



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

April 12, 2024

City of Pickering  
City Development  
One The Esplanade  
Pickering, ON L1V 6K7

Attention: Ms. Amanda Dunn, Principal Planner, Development Review

**Re: Resubmission of Applications for Official Plan and Zoning By-law  
Amendment  
Bayfield Realty Advisors Inc.  
1755 Pickering Parkway  
City of Pickering, Ontario**

**City File: OPA 22-002/P, A 05-22**  
**Our File: BRA/KNG/18-01**

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On behalf of Bayfield Realty Advisors and Pickering Ridge Lands Inc., Zelinka Priamo Ltd. is pleased to submit revised materials for Official Plan Amendment and Zoning By-law Amendment for the above-noted lands in the City of Pickering, Ontario (the "Site").

## **BACKGROUND**

The Site is located at 1755 Pickering Parkway, generally bound by Brock Road to the west, Pickering Parkway to the north, Notion Road to the east, and Highway 401 to the south. The lands are currently developed with several commercial retail establishments, including a Staples, Goodlife Fitness, Blue Sky Supermarket, and several other tenants and associated parking areas.

Under the City of Pickering Official Plan, the Site is designated Mixed Use Areas – Specialty Retailing Node. The Site is zoned MU-SRN-1 and (H)MU-SRN-1 under Zoning By-law 7176/11. The Site is within the Brock Precinct of the Kingston Road Corridor and Specialty Retailing Node Intensification Area.

On June 6, 2022, Zelinka Priamo Ltd. submitted the original Official Plan Amendment and Zoning By-law Amendment Applications (the "applications"). The applications were then intended to implement the Official Plan Amendment for the entire Site, but implement the Zoning By-law Amendment for only phase 1 of the Proposed Redevelopment.

## **MODIFIED SCOPE OF APPLICATIONS**

Following a period of municipal review and discussions between applicant and Staff, the applicant requested a "hold" to be placed on the review on January 9, 2023. This hold was intended to allow for the applicant team to broaden the scope of the Zoning By-law Amendment Application to encompass the entire Site, establishing zoning regulations that would guide, not only the first phase, but the subsequent 6 phases of development as well. The revised scope was a result of consultation with City Staff.

The revised applications, represented by this submission, propose comprehensive Official

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Plan and Zoning By-law Amendments to facilitate the phased redevelopment of the entire Site, including phases 1 through 7 for a mix of uses in a high-density format.

### **REVISED PROPOSAL**

The applicant, Bayfield Realty Advisors Inc., in coordination with the landowner Pickering Ridge Lands Inc., are proposing to comprehensively redevelop the Site for a mix of uses, including office, commercial, and high-density residential uses, in accordance with the Kingston Road Corridor and Specialty Retailing Node Intensification Plan as it relates to the Site.

The general built form of the proposal is similar to the original submission and constitutes 7 phases of development correlated with 7 buildings, within which a total of 12 towers with heights ranging from 20 to 43 storeys. A large public park features prominently in the centre of the Site, anticipated to be dedicated to the City at the appropriate time.

### **PROPOSED OFFICIAL PLAN AMENDMENT**

The draft Official Plan Amendment would implement the South Pickering Intensification Study as it relates to the Site by recognizing on a site-specific basis a new maximum density and height for the Site, and allowing for a broader range of uses. New policy will permit high-density, mixed-use redevelopment of the Site and guide their future redevelopment.

### **PROPOSED ZONING BY-LAW AMENDMENT**

The proposed Zoning By-law Amendment seeks to implement the applicable zoning framework to regulate all phases of the Proposed Redevelopment. The proposed Zoning By-law Amendment would introduce a site-specific by-law for the Site in a manner consistent with the Official Plan Amendment and the direction of OPA 38 (under appeal), and that is consistent and conforms with the provincial policy framework, and in consideration of relevant design guidelines.

The lands associated with Phases 2-7 would be subject to zoning with a Holding provision, to be lifted at the time of future development of those phases, upon municipal approval of more detailed technical studies.

### **SUBMISSION PACKAGE**

As noted in the First Submission Preliminary Comments prepared by the City of Pickering Planning Department dated December 11, 2023, one hard copy and one digital copy of the following revised materials are provided with this submission.

- Detailed Comments Response Matrix dated April 12, 2024;
- Planning Justification Report prepared by Zelinka Priamo Ltd. dated April 10, 2024, including:
  - Sustainable Development Brief; and
  - Affordable Housing Brief.
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Land Use Compatibility Mitigation Study: Air Quality, Dust, and Odour prepared by SLR Consulting (Canada) Ltd. dated March 15, 2024;
- Land Use and Traffic Compatibility Study: Noise prepared by HGC Engineering dated March 4, 2024;
- Traffic Impact Study prepared by RVA dated April 9, 2024, including:
  - Parking Standard Analysis/Justification.
- Shadow Study prepared by Turner Fleischer Architects Inc. dated March 14, 2024;

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- Pedestrian Level Wind Study prepared by Gradient Wind, dated February 1, 2024;
  - Phase 1 Functional Servicing and Stormwater Management Report prepared by ODAN-Detech Group Inc. dated April 10, 2024;
  - Master Servicing and Stormwater Management Report prepared by ODAN-Detech Group Inc. dated April 10, 2024;
  - Phase I and II Environmental Site Assessment Reports, prepared by DS Consultants Ltd.;
  - Urban Design Brief prepared by Turner Fleischer Architects Inc. dated April 8, 2024;
  - Architectural Master Plan Set by Turner Fleischer Architects Inc. dated April 4, 2024, including:
    - Statistics;
    - Site Plan / Roof Plan;
    - Phasing Plan;
    - Underground Garage Plans;
    - Ground Floor Plans;
  - Phase 1 Detailed Architectural Plans prepared by Turner Fleischer Architects Inc. dated April 4, 2024, including:
    - Statistics;
    - Survey;
    - Context Plan;
    - Site Plan / Roof Plan;
    - Residential Solid Waste Management Plan;
    - Underground Plans;
    - Floor Plans;
    - Elevations;
    - Bird Strike Study;
    - Building Sections;
    - 3D Perspective Renderings;
  - Preliminary Landscape Concept and Master Plan prepared by STUDIO tla, dated March 2024;
  - Phase 1 Detailed Landscape Plans prepared by STUDIO tla, dated March 19, 2024; and
  - Phase 1 Detailed Lighting Plans prepared by e-Lumen dated November 9, 2023.

Please note that the reactivation fee of \$5,230.00 is included in the physical submission package in the form of a cheque.

We trust that the enclosed information is complete and satisfactory. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Rob MacFarlane, MPL, MCIP, RPP  
Senior Associate

cc. Bayfield Realty Advisors Inc.