saccharinum</i>	19	<b>Remove</b> tree in worksite TPZ: 1.8 m	60	Private
#51	White Mulberry <i>Morus alba</i>	18-20	Low risk to offsite tree	65	Neighbour
#52	Siberian Elm <i>Ulmus pumila</i>	29-32	<b>Injury</b> risk low to off-site tree TPZ: 2.4 m	60	Neighbour
#53	Norway Maple <i>Acer platanoides</i>	41	<b>Injury</b> risk low to off-site tree TPZ: 3.0 m	50	Neighbour
#54-55	White Spruce <i>Picea glauca</i>	26-28	Protect off-site trees TPZ: 1.8 m	70	Neighbour

Note:

\*49 & \*50 are hazard risks to the existing house on 1858 Liverpool Road.

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Shrubs and vines found on the subject property include choke cherry (*Prunus virginiana*), tartarian honeysuckle (*Lonicera tatarica*), Morrow's honeysuckle (*Lonicera morrowii*), common buckthorn (*Rhamnus cathartica*), burning bush (*Euonymus alatus*), snowball bush (*Hydrangea arborescens*), guelder rose (*Viburnum opulus*), privet (*Ligustrum vulgare*), riverbank grape (*Vitis riparia*), Virginia creeper (*Parthenocissus inserta*), periwinkle (*Vince minor*), peony (*Paeonia lactiflora*), and shrubby cinquefoil (*Dasiphora fruticosa*). Tree saplings also noted include basswood (*Tilia americana*), white mulberry, Manitoba maple and Norway maple.

The outer edges of both lots consisted of a weedy groundcover (particularly on the 1854 Liverpool Road lot) that grade to manicured grassed lawn in the lot interiors. Typical weed, grasses and forbs in both the manicured grassed lawn and weedy property perimeters includes the following:

<i>Solanum dulcamara</i>	deadly nightshade
<i>Vincetoxicum rossicum</i>	dog strangling-vine
<i>Campanula rapunculoides</i>	creeping bellflower
<i>Geum urbanum</i>	wood avens
<i>Hesperis matronalis</i>	dame's rocket
<i>Taraxacum officinale</i>	common dandelion
<i>Trifolium pratense</i>	red clover
<i>Trifolium repens</i>	white clover
<i>Prunella vulgaris</i>	heal-all
<i>Plantago major</i>	common plantain
<i>Sonchus arvensis</i>	sow-thistle
<i>Poa pratensis</i>	Kentucky bluegrass
<i>Poa compressa</i>	annual bluegrass
<i>Elymus repens</i>	quackgrass

### **3.2 Wildlife and Wildlife Habitat**

Given the lack of natural vegetation cover on the subject property, the wildlife habitat quality was considered low and typical for an as-built single-family residential lot, dominated mainly by manicured grassed lawn and located in a highly urban setting subject to heavy volume traffic noises. There is very limited wildlife habitat on the subject property for wildlife life cycles such as roosting, feeding, cover and nesting. Based on the timing and season of the incidental wildlife surveys, all of the bird species noted are considered either year-round residents or summer breeders in the local geographical area. Bird species typical of an as-built rural residential lot were noted on-site and no changes or negative impacts are expected in the local wildlife guild after the proposed re-development.

Wildlife species observed or heard during the site visits include: American robin (*Turdus migratorius*), blue jay (*Cyanocitta cristata*), mourning dove (*Zenaida macroura*), American crow (*Corvus brachyrhynchos*), common grackle (*Quiscalus quiscula*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), black-capped chickadee (*Parus atricapillus*), chipping sparrow (*Spizella passerina*), house finch (*Haemorhous mexicanus*), American goldfinch (*Spinus tristis*), eastern cottontail (*Sylvilagus floridanus*), and eastern grey squirrel (*Sciurus carolinensis*).

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### **3.3 Species At Risk (SAR)**

There are no NHIC grids (1km x 1km square overlapping the subject property, or any tracked or EO\_ID records for Endangered or Threatened Species At Risk (SAR), no tracked Special Concern (SC) species, and no SRank S1, S2 or S3 species, either flora or fauna. No SAR, Special Concern or SRank (S1, S2 or S3) flora or fauna species were observed or heard either on-site or on abutting lands during the two site inventories conducted on June 12 and October 11, 2019.

### **4.0 Impact Assessment**

As previously mentioned, the Durham Region Official Plan Schedule 'B' – Map 'B1d' Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features illustrates a Key Natural Heritage or Hydrologic Feature (KNHF) on part of the subject property (see **Appendix B**). CEA is of the understanding that the KNHF pertains to the tree cover as shown on **Figures 2** and **Figure 3**. However, it is our professional opinion and supported by the findings of the June 12 and October 11, 2019 site inventories and the Arborist Report, that there are no woodlots, woodland or forested features on subject property. Therefore there are no KNHFs on the subject property. There are also no Key Hydrologic Features (KHF) on or abutting the subject property. Based on the Durham Region By-Law Number 31-2012 (Regional Municipality of Durham 2012), the numbers, density and distribution of trees/hectare on the subject property do not qualify as "Woodland" or "Woodlands", based on the "Woodland" prescription contained in Section 1. Definitions – Sub-section 1.1(v) of the By-Law. There are also no discernable linkages or corridors to any off-site KNHFs or KHF. Overall, there are no site constraints from a natural environment perspective to the proposed re-development of the subject property.

The City of Pickering Official Plan illustrates on Schedule III A – Resource Management: The Natural Heritage System, that there is no part of the Natural Heritage System on or abutting the subject property. The Official Plan also illustrates on Schedule III B – Resource Management: Key Natural Heritage Features that there is no Significant Woodland or Areas of Natural and Scientific Interest on or abutting the subject property.

It is our understanding and based on the proposed development plan, that most of the trees on the subject property will be removed to facilitate, grading, servicing and construction of the 13 storey apartment/condo, 2 underground parking tiers, and above-ground parking stalls (see **Appendix E**). There will be a retained +/- 3 m wide landscaped area around the north, west and south perimeters of the subject property. Figure 2 in the Arborist Report shows trees possibly designated for preservation during demolition of the existing houses and ancillary structures and during construction of the apartment/condo. However, it should be noted that the trees identified for potential retention in the Arborist Report may need to be adjusted, based on the Preliminary Site Grading Plan – Drawing No. 102 (Politis Engineering Ltd. 2019c).

As stated in Section 3.2 Tree Protection of the Arborist Report, the tree protection will be accomplished with tree protection barriers. Tree barriers for road allowance areas would be comprised of a 1.2 m (4 ft.) high orange plastic web snow fencing secured to 2"x4" wood frames. Usually, tree protection barriers not on a road allowance are to be 1.2 m (4 ft.) high and composed of plywood. The Arborist Report should be consulted in its entirety to garner details on the types, location, size, condition rating, tree category, and comments regarding all identified on-site trees. **Table 1** provides a summary of each tree and most of their physical parameters.

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Trees that are to be removed will be adequately off-set or compensated for through the Landscape Master Plan (see Appendix F). The plan contains a Proposed Plan Material List comprised mainly of ornamental or non-native deciduous trees, coniferous trees, deciduous shrubs, coniferous shrubs, and perennials for the landscaped area. There are also deciduous tree plantings contained in the Proposed Boulevard Tree List. As we understand, a groundcover mix will also be applied to the landscaped area.

Given the lack of on-site and abutting wildlife habitats, the loss and replacement of the trees and groundcover identified on the subject property is not anticipated to affect the local wildlife and/or local wildlife populations. Once the groundcover and trees/shrub plantings become established, wildlife tolerant of this type of urban development will adapt, as has most wildlife on the abutting lands. Typical wildlife (bird) structures that could be installed in the landscape area at the discretion of the apartment/condo owners include bird feeders, bird baths and bird houses, although there is no requirement to do so.

The only mitigation measures recommended by CEA and that are typical for this type of re-development in a dense urban setting is the following:

- The installation of a silt fence (silt fence barrier) to an acceptable industry standards around the entire subject property be installed prior to site clearing (removal of vegetation cover, house demolition and grading) and site preparations (installation of services);
- That the silt fence be maintained throughout the site clearing, site preparation and construction phases;
- That the silt fence be inspected within 48 hrs after a major storm event, and repaired as needed; and,
- That the silt fence be removed only after all of the grading has been completed and exposed (barren) soils have been “greened-up” through the proposed tree, shrub and groundcover plantings as shown on contained in the Arborist Report and the Landscape Master Plan

As we understand, additional details regarding the Preliminary Grading Plan, and an Erosion and Sedimentation Control Plan and Drainage Plan are not required at this time (for the OPA and Re-zoning applications) and will be provided during the Site Plan Approval Application stage in the planning process for the proposed re-development of the subject property.

CEA also recommends that any mitigation measures and/or recommendations contained in the technical reports, including but not limited to the Geotechnical Investigation Report (Cambium Inc. 2019a), Hydrogeological Assessment (Cambium Inc. 2019b), Arborist Report (D. A. White TreeCare 2019) and the Functional Servicing & Preliminary Stormwater Management Report (Politis Engineering Inc. 2019a) be implemented, where appropriate, given that the planning and site development are iterative processes, and changes may be required to implement the proposed re-development of the subject property.

#### **4.1 Species At Risk (SAR)**

No Species at Risk (SAR) were identified on-site, or seen or heard or reported in the abutting features/lands, based on the site inventories conducted on June 12 and October 11, 2019. The review of background information, particularly the Natural Heritage Information Centre – NHIC (2019) and Land Information Ontario –

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LIO (2019) did not show any flora or fauna element occurrence records (EO\_ID) or Natural Areas on or abutting the subject property. Therefore, due diligence has been undertaken to address compliance with the provincial ***Endangered Species Act, 2007*** (Province of Ontario 2007). In terms of potential roosting habitat for SAR bats, a timing window for tree removal would be appropriate. A standard Ministry of Environment, Conservation and Parks (MECP) timing window is for tree removal to be undertaken outside of the breeding period for birds and hibernating bats which extends from April 15<sup>th</sup> to October 31<sup>st</sup>. This timing window relates to provisions of the Federal Migratory Birds Convention Act for birds and the period when bats would be using the on-site tree cover, albeit scattered or along hedge-rows.

## **5.0 Concluding Remarks**

In conclusion, it is our professional opinion based on our experience with similar re-developments as shown on the proposed site development plan (**see Appendix E**), and the on-site flora and fauna inventories, impact assessment and mitigation measures, that there will be no adverse or negative impacts to the identified natural and cultural environments.

It remains our professional opinion and supported by the Arborist Report and the flora and fauna inventories that there are no on-site features that would qualify as a KNHF and/or a KHF, as illustrated on the Durham Region Official Plan Schedule 'B' – Map 'B1d' Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features. The scattered trees and treed hedge-rows by definition in the tree by-law (By-Law Number 31-2012) do not qualify as either a woodlot or a woodland feature.

The loss of trees and tree cover to implement the proposed re-development will be adequately off-set through the proposed tree and shrub plantings contained in the Landscape Master Plan. Trees that are feasible to be retained in the proposed +/- 3 m wide Landscaped Area will be protected during the site clearing, grading, servicing and construction phases by the installation of the silt fence barrier, in conjunction with the Arborist Report proposed tree protection measures.

Potential impacts to any off-site KNHFs/KHFs due the required grading and surface drainage changes will be adequately mitigated through implementation of the Site Grading Plan notes and Erosion and Sedimentation Control notes (to be provided during the Site Plan Approval process), as well as any mitigation measures and/or recommendation contained other technical reports and drawings submitted in regards to the OPA and Re-zoning applications.

Given the above, there are no site constraints and/or natural features identified that would negate from a natural environment perspective the proposed re-development of the subject property as designed.



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## 6.0 References

Bird Studies Canada, Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources.

2006. **Ontario Breeding Bird Atlas Website.** Information for breeding bird square: 17PJ17 and 17PJ27.  
<http://www.birdsontario.org/atlas/index.jsp>

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- 2019a. **Geotechnical Investigation Report - 1854 Liverpool Road, Pickering, Ontario.** July 22, 2019.  
Reference No. 8960-001.
- 2019b. **Hydrogeological Assessment – 1854 Liverpool Road, Pickering, Ontario.** July 31, 2019.  
Reference No. 8960-001.

City of Pickering.

2018. **Pickering Official Plan Edition 8.** Office Consolidation of the Pickering Official Plan.
2019. **Pre-consultation Meeting January 22, 2019 – Lots 24 & 25, Plan 492, 1854 & 1858 Liverpool Road, City of Pickering.**

D. A. White TreeCare.

2019. **Arborist Report for 1854 and 1858 Liverpool Road, Pickering, Ontario.** May 15, 2019.

Emilio De Leon Architect

2019. **Preliminary Site Plans, Perspectives, Floor Plans & Building Sections for 1854 & 1858 Liverpool Road.** October 31, 2019.

Land Information Ontario.

2018. **Land Information Ontario Web-site.** <https://www.ontario.ca/page/land-information-ontario>.

Lee, H. T.

2008. **Southern Ontario Ecological Land Classification – Vegetation Type List.** Ontario Ministry of Natural Resources, London, Ontario. May 2008.

MSLA - Marton Smith Landscape Architects.

2019. **Landscape Master Plan 0- 1854 & 1958 Liverpool Road.** August 2019. Sheet No. L1-01

Natural Heritage Information Centre.

2018. **Natural Heritage Information Centre: Biodiversity Explorer.** (accessed May 2017).  
<https://www.biodiversityexplorer.mnr.gov.on.ca/nhicWEB>.

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Omari Mywinyi Surveying Ltd.

2018. **Surveyor's Real Property Report (Part 1) Plan of Survey and Topographic Detail of Lots 24 and 25, Registered Plan 492, City of Pickering. Regional Municipality of Durham.** October 29, 2018.

Politis Engineering Ltd.

- 2019a. **Functional Servicing & Preliminary Stormwater Management Report for 1854 & 1858 Liverpool Road, City of Pickering.** October 2019. Ref. No. 19650.
- 2019b. **Proposed Residential Development 1854 & 1858 Liverpool Road, Pickering, Ontario – Preliminary Site Servicing Plan.** Drawing No. 101.
- 2019c. **Proposed Residential Development 1854 & 1858 Liverpool Road, Pickering, Ontario – Preliminary Site Grading Plan.** Drawing No. 102

Province of Ontario.

2006. **Ontario Regulation 166/06: Toronto Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.** Under *Conservation Authorities Act, R.S.O. 1990, c. C.27.* LSRCA.
2007. **Endangered Species Act, 2007.** S. O. 2007., c. 6. Last Amendment 2019, c. 9, Sched. 5.
2006. **Toronto Region Conservation Authority Ontario Regulation 166/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.** Under *Conservation Authorities Act, R.S.O. 1990, c. C.27.* LSRCA.

Regional Municipality of Durham.

2012. **By-Law Number 31-2012 of the Regional Municipality of Durham.** In force and effect on September 1, 2012.
2017. **Durham Regional Official Plan.** Office Consolidation May 11<sup>th</sup>, 2017. Approved by the Minister of Municipal Affairs & Housing on November 24, 1993.

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**APPENDIX A – 1854 & 1858 Liverpool Road City of Pickering Pre-Consultation Meeting Minutes January 22 2019 (excerpt)**

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January 22, 2019

Grant Morris  
Grant Morris Associates Ltd.  
397 Sheppard Avenue  
Pickering, Ontario L1V 1E6

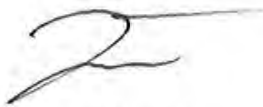
Subject: Pre-Consultation Meeting  
Lot 24 & 25, Plan 492  
1854 & 1858 Liverpool Road  
City of Pickering

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As per our discussion at the pre-consultation meeting held on December 4, 2018, a copy of the Minutes/Meeting Summary is attached for your review.

Please review the information and contact me if there are any discrepancies on the Minutes/Meeting Summary by February 4, 2019. I may be reached by email at [fchau@pickering.ca](mailto:fchau@pickering.ca) or 905.420.4660, extension 2220.

Yours truly



Felix Chau  
Planner I

FC:so

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Attachments

Copy: Alireza Adjedani  
Grant Morris – Grant Morris Associates Ltd.  
Lino Trombino – Manager of Plan Implementation & Secretary Treasurer,  
Land Division Committee, Region of Durham  
Valerie Hendry – Project Planner, Region of Durham  
Peter Castellan – Development Approvals, Works Department,  
Durham Region

Nilesh Surti – Manager, Development Review & Urban Design  
Grant McGregor – Manager, Strategic Initiatives & Sustainability  
Paal Helgesen – Manager, Development Services  
Rollie Oriol – Project Manager, Development Approvals  
Irina Marouchko – Senior Water Resources Engineer  
Nadeem Zahoor, Transportation Engineer  
Déan Jacobs – Principal Planner, Policy  
Steven Smythe – Senior Examiner/Inspector  
Robert Watson – Fire Inspector

**Subject:** 1854 & 1858 Liverpool Road

**Applicant:** Alireza Adjedani

**Attendees:** Alireza Adjedani  
Grant Morris – Grant Morris Associates Ltd.  
Tim Politis

Nilesh Surti – Manager, Development Review & Urban Design  
Grant McGregor – Manager, Strategic Initiatives & Sustainability  
Paal Helgesen – Manager, Development Services  
Rollie Oriol – Project Manager, Development Approvals  
Irina Marouchko – Senior Water Resources Engineer  
Déan Jacobs – Principal Planner – Policy  
Steven Smythe – Senior Examiner/Inspector  
Robert Watson – Fire Inspector  
Felix Chau – Planner I

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
<b>1.</b>	<b>Proposal</b>	
	<ul style="list-style-type: none"> <li>• An 11-storey apartment building with commercial units on the ground floor.</li> <li>• Subsequent to the Pre-Consultation meeting, Grant Morris has advised (see attached email) that the owner is considering increasing the building height to 16-storeys and the number of units to approximately 120.</li> </ul>	
<b>2.</b>	<b>Type of Application</b>	
	<ul style="list-style-type: none"> <li>• Official Plan Amendment</li> <li>• Zoning By-law Amendment</li> </ul>	A separate Pre-Consultation meeting will be required for a Site Plan Application.

<b>Item/ Ref #</b>	<b>Details &amp; Discussion &amp; Conclusion</b> (summary of discussion)	<b>Action Items/Status</b> (include deadline as appropriate)
<b>3.</b>	<b>Discussion</b>	
Grant Morris	<ul style="list-style-type: none"> <li>• The proposed development is an 11-storey mixed use building.</li> <li>• The first floor will be commercial (no restaurants) at grade and the rest of the building will be residential condo units.</li> <li>• There will be a total of 65 condo units, a number of these will be reserved for rental units.</li> <li>• The principal vehicular entrance will front Liverpool Road and parking will be at the rear of the building.</li> <li>• Access for delivery and garbage trucks has yet to be determined.</li> <li>• Please see attached email from Grant Morris regarding a revised proposal.</li> <li>• The purpose of the OPA is to re-designate 1858 Liverpool Road from “Urban Residential Areas – Medium Density” to “Mixed Use Areas – City Centre” land use designation to facilitate the development of a 16-storey mixed-use (commercial and residential) structure.</li> <li>• The purpose of the Zoning By-law Amendment is to facilitate the development of a 16-storey mixed-use building (commercial and residential) to be in conformity with the “Mixed Use Areas – City Centre” land use designation.</li> </ul>	
<b>Region of Durham – Planning and Economic Development:</b>  Valerie Hendry – sent via email	<ul style="list-style-type: none"> <li>• The subject lands are designated “Urban Growth Centre” within the Region of Durham Official Plan (ROP). Urban Growth Centres are meant to be focal points within the Urban Area of institutional, region-wide public services, major office, commercial, recreational, cultural, entertainment and residential uses, serving as major employment centres supporting higher order transit services.</li> <li>• Urban Growth Centres shall be planned to accommodate a minimum density target of 200 persons and jobs per gross hectare and a 3.0 floor space index.</li> </ul>	

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
	<ul style="list-style-type: none"> <li>• Urban Growth Centres should be a mix of predominantly high-rise development, with some mid-rise, as determined by the area municipal Official Plan. The proposed density has not been provided.</li> <li>• Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan): <ul style="list-style-type: none"> <li>○ residential development and intensification are supported within Settlement Areas and in built-up areas respectively;</li> <li>○ the proposed development appears to be consistent with the PPS and appears to conform to the Growth Plan subject to further review once the proposed residential density has been determined by the applicant.</li> </ul> </li> <li>• Studies to be submitted with any development application: <ul style="list-style-type: none"> <li>○ <b>Planning Justification Report</b></li> <li>○ <b>Site Screening Questionnaire (SSQ)</b> signed by both the Owner/Authorized Officer and the Qualified Person (QP) or a <b>Phase One Environmental Site Assessment (ESA) that is Record of Site Condition (RSC) compliant supported with a Regional Reliance Letter and Certificate of Insurance.</b> Upon review of either the SSQ or a Phase One ESA, in accordance with the Region's Site Contamination Protocol, additional supporting documentation may be required (i.e., Phase Two ESA, RSC).</li> <li>○ <b>Environmental Impact Study:</b> Schedule B – Map 'B1' shows that there are key natural heritage features on the portions of the subject site. The Region will not support developments which will have a negative impact on significant natural environment. In consultation with Toronto Region Conservation Authority (TRCA) an Environmental Impact Study (EIS) may be required to be submitted with any development application if key natural heritage features are present.</li> </ul> </li> </ul>	



Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
	<ul style="list-style-type: none"> <li>○ Comments on the EIS from the TRCA will be required for this development.</li> <li>○ <b>Noise Analysis:</b> The subject lands are within 300 metres to Kingston Road, which is identified as a Type 'B' Arterial Road and residential uses are considered to be sensitive land uses. The applicant shall prepare a Noise Study in accordance with the proposed site design and uses, and submit it to the Region for review and comment. The applicant shall implement any of the recommendations of the noise study through a site plan/development agreement with the City of Pickering, or enter into a Land Titles Agreement with the Region of Durham to satisfy this condition.</li> <li>○ The Region's review fee schedule has been attached. Certain fees shall be submitted depending on the type of development application submitted.</li> </ul>	
<p><b>Region of Durham – Works</b> <b>Department:</b> Peter Castellan – sent via email</p>	<ul style="list-style-type: none"> <li>● A road widening conveyance of approximately 1.7 metres across the frontage of Liverpool Road is required. This is consistent with the previous developments in this neighbourhood.</li> <li>● Submission of a <b>Traffic Impact Study</b> in support of this development is required. In addition to a Traffic Analysis, the study needs to demonstrate that the proposed driveway does not create operational and safety issues with the opposing driveways on the east side of Liverpool Road. The traffic consultant should submit a <b>Terms of Reference</b> for the Region's review prior to commencing the study. A copy of the Region's Traffic Impact Study Guidelines is attached for reference.</li> <li>● Water supply is available from the existing 200 mm watermain on Liverpool Road.</li> <li>● Submission of a <b>Sanitary Sewer Analysis</b> is required to determine if sanitary sewer capacity is available to support this development proposal.</li> </ul>	

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
	<ul style="list-style-type: none"> <li>The Region will require the applicant's design engineer to pre-consult with Regional Works staff to define the scope of the sanitary sewer analysis.</li> </ul>	
<p><b>City of Pickering – City Development Department:</b> Nilesh Surti</p>	<ul style="list-style-type: none"> <li>An Official Plan Amendment (OPA) will be required to bring 1858 Liverpool Road within the City Centre designation.</li> <li>A Zoning By-law Amendment (ZBA) will be required to facilitate compliance of the proposed development.</li> <li>A Site Plan Application (SPA) will be required at a later date, ideally with the second submission, this way public feedback can be accumulated prior to finalizing the design of the development.</li> <li>A <b>Planning Rationale Report</b> will be required.</li> <li>A <b>Draft OP &amp; Draft ZBL</b> will be required.</li> <li>Parkland Dedication will be collected through cash-in-lieu.</li> <li>Review the bike parking requirements within the City Centre.</li> <li>Site Plan is missing barrier-free parking, a garbage collection area, loading sites, and turning areas for larger vehicles.</li> <li>A lighting plan will be required at the Site Plan stage.</li> <li>The property owner of the land to the south (1848 &amp; 1852 Liverpool Road) proposes to develop these lands, staff encourage that both land owners explore opportunities to coordinate their respective developments.</li> <li>Based on the email from Grant Morris dated January 14, 2019, the proposed 16-storey building shall not exceed the 45 degree angular plane from the City Centre By-law.</li> </ul>	
<p><b>City of Pickering – City Development Department:</b> Déan Jacobs</p>	<ul style="list-style-type: none"> <li>Official Plan Amendment is required to include 1858 Liverpool Road within the City Centre designation.</li> </ul>	

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
	<ul style="list-style-type: none"> <li>• With regards to 1858 Liverpool Road, within the Medium Density designation, the proposed 220 units per hectare is in excess of the 80 units per hectare permitted – by virtue of re-designating Lot 1858 to “Mixed Use Area – City Centre” the density cap will no longer apply to the site.</li> <li>• City Centre designation has a 5.75 FSI cap.</li> <li>• City Centre designation has no density cap.</li> <li>• A <b>Shadow Study</b> will be required.</li> <li>• An <b>Urban Design Brief</b> will be required to demonstrate conformity with the City Centre Urban Design Guidelines.</li> <li>• Demonstrate through the <b>Planning Rationale Report</b> how this development can fulfill requirements and targets of the Growth Plan, the PPS 2014, the Regional Official Plan, and relevant policies of the Pickering Official Plan.</li> <li>• Demonstrate how this development can address the transition from the City Centre designation to the established low density neighbourhood to the west and the medium density neighbourhood to the north.</li> <li>• The Official Plan amendment will also have to include an informational revision to the Plan to revise the City Centre Neighbourhood Map and the Liverpool Neighbourhood Map boundaries.</li> </ul>	
<p><b>City of Pickering – Engineering Services Department:</b> Paal Helgesen</p>	<ul style="list-style-type: none"> <li>• The following will be required: <ul style="list-style-type: none"> <li>○ <b>Functional Servicing Study</b></li> <li>○ <b>Geotechnical Report</b></li> <li>○ <b>Tree Inventory Report</b></li> <li>○ <b>Hydrogeological Assessment Report</b></li> </ul> </li> </ul>	
<p><b>City of Pickering – Engineering Services Department:</b> Irina Marouchko</p>	<ul style="list-style-type: none"> <li>• A <b>Functional Servicing and Stormwater Report (FSSR)</b> is required – the FSSR is to follow criteria set out in the City Centre Stormwater Management Strategy.</li> <li>• Regional storm sewer, consult with the Region.</li> </ul>	<p>At this stage, a functional report is required. However at the Site Plan stage, a detailed Stormwater Management Report will be required.</p>

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
<p><b>City of Pickering – City Development Department:</b> Grant McGregor</p>	<ul style="list-style-type: none"> <li>Given the water infiltration challenges presented by the underground parking, a green roof should be explored.</li> <li>Demonstrate Level 1 standards of the City's <b>Sustainable Development Guidelines</b>.</li> <li>Submit a <b>Bird Strike Analysis</b> (can be submitted at the Site Plan stage).</li> <li>Include cycling facilities, energy conservation measures, and EV chargers.</li> </ul>	
<p><b>City of Pickering – Fire Services Department</b> Rob Watson</p>	<ul style="list-style-type: none"> <li>More details on the Site Plan are required to indicate compliance with the Fire Code.</li> </ul>	
<p><b>City of Pickering – Building Services</b> Steven Smythe</p>	<ul style="list-style-type: none"> <li>More information is required to indicate compliance with the Ontario Building Code.</li> </ul>	
<p><b>4.</b></p>	<p><b>Staff Recommendations</b></p>	
	<ul style="list-style-type: none"> <li>The applicant should incorporate sustainable elements into their proposal; for more information on the City's Sustainable Development Guidelines Report, visit the website link below: <a href="http://www.pickering.ca/en/living/resources/mainreportfinalmay07developmentguidelines.pdf">http://www.pickering.ca/en/living/resources/mainreportfinalmay07developmentguidelines.pdf</a></li> <li>Demonstrate Level 1 standards of the City's <b>Sustainable Development Guidelines</b>.</li> <li>Applicant should prepare a submission that indicates compliance to the Fire Code and the Ontario Building Code.</li> <li>Applicant should comply with the City Centre Stormwater Management Strategy criteria; a link to the guide is provided below: <a href="https://www.pickering.ca/en/city-hall/resources/city-centre-stormwater-management-strategy.pdf">https://www.pickering.ca/en/city-hall/resources/city-centre-stormwater-management-strategy.pdf</a></li> </ul>	

<b>Item/ Ref #</b>	<b>Details &amp; Discussion &amp; Conclusion</b> (summary of discussion)	<b>Action Items/Status</b> (include deadline as appropriate)
<b>5.</b>	<b>Technical Reports Required</b> Please see attached Technical Report Check List.	
<b>6.</b>	<p><b>Fees Requirement</b></p> <p>For the proposed development the following fees are required:</p> <p><b>City of Pickering (January 1, 2019 fees)</b></p> <p>City Development:</p> <ul style="list-style-type: none"> <li>• Official Plan Amendment Application (major) – \$42,000.00</li> <li>• Zoning Amendment Application (major) – \$15,400.00</li> <li>• revisions that require recirculation by the City are subject to an additional \$1,130.00 per application</li> </ul> <p>Please note that the City of Pickering fees are subject to change depending on when the application is submitted.</p> <p><b>External Agencies</b></p> <p>Region of Durham Planning &amp; Economic Development Department:</p> <ul style="list-style-type: none"> <li>• please see attached Regional Fees and Charges schedule and contact the Region of Durham for details</li> </ul>	

Meeting Adjourned: 2:30 pm

FC:so

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Attachments

Copy: Alireza Adjedani  
Grant Morris – Grant Morris Associates Ltd.  
Lino Trombino – Manager of Plan Implementation & Secretary Treasurer,  
Land Division Committee, Region of Durham  
Valerie Hendry – Project Planner, Region of Durham  
Peter Castellan – Development Approvals, Works Department,  
Region of Durham

Nilesh Surti – Manager, Development Review & Urban Design  
Grant McGregor – Manager, Strategic Initiatives & Sustainability  
Paal Helgesen – Manager, Development Services  
Rollie Oriol – Project Manager, Development Approvals  
Irina Marouchko – Senior Water Resources Engineer  
Nadeem Zahoor, Transportation Engineer  
Déan Jacobs – Principal Planner, Policy  
Steven Smythe – Senior Examiner/Inspector  
Robert Watson – Fire Inspector

**Materials and Studies Required for 1854 & 1858 Liverpool Road  
(list appears in Section 16.5A of the Pickering Official Plan)**

<b>Plans/Studies/Reports</b>	<b>POP Reference</b>	<b>Required (✓) Not Applicable (N/A)</b>	<b>Comments</b>
Planning Rationale Report	16.5A(i)	✓ (10 copies)	Please provide a draft official plan and a draft zoning by-law.
Transportation Study	16.5A(ii)	✓ (10 copies)	A Traffic Impact Study is required. The traffic consultant should submit a Terms of Reference prior to commencing the study.
Shadow Study	16.5A(iii)	✓ (10 copies)	
Wind Study	16.5A(iv)		
Heritage Conservation Compliance Statement	16.5A(v)		
Archaeological Assessment	16.5A(vi)		
Functional Servicing Study/ Site Servicing Study	16.5A(vii)	✓ (10 copies)	
Drainage and Stormwater Management Study	16.5A(viii)	✓ (10 copies)	
Flood Plain Impact Engineering Study	16.5A(ix)		
Agricultural Report	16.5A(x)		
Site Suitability Study	16.5A(xi)		
Environmental Report	16.5A(xii)	✓ (10 copies)	An Environmental Impact Study is required as key natural heritage features are identified to be on portions of the subject site.
Natural Heritage Evaluation	16.5A(xiii)		
Hydrological Evaluation	16.5A(xiv)		
Hydrogeology and Water Budget Study	16.5A(xv)		
Watershed/Sub-watershed Study	16.5A(xvi)		
Aggregate Extraction Impact Study	16.5A(xvii)		
Aggregate Extraction Assessment Study	16.5A(xviii)		
Assessment of Lands within 500 metres of Known Waste Disposal Site	16.5A(xix)		

<b>Plans/Studies/Reports</b>	<b>POP Reference</b>	<b>Required (✓) Not Applicable (N/A)</b>	<b>Comments</b>
Phase I Environmental Site Assessment	16.5A(xx)	✓ (5 copies)	A Site Screening Questionnaire signed by both the Owner/Authorized Officer and a Qualified Person or a Phase One Environmental Site Assessment that is Record of Site Condition Compliant supported with a Regional Reliance Letter and Certificate of Insurance (2 copies).
Phase II Environmental Site Assessment			
Record of Site Condition			
Contamination Management Plan (High Aquifer Vulnerability Area)	16.5A(xxi)		
Contamination Management Plan (near Wellhead protection Area)	16.5A(xxii)		
Waste Disposal Community Impact Study	16.5A(xxiii)		
Noise Study	16.5A(xxiv)	✓ (10 copies)	
Vibration Study	16.5A(xxv)		
Dust/Odour Control Study	16.5A(xxvi)		
Lighting Study	16.5A(xxvii)		
Retail Impact Study	16.5A(xxviii)		
Sustainable Development Report	16.5A(xxix)	✓ (10 copies)	Can be included as a part of the Planning Rationale Report.
Rental Housing Conversion Study	16.5A(xxx)		
Urban Design Brief	16.5A(xxxii)	✓ (10 copies)	The Urban Design Brief should demonstrate conformity with City Centre Urban Development Guidelines – it may be included as part of the Planning Rationale Report.
Financial Impact Study	16.5A(xxxiii)		
Architectural Design Study	16.5A(xxxiii)		
Railway Corridor Safety Study	16.5A(xxxiv)		
Other Reports (such as):			
• Parking Standard Analysis/Justification			
• Construction Management			
• Implementation / Phasing Report			



<b>Plans/Studies/Reports</b>	<b>POP Reference</b>	<b>Required (✓) Not Applicable (N/A)</b>	<b>Comments</b>
• Tree/Vegetation Inventory Report		✓ (10 copies)	
Sanitary Sewer Analysis		✓ (10 copies)	A Sanitary Sewer Analysis is required to determine if sanitary sewer capacity is available to support this development proposal. The report shall be signed and stamped by a Professional Engineer.
Hydrogeological Assessment Report		✓ (10 copies)	
Bird Strike Analysis		✓ (10 copies)	
Conceptual Landscape Plan		✓ (10 copies)	
Geotechnical Report		✓ (10 copies)	
Coloured Site Plan		✓ (10 copies)	Please also submit in JPEG Format with a minimum resolution of 150 dpi.
Coloured Renderings		✓ (10 copies)	Please also submit in JPEG Format with a minimum resolution of 150 dpi.
Digital Copy of all Requested Studies and Plans		✓ (1 copy)	Please submit on a USB Drive.

- (b) for proposals respecting livestock facilities, that the proposal complies with the Minimum Distance Separation Formula as addressed in Section 16.40 of this Plan.

**City Policy**

Rural Areas: Supporting Information for Non-Agricultural Uses

- 16.7 When considering applications for non-agricultural uses in the Rural Area, City Council shall require a site suitability study prepared by qualified experts. The site suitability study shall demonstrate to the satisfaction of the City, in consultation with other relevant agencies, that:
  - (a) the development will have an adequate supply of potable water and soil conditions are satisfactory for the effective operation of a private waste sewage system on each proposed lot; and
  - (b) there will not be any adverse impacts on the supply of water or the soil and groundwater conditions of adjacent properties.

**City Policy**

Environmental Reports Required

- 16.8 City Council:
  - (a) as determined through a pre-submission consultation in Section 16.2, require the submission and approval of an Environmental Report as part of the consideration of a development application or a public infrastructure project for major development within 120 metres of the Natural Heritage System or within the minimum area of influence prescribed in Table 18 of this Plan; and
  - (b) despite Section 16.8(a), may, through the pre-submission consultation in Section 16.2, require the submission and approval of an Environmental Report as part of its consideration of any other development application or public infrastructure project.

**Major development generally includes proposals such as those requiring the following: an official plan amendment application; a draft plan of subdivision application; and/or a rezoning application. In addition, industrial uses with significant outdoor storage and/or atmospheric emissions, golf courses, landfills, and aggregate extraction operations would be considered major development.**

**Minor development generally includes proposals requiring the following: a Committee of Adjustment application; and a land division application. Additions to existing structures, limited infilling, and additional structures on previously developed sites would generally also fit this category.**

**City Policy**

Environmental Reports: Exemption for Agricultural Uses

- 16.9 Agricultural uses including the construction of farm related buildings are exempt from the requirements of Section 16.8, except for uses adjacent to Known Waste Disposal Sites, which shall be subject to the policies of Sections 16.8(b) and 16.11A.

## City Policy

### Environmental Report Contents

**16.10 City Council shall require that the Environmental Report submitted in accordance with Section 16.8 include at least the following:**

- (a) a description of the development proposal, including the purpose, location, land area and proposed use;
- (b) a description of the landforms, features and functions, of the environment that may be affected, directly or indirectly, by the proposed development;
- (c) an assessment of the expected effects of the development proposal on the environment, both positive and negative;
- (d) a natural heritage evaluation and/or a hydrological evaluation to identify vegetation protection zones for lands located within the Greenbelt;
- (e) based on the foregoing, a determination of the site's developable limits demonstrating whether the features and functions of the site can be maintained if development also occurs on the lands;
- (f) a listing of assumptions used in the assessment;
- (g) recommendations regarding the actions necessary to prevent potential negative effects and enhance potential positive environmental effects of the proposed development;
- (h) where potential negative effects are unavoidable, recommendations regarding the actions necessary to mitigate or remedy the negative effect; and
- (i) a monitoring plan to assess significant effects of development on the key features and functions of the environment.

The Environmental Report may be scoped depending on the significance or sensitivity of the feature being studied. This means that the level of detail presented in the data and recommendations of the Report is inherent in the level of impact that the proposal may impose on the feature - the greater the potential impact, the greater the level of detail required to review the proposal.

## City Policy

### Supporting Information for Lands within 500 metres of a Known Waste Disposal Site

**16.11A City Council shall require, for lands on or within 500 metres of a Known Waste Disposal Site, an assessment of risks from landfill gases and leachate, to the satisfaction of the City, that:**

- (a) is carried out by a qualified engineer;
- (b) examines the potential affects of the waste disposal site on the proposed development; and
- (c) makes recommendations on the construction and phasing of development to ensure the implementation of the Report's recommendations including monitoring for lands on or within 500 metres of a Known Waste Disposal Site.

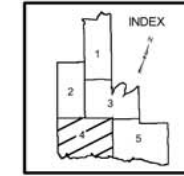
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**APPENDIX B – Durham Region OP Schedule ‘B’ – Map ‘B1d’**

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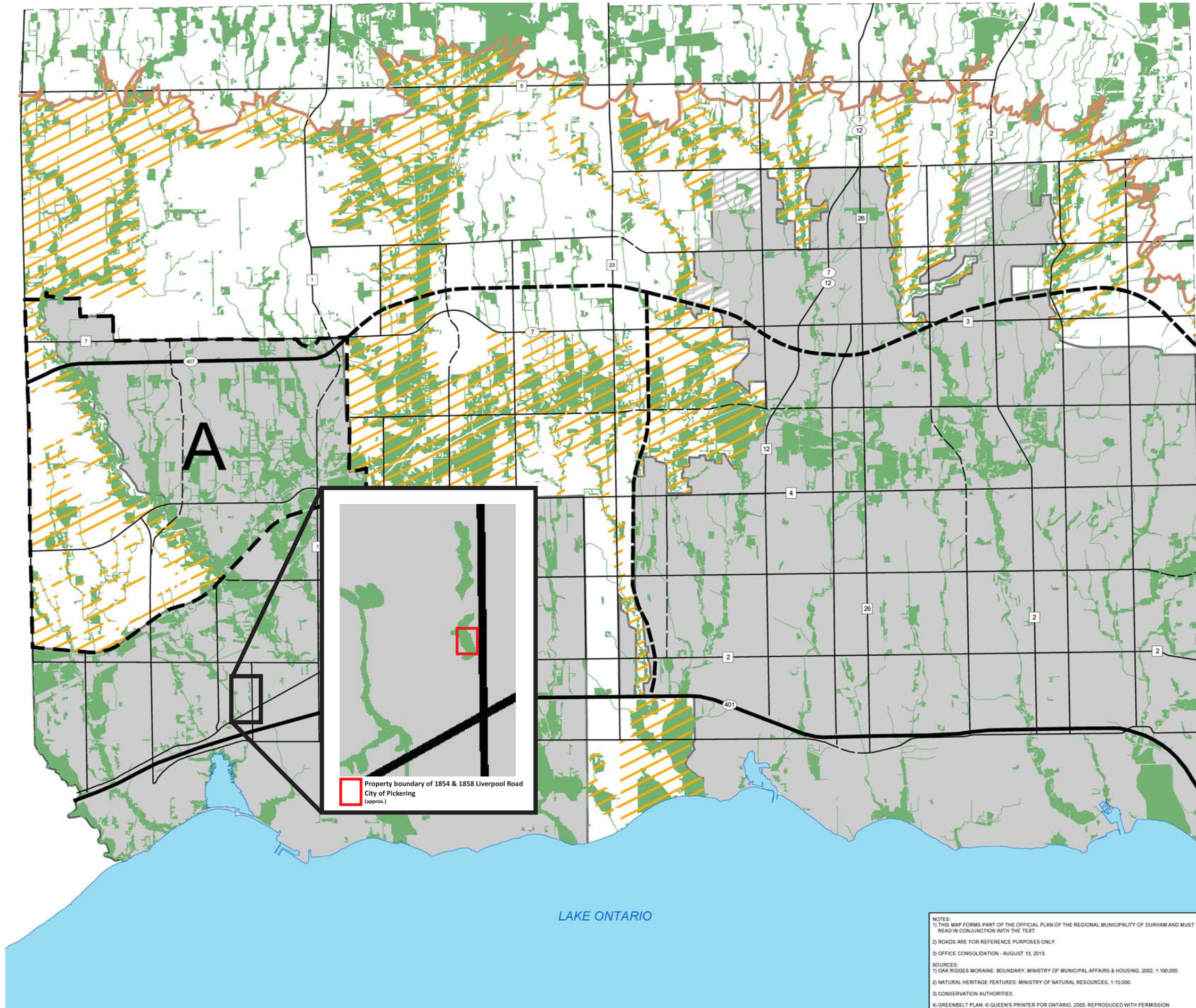
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# SCHEDULE 'B' - MAP 'B1d' GREENBELT NATURAL HERITAGE SYSTEM & KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES

### LEGEND

- KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES
- GREENBELT NATURAL HERITAGE SYSTEM
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- URBAN AREA
- LANDS APPEALED TO OMB, REFER TO POLICY 14.13.7.
- SPECIFIC POLICY AREA



Appendix B.

1854 & 1858 Liverpool Road  
City of Pickering

NOTES:  
 1) THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM AND MUST BE READ IN CONJUNCTION WITH THE TEXT.  
 2) ROADS ARE FOR REFERENCE PURPOSES ONLY.  
 3) OFFICE CONSOLIDATION - AUGUST 13, 2013.  
 SOURCES:  
 1) OAK RIDGES MORaine: BOUNDARY, MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2002, 1:100,000.  
 2) NATURAL HERITAGE FEATURES: MINISTRY OF NATURAL RESOURCES, 1:10,000.  
 3) CONSERVATION AUTHORITIES.  
 4) GREENBELT PLAN: © QUEEN'S PRINTER FOR ONTARIO, 2005. REPRODUCED WITH PERMISSION.



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**APPENDIX C – TRCA Ontario Regulation 166/06 Map (excerpt)**

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Appendix C. TRCA Ontario Regulation 166/06 Map (excerpt)

1854 & 1858 Liverpool Road  
City of Pickering)



subject property



Cunningham Environmental Associates

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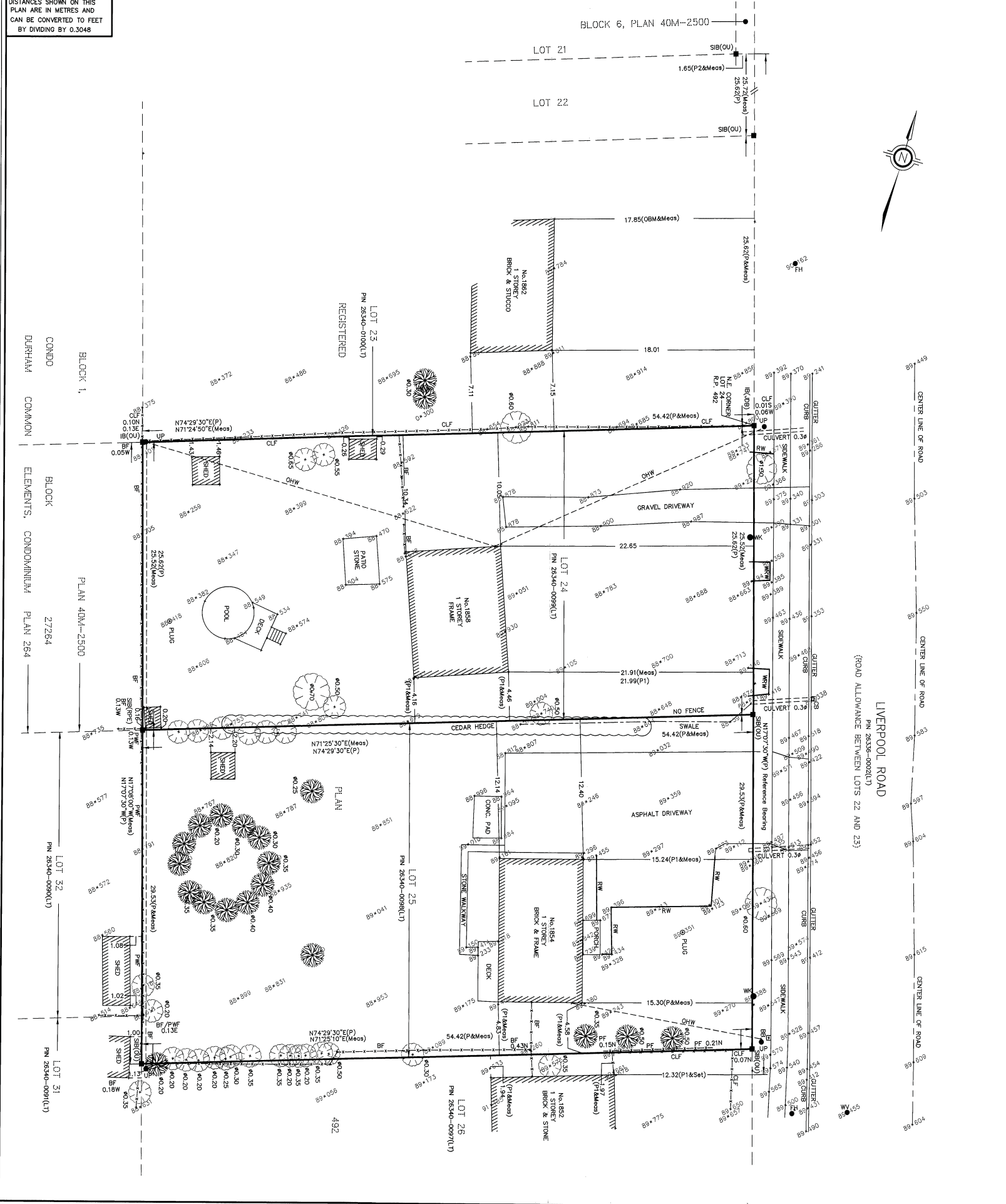
**APPENDIX D – Plan of Survey & Topographical**

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METRIC  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT  
(PART 1) PLAN OF SURVEY AND TOPOGRAPHIC DETAIL OF  
**LOTS 24 AND 25**  
**REGISTERED PLAN 492**  
CITY OF PICKERING  
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 200  
0 1 2 3 4 5 10 15 Metres  
© OMARI MWINYI SURVEYING LTD., 2018

PART 2  
HOUSE Nos. 1852 AND 1882 TIES ARE TAKEN TO BRICK AND STUCCOWALLS.  
HOUSE No. 1854 TIES ARE TAKEN TO BRICK AND FRAME WALLS.  
HOUSE No. 1858 TIES ARE TAKEN TO FRAME WALLS.

THIS REPORT WAS PREPARED FOR ALIREZA ADJEDANI AND SHAHNAZ ALYANNAJAD  
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**2061484**

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON FENCE
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - WV DENOTES WATER VALVE
  - OU DENOTES ORIGIN UNKNOWN
  - DENOTES DECIDUOUS TREE
  - MH DENOTES MANHOLE
  - CB DENOTES CATCH BASIN
  - ∅ DENOTES DIAMETER
  - BB DENOTES BELL BOX
  - DENOTES CONIFEROUS TREE
  - FH DENOTES FIRE HYDRANT
  - P DENOTES REGISTERED PLAN 492
  - P1 DENOTES PLAN BY DAVID HORWOOD LIMITED, O.L.S. DATED JUNE 11, 1992.
  - P2 DENOTES PLAN 40M-2500
  - PWF DENOTES POST AND WIRE FENCE
  - OBM DENOTES OMARI MWINYI SURVEYING LTD., O.L.S. OLD SURVEY NOTES
  - RPE DENOTES DENOTES RADY-PENKEX & EDWARD SURVEYING LTD., O.L.S.
  - JDB DENOTES J. D. BARNES LIMITED, O.L.S.
  - RW DENOTES RETAINING WALL
  - WK DENOTES WATER KEY
  - OHW DENOTES OVERHEAD WIRE

ELEVATIONS:  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM BENCH MARK No. 1-058. BRASS TABLET SET HORIZONTALLY IN SOUTH FACE OF CONCRETE RETAINING WALL ON NORTH SIDE OF ASPHALT WALKWAY. LOCATED 21.00M EAST OF THE CENTRELINE OF LIVERPOOL ROAD. TABLET IS LOCATED 1.50M EAST OF THE WEST END OF RETAINING WALL AND IS 0.30M ABOVE GRADE. HAVING AN ELEVATION OF 101.626M.

BEARINGS  
BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LIVERPOOL ROAD, HAVING A BEARING OF N17°07'30"W AS SHOWN ON REGISTERED PLAN 492.

SURVEYOR'S CERTIFICATE:  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF SEPTEMBER 2018.

Oct. 29, 2018  
DATE

OMARI B. MWINYI  
ONTARIO LAND SURVEYOR

OMARI MWINYI SURVEYING LTD  
1905 PINEGROVE AVENUE  
PICKERING ON, L1V 6T1  
Ph. (905) 831 5485  
Fax: (905) 492 5485

PROJECT	PROJECT No.
1854 AND 1858 LIVERPOOL ROAD	18-090-T
DRAFTSPERSON	CALCULATIONS
SUGI	E:\OMSL\18-090\18-090
CHECKED BY	O.M.

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**APPENDIX E – Architectural/Development Plan**

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5.1 PRELIMINARY SITE PLANS, PERSPECTIVES, FLOOR PLANS & BUILDING SECTIONS



**BUILDING INFORMATION**

CLASSIFICATION:	APARTMENT/ CONDO
ABOVE GRADE LEVELS:	13
BELOW GRADE LEVELS:	2
NUMBER OF (R) UNITS:	98
PARKING SPACES:	126

SOUTH SIDE  
FACING ADJACENT  
PROPERTY

EAST SIDE  
MAIN ENTRANCE  
FACING LIVERPOOL RD

**EXTERIOR VIEW 1**

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
416 371 7588  
emilio.deleon@rogers.com

DATE:  
OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

**A-1**





## EXTERIOR VIEW 2

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

DATE:  
OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

**A-2**





EAST SIDE OF PROPERTY  
 MAIN BUILDING ENTRANCE  
 FACING LIVERPOOL ROAD

# EXTERIOR VIEW 3

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**  
 25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

DATE:  
 OCT. 31, 2019

ISSUED FOR:  
 O.P. AMENDMENT

SCALE:  
 1/32" = 1'-0"

**A-3**





# SITE PLAN

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

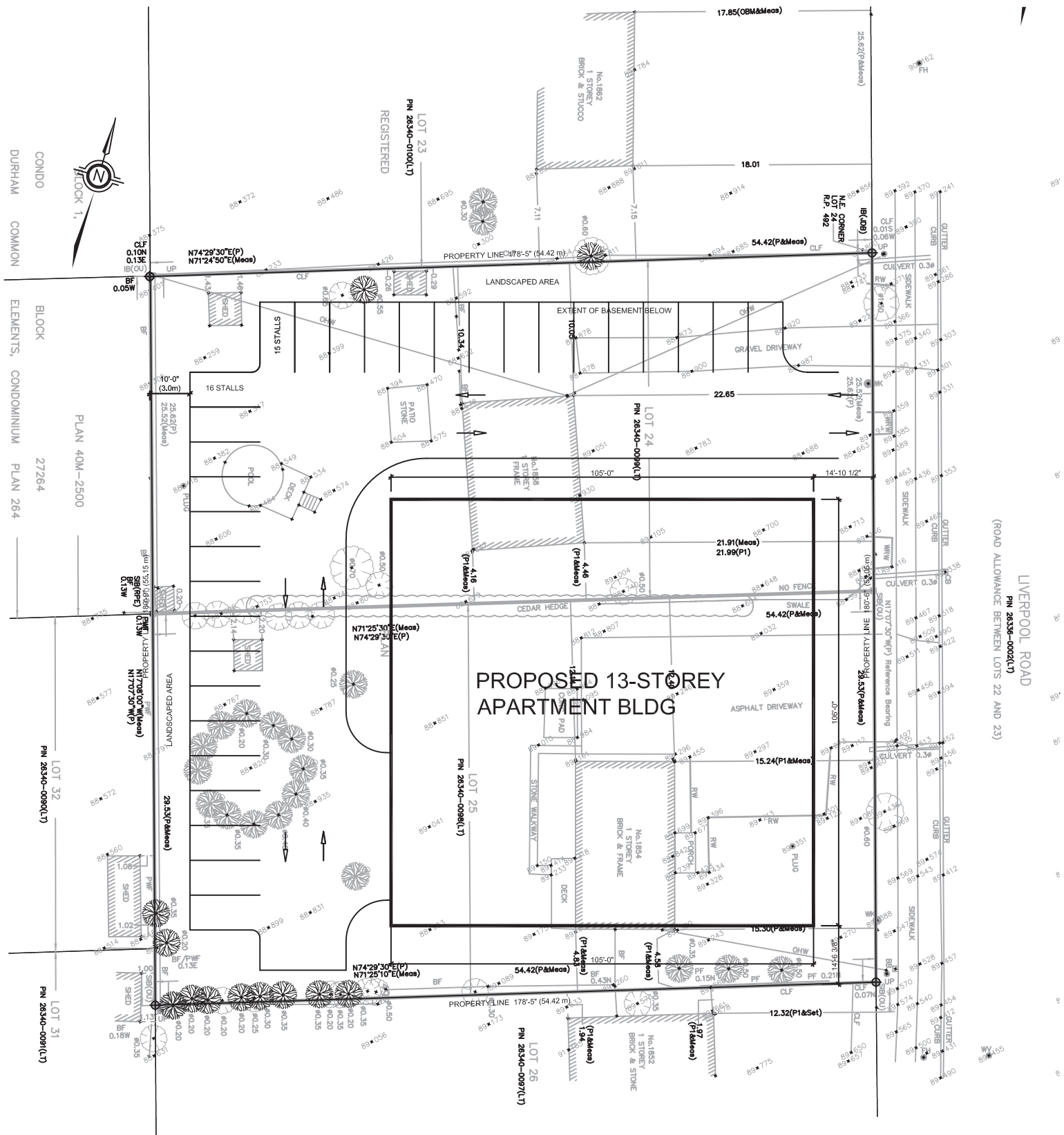
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 OCT. 31, 2019

ISSUED FOR:  
 O.P. AMENDMENT

SCALE:  
 1/32" = 1'-0"

**A-4**





# EXISTING SURVEY OVERLAY

PROPOSED 13-STORY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

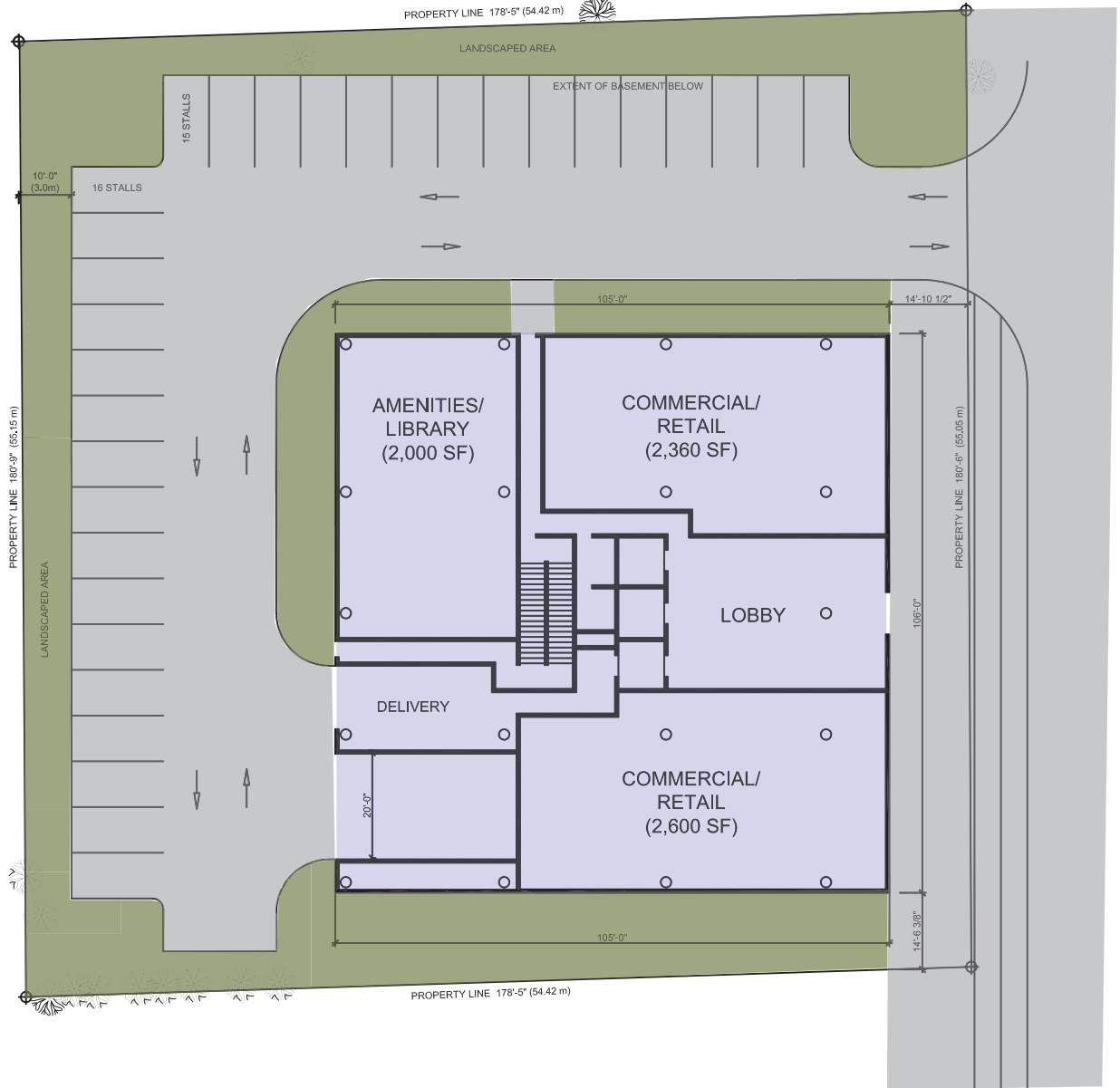
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OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

**A-5**





# GROUND FLOOR PLAN

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

DATE:  
OCT. 31, 2019

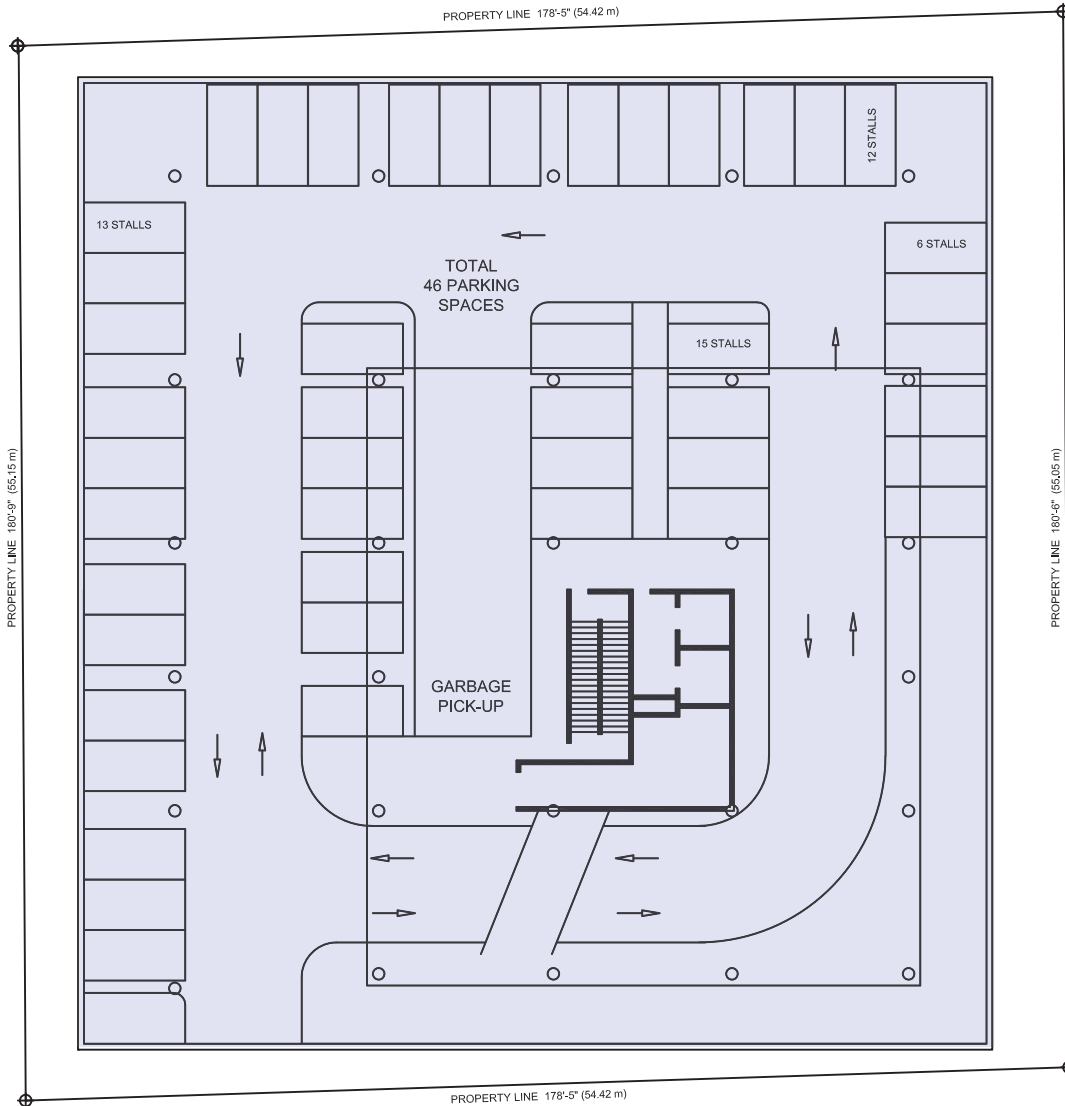
ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

**A-6**







# BASEMENT LEVEL 1

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

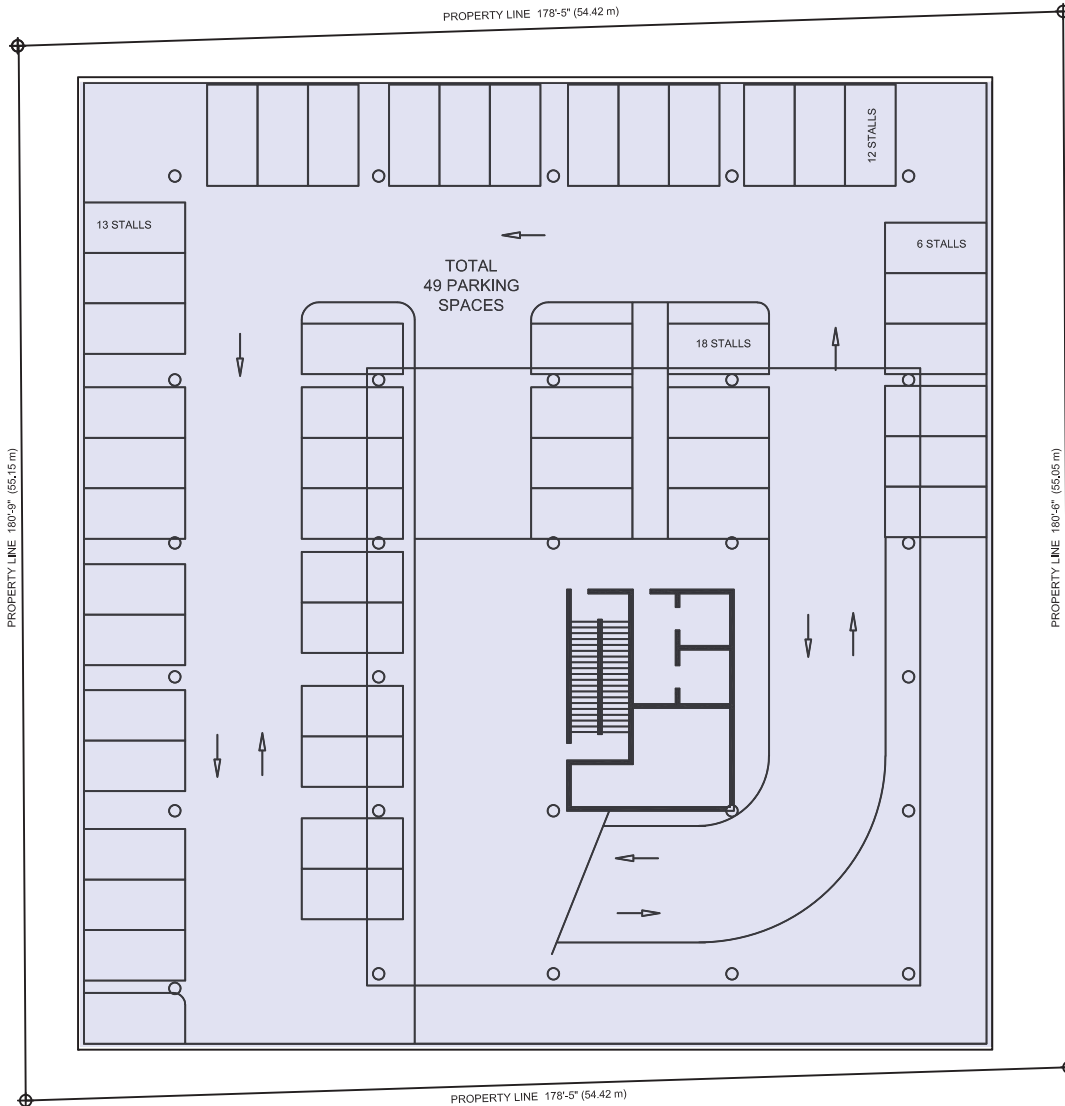
DATE:  
OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

**A-7**





# BASEMENT LEVEL 2

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

**EMILIO DE LEON, ARCHITECT**

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

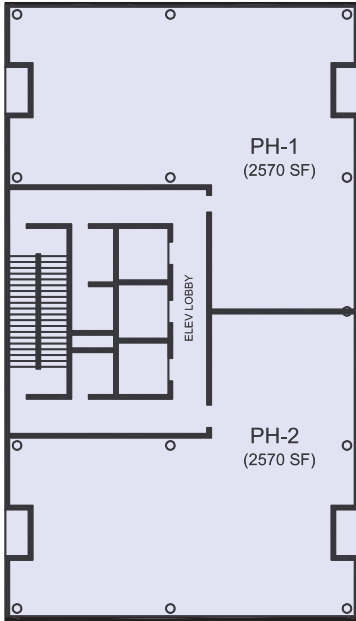
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OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

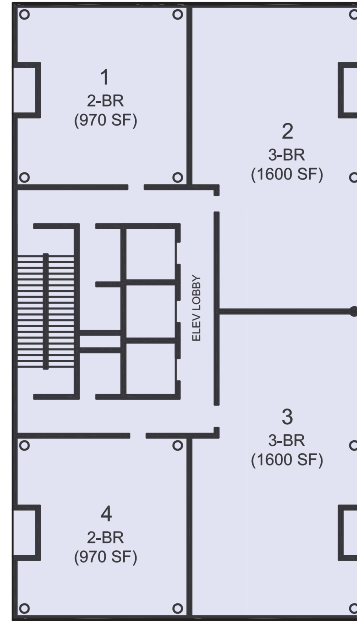
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**A-8**

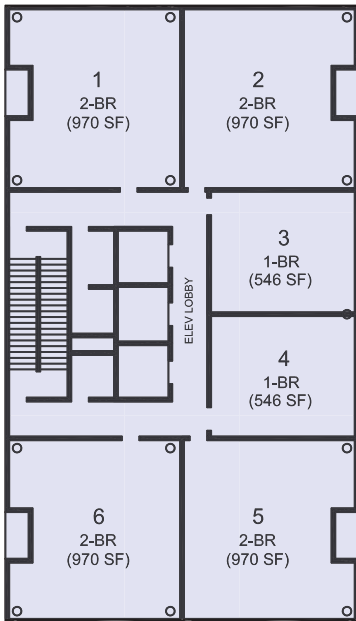




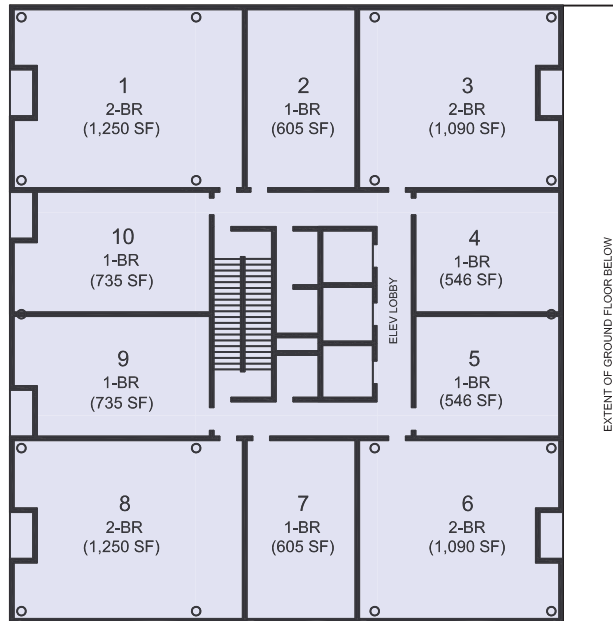
LEVEL 13 PENTHOUSE (2 UNITS)  
GROSS AREA = 6,430 SF



LEVEL 12 (4 UNITS)  
GROSS AREA = 6,430 SF



LEVELS 10 & 11 (6 X 2 = 12 UNITS)  
GROSS AREA = 6,430 SF



LEVELS 2 TO 9 (10 X 8 = 80 UNITS)  
GROSS AREA = 10,070 SF (935 SM)

# FLOOR PLANS

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

EMILIO DE LEON, ARCHITECT

25 Bayside Gate, Whitby ON L1N 9W5  
416 371 7588  
emilio.deleon@rogers.com

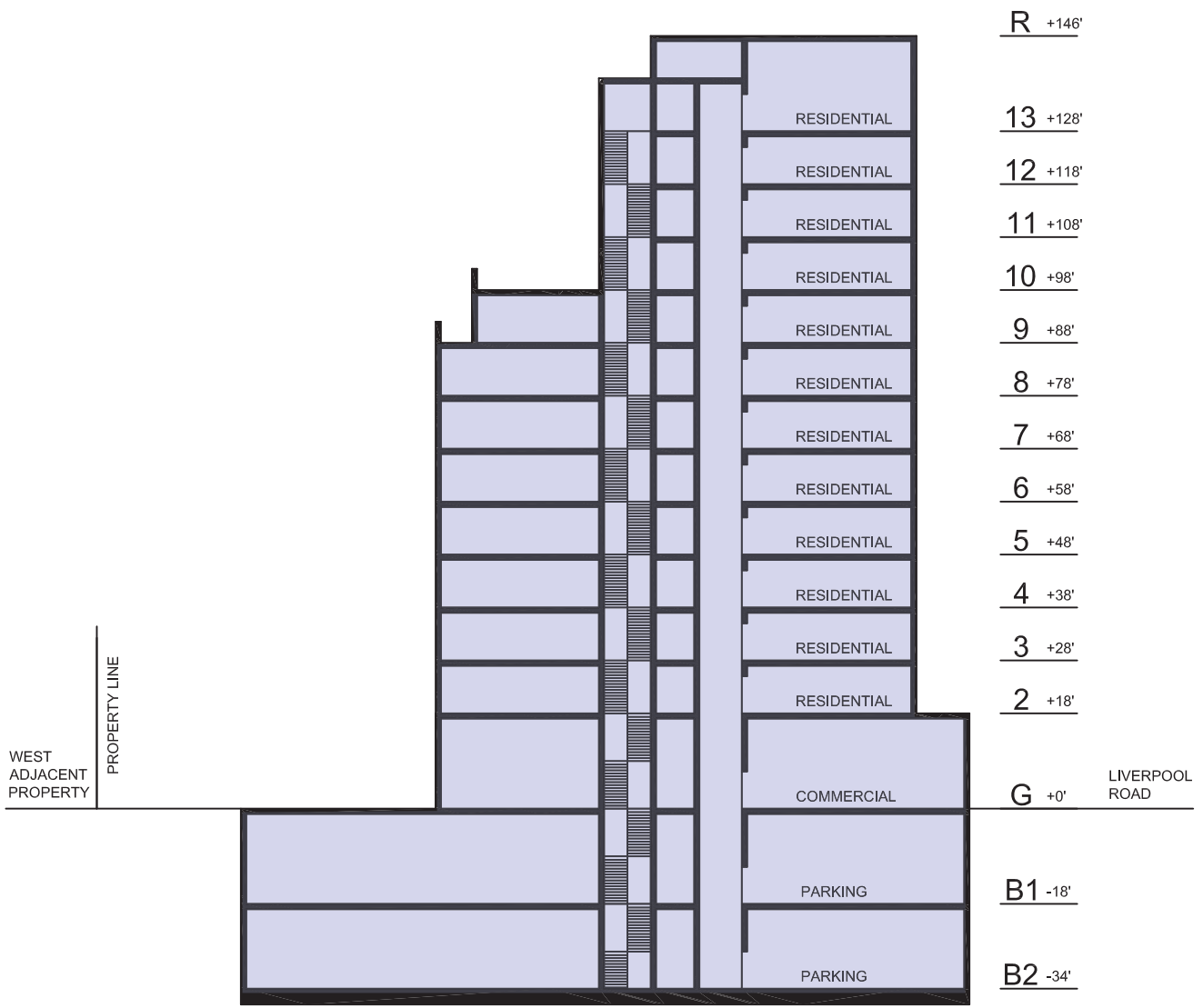
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OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

A-9





# SECTION (EAST-WEST)

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

EMILIO DE LEON, ARCHITECT

25 Bayside Gate, Whitby ON L1N 9W5  
 416 371 7588  
 emilio.deleon@rogers.com

DATE:  
 OCT. 31, 2019

ISSUED FOR:  
 O.P. AMENDMENT

SCALE:  
 1/32" = 1'-0"

**A-10**



R +146'

13 +128'

12 +118'

11 +108'

10 +98'

9 +88'

8 +78'

7 +68'

6 +58'

5 +48'

4 +38'

3 +28'

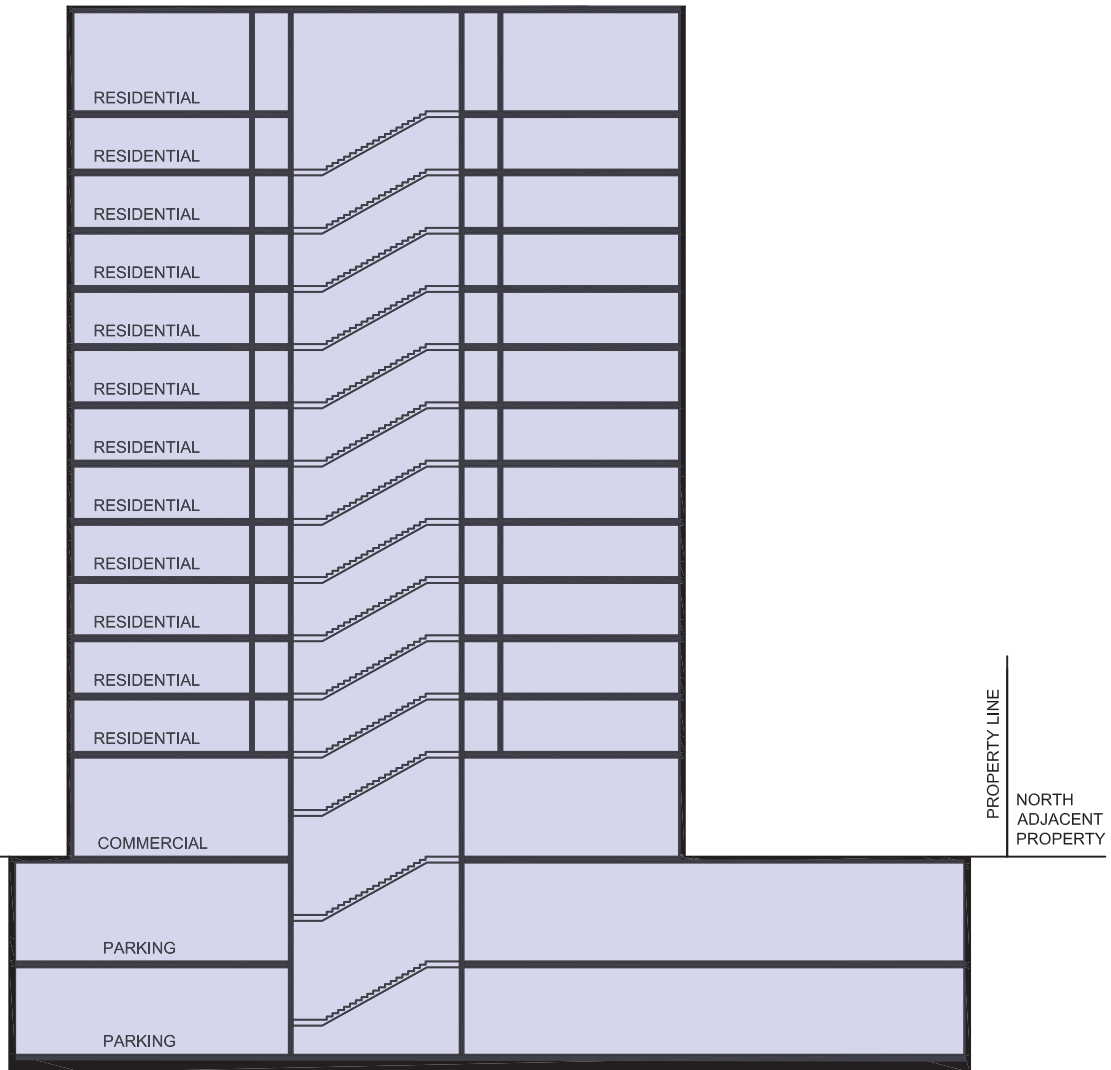
2 +18'

SOUTH  
ADJACENT  
PROPERTY

G +0'

B1 -18'

B2 -34'



# SECTION (NORTH-SOUTH)

PROPOSED 13-STOREY APARTMENT - LIVERPOOL ROAD, PICKERING

EMILIO DE LEON, ARCHITECT

25 Bayside Gate, Whitby ON L1N 9W5  
416 371 7588  
emilio.deleon@rogers.com

DATE:  
OCT. 31, 2019

ISSUED FOR:  
O.P. AMENDMENT

SCALE:  
1/32" = 1'-0"

A-11



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**APPENDIX F – Landscape Master Plan**

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**Proposed Plant Material List**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HTICAL	SPREAD	ROOT	REMARKS
<b>DECIDUOUS TREES</b>							
ARU		Acer rubrum	Native Red Maple	70 mm		B.&B.	Full Form
LTP		Liriodendron tulipifera	Tulip Tree	60 mm	cream	B.&B.	Full Form
ORB		Quercus rubra	Red Oak	70 mm		B.&B.	Full Form
<b>CONIFEROUS TREES</b>							
PGL		Picea glauca	White Spruce	200 cm		B.&B.	Full Form
<b>DECIDUOUS SHRUBS</b>							
CNK		Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	60 cm		C.G.	Full Form
DN		Deutzia gracilis 'Nikko'	Dwarf Slender White Deutzia	35 cm		C.G.	Full Form
HAA		Hydrangea arborescens 'Abelwe'	Incrediball Hydrangea	60 cm		C.G.	Full Form
HMA		Hydrangea macrophylla 'Deep Blue'	Deep Blue Hydrangea	60 cm		5 gal.	Full Form
POP		Physocarpus opulifolius	Common Ninebark	80 cm		C.G.	Full Form
SBG		Spiraea bumalda 'Gold Mound'	Gold Mound Spiraea	60 cm		C.G.	Full Form
SBS		Spiraea bumalda 'Snow Mound'	Snow Mound Spiraea	50 cm		C.G.	Full Form
VTC		Viburnum trilobum 'Compactum'	Compact High Bush-Cranberry	70 cm		B.&B.	Full Form
<b>CONIFEROUS SHRUBS</b>							
JCG		Juniper chinensis 'Gold Coast'	Gold Coast Juniper	70 cm		C.G.	Full Form
TCF		Taxus cuspidata 'Fairview'	Fairview Yew	65 cm		C.G.	Full Form
TOS		Thuja occidentalis 'Smarago'	Emerald Cedar	100 cm		B.&B.	Full Form
<b>PERENNIALS</b>							
PAT		Perovskia atriplicifolia	Russian Sage	2 Gal.		Full Form	(PPOY Winner)
PLS		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2 Gal.		Full Form	

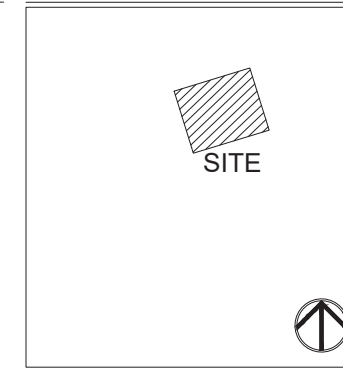
**Proposed Boulevard Tree List**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HTICAL	SPREAD	ROOT	REMARKS
<b>DECIDUOUS TREES</b>							
PAC		Platanus x acerifolia	London Plane Tree	70 mm		B.&B.	Full Form
PCO		Pyrus 'Capital Ornamental Pear'	Capital Ornamental Pear	80 mm		B.&B.	Full Form
TCD		Tilia cordata 'Greenspire'	Greenspire Linden	70 mm		B.&B.	Full Form

**Legend**

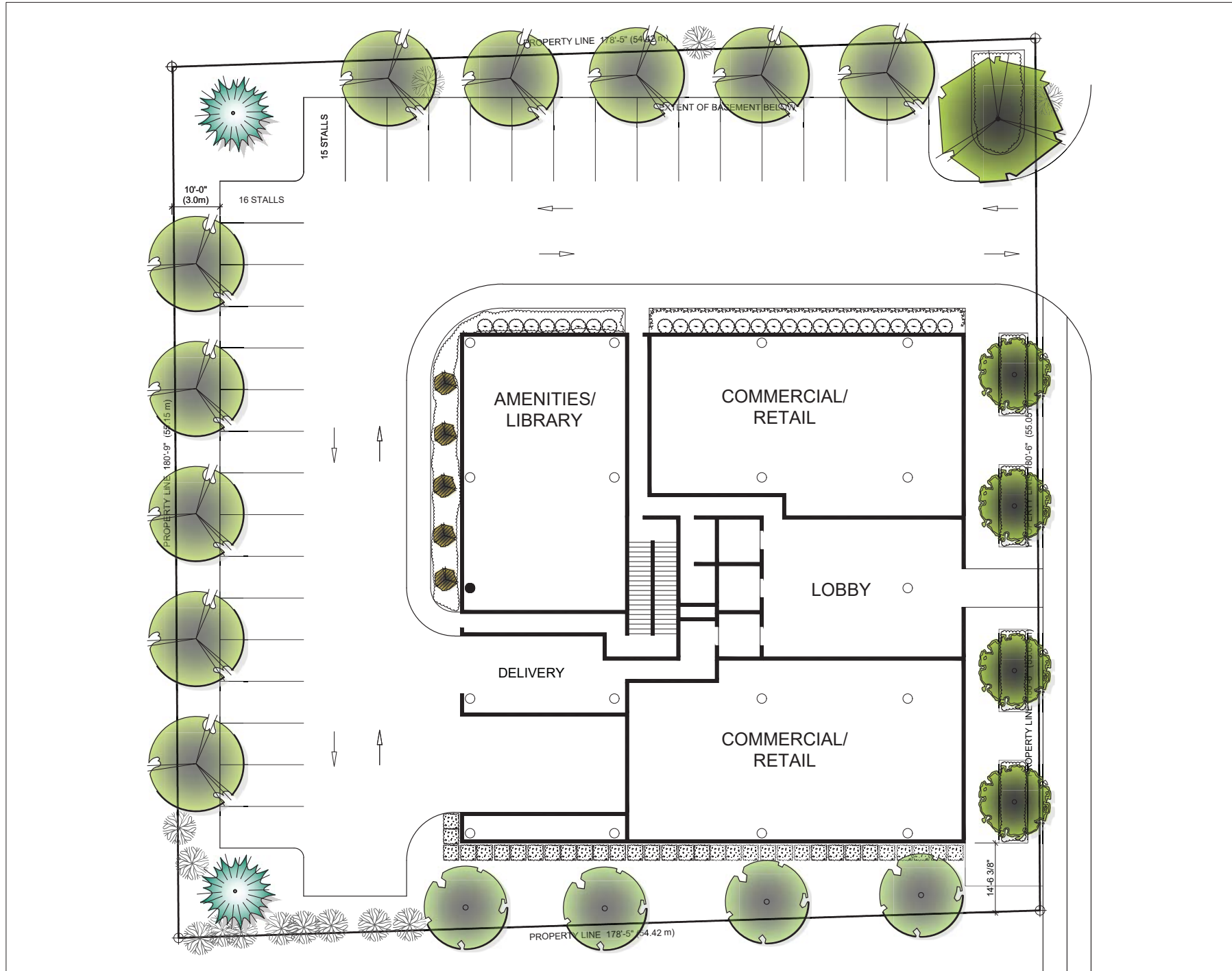
- Existing Deciduous Tree Canopy
- Proposed Deciduous Tree
- Proposed Coniferous Tree
- Property Line
- TPF
- Prop. Sodded Area Typ.
- Proposed Retaining Wall
- Proposed Bike Ring
- Detail Reference Key
- Existing Tree - Refer to Arborist Information
- Existing Tree to be Removed - Refer to Arborist Information

**Key Map**



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Notes:

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01 Issued for Review 07/08/19

No. Revision Date

North: Stamp:

Project:  
**Proposed Landscape Plan**  
 1854 & 1858 Liverpool Road  
 Pickering, Ontario

Scale: **1:150** Date: **Aug 2019**

Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:  
**Landscape Master Plan**

Project No. **19126** Sheet No. **L1-01**

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