

Notice of Electronic Statutory Public Meeting

Due to the current COVID-19 pandemic and the Premier's Emergency Order to limit gatherings, and maintain physical distancing, the Council Chambers remain closed to the Public, and the Planning & Development Committee is holding an Electronic Statutory Public Meeting, as authorized under section 238 of the *Municipal Act*, 2001, as amended. The electronic public meeting will provide interested parties the ability to learn more about the proposal and provide any comments and feedback before any decisions are made on these applications. This Electronic Statutory Public Meeting will be held on:

Monday, January 4, 2021 at 7:00 pm

Residents can participate via connection into the meeting, or watch the meeting live streamed via the City of Pickering's YouTube channel

<https://www.youtube.com/user/SustainablePickering>

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

Should you wish to address the City Development Department and the Planning & Development Committee during the electronic meeting, please register with the City Clerk by 12:00 noon on the business day prior to the meeting. Please visit www.pickering.ca/delegation to register or email clerks@pickering.ca. Please ensure that you provide the telephone number you wish to be called at so that you can be connected via audio when it is your turn to make a delegation.

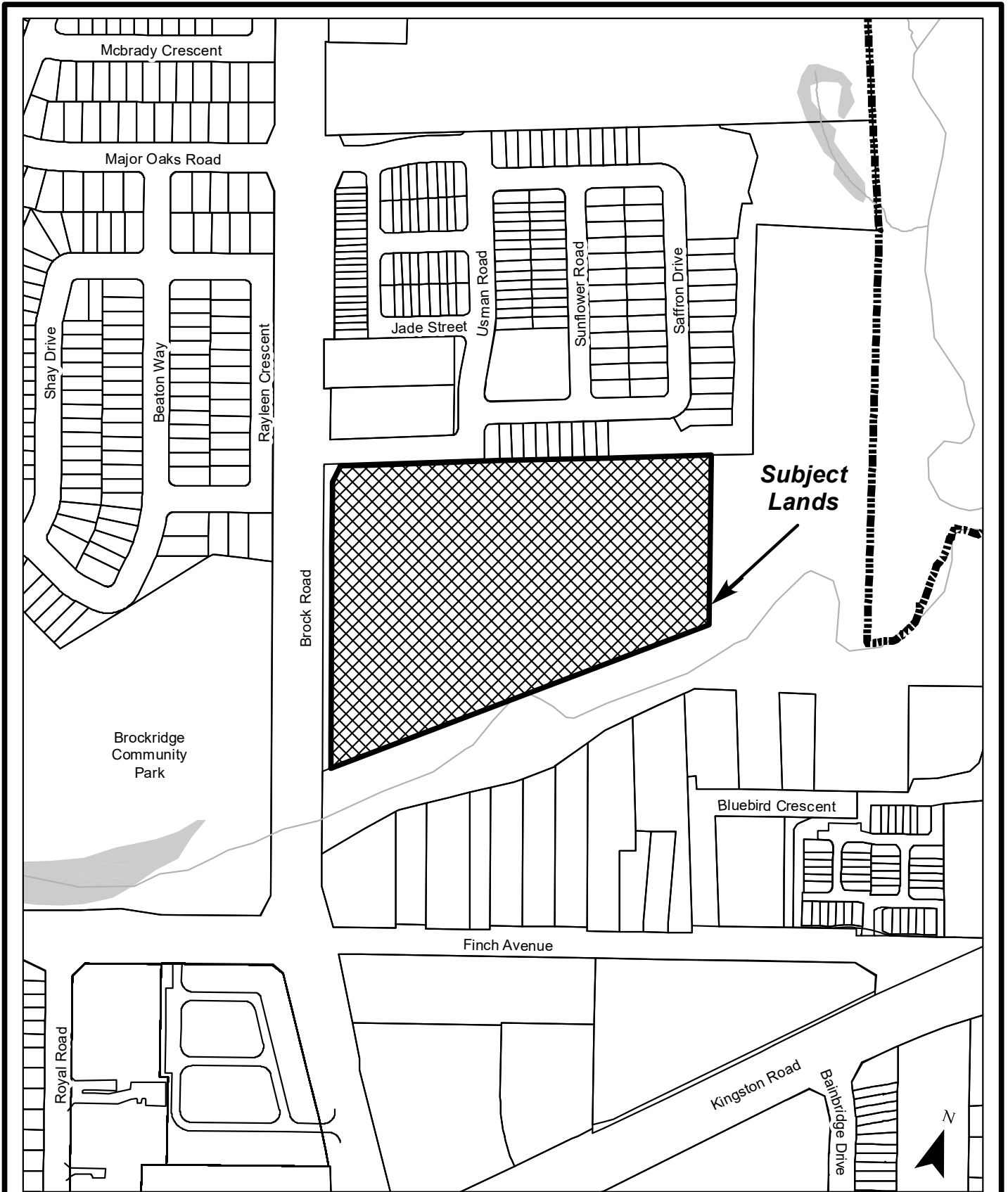
The following is a brief description of the proposal:

File Types & Numbers	Official Plan Amendment OPA 20-001/P Zoning By-law Amendment Application A 05/20 Draft Plan of Subdivision SP-2020-01
Owner/Applicant	Brock Road Duffins Forest Inc.
Property Location	Southeast corner Brock Road and Usman Road, municipally known as 2055 Brock Road (see attached Location Map).
Ward	Ward 3
Proposal	The applicant is proposing to amend the City's Official Plan and rezone the subject lands to permit a high-density residential condominium development consisting of: <ul style="list-style-type: none"> a 20-storey apartment building containing a total of 307 dwelling units;

	<ul style="list-style-type: none"> • 9 street townhouse units, and • 64 stacked townhouse units. <p>The purpose of the Official Plan Amendment application is to re-designate the developable portion subject lands from “Urban Residential Areas - Medium Density Areas” to “Urban Residential Areas - High Density Areas” with a site-specific exception to permit a maximum residential density of 290 units per net hectare. The intent of the Zoning By-law Amendment application is to rezone the developable portion of subject lands to an appropriate residential zone category and establish appropriate zoning performance standards to implement their proposal.</p>
Written Information Available	Information Report available on the City’s website at https://calendar.pickering.ca/council on or after December 23, 2020. If you do not have access to a computer, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.
Last Date for Comment	January 11, 2021
City Development Contact	Name: Cody Morrison Position/Title: Planner II Tel: 905.420.4660, extension 2913 Fax: 905.420.7648 Email: cmorrison@pickering.ca
Reports Submitted with the Applications	<ul style="list-style-type: none"> • Conceptual Site Plan • Conceptual Building Elevations • Conceptual Building Renderings • Conceptual Floor Plans • Planning Justification Report • Functional Servicing Report • Draft Plan of Subdivision • Sun/Shadow Study Report • Transportation Impact Study • Environmental Impact Study • Bird Breeding Survey • Geotechnical Report • Hydrogeological Report • Water Balance Assessment • Noise Assessment • Phase 1 and 2 Environmental Site Assessments <p>These reports and plans are available for public review by appointment at the City Development Department and on the City’s website at www.pickering.ca/devapp</p>
Pickering Official Plan Designation	“Urban Residential Areas – Medium Density Areas” & “Open Space System- Natural Areas” within the Brock Ridge Neighbourhood

Zoning By-law 3036, as amended	"RH/MU-3" – Multi-Residential/Mixed Use, "G"- Greenbelt, and "OS-HL" – Open Space Hazard Lands
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address above; or Email: clerks@pickering.ca
Planning Act Requirements	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at an Electronic Statutory Public meeting or make written submissions to the City of Pickering before the Official Plan and/or Zoning By-law Amendment are passed or before the City of Pickering gives or refuses to give approval of the draft plan of subdivision, the person or public body:</p> <ul style="list-style-type: none"> i) Is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal; and, ii) May not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. <p>If you wish to be notified of the decision you must make a written request to the City Clerk. All submission shall include the full name and address of the presenter.</p>
Date of this Notice	December 11, 2020
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.	

City Clerk



Subject Lands

City of
PICKERING
 City Development
 Department

Location Map

File: OPA 20-001/P

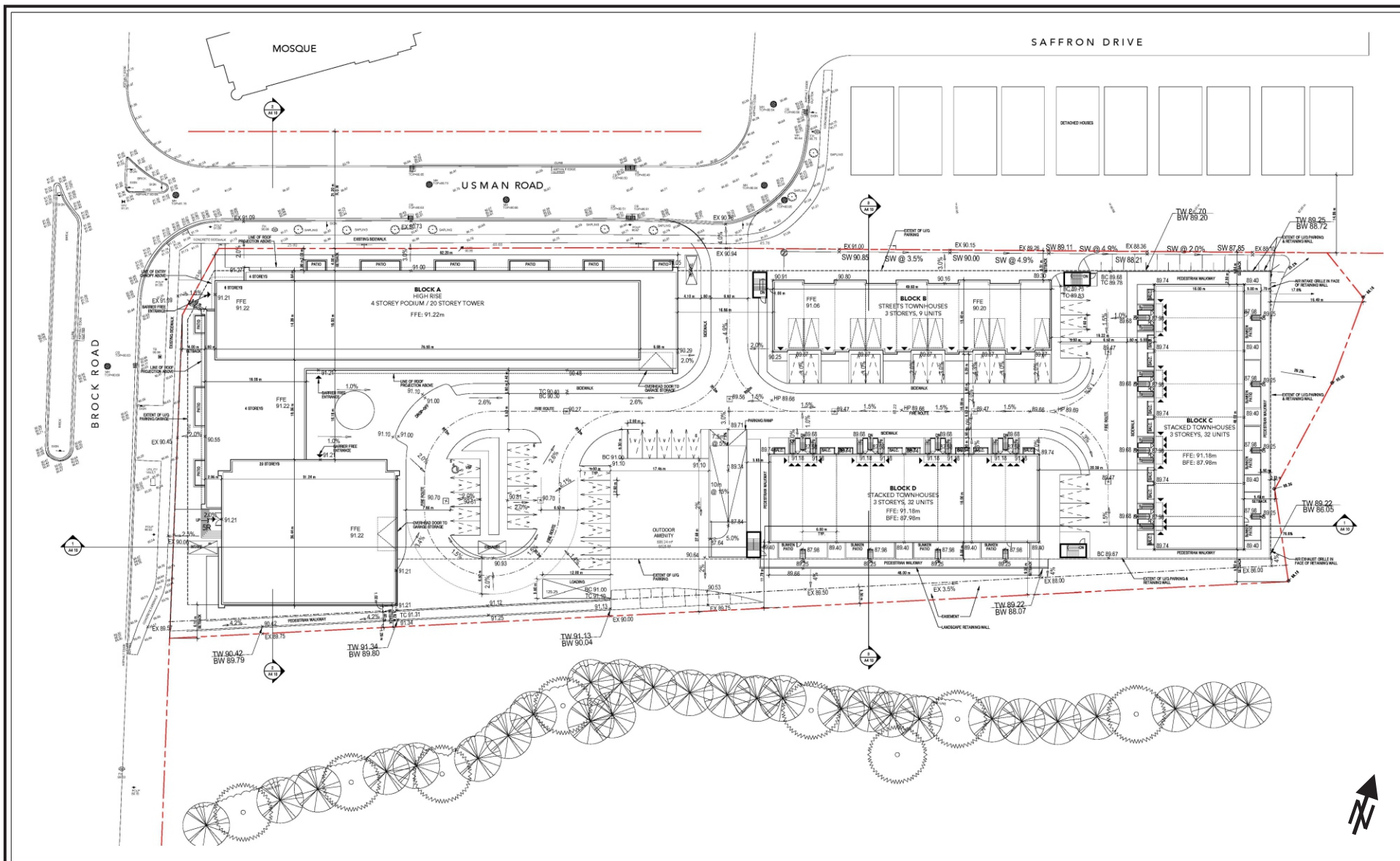
Applicant: Brock Road Duffins Forest Inc.

Property Description: Pt Lt 18, Con 2 S, Now Part 1-12, 40R-28897
 (2055 Brock Road)

Date: Nov. 26, 2020

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SCALE: 1:4,000
 THIS IS NOT A PLAN OF SURVEY.



City of
PICKERING

City Development
Department

Submitted Conceptual Plan

File No: OPA 20-001/P

Applicant: Brock Road Duffins Forest Inc.

Property Description: Pt Lt 18, Con 2 S, Now Part 1-12, 40R-28897

(2055 Brock Road)

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

DATE: Nov. 30, 2020