

Welcome!

Thank you for attending the open house for the proposed Liverpool House Site redevelopment, hosted by Altona Group and the City of Pickering. We would like to introduce our project team and share the proposed redevelopment concept for your feedback and input.

The proposal is for a signature new mixed use development at one of the most prominent corners in Pickering City Centre. The concept includes residential, retail and restaurant uses with adaptive reuse and conservation of Old Liverpool House, as well as significant improvements to the public realm and pedestrian experience on and through the site.



The project team is here to answer questions on the proposed development and to hear your thoughts. We are looking forward to hearing from you!

Project Contacts:

City of Pickering
Elizabeth Martelluzzi - Heritage Planner, City Development
905.420.4660 ext. 2169
emartelluzzi@pickering.ca

Project Team
Tatjana Trebic - Urban Planner, Urban Strategies Inc.
416.340.9004 ext. 357
ttrebic@urbanstrategies.com

About The Project Team

Land Owner and Developer



Altona Group is a family-run home builder and construction business operating in the GTA. Thirty-five years ago, Altona Group launched their business in home renovations in Toronto. Their new residential construction business in Pickering started 10 years ago. With the redevelopment of the Liverpool House Site, Altona is excited to be entering into the multi-unit residential market.



17 Larkfield Drive, North York

Altona has put together a project team of urban planning and design, architecture, heritage, landscape architecture, transportation, environmental, acoustics and civil engineering professionals. Together these firms have contributed to a range of projects in Pickering, the GTA and beyond.

Urban Planning & Design



Architecture



Heritage Architecture



Landscape Architecture



Transportation



Civil Engineering



Environmental

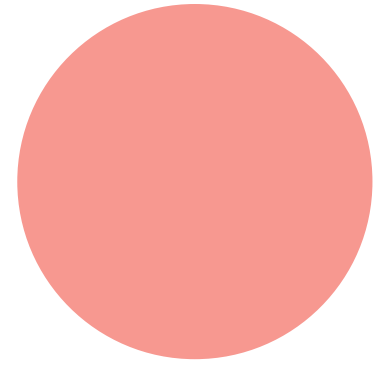


Acoustics



The Planning Process

December
2018

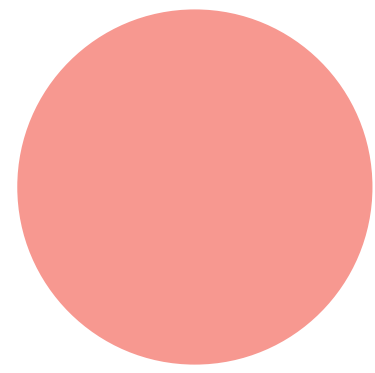


Pre-Consultation Meeting

The project team met with City and Region staff to discuss the proposed concept prior to submitting a development application.



May 29
2019

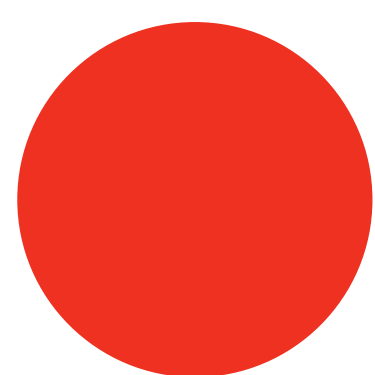


Zoning By-law Amendment (ZBA) Application Submitted

Planning staff have circulated the application to commenting agencies for review to inform their recommendation to Council.



Oct 3
2019



Community Open House (We are here)

At the open house, City staff and the project team are presenting the concept for the new development, its adaptive reuse of the Old Liverpool House and the public realm improvements proposed.

Agenda for tonight:

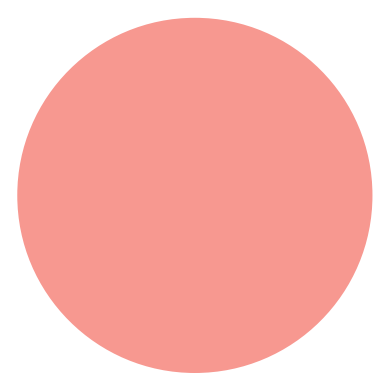
6:30-7:00pm - Meet and greet around panels

7:00-7:20pm - Opening remarks by City staff and the project team

7:20-8:00pm - Questions and discussion with City staff and project team



Winter
2019

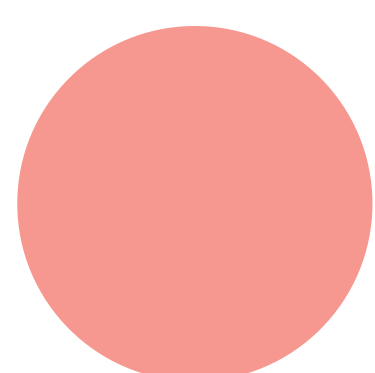


Staff Information Report to Council + Statutory Public Meeting

Planning staff will incorporate comments from City, Region and external agencies, committees, and feedback from the community to provide an update to Council on the application.



Winter/
Spring
2020

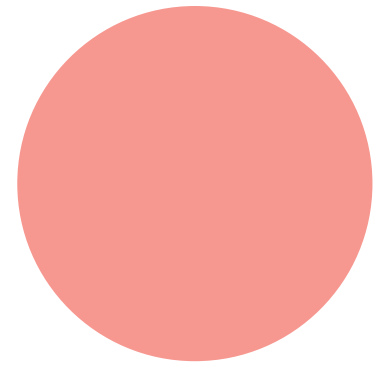


Resubmission and Detailed Design

Based on comments received, the project team will refine and resubmit the Zoning By-law Amendment application.



Spring
2020



Council Consideration of the Application

City Council will consider and make a decision on the the revised ZBA application.

Liverpool House Site in History

The Liverpool House site has hosted several uses throughout its history, including agricultural, residential, hotel, retail and restaurant uses. Constructured in 1878 as a highway hotel, Old Liverpool House has since been renovated, expanded, relocated, and set in various landscape settings to accommodate the needs of its tenants and adjacent infrastructure.



Liverpool Arms Inn, pictured behind a group of men working, prior to its relocation (1970)



Newspaper advertisement for the Liverpool Arms Inn (1929)



Luella Black (left) and a friend, on her property on the southwest corner of the intersection (1929)



Enclosed porch and new signage following renovations (Pickering Public Library, no date)

1878: Date of construction

1878: Seckler's Hotel

1929: Liverpool Arms Inn

1942-1970: Liverpool Arms Inn and a general store at the base of the building

1970s: Building relocated north from the streets' edge to accommodate the widening of Kingston Road

1980s: Building underwent renovation for a new restaurant use, this included replacing the porch, windows, paving the surrounding lands for a parking lot and a rear addition

Present: Remains as restaurant use

Liverpool House Site Today

Today, the Liverpool House site is occupied by three buildings, 129 surface parking spaces, and a small private yard. Old Liverpool House at the southern portion of the site is currently home to Liverpool John's Pub and Restaurant. The middle of the site is occupied by a commercial plaza, and to the north by a daycare. The site is bordered by residential uses to the north and west, and strip retail and commercial uses and amenities located along and across Kingston Road.



Site Area: 0.91 ha

1

1294 Kingston Road
(‘Old Liverpool House’)
3,200 sq. ft.
Restaurant use
Built in 1878

2

1848 Liverpool Road
11,800 sq. ft.
Commercial uses:
bank, hair studio,
daycare, restaurants

3

1852 Liverpool Road
1,350 sq. ft.
Residential conversion:
daycare building and
playground



Old Liverpool House facing Kingston Road



Commercial complex and surface parking along Liverpool Road



Old Liverpool House facing Liverpool Road



Western edge of site along Kingston Road



Bus rapid transit stop on Kingston Road



View of Liverpool House from Glendale Drive

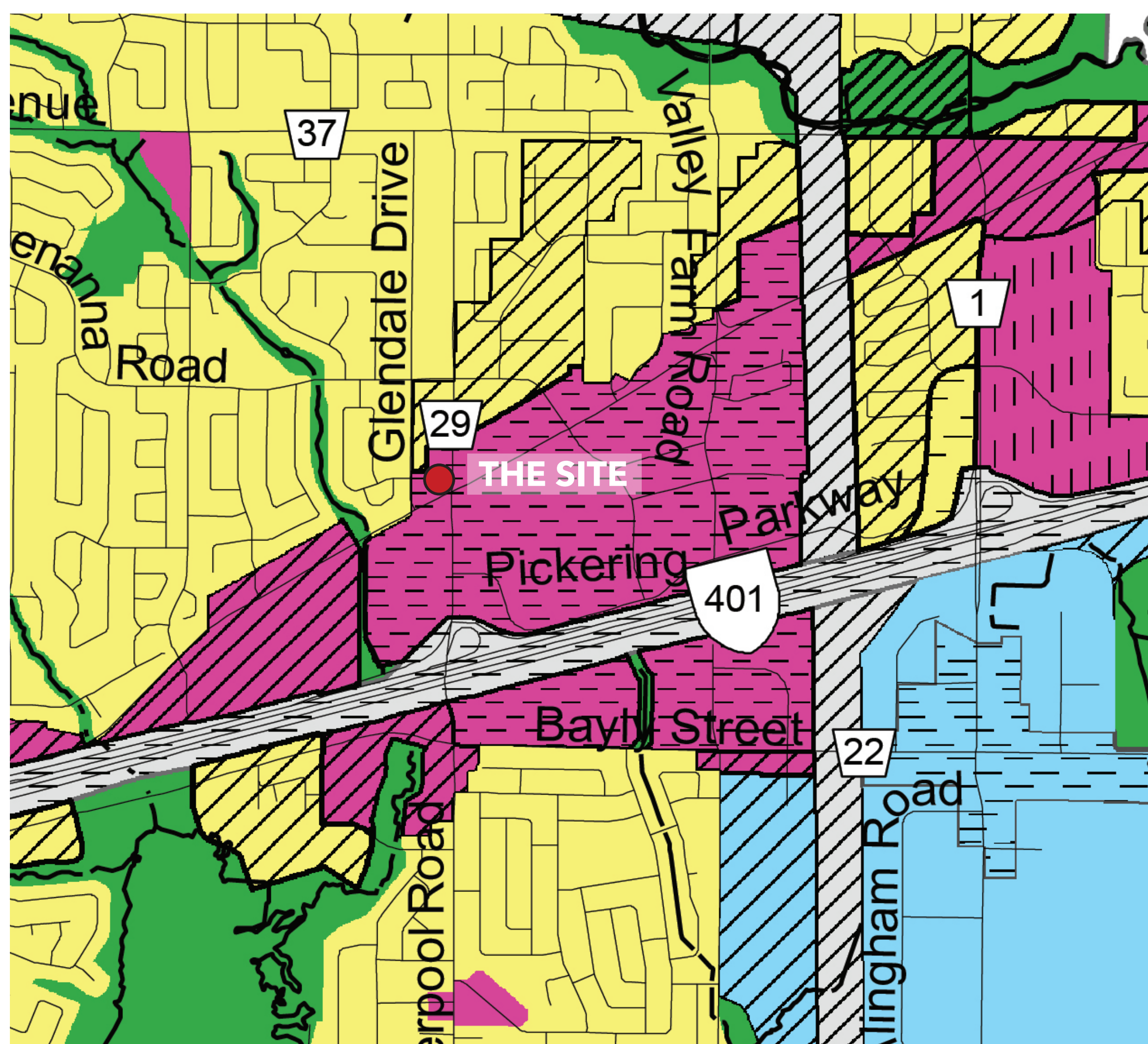
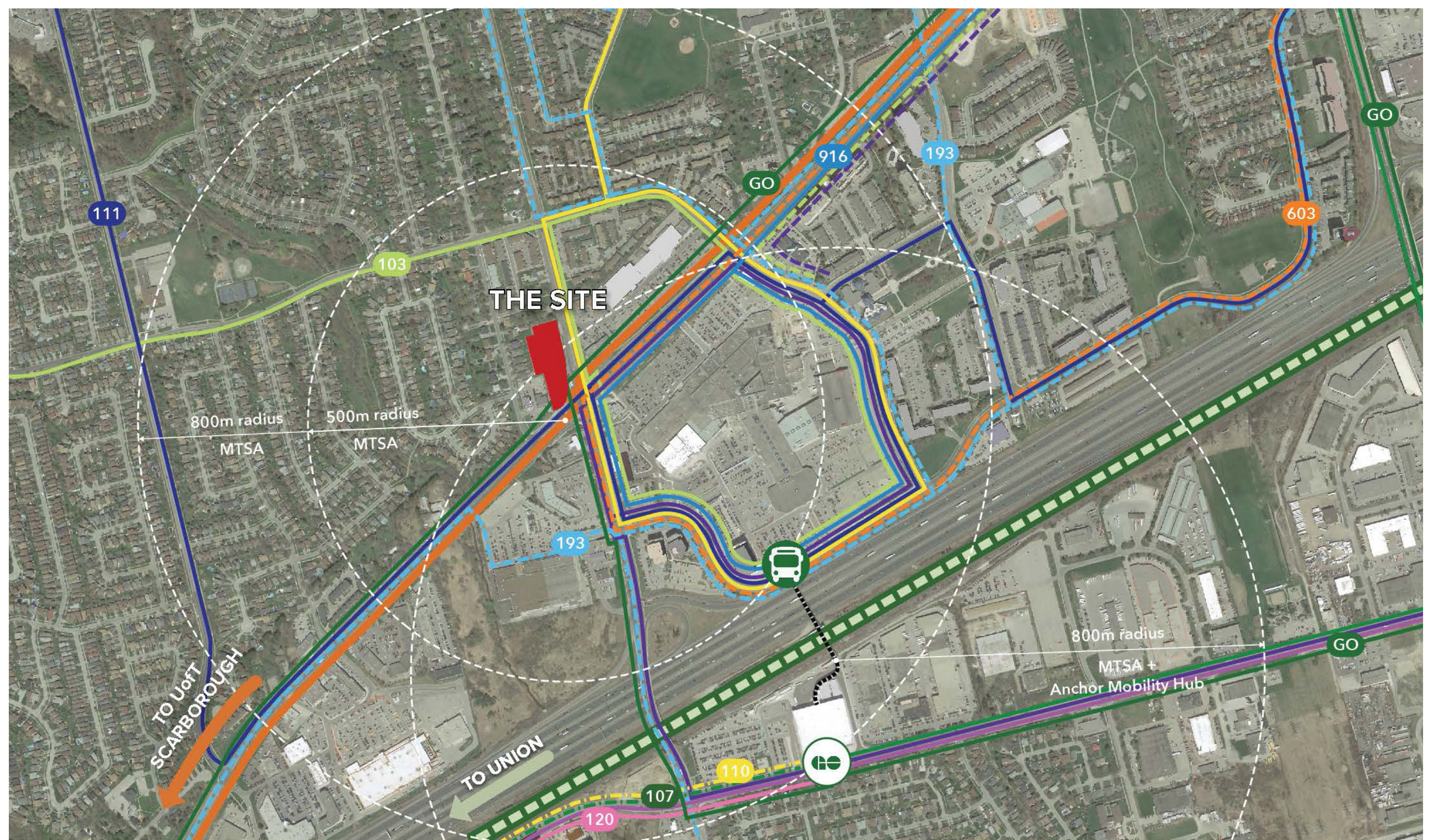


Commercial uses at north end of site along Liverpool Road

Planning Policy Context

The Liverpool House site is located in the Downtown Pickering **Urban Growth Centre** as designated in the **Growth Plan for the Greater Golden Horseshoe**. As such, this area is planned to achieve a minimum density of 200 residents and jobs per hectare by 2031. The **Durham Regional Official Plan** directs development in this **Regional Centre** to be high density, predominantly high-rise, people-oriented, and accessible by transit.

The site is also within a **Major Transit Station Area** (MTSA). The Growth Plan requires that development in MTSA's be transit-supportive, encourage active transportation and have a diverse mix of uses and activities.



Open Space System	Land Use Structure	Freeways and Major Utilities
Seaton Natural Heritage System	Urban Residential Areas	Controlled Access Areas
Natural Areas	Low Density Areas	Potential Multi Use Areas
Active Recreational Areas	Medium Density Areas	Seaton Symbols
Marina Areas	High Density Areas	District Park
Hamlet Heritage Open Space	Mixed Use Areas	Community Park
Rural Settlements	Local Nodes	High School
Rural Clusters	Community Nodes	Other Designations
Rural Hamlets	Mixed Corridors	Prime Agricultural Areas
	Specialty Retailing Node	Deferrals
	City Centre	Greenbelt Boundary
	Employment Areas	
	General Employment	
	Prestige Employment	
	Mixed Employment	

The **City of Pickering Official Plan** designates the site as **City Centre Mixed Use** and recognizes the intersection of Kingston and Liverpool Roads as a **Gateway to the City Centre**. Policies and Urban Design Guidelines for the City Centre support:

- The highest mix and intensity of uses
- Transformation of strip-commercial sites into mixed-use development for additional housing near transit and conveniences
- Tall buildings on all four corners of the Kingston and Liverpool Road Gateway
- Enhanced public realm and active uses at the base of buildings

City Centre Zoning By-law 7553/17 permits **up to 5.75 FSI** and **mixed use** development of up to **47 metres (15 storeys)** in height on the site. The proposed development substantively aligns with as-of-right permissions, seeking relief on maximum height for the proposed southern building only.

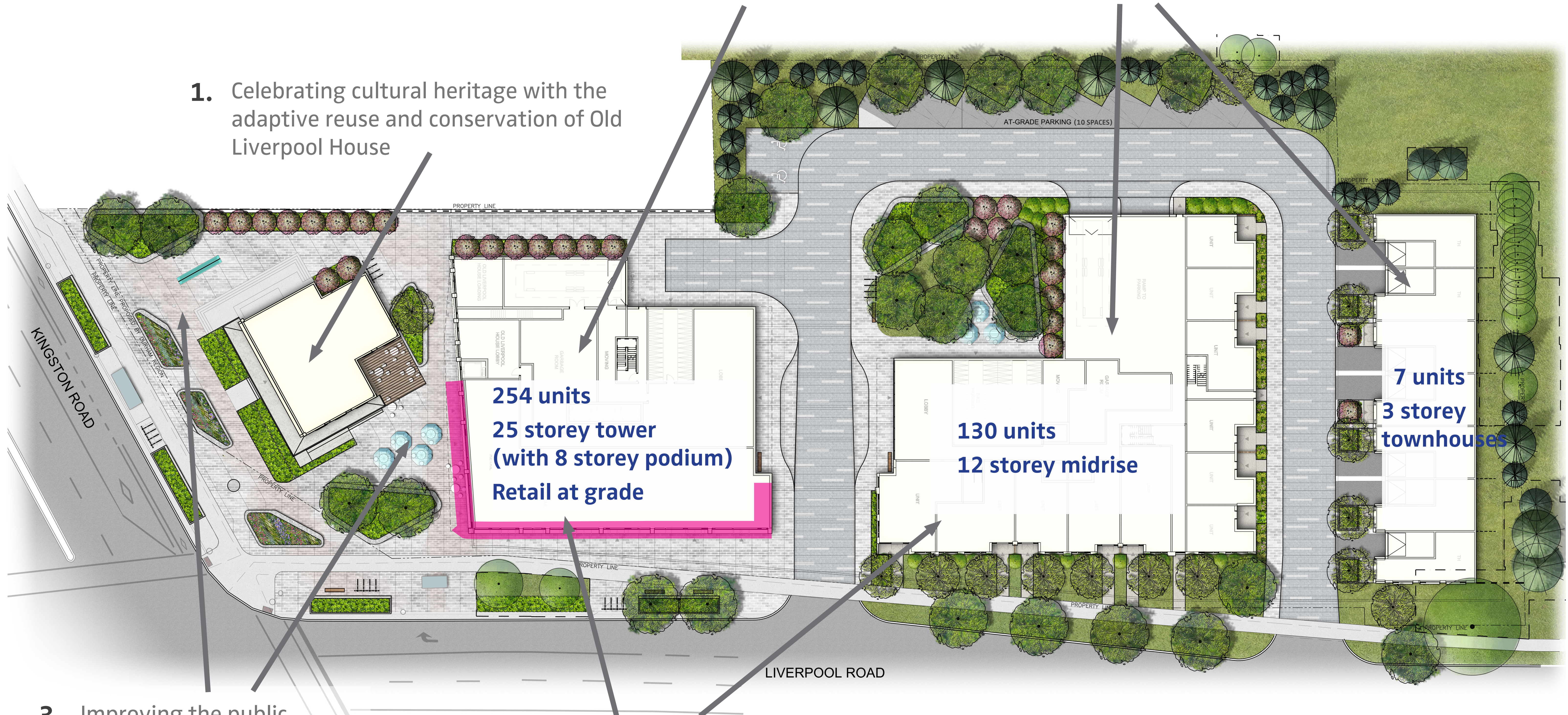
The Opportunity



1. Celebrating cultural heritage with the adaptive reuse and conservation of Old Liverpool House

2. Creating a landmark building at the gateway to the City Centre

6. Transition in scale and height to residential to the north



3. Improving the public realm and creating new open spaces animated with retail and restaurants

4. Transit-supportive intensification in proximity to nearby transit, active transportation routes, and amenities

5. A range of housing including townhouses, midrise development, and a tower building with mixed use podium

The proposed development at a glance



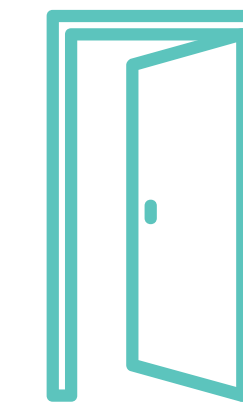
Proposed development - View looking northwest at intersection of Kingston and Liverpool Roads



33, 200 SQM
Total GFA (3.6 FSI)



Building Heights
25-storey tower
12-storey midrise
3-storey townhouses



391 Units
60 Bachelor
136 One Bedroom
85 One Bedroom + Den
72 Two Bedroom
38 Three Bedroom



850 SQM
Total at-grade retail and commercial space



420 SQM
Retained retail (Old Liverpool House)



512 SPACES
Below and at-grade parking



Proposed at-grade retail and open space at base of 25-storey building



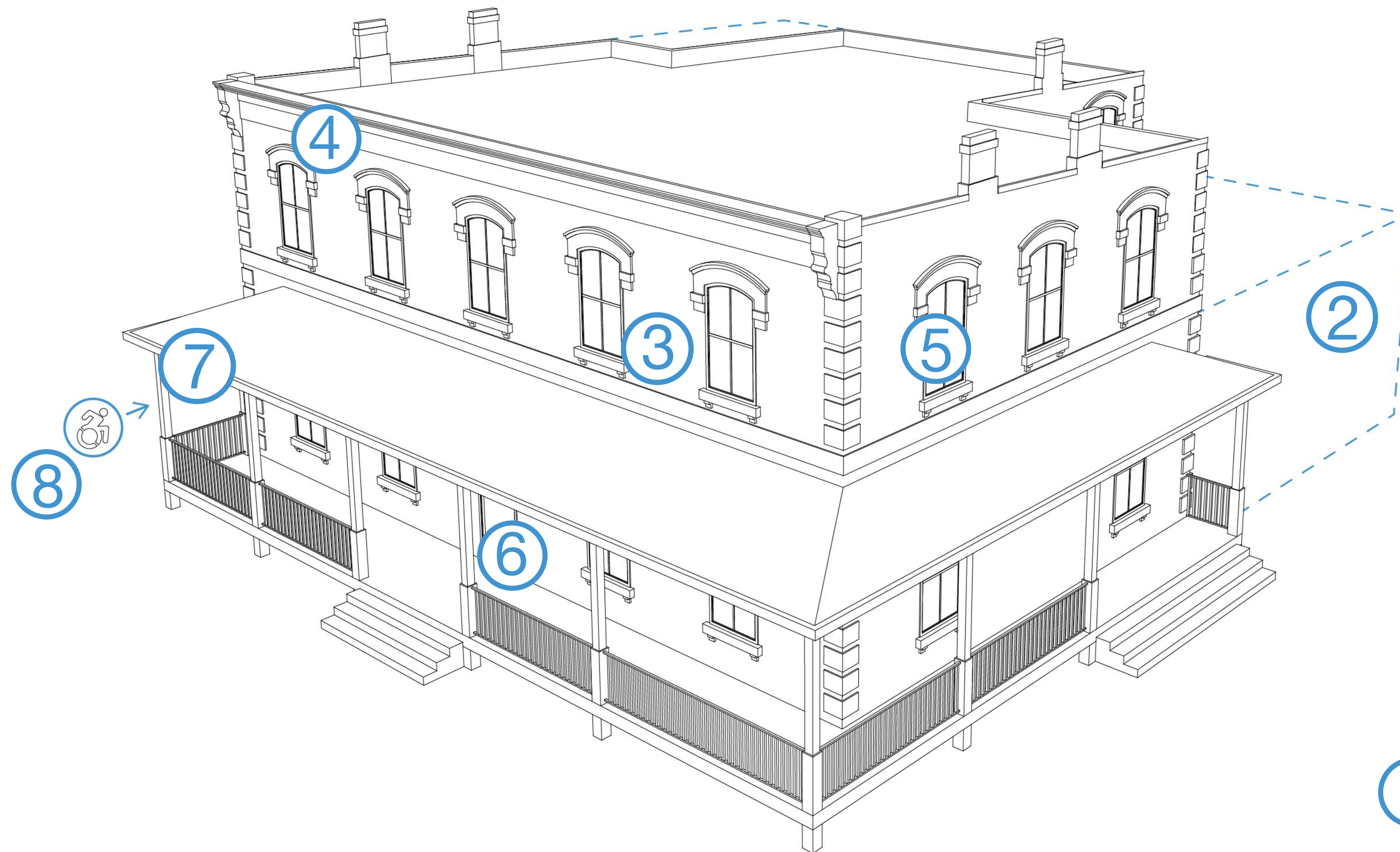
Proposed 8-storey podium facing Liverpool Road



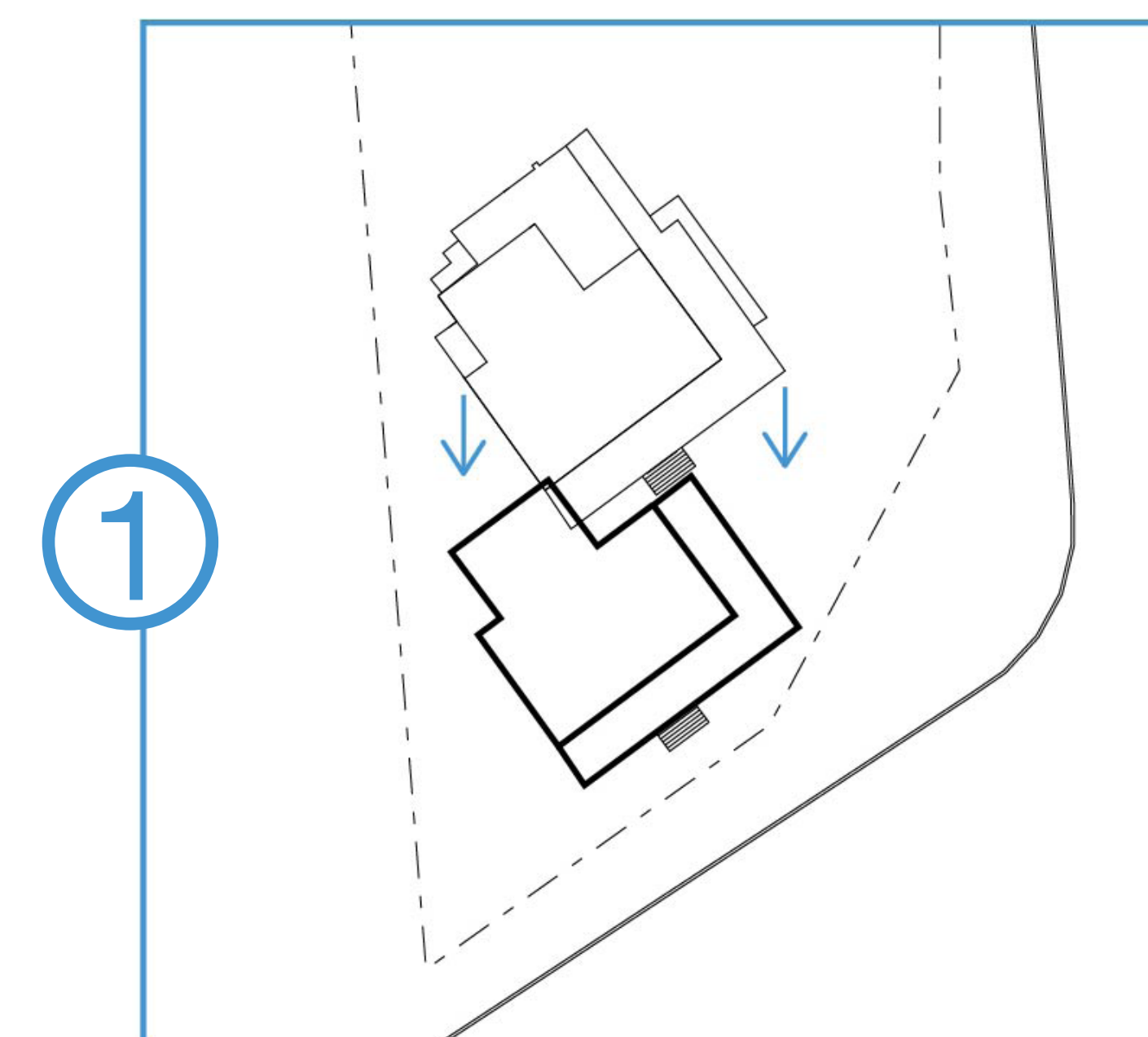
Proposed development - View looking southwest along Liverpool Road

Approach for Old Liverpool House

Altona Group is proposing to conserve and retain restaurant and commercial uses in the Old Liverpool House building. More specifically, the following restoration program is proposed:



1. Move building approximately 10m to the south to place prominently along Kingston Road frontage
2. Remove later additions, metal stairs, wood deck, signage and contemporary chimneys
3. Clean and repair masonry
4. Repair and repaint original wood features
5. Reinststate original window openings & match original window profiles
6. New sympathetic exterior doors and frames
7. Replace covered porch with open porch
8. Provide for universal accessibility



Movement and Circulation

Existing Site

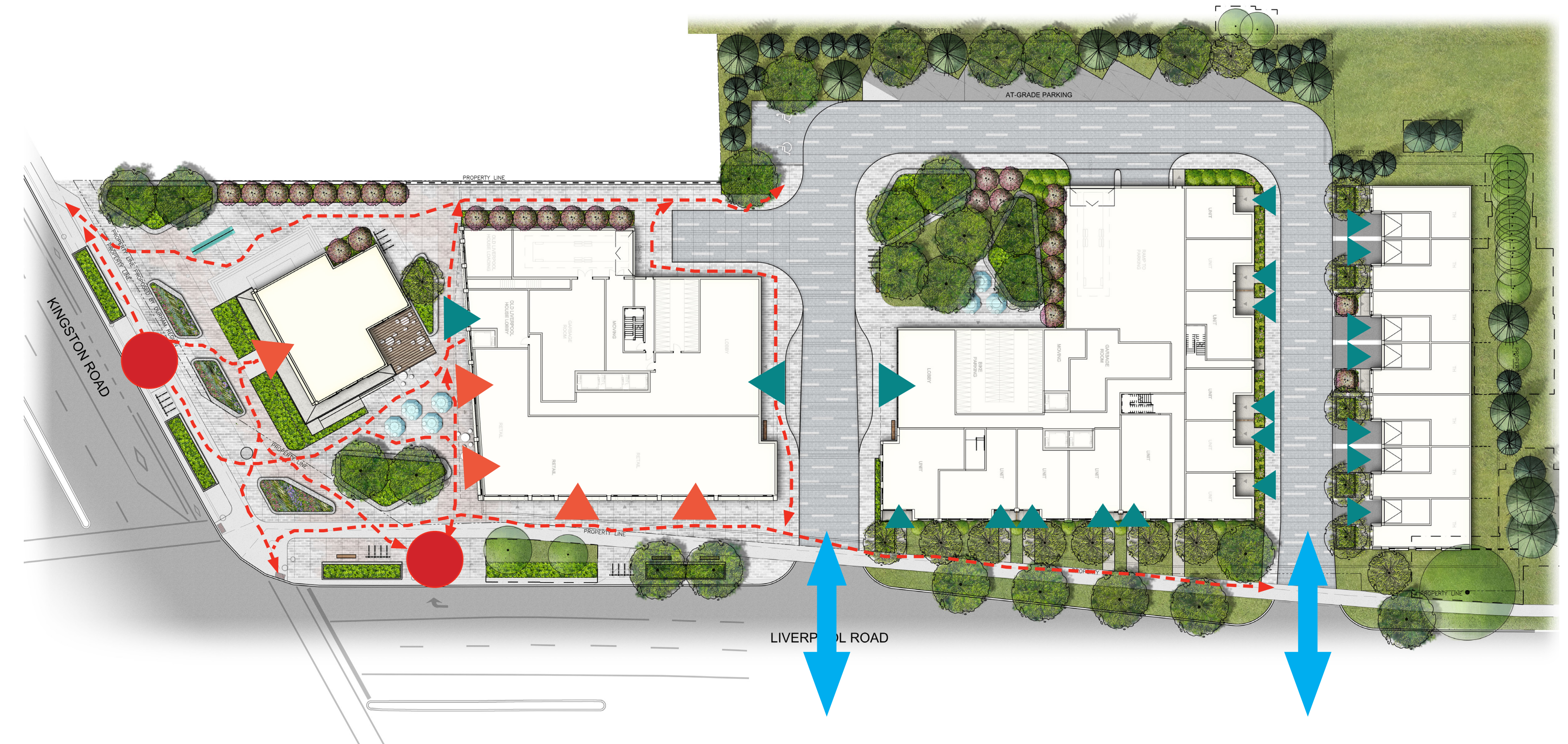


129 surface parking spaces

2 vehicular access points

Transit station waiting areas on Kingston and Liverpool Roads - pedestrian access blocked by existing brick fence

Proposed Site Plan



512 parking spaces (488 underground; 10 surface spaces; 14 townhouse spaces)

2 vehicular access points

Transit station waiting areas integrated with public realm, improved pedestrian circulation

254 bicycle parking spaces