

**Amendment ##
to the City of Pickering Official Plan**

Amendment ## to the Pickering Official Plan

Purpose: The purpose of this Amendment is to increase the minimum net residential density from 30-80 units per hectare to 230 units per net hectare for the lands located at the north of Granite Court and west of Whites Road South, to facilitate the development of a 10-storey, 262-unit apartment building, including a non-residential floor area of 81 square metres.

Location: The Amendment affects an area of approximately 1.19 hectares, located at the north of Granite Court, west Whites Road South, east of the Rail Corridor, Municipally known as 720 Granite Court and legally described as 'PT BAYLY STREET, PL 40M-1334, PTS 1, 2 & 3, 40R18421, S/T EASE OVER PT 2, 40R18421 AS IN LT86838, S/T EASE OVER PT 3, 40R18421 AS IN LT100421'.

Basis: The Amendment is based on an application to amend the City of Pickering Official Plan (File: OPA 23-004/P) as submitted by 1334281 Ontario Limited, who proposes to develop the subject lands with a 10-storey mixed-use building containing 262 dwelling units, and 81 square metres of non-residential floor area.

The proposed development is located within the *Mixed Use Area – Local Node* designation of the City of Pickering Official Plan, which permits residential uses, and is envisioned to have the highest levels of activity within the City, with the scale and extent to which a use may be allowed, to be reflective of the context of the area. Performance standards reflective of same are to be established within the Zoning By-law, with a general intent to encourage intensification.

The maximum residential density for this designation is 80 dwellings per net hectare, with a maximum floorspace index (FSI) of 2.0. The residential density of the proposed development is approximately 221 units per net hectare which exceeds the provisions of the Official Plan policies. The proposed FSI is 1.70, which complies with the provisions of the Official Plan.

The proposed development represents a compact, transit supportive, intensified urban form which is consistent with the policies of the Provincial Planning Statement (PPS). The lands are within the City of Pickering *settlement area*, wherein they are also within a *strategic growth area*, and *designated growth area*. The proposed development will make more efficient use of existing municipal infrastructure and public service facilities. The PPS identifies that *settlement areas* are to be the focus of growth and development, and should be focused in *strategic growth areas*. Land use patterns are to be based on densities and a mix of land uses that efficiently use the infrastructure and public services planned for the settlement areas, and which support transit and active transportation. The subject lands abut an Arterial road along which transit presently operates, and is proximate to existing bus stops along Whites Road South and Oklahoma Drive, as well as within a 10-minute walk of the transit opportunities along the Kingston Road Corridor. This context affords future residents with easy access to existing public transit opportunities.

The PPS also provides that Municipalities are to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by permitting and facilitating all housing options, and promoting densities which efficiently use land and resources. The development of the site with 262 apartment dwelling units will diversify and increase the availability and variety of housing options within the neighbourhood, and will more efficiently utilize existing municipal services and facilities already present in the area.

The City of Pickering is further identified as a *Large and Fast Growing Municipality*, which are encouraged to plan for a target of 50 residents and jobs per hectare, while also supporting general intensification and redevelopment to achieve complete communities by planning for a range and mix of housing.

The proposed development will contribute to the intensification of urban lands within the City of Pickering with a complementary and compatible built form, that provides sufficient setbacks to the adjacent rail corridor, and presents a pedestrian scale built form through the implementation of building step-backs along the various facades. Transition to the adjacent low-rise neighbourhoods is achieved through the maintenance of a 45-degree angular plane projected from the opposite sides of Whites Road South and Granite Court. The subject lands are suitable for the proposed use and would be compatible with the existing and designated uses of surrounding lands.

Supporting documentation has been provided which confirms that the proposed development is feasible, will meet appropriate standards and can be accommodated by existing municipal infrastructure. Further, traffic generated by the proposed development is not anticipated to have any impact on the existing transportation network. A Land Use Compatibility Study concluded that adverse air quality impacts are not to be anticipated, and that any perceived impacts may be mitigated. Similarly, the study has concluded that the design of the building effectively mitigates off site noise impacts such that the applicable Provincial guidelines will be met through the inclusion of warning clauses. A Functional Servicing and Stormwater Management Report concludes that the proposal will connect to the existing sanitary and storm sewer network, and that said infrastructure has sufficient capacity to accommodate post-development flows from the property.

Actual

Amendment: The City of Pickering Official Plan is hereby amended by:

1. By re-alphabetizing subsection 12.4 West Shore Neighbourhood Policies, in order to incorporate the following new subsection:

 “12.4(e) despite Section 3.6(c)(ii) and Table 6, establish a maximum residential density of 230 units per hectare for the lands located on the north side of Granite Court, west of Whites Road South, municipally known in 2023 as 720 Granite Court, and legally described as ‘PT BAYLY STREET, PL 40M-1334, PTS 1, 2 & 3, 40R18421, S/T EASE OVER PT 2,

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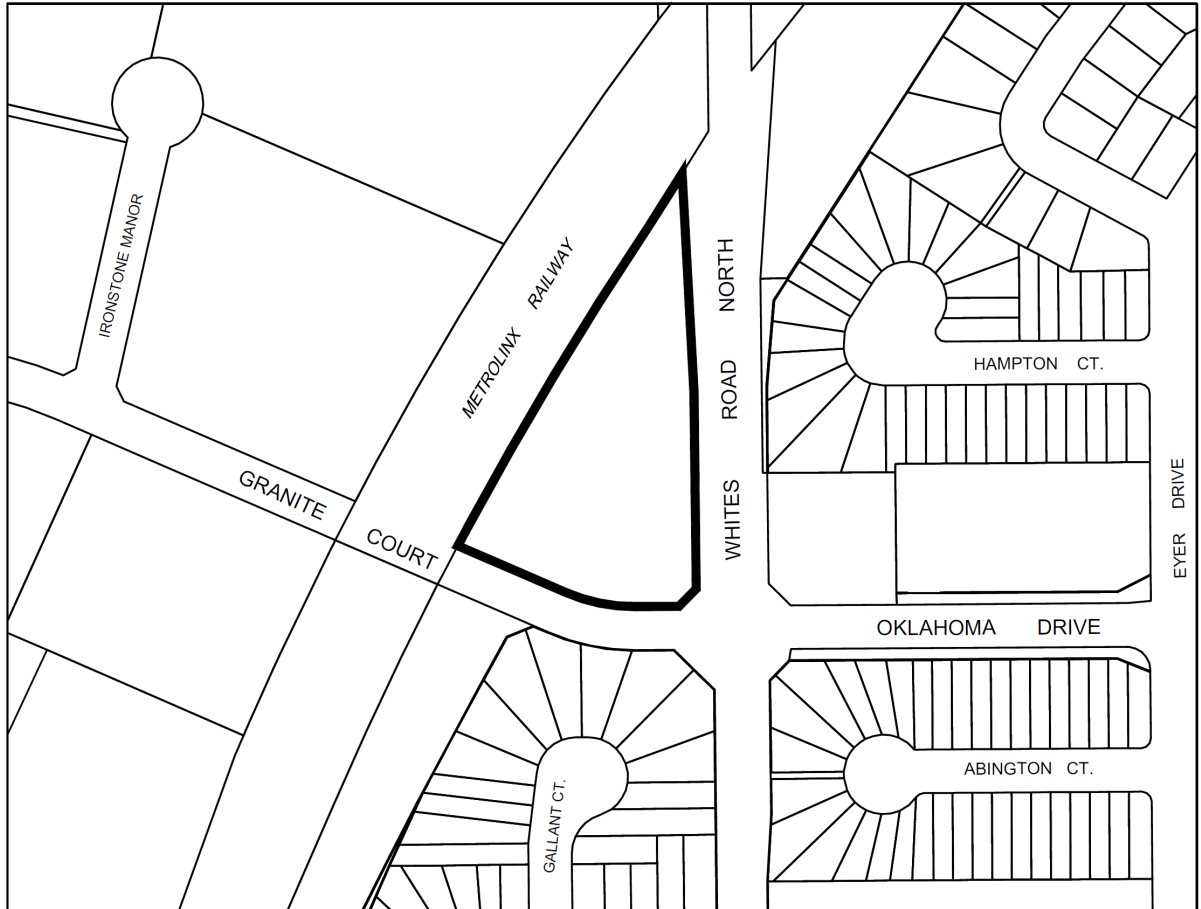
September 2024

**40R18421 AS IN LT86838, S/T EASE OVER PT 3, 40R18421 AS IN
LT100421', as shown on Schedule 'A' to this Amendment"**

Implementation: The provisions set forth in the City of Pickering Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the City of Pickering Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment.

Schedule "A" to Draft Proposed Official Plan Amendment No. ____
to the City of Pickering Official Plan



SUBJECT LANDS

PLAN 40M-1334
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

