



## Notice of Statutory Public Meeting under the *Planning Act*

**Date:** Tuesday, April 22, 2025  
**Time:** 7:00 pm  
**Location:** Electronic

The meeting will be livestreamed and available on the City of Pickering's YouTube Channel ([youtube.com/@CityPickering/streams](https://youtube.com/@CityPickering/streams)).

Please note that although this meeting is scheduled for 7:00 pm, this matter could be delayed due to the consideration of preceding agenda items.

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### Purpose of the Meeting

A Statutory Public Meeting is being held to consider an Information Report regarding the following proposal. This meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback before any decisions are made.

### Proposal

<b>Files</b>	Official Plan Amendment Application OPA 24-002P Zoning By-law Amendment Application A 02-24
<b>Applicant</b>	Tribute (Brookdale) Limited
<b>Property Location</b>	1101A, 1105 and 1163 Kingston Road (Brookdale Centre) Located on the south side of Kingston Road, south of Walnut Lane and north of Highway 401. See attached location map.
<b>Ward</b>	2
<b>Proposal</b>	The applicant is proposing a multi-phased, high-density, mixed-use development that includes: <ul style="list-style-type: none"><li>• Five phases with a total of 5 buildings containing 14 towers</li><li>• Building heights ranging from 17 to 35 storeys</li><li>• 5,264 apartment units</li><li>• 6,585 square metres of commercial space</li><li>• Public and open spaces, including:<ul style="list-style-type: none"><li>○ A 0.8 hectare public park to be conveyed to the City</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>○ 0.5 hectares of privately owned, publicly accessible spaces (POPS)</li> <li>● Two new public roads</li> </ul> <p>A master site plan and conceptual rendering are attached to this notice.</p> <p>The purpose of the Official Plan Amendment application is to:</p> <ul style="list-style-type: none"> <li>● Increase the maximum permitted Floor Space Index (FSI) from 2.5 to 5</li> <li>● Allow a maximum net residential density of over 140 units per net hectare to no maximum</li> <li>● Permit additional land uses including high density residential</li> </ul> <p>The Zoning By-law Amendment seeks to:</p> <ul style="list-style-type: none"> <li>● Rezone the subject lands to an appropriate zone category</li> <li>● Establish appropriate development standards</li> </ul>
<p><b>Written Information Available</b></p>	<p>Information Report available on the City's website at <a href="https://events.pickering.ca/council">events.pickering.ca/council</a> on or after April 10, 2025. 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.</p>
<p><b>Last Date for Comment</b></p>	<p>April 29, 2025</p>
<p><b>City Development Contact</b></p>	<p>Amanda Zara Dunn                  Principal Planner, Development Review                  Tel: 905.420.4617 Fax: 905.420.7648                  Email: <a href="mailto:adunn@pickering.ca">adunn@pickering.ca</a></p>
<p><b>Reports Submitted with the Application</b></p>	<ul style="list-style-type: none"> <li>● Planning Rationale Report</li> <li>● Public Engagement Report</li> <li>● Hydrogeological Investigation and Water Balance Assessment</li> <li>● Phase One Environmental Site Assessment</li> <li>● Environmental Noise Assessment</li> <li>● Sustainability Report</li> <li>● Landscape Concept Plan</li> <li>● Landscape Facility Fit Plan</li> <li>● Urban Design Brief</li> <li>● Tree Inventory Plan</li> <li>● Arborist Report</li> <li>● Preliminary Geotechnical Investigation Report</li> <li>● Site Plan and Architectural Drawings</li> <li>● Grading Plan</li> <li>● Erosion and Sediment Control Plan</li> <li>● Site Servicing Plan</li> <li>● Lot Survey</li> </ul>

	<ul style="list-style-type: none"> <li>• Traffic Impact Study</li> <li>• Elevations</li> <li>• Renderings</li> <li>• Retail/Office Commercial Redevelopment Assessment</li> <li>• Tenant Relocation Strategy</li> <li>• Shadow Study</li> <li>• Pedestrian Wind Assessment</li> <li>• Functional Servicing Report</li> <li>• Stormwater Management Report</li> <li>• Floodplain Study</li> <li>• Environmental Impact Study</li> <li>• Hydrological Assessment Review</li> </ul> <p>These reports and plans are available for public review on the City’s website at <a href="http://pickering.ca/devapp">pickering.ca/devapp</a>.</p>
<p><b>Pickering Official Plan Designation</b></p>	<p>Mixed-Use Areas – Mixed Corridors</p>
<p><b>Zoning By-law 3036</b></p>	<p>Mixed-Use Zones “MU-22” and “MU-21”</p>
<p><b>To receive notice of future meetings on this matter</b></p>	<p>Write to, the City Clerk, at the address noted on page 1; or          Email: <a href="mailto:clerks@pickering.ca">clerks@pickering.ca</a></p>
<p><b>Planning Act Requirements</b></p>	<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 <a href="#">s.1 of the Planning Act</a>), 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"> <li>i. to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,</li> <li>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.</li> </ol> <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
<p><b>Date of this Notice</b></p>	<p>March 27, 2025</p>

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.

## How to Participate

### Make a Delegation

Should you wish to make a verbal delegation with respect to this matter during the Statutory Public Meeting, please visit [pickering.ca/meetings](http://pickering.ca/meetings) and complete the online delegation request form or email [clerks@pickering.ca](mailto:clerks@pickering.ca).

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

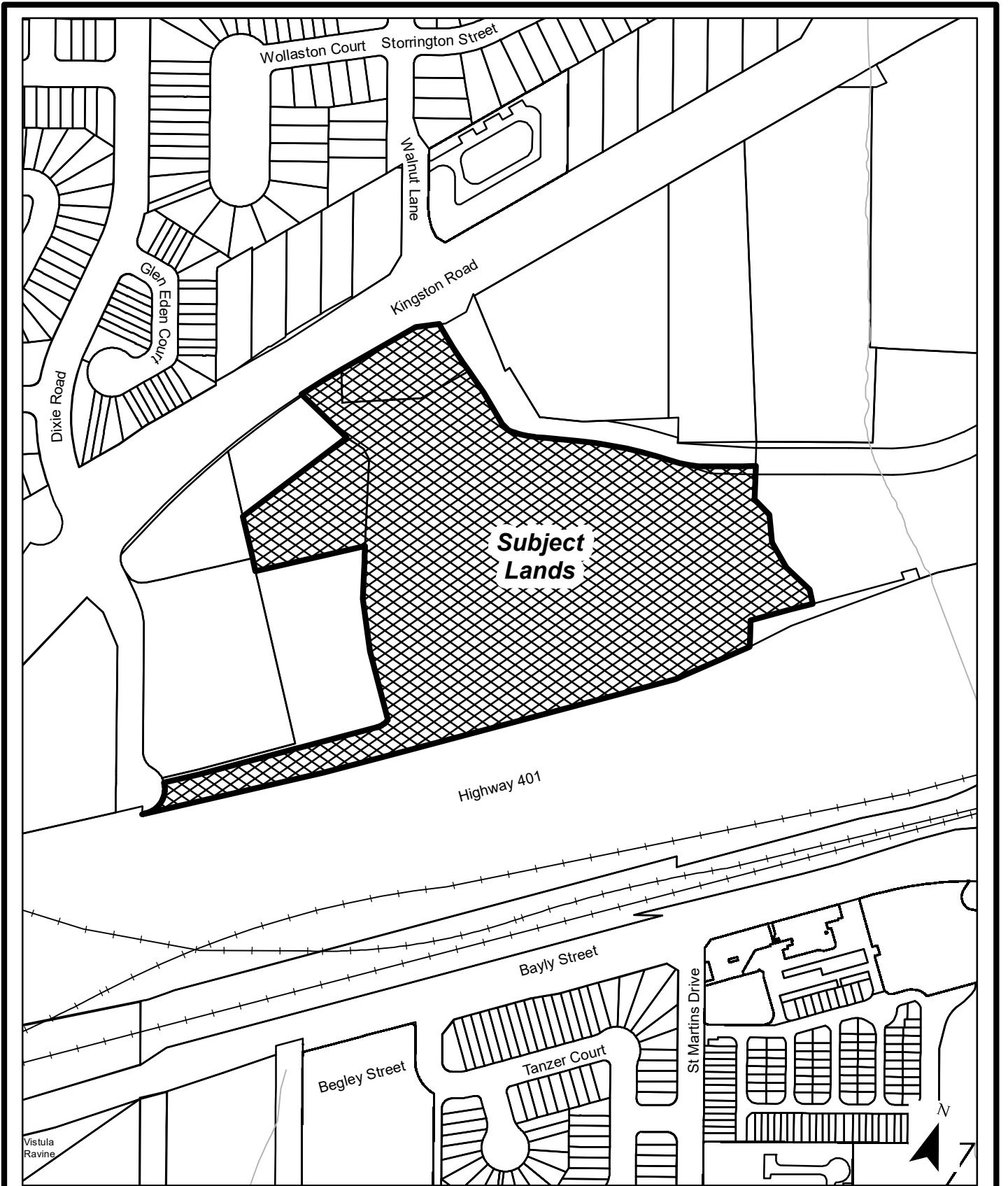
### Submit a Written Comment


You may submit written comments by visiting [pickering.ca/devappform](http://pickering.ca/devappform) or by email to [clerks@pickering.ca](mailto:clerks@pickering.ca)

Yours truly

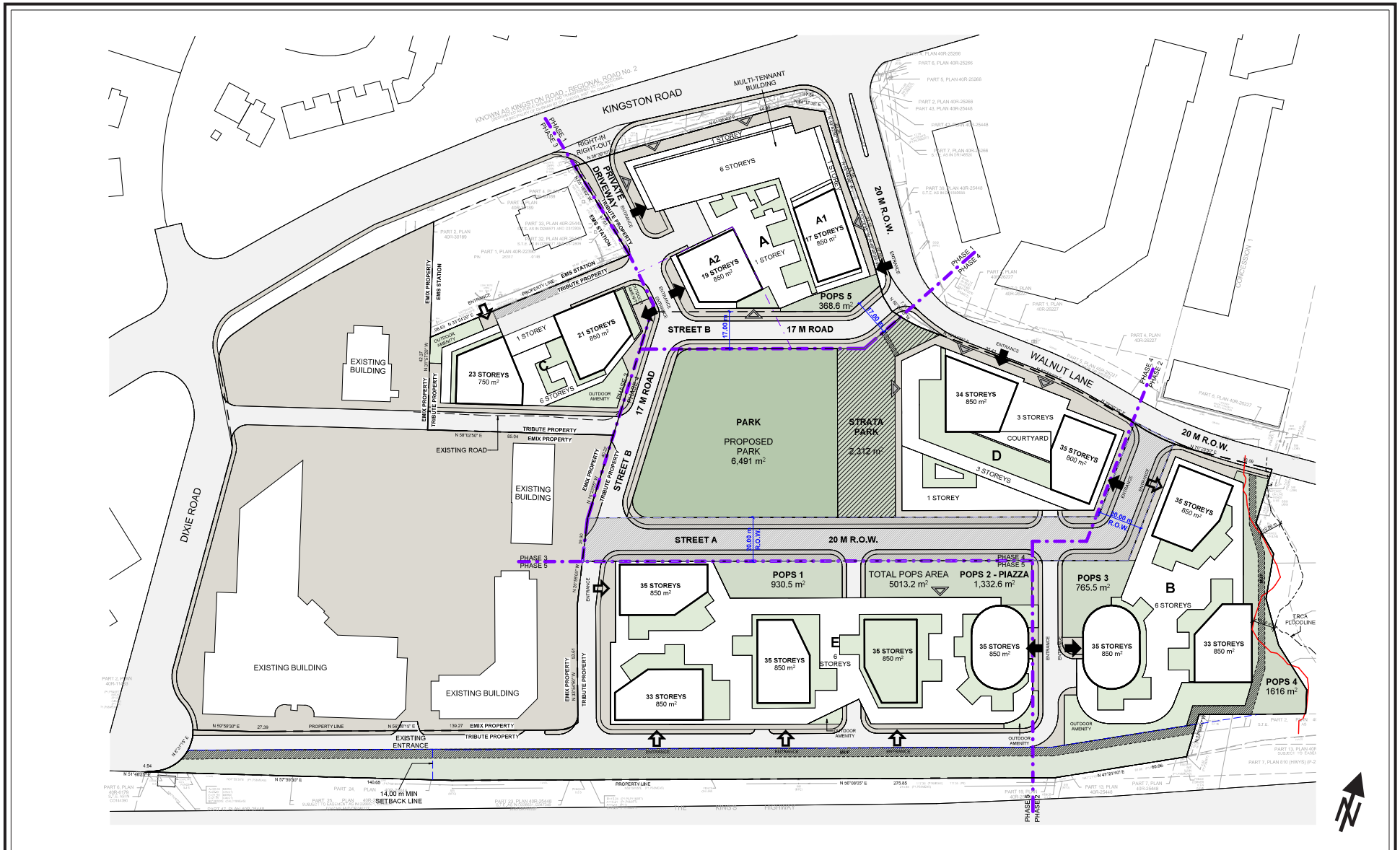


Susan Cassel  
City Clerk



  
**PICKERING**  
 City Development  
 Department

<b>Location Map</b>	
<b>File:</b> OPA 24/002P, A 02/24	
<b>Applicant:</b> Tribute (Brookdale) Limited	
<b>Municipal Address:</b> 1101A, 1105 & 1163 Kingston Road	
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City of  
**PICKERING**

City Development  
Department

**Proposed Block Development Plan**

**File No:** OPA 24-002 and A 02-24

**Applicant:** Tribute (Brookdale) Limited

**Municipal Address:** 1101A, 1105 and 1163 Kingston Road

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

**DATE:** Jan. 15, 2024



**3D Context View**

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VIEW FROM THE KING'S HIGHWAY NO.401 LOOKING NORTH

City of  
**PICKERING**

City Development  
 Department

**Conceptual Rendering**

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