

# Public Open House

Tribute (Brookdale) Limited  
1101A, 1105 and 1163 Kingston Road

Official Plan Amendment OPA 24-002P and  
Zoning By-law Amendment Application A 02-24

May 30, 2024

# Planning Approval Process

Pre-consultation &  
Pre-Submission Applications received

Phase 1

We are here in the  
process.



**Community Consultation:  
Open House**

Resubmission & Response by Applicant  
**Community Consultation, if necessary**

**Formal Applications submission**

Phase 2

**Statutory Public Meeting &  
Recommendation Report**

Council Decision

Opportunity for  
Appeal to OLT

Official Plan and Zoning By-law in Effect, if  
approved

# Pre-Consultation & Pre-Submission Applications

- A pre-consultation meeting was held on: **June 20, 2023**
- Pre-Submission applications for Official Plan Amendment and Zoning By-law Amendment were submitted on: **April 5, 2024**
- Acknowledgement of the applications were provided to the Applicant on: **April 12, 2024**

# Materials Submitted

The following materials have been submitted with the applications:

- Arborist Report
- Architectural Set and Elevations
- Civil Drawings (which include
- Functional Servicing and Stormwater Management Report
- Landscape Plans
- Arborist Report
- Facility Fit Plan
- Noise Assessment
- Phase I Environmental Site Assessments
- Pedestrian Wind Assessment
- Planning Rationale Report
- Photometric Plan
- Geotechnical Report
- Hydrogeological Report
- Sustainability Report
- Transportation Impact Study
- Tree Inventory Plan
- Shadow Studies
- Floodplain Study
- Environmental Impact Study

City's website:

[pickering.ca/devapp](http://pickering.ca/devapp)

# Circulation and Review

The applications were circulated to:

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

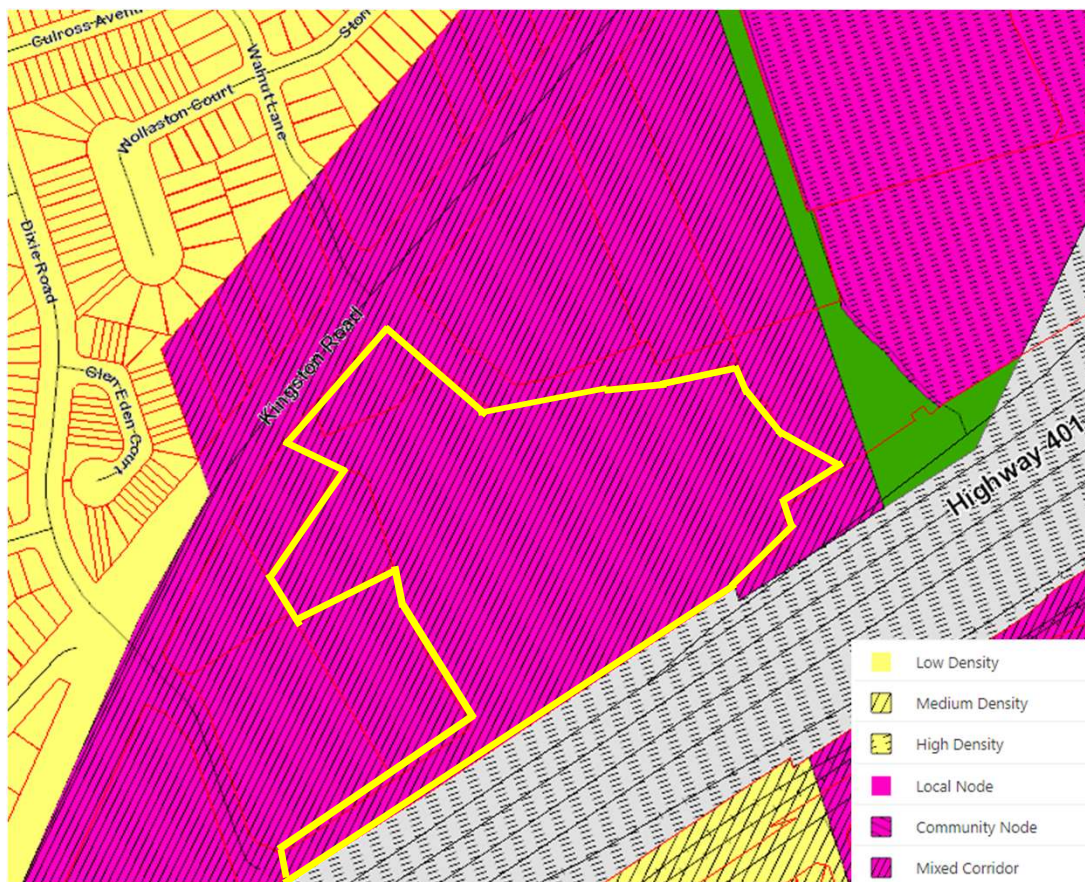
# Community Consultation

- Applicant's submitted information and reports posted on the City's website – [pickering.ca/devapp](http://pickering.ca/devapp)
- Notice of the Open House distributed to all properties within 150 metres of the subject property as well as an extended circulation radius as requested by Council **(1,284 households total)**
- Notice of Application and Open House posted to City's Social Media sites and on the City's community digital signs
- Three (3) Development signs installed on the property
- To date, the City has received a total of 14 written submissions

# Next Steps

- The Applicant will prepare a Community Engagement Report as part of the resubmission package
- City staff will provide all detailed responses from City Staff, external agencies and the public to the applicant
- Resubmission and recirculate the updated information and materials
- Determine whether additional public consultation is necessary
- Applicant submit formal development applications to City
- Official Plan and Zoning By-law Amendment applications to be considered by the Planning & Development Committee through a Statutory Public Meeting and Recommendation Report.
- Contact: Amanda Zara Dunn, Principal Planner  
([adunn@pickering.ca](mailto:adunn@pickering.ca))

# Official Plan Designation



## Mixed Use Areas – Mixed Corridors

### Permitted Uses:

Broad range of uses including residential, retail, office, restaurants, community uses and special purpose commercial uses.

### Permitted Density:

- Minimum net residential density of 30 up to 140 units per hectare
- Maximum floor space index (FSI) of 2.5



# Kingston Road Corridor and Speciality Retailing Node Intensification Plan

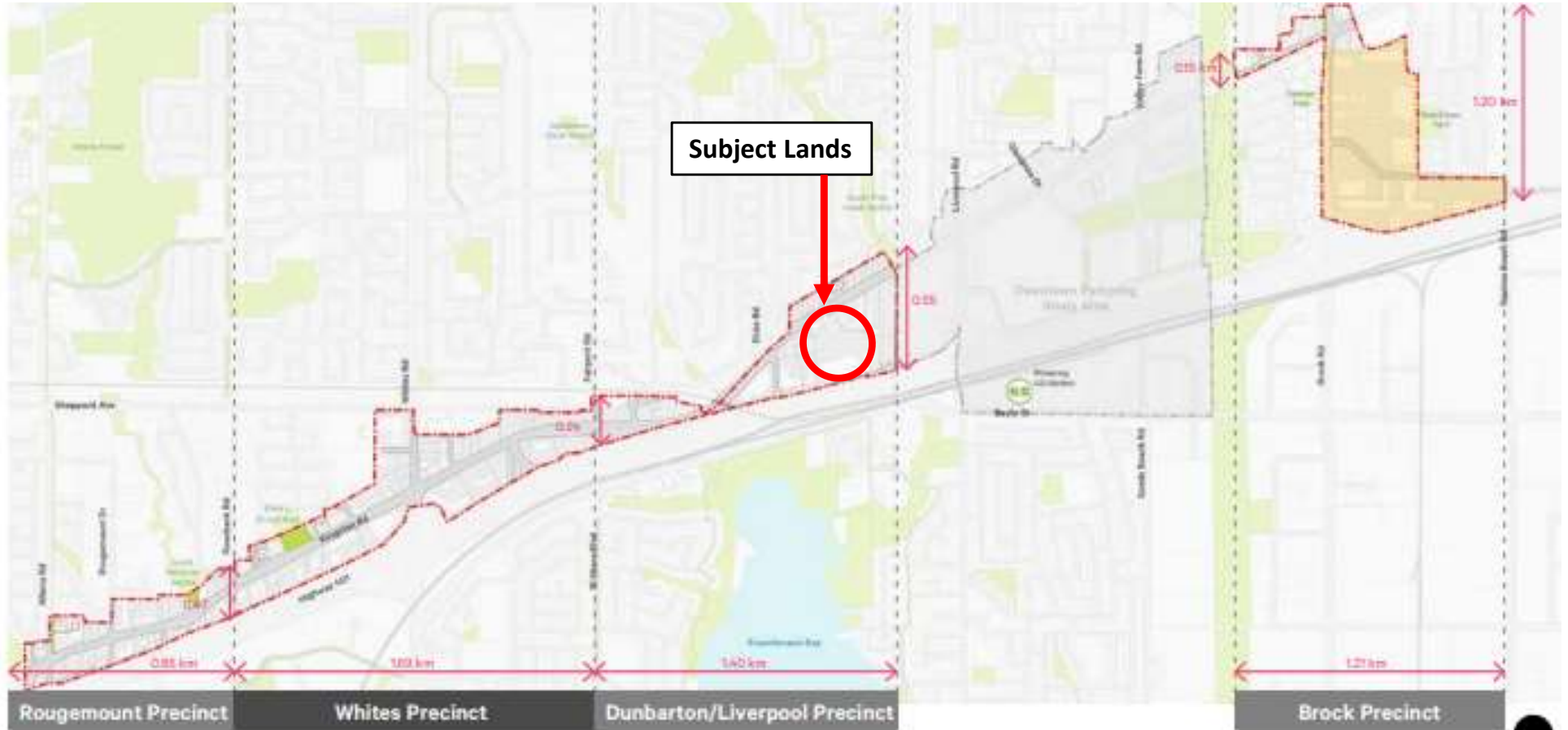
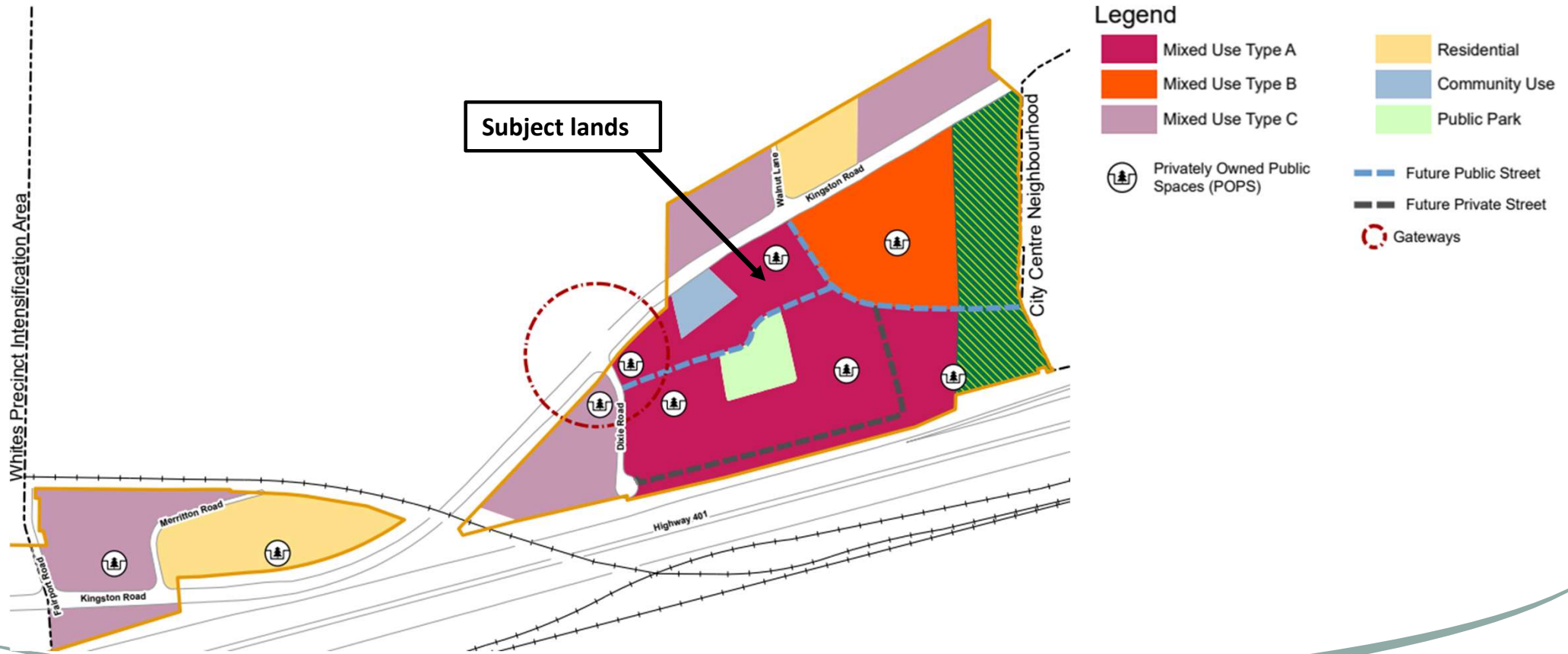


Figure 1. Study Area

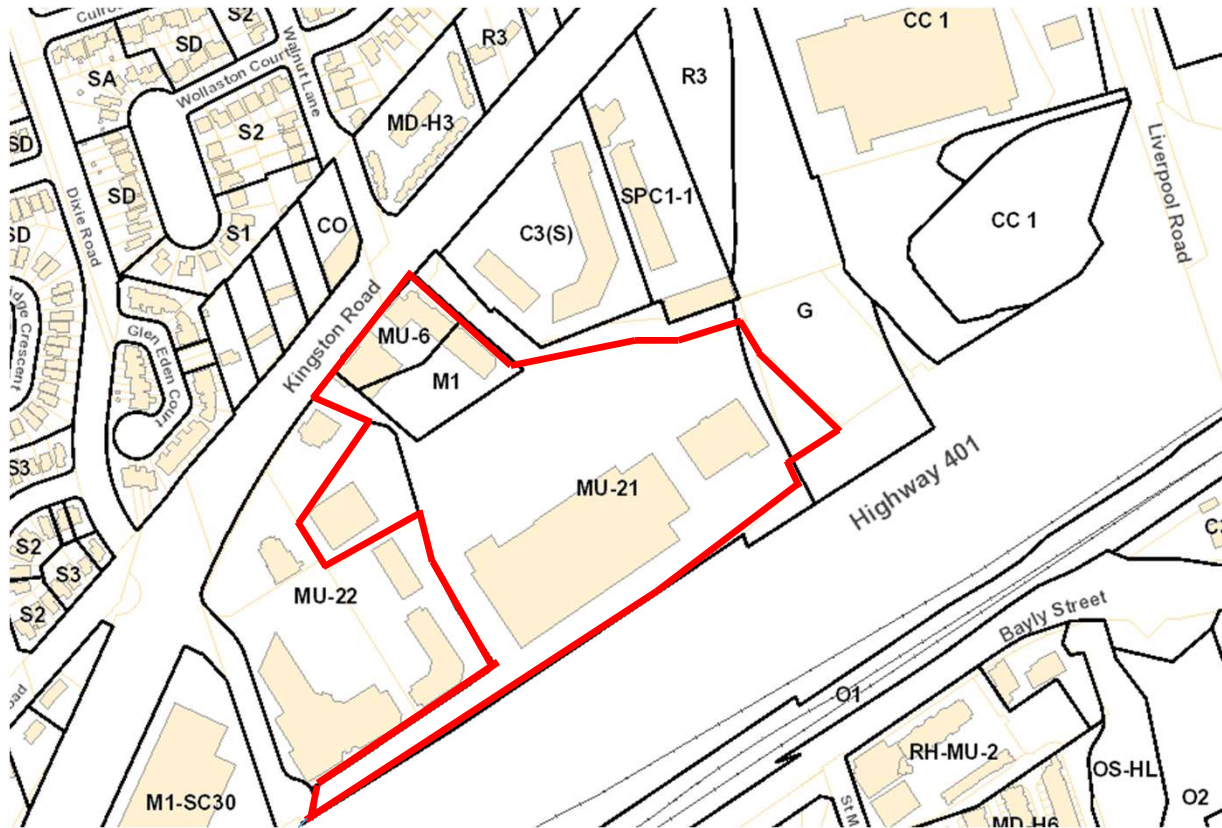
# City Initiated Official Plan Amendment: Kingston Road Corridor (OPA 38)

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas  
Sheet 3 of 4 - Dunbarton/Liverpool Precinct Intensification Area

Schedule 'B' to Official Plan Amendment 38



# Zoning By-law



## Zones “MU-6”, “M1”, “MU-21” and “MU-22”

### Permitted Uses:

- Residential apartments above the first floor of a building
- Commercial/retail
- Offices
- Restaurants
- Community- recreational uses

# Contact Information:

Amanda Zara Dunn, MCIP, RPP  
Principal Planner, Development Review  
City Development Department

T. 905.420.4660 ext. 1136

[adunn@pickering.ca](mailto:adunn@pickering.ca)