

Notice of Hybrid Electronic Statutory Public Meeting

Subject: Official Plan Amendment Application OPA 22-002/P
Zoning By-law Amendment Application A 05/22
Bayfield Realty Advisors and Pickering Ridge Lands Inc.
1755 Pickering Parkway

The Planning & Development Committee is holding a Hybrid Electronic Statutory Public Meeting. The 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 the above noted applications.

This Hybrid Electronic Statutory Public Meeting will be held on:

Monday, November 4, 2024 at 7:00 pm

**Residents can attend the meeting in person
In Council Chambers at City Hall, or
view the meeting livestream via the City of Pickering's YouTube channel
<https://www.youtube.com/@CityPickering/streams>**

**Please note that this item is scheduled for 7:00 pm,
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 with respect to this matter, you may do so either in person or virtually. Please visit www.pickering.ca/delegation and complete the online delegation request form or email clerks@pickering.ca.

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. In-person delegations must register by 12:00 pm noon on the day of the meeting. Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the particulars of the delegation process.

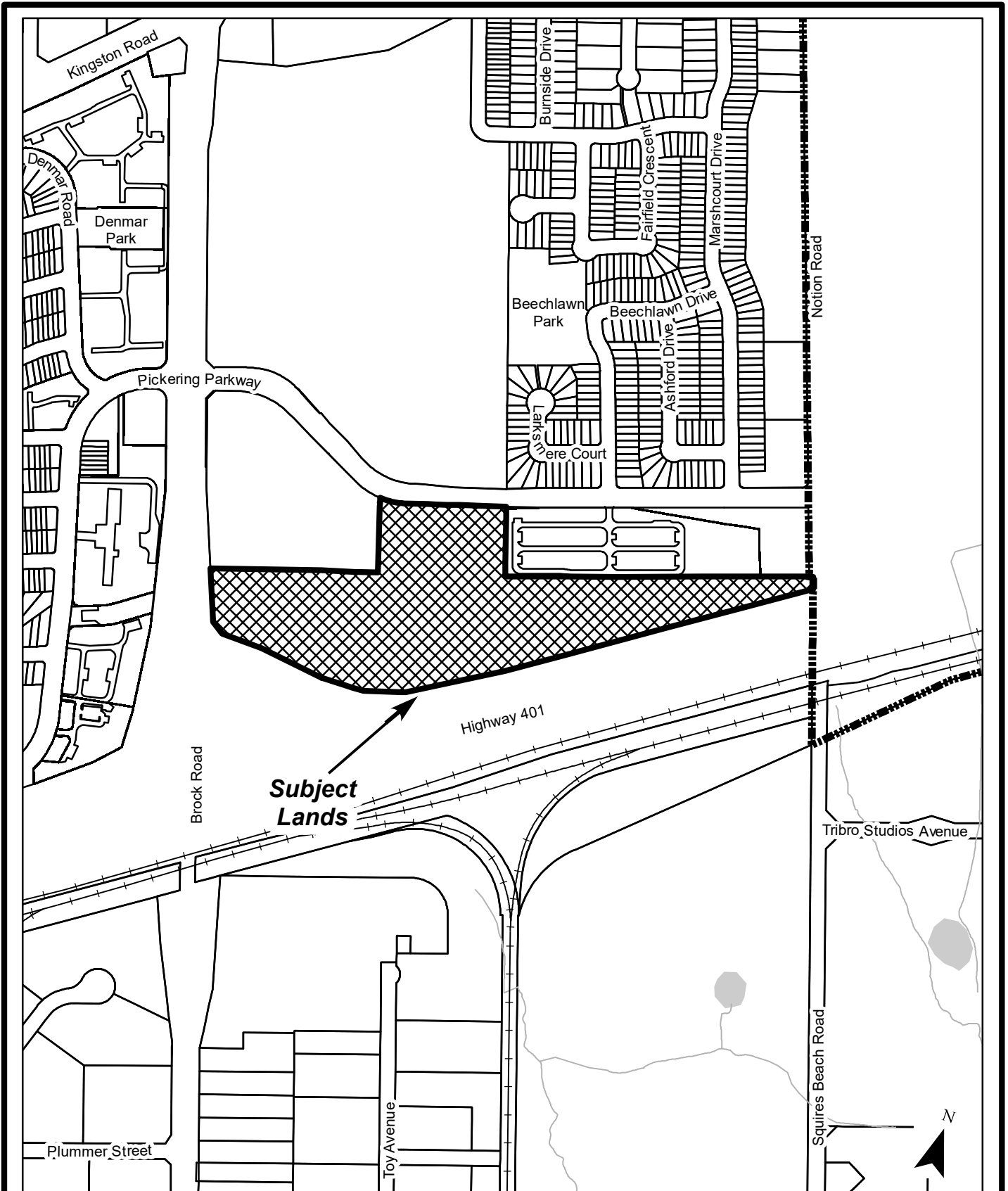
The following is a brief description of the proposal:

File Type & Number	Official Plan Amendment – OPA 22-002/P Zoning Amendment Application – A 05/22
Owner/Applicant	Bayfield Realty Advisors and Pickering Ridge Lands Inc.
Property Location	1755 Pickering Parkway

	Located at the southeast corner of the intersection of Pickering Parkway and Brock Road (see attached Location Map)
Ward	3
Proposal	<p>The applicant is proposing a high-density, mixed-use, multi-phased development that includes:</p> <ul style="list-style-type: none"> • seven buildings with twelve towers, ranging in heights from 20 to 43 storeys, containing a total of 5,297 residential units; and, • 26,103 square metres of non-residential (commercial/retail) space at grade, • A 1.04 hectare central public park, and, • A network of public streets and private roads <p>See the submitted master site plan and conceptual rendering attached to this notice.</p> <p>The purpose of the Official Plan Amendment application is to increase the maximum permitted floor space index (FSI) from 2.5 to 5, to permit a maximum net residential density of over 80 units per net hectare (with no maximum), and to permit additional uses.</p> <p>The intent of the Zoning By-law Amendment application is to rezone the subject lands to an appropriate zone category and establish appropriate development standards.</p>
Written Information Available	Information Report available on the City's website at https://calendar.pickering.ca/council on or after October 25, 2024. 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	November 11, 2024
City Development Contact	Amanda Zara Dunn Principal Planner Tel: 905.420.4660 Fax: 905.420.7648 Email: adunn@pickering.ca
Reports Submitted with the Application	<ul style="list-style-type: none"> • Architectural Master Plans • Architectural Detailed Phase 1 Plans • Traffic Impact Study • Urban Design Brief • Functional Servicing and Stormwater Management Report • Landscape Master Plans • Landscape Plans • Landscape Preliminary Concept • Noise Compatibility Study • Phase 1 and 2 Environmental Site Assessments • Pedestrian Level Wind Study

	<ul style="list-style-type: none"> • Shadow Study • Photometric Plan • Planning Justification Report • Air Quality, Dust, Odour Study <p>These reports and plans are available for public review on the City's website at www.pickering.ca/devapp.</p>
Pickering Official Plan Designation	Mixed Use Areas – Specialty Retailing Node and Natural Area
Zoning By-law 3036	Mixed Use Specialty Retailing Node One “MU-SRN-1”, “OS-HL”, and “(H) MU-SRN-1”
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; 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>Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person (as defined in s.1 of the Planning Act), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.</p> <p>If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:</p> <ol style="list-style-type: none"> i. to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and, ii. to be added as a party to the hearing of an appeal before the Ontario Land 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.</p>
Date of this Notice	October 11, 2024
<p>Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.</p>	

City Clerk




City of
PICKERING
 City Development
 Department

Location Map
File: OPA 22-002/P and A 05-22
Applicant: Pickering Ridge Lands Inc. and Bayfield Realty Advisors Inc.
Municipal Address: 1755 and 1775 Pickering Parkway

Date: Sep. 11, 2024

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SCALE: 1:7,000
 THIS IS NOT A PLAN OF SURVEY.



 PICKERING City Development Department	Conceptual Master Plan
	File No: OPA 22-002/P & A 05/22
	Applicant: Pickering Ridge Lands Inc. & Bayfield Realty Advisors Inc.
	Municipal Address: 1755 & 1775 Pickering Parkway
<small>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</small>	
DATE: Sept. 11, 2024	