

# Public Open House Rules of Engagement

1. This is a safe space for all. Please be respectful to all Presenters, Staff, and members of the Public. For everyone's safety, inappropriate or aggressive behaviour will not be tolerated.
2. Please allow one person to speak at a time.
3. Please be advised that no verbal abuse will be tolerated.
4. Please be advised that no decisions will be made at tonight's Open House meeting
5. To avoid disruptions during the presentation, we ask that you mute your electronic devices.

# Public Open House Meeting

Applicant: 705 Kingston Road Ltd.  
Address: 705 Kingston Road  
Files: Official Plan Amendment OPA 24-003/P  
Zoning By-law Amendment A 05/24

March 18, 2025

# Planning Review Process



We are here in the process.

Opportunity for Appeal to the Ontario Land Tribunal (OLT)

# Pre-Consultation & Submission of Applications

- A pre-consultation meeting was held on: **November 29, 2023**
- Applications for Official Plan Amendment & Zoning By-law Amendment were submitted on: **November 13, 2024**
- The applications were deemed complete by the City on: **December 5, 2024**

# Materials Submitted

The following materials have been submitted with the applications as part of the second submission:

- Architectural Plans
- Grading Plan
- Servicing Plan
- Facility Fit Plan
- Noise Study
- Landscape Plans
- Arborist Report
- Tree Inventory Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Wind Study
- Sustainability Brief
- Sustainability Checklist
- Erosion Sediment Control Plan
- Hydrogeological Assessment
- Hydrogeological Addendum
- Record of Site Condition
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Planning Rationale Report
- Office Demand Study
- Traffic Impact Study
- Urban Design Brief
- Functional Site Servicing Report
- Geotechnical Report

City's website: [pickering.ca/devapp](http://pickering.ca/devapp)

# Circulation and Review

The applications were circulated to:

- Region of Durham, Community Growth and Economic Development
- Durham Region Transit
- Durham Regional Police
- Ministry of Transportation (MTO)
- 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

# Public Consultation

- The Applicant's submitted materials are posted on the City's website – [pickering.ca/devapp](http://pickering.ca/devapp)
- Notice of the Open House was distributed to all landowners within 150 metres of the subject property as well as an extended circulation radius as requested by Council (**total of 751 notices**)
- Staff also hand delivered notices to each of the existing commercial tenants located on the subject lands
- Three notice signs were installed on the property
- Notice of the Open House was posted on the City's social media sites and on the City's website
- **To date, the City has received comments from 3 members of the community**

# Next Steps

- Tentative Statutory Public Meeting Date – **May 2025**
- Staff Information Report available to the public two weeks prior to meeting
- City provides detailed comments to applicant
- Resubmission and recirculate the revised materials submitted by the applicant
- Determine whether additional public consultation is necessary
- Official Plan Amendment & Zoning By-law Amendment applications considered by the Planning & Development Committee, upon completion of a comprehensive evaluation of the proposal



# Kingston Road Corridor and Specialty Retailing Node Intensification Plan

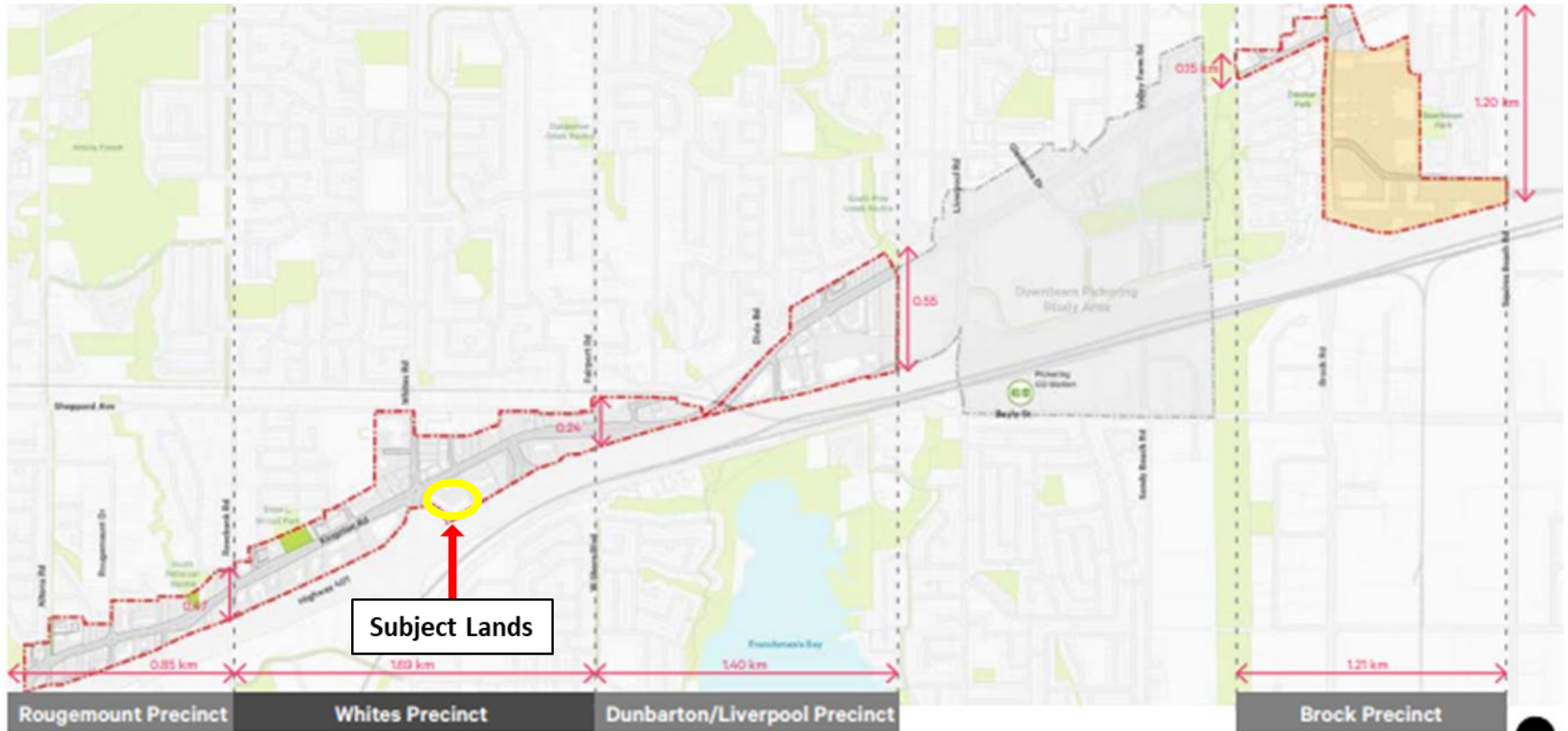
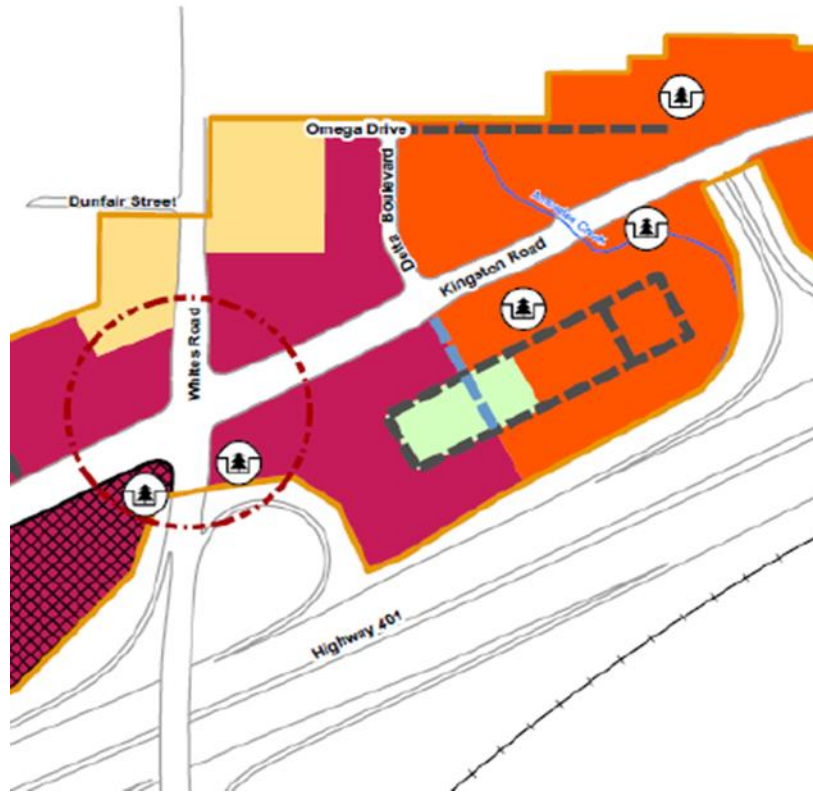


Figure 1. Study Area














# Official Plan Designation

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas  
Sheet 2 of 4 - Whites Precinct Intensification Area

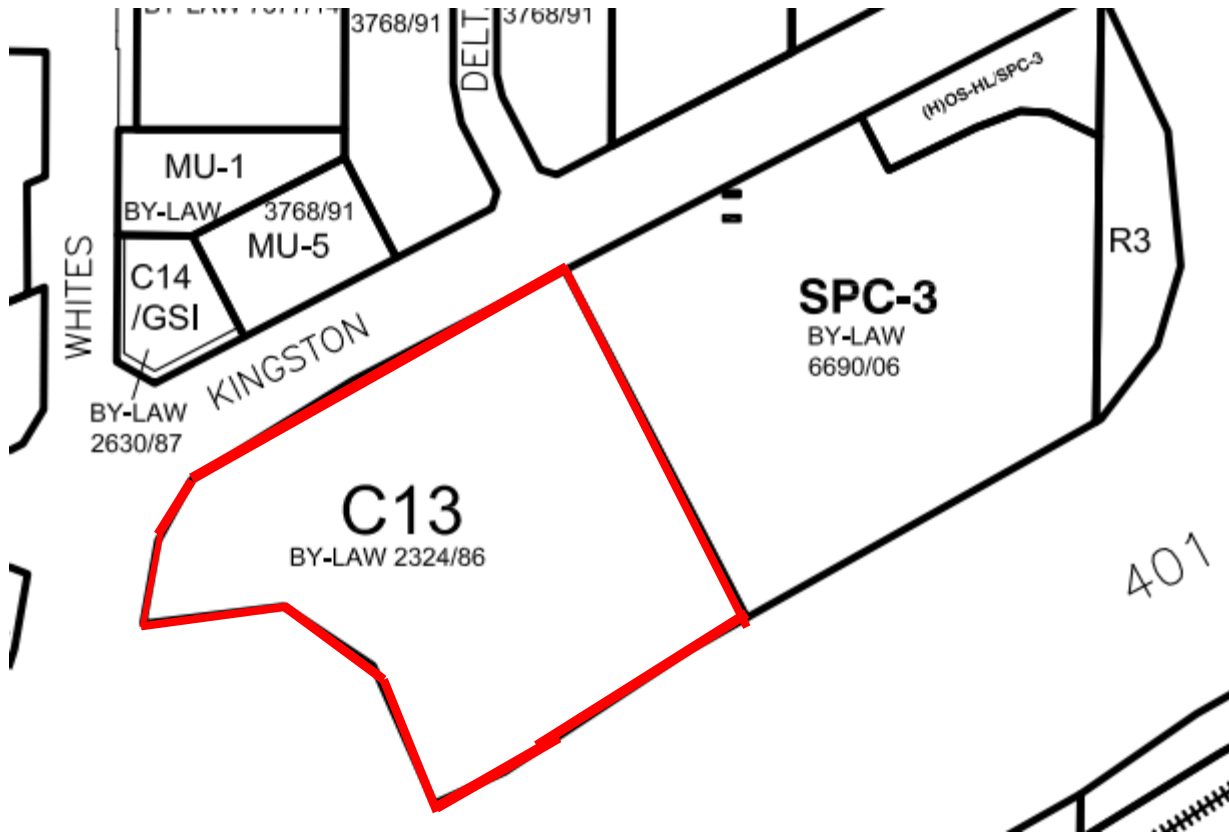


## Mixed Use Type A

### Legend

- |   |                                      |   |                              |
|---|--------------------------------------|---|------------------------------|
|  | Mixed Use Type A                     |  | Residential                  |
|  | Mixed Use Type B                     |  | Community Use                |
|  | Mixed Use Type C                     |  | Public Park                  |
|  | Natural Areas                        |  | Potential Community Facility |
|  | Rail Road                            |  | Future Public Street         |
|  | Privately Owned Public Spaces (POPS) |  | Future Private Street        |
|   |                                      |  | Gateways                     |

# Zoning By-law 3036



## General Commercial “C-13” Zone

### C-13 Zone Permitted Uses:

- Commercial
- Retail
- Personal Service
- Financial Institution
- Restaurant Use

# Contact Information

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