



1942 WOODVIEW AVENUE
PICKERING, ONTARIO

PLANNING JUSTIFICATION REPORT

NOVEMBER 2023

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1.0 EXECUTIVE SUMMARY

MPLAN Inc. was retained by 10861808 Canada Corp (the “Applicant”) to provide a Planning Justification Report and supporting implementation documents for a proposed townhouse development on the subject site, which is located on the west side of Woodview Avenue, south of Finch Ave. in the City of Pickering. The property is known municipally as 1942 Woodview Avenue (hereafter, the “subject property”).

This report:

- Provides a detailed land use planning evaluation for the development of the site with access from Woodview Avenue.
- Sets out the planning justification for a new townhouse development on the subject site that will replace the existing low-density residential use;
- Supports the approval of a site-specific Zoning By-law Amendment to permit the proposed townhouse development.

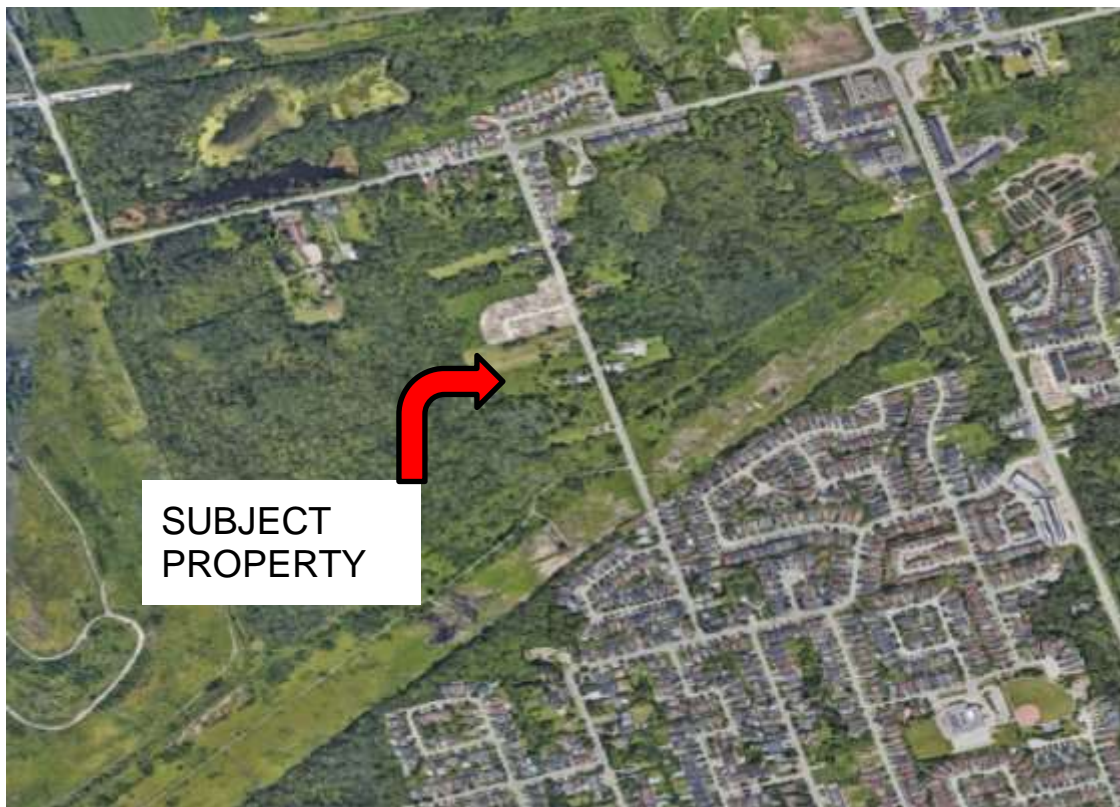


Figure 1: Location of Subject Property in Pickering, Ontario. Google Maps.

2.0 SITE AND SURROUNDING AREA

2.1 EXISTING LAND USE

The subject property fronts onto the west side of Woodview Avenue, approximately 550m south of Finch Ave (refer to location map in the appendix). The property has a frontage of 66.1m, a lot depth of 183m and an area of 12,136.08 m². The property currently is occupied by a one-storey single detached dwelling with access by a private driveway from Woodview Ave. The proposed Zoning By-law amendment is to change the zoning from agriculture to residential land use, similar to the existing development to the north now named 'Bralorne Trail'.

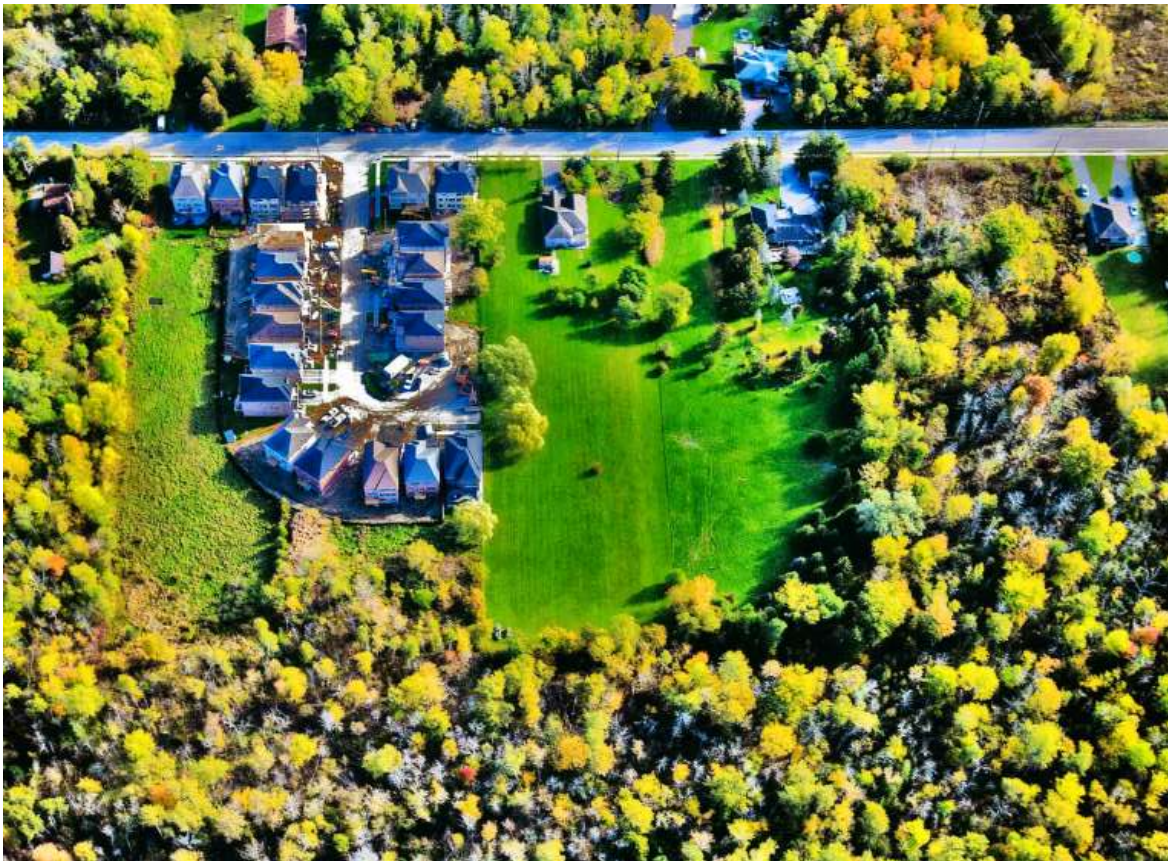


Figure 2: Aerial view of subject site taken from the west by Michael Manett on October 18, 2021

2.2 SURROUNDING LAND USE

The subject property is located in the western area of the Rouge Park Neighbourhood. The Rouge Park Neighbourhood is within an area bounded by Rouge National Park to the west (and Pickering-Toronto Boundary), the C.P. Rail Line to south, an open space area east of Rosebank Road to the east, and the Ontario Hydro transmission corridor to the north. This broad area is a diverse mix of low-density residential, open space and undeveloped areas. It is surrounded by expansive forests, nestled between single – detached residential communities to the south along Woodview Avenue, and other low-rise residential single detached homes to the North, along Finch Ave. The two primary roads in the Neighbourhood are Finch Avenue and Altona Road. The property to the east of the subject site is a large rural property and to the north is a rural lot and a newly constructed low-density residential development with 21 separate lots with single-detached homes fronting on Bralorne Trail. This site currently has access to the major road networks via Woodview Ave.



Figure 3: Aerial view with architectural rendering & lot lines

3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT DESCRIPTION

The proposed development is for the construction of two-and-a-half storey townhome residential dwellings with a proposed future road connection to the adjacent existing lot to the north that will provide for a connection to Bralone Trail north of the adjacent lot. The proposal will have 21 freehold townhouse units/lots within three townhouse blocks with dedicated open space to the west of the lot, where a cul-de-sac is proposed, adjacent to Rouge National Urban Park. No further development is proposed for the western part of the lot that backs onto the parkland.

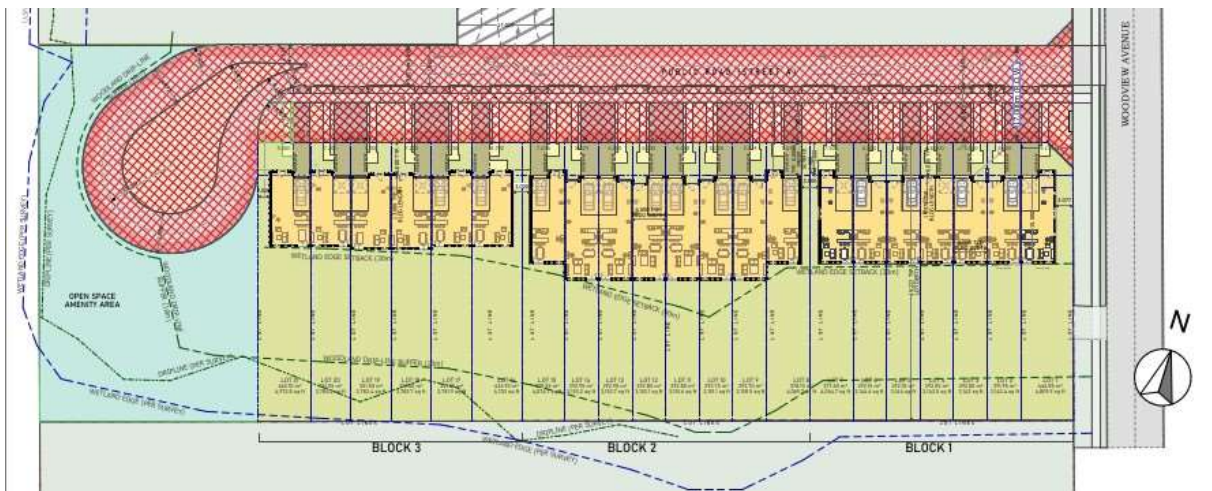


Figure 4: Proposed Site Land Use Plan by PS Architects



Figure 5: Northeast Perspective by PS Architects.

3.2 DEVELOPMENT STATISTICS

The total size of the lot is 3 acres and has an area of 12,136.0m² and will have a net lot area of 1.75 acres (7,103m²). The 21 proposed two-storey townhouse dwellings will have a total area of 5,325.3 m² of building floor area. The density will be 29.65 units per net hectare. The FSI will be 0.44 of the total lot area and 0.75 of the net lot area. The coverage will be 16.9% of the total lot area.



Figure 6.: North Perspective by PS Architect



Figure 7:Context Plan - Google Earth (Northeast View) by PS Architect

4.0 POLICY ANALYSIS

PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) promotes efficient development and land use patterns through intensification and redevelopment with densities that efficiently use land and resources.

PPS policies supported by the subject application include:

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) always maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

b) Always maintain where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.2 Where an upper-tier municipality conducts planning:

a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and

b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities.
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.5.1 Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.
- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas

4.1.1 ANALYSIS OF THE PROVINCIAL POLICY STATEMENT (2020)

With respect to the subject proposal, as designed, it provides for a significant redevelopment of an existing site that has been underutilized for many years. The proposed development will contribute to the growth of Pickering urban area and provide for intensification of underutilized land. The design of the project provides for a compact built form that properly addresses its strategic location and takes advantage of the fact that it can provide alternative built form residential development options in the area making full and efficient use of land, resources, infrastructure and public service facilities. The proposal is intended to contribute to the range of housing options in the Town, providing accessible and large family sized units. Through the proposed development standards for the project, because of the design and density of the development, land consumption will be minimized, and servicing will be cost effective due to economies of scale. The new development will contribute to meeting the minimum targets for the provision of housing and population growth set out by the province for this area while delivering a compact development that maintains appropriate levels of public health and safety.

4.2 GROWTH PLAN (2020)

The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) provides overarching policy direction on a town-wide or Regional-scale, and places an emphasis on directing a significant portion of new growth to built-up areas of the community through intensification. The Growth Plan further provides for building compact, vibrant and complete communities by optimizing the use of existing and new infrastructure to support growth in a compact, efficient form. This is intended to be done through intensification and optimizing the use of the existing land supply. The direction is for the building of complete communities that are well-designed, offer exceptional potential for urban area growth and accommodating people at all stages of life and has the right mix of housing.

Policies supported by the proposed development in The Places to Grow Growth Plan for the Greater Golden Horseshoe (2020) include:

2.2.1 Managing Growth

1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
 - c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and

d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
- ii. establishing targets for affordable ownership housing and rental housing;

b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);

c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;

d) address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans”; and

e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.

2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality.

3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

4. Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

5. When a settlement area boundary has been expanded in accordance with the policies in subsection 2.2.8, the new designated greenfield area will be planned in accordance with policies 2.2.6.1 and 2.2.6.2.

4.2.1 ANALYSIS OF THE GROWTH PLAN (2020)

The subject site is within a changing rural area that is close to built-up residential communities. There is a site two properties to the north (Bralorne Trail) that has recently finished construction with single detached residential dwellings. The redevelopment of this site supports intensification and provides a density that is appropriate for the addition of new mixed housing into the neighbourhood. The proposed redevelopment of this site is fully supportive of the direction and policies of the Provincial Places to Grow Growth Plan for the Greater Golden Horseshoe. The proposed development represents a major shift away from single detached dwellings and provides for greater intensification with 21 townhouse dwellings that respect and compliment the natural environment around the site.

4.3 REGION OF DURHAM OFFICAL PLAN (2020)

The subject site is designated “Living Areas” and “Major Open Space Areas” in the ROP. Living Areas permit a full range and mix of housing types, sizes and tenure to serve the various housing needs of the community. Living Areas shall also be developed in a compact form through higher densities and by intensifying and

redeveloping existing areas, particularly along arterial roads. Major Open Space Areas shall predominantly be for conservation use and recreational uses in urban areas. The open Space

Housing

4.1 Goal

4.1.1 To provide a wide diversity of residential dwellings by type, size and tenure in Urban Areas to satisfy the social and economic needs of present and future residents of the Region.

4.2 General Policies

4.2.1 Policies that will enable a wide variety of housing by type, size and tenure in Urban Areas shall be contained within area municipal official plans.

4.2.2 The maintenance and improvement of the existing housing stock shall be encouraged.

4.2.3 The conversion of rental housing units to condominium tenure shall be discouraged.

4.2.4 Regional Council shall require at least 25% of all new residential units produced within each area municipality, to be affordable to low and moderate income households.

4.2.5 Regional Council shall, in consultation with the area municipalities and the Provincial Government, undertake a comprehensive study examining methods of achieving higher residential densities in Urban Areas, such as development standards, performance standards and intensification opportunities, with such study to form the basis for more detailed policies to be incorporated into the Plan by amendment.

4.2.6 The Region shall maintain the ability to accommodate residential growth in Urban Areas Region-wide, for a minimum of 10 years through intensification, redevelopment and if necessary, on lands designated and available for residential development, and a 3-year supply of residential units available through intensification and redevelopment and land in draft approved and registered plans of subdivision/condominium.

4.3 Policies

4.3.1 In the consideration of development applications, Regional Council shall, in conjunction with the respective area municipality, ensure that a wide range of housing is provided in Urban Areas. In areas outside of Urban Areas, housing choice shall largely be limited to single detached dwellings, consistent with the character of the area. 22

4.3.2 Regional Council shall support opportunities to increase the supply of housing in Urban Areas through intensification, taking into account the adequacy of municipal services and the physical potential of the housing stock. Housing intensification shall include, but not be limited to, the following:

- a) the conversion of single detached dwellings into multiple residential units;
- b) the conversion of industrial or commercial buildings, or portions thereof, into residential units, in accordance with Policy 8C.2.16 and other objectives of this Plan;
- c) the creation of new residential units on vacant or underdeveloped lands through infilling in Urban Areas; and
- d) the creation of residential units above commercial uses, with preference being given to development located adjacent to arterial roads and/or in close proximity to transit routes.

4.3.6 Regional Council shall promote the utilization of Federal and/or Provincial programs for the provision of assisted housing for families, seniors and special needs groups.

4.3.7 Regional Council shall regularly monitor the housing market, including the following:

- a) the range of housing types produced on new residential lands and through the intensification of previously developed, serviced lands, annually;
- b) house prices, by housing type, relative to the distribution of income within the Region, annually;
- c) new and innovative types of affordable housing, and the means by which affordable housing may be supplied;
- d) the provision of, and requirements for, special needs housing;
- e) progress in meeting established housing targets; and
- f) the adequacy of the supply of land, at least every 5 years.

4.3.8 Councils of the area municipalities are encouraged to identify local needs and to adopt appropriate housing policies

ANALYSIS OF DURHAM REGION OFFICIAL PLAN (2020)

The proposed development is consistent with the applicable policies of the Durham Regional Official Plan, as it provides an appropriate intensification of underutilized lands. The proposed development meets the minimum intensification targets set forth in the Durham Official Plan. The development is consistent with the general development policies of 8.2.1 and 4.1 4.2 and 4.3, as it will provide residential intensification of a vacant site, which will increase the housing supply in the Region. The proposed development represents compact urban form, with higher densities, which will help the Region reach population and employment forecasts. The location of the site adds to a mix of housing that will integrate with a new neighbourhood to the north while respecting the Rouge Park lands adjacent to the West. The site is within a short walking distance of the nearest major intersection at Finch Avenue and Altona Road which will provide future residents and users with greater access to the broader transit system, linking to other areas of the Town and Region.

4.4 CITY OF PICKERING OFFICIAL PLAN (2020)

The subject site is designated “Urban Residential – Low Density Areas” under the Pickering Official Plan (POP). This designation permits a net density of up to and including 30 units per net hectare. The proposal has a net density of 29.6 units/ha. The subject property is located within the Rouge Park Neighbourhood (Neighbourhood 14, Map 24). The following policies apply to the proposed development.

- 2.1 City Council establishes the purpose of the Pickering Official Plan as:
To promote a complete community by sustaining healthy urban, rural and ecological systems, and facilitating beneficial and supportive interactions amongst these systems.

Interconnectedness of Ecological, Urban and Rural Systems

- 2.2 In promoting a complete community, City Council:
- (a) recognizes the interconnectedness of the ecological, urban and rural systems; and
 - (b) shall consider the potential effects of its decisions and actions in relation to all three systems.
- 3.2 Land Use Objectives
- (d) promote a land use pattern in urban areas in support of compact urban form, active transportation, placemaking, public transit and energy conservation;
 - e) while maintaining the character of stable residential neighbourhoods, increase the variety and intensity of land uses and activities in the urban area, particularly on lands designated Mixed Use Areas, and Employment Areas;
 - (f) while maintaining rural character and preserving agricultural land, increase the variety and intensity of land uses and activities in the rural area, particularly in Rural Hamlets;

(g) protect the significant and sensitive natural resources within and outside the City's Natural Heritage System from inappropriate land uses and activities; and

(h) involve residents, business-people, landowners, relevant public agencies, and other interested groups and individuals in land use decisions affecting the City.

3.5 Open Space System

City Council:

(a) shall recognize as Open Space System on Schedule I, a connected and integrated natural heritage system of significant valleylands and stream corridors; shorelines; areas of natural and scientific interest; wetlands; significant woodlands; major parks, recreational and conservation areas; marina areas, and other major blocks of land comprising natural core areas, corridors; Natural Core Areas and Natural Linkage Areas on the Oak Ridges Moraine; and the Seaton Natural Heritage System within the Central Pickering Development Plan;

(b) may zone lands designated Open Space System, for one or more purposes as set out in Table 3, in accordance with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable, and in so doing will apply appropriate performance standards, restrictions and provisions;

(c) shall recognize that the Open Space System includes key natural heritage and key hydrologic features which have related minimum areas of influence and minimum vegetation protection zones (see Sections 16.42 and 16.51)

3.9 Urban Residential Areas

City Council:

(a) shall recognize as Urban Residential Areas on Schedule I, those areas in the City intended primarily for housing and related uses and activities, including group homes and home occupations;

(b) may zone lands designated Urban Residential Areas for one or more purposes as set out in Table 8, and in so doing will apply appropriate performance standards, restrictions and provisions, including those set out in Table 9;

c) in establishing performance standards, restrictions and provisions for Urban Residential Areas, shall have particular regard to the following:

(i) protecting and enhancing the character of established neighbourhoods, considering such matters as building height, yard setback, lot coverage, access to sunlight, parking provisions and traffic implications;

(ii) restricting net residential densities to less than the maximums set out in Table 9 in response to provisions specified in a Part 3 Neighbourhood Plan (Chapter 12), or where neighbourhood character and/or environmental constraints warrant;

Table 8	
Designation	Permissible Uses (Restrictions and limitations on the uses permissible, arising from other policies of this Plan, will be detailed in zoning by-laws.)
Urban Residential Areas	Residential uses, home occupations, limited offices serving the area, and limited retailing of goods and services serving the area; Community, cultural and recreational uses; Community gardens; Farmers' markets; Compatible employment uses, and compatible special purpose commercial uses serving the area.

Table 9	
Residential Area Subcategory	Maximum and Minimum Net Residential Density (in dwellings per net hectare)
Low Density Area	up to and including 30
Medium Density Area	over 30 and up to and including 80
High Density Area	over 80 and up to and including 140

6.1 Housing Goal

City Council shall encourage a broad diversity of housing by form, location, size, tenure, and cost within the neighbourhoods and villages of the City, so that the housing needs of existing and future residents can be met as they evolve over time.

6.2 Housing Objectives

City Council shall:

- (a) encourage housing opportunities that respond to the existing and future needs and characteristics of the population;
- (b) ensure that a sufficient supply of designated and serviceable residential land is available to meet the existing and future housing needs of the City;
- (c) encourage the provision of an adequate range of housing and tenure types to be available and integrated within the City's neighbourhoods and villages to meet the needs of existing and future populations; and
- (d) encourage the provision of an adequate supply of housing throughout the City in terms of quantity, quality and diversity, including the provision of an adequate supply of affordable, rental, assisted and special needs housing.

6.3 Housing Mix and Supply

City Council shall promote an adequate supply and mix of housing by:

- (a) maintaining a minimum 10 year supply of residentially designated lands to meet anticipated long-term housing demands;
 - (b) maintaining a minimum 3 year supply of residential land in the form of draft approved plans and/or registered plans, to meet anticipated short-term housing demands;
 - (c) encouraging the production of new residential dwelling units in accordance with housing targets for average annual production, unit mix, and location, as established in Appendix I - Quality of Life Indicators and Performance Targets;
- and

(d) obtaining the following distribution of housing forms throughout the municipality during the timeframe of this Plan:

- (i) 57 percent single detached homes;
- (ii) 12 percent semi-detached homes;
- (iii) 19 percent attached homes; and
- (iv) 12 percent apartments.

Community Design

9.1 City Council shall promote developments at various scales which, through their adherence to principles of good, high quality community design, will and safety for all users, and evoke a desirable image and sense of place for the City.

9.2 To achieve the community design goal, City Council shall:

- (a) encourage the creation of an overall physical form for Pickering that is related to the scale and pace of pedestrians;
- (b) encourage private and public developments that offer pedestrians and users a high level of comfort, enjoyment and personal protection;
- (c) encourage private and public developments that provide an integrated mix of uses, activities and experiences;
- (d) encourage the design of road patterns, buildings and the spaces between them in a manner that supports an efficient public transit system and makes it easy for both pedestrians and vehicles to move about in a variety of directions;
- (e) encourage developments that are designed to fit their contexts by considering the mix of uses, and the massing, height, scale, architectural style and details of existing, adjacent buildings;
- (f) encourage developments that create spaces between and along buildings that are of high architectural and landscape quality, and contribute to and enhance the overall quality of Pickering's public realm;
- (g) encourage, where appropriate, the creation of landmarks and other distinctive elements including buildings, open spaces, landscapes and natural features that make it easy for people to understand where they are, and how they get to the various places, amenities and facilities they require;

- (h) encourage the design of buildings and places that can be used for a variety of purposes, and are capable of adapting over time to changing circumstances and opportunities;
- (i) encourage the use of colour, decoration and variation in material to create buildings, and the spaces around buildings, that are attractive for people to look at and use; and
- (j) encourage developments that establish appropriate relationships between built and natural environments, that ensure sensitive natural systems are protected and where possible enhanced and celebrate significant aspects of the natural and cultural landscape.

City Policy Rouge Park Neighbourhood Policies

The subject property is located within the Rouge Park Neighbourhood within is one of 15 urban neighbourhoods described in Chapter 12 of the Official Plan. The following policies apply to the proposed development.

12.16 City Council shall:

- (a) in the consideration of development proposed within the neighbourhood:
 - (i) discourage designs which require the use of reverse frontages, berms and significant noise attenuation fencing adjacent to Finch Avenue and Altona Road, unless justified for a limited proportion of street frontage within any proposed development by unique site configuration, road access or proximity considerations and mitigated by special design and/or landscaping features;
 - (ii) encourage a “neighbourhood focus” at the intersection of Finch Avenue and Altona Road through the utilization of structural massing, architectural elements, and landscaping that establishes a strong relationship with the intersection;

- (iv) in accordance with Sections 16.17 and 16.18, permit the use of density transfers and bonuses, as further detailed in the Rouge Park Neighbourhood Development Guidelines;
- (v) require a road connection running from the north side of Finch Avenue to the west side of Rosebank Road; and
- (vi) require new development to have regard for the Rouge National Urban Park Management Plan;

(b) encourage the retention of environmentally sensitive Provincially-owned lands within public ownership and the appropriate and timely disposition of Provincially-owned lands outside of the Rouge National Urban Park that are not environmentally sensitive;

**Neighbourhood
Population Projection**

Rouge Park	
1996 Population	200
Projected Growth	1,400
Percent Increase	700
2016 Population	1,600

Development and Subdivision Design

14.5 City Council shall:

- (a) encourage designs and patterns for streets and major aisles that provide appropriate access for vehicles, public transit, pedestrians and cyclists; create view corridors and vistas where appropriate; and allow adequate space for utilities and services;
- (b) encourage designs of streets, major aisles, blocks and lots that create a public realm supporting comfortable and safe pedestrian activity and movement both within and beyond the development;

- (c) encourage street patterns and major aisle arrangements that respect the integrity of the City's continuous landform features such as ridges, and valley and stream corridors, in both urban and rural areas;
- (d) encourage new subdivision streets and major aisles that generally align on a grid or modified grid pattern in order to create development blocks appropriately sized for their intended use and possible future uses;
- (f) encourage the design of local road patterns that provide direct pedestrian access to transit stops and transfer nodes;
- (g) introduce public roads into large blocks of developable land;

ANALYSIS OF THE PICKERING OFFICIAL PLAN (2020)

The subject property conforms to the general policies and Rouge Park Neighbourhood policies in the Official Plan. The low-rise townhouse development provides for intensification of the site with compatible built form that is appropriate for the existing and planned context of the neighbourhood. The proposal has a net density of 29.6 units/ha which is below the maximum permitted density for low-density areas found in Table 9 of the Official Plan. The proposed subdivision is designed to connect to the approved subdivision to the north (Bralorne Trail), when the property at 1950 Woodview Avenue is developed in the future and conforms to the design policies found in section 14.5 of the Official Plan.

The proposed townhouse development will help achieve the housing goals for the planned population growth of the area and will contribute to the mix of housing types within the area. The built form is complementary to the existing detached homes located to the north on Bralorne Trail and will be able to integrate well into a larger neighbourhood in the future. The applicable natural heritage policies have been addressed through the Environmental Impact Study which will be discussed later in this report.

4.5 ROUGE PARK DEVELOPMENT GUIDELINE

The Rouge Park Neighbourhood is located along the west side of Pickering, at the northern limit of the City's South Urban Area. It comprises an area of approximately 160 hectares. The Neighbourhood includes part of the Rouge Park and has significant open space lands associated with the Petticoat Creek valley, wetlands, and various wooded areas. The Official Plan designates these lands as "Open Space System - Natural Area".

Goal 3: The intersection of Finch Avenue and Altona Road will be the central focus of the Neighbourhood. This will be accomplished through development controls requiring high-quality building and landscape design, and the provision of a mix of uses including educational facilities and multi-unit residential development, as well as limited retail, commercial, institutional, and office uses.

Goal 4: Residential areas feature a variety of housing types of high-quality design arranged on efficient street patterns. Housing types may include detached, semi-detached, townhomes, and multi-unit dwellings which contribute to a lotting pattern and streetscape that is aesthetically pleasing, diverse, encourages social interaction within a neighbourhood and supports safe environments.

N1.3 Tertiary Plan

Figure A presents a Tertiary Plan that illustrates many of the design objectives discussed in the following text. The location of the various symbols on the Tertiary Plan should not be considered absolute, as they will be refined through the review and approval of development applications.

N1.4 Environmental Master Servicing Plan

City Council has endorsed an Environmental Master Servicing Plan for the Rouge Park Neighbourhood (EMSP). The EMSP is a companion document to this Development Guidelines, and provides direction on stormwater management and strategies for developing in an environmentally responsible manner. Staff and Council will refer to the EMSP when considering development applications

within the Neighbourhood. Landowners and developers must refer to the EMSP when designing and undertaking development.

N1.5 Rouge Park Management Plan

A portion of the Rouge Park occupies much of the western third of the Neighbourhood. The Pickering Official Plan contains policies that deal specifically with the Park. Section 10.16 of the Plan establishes general resource management policies for supporting the goals of the Rouge Park Management Plan, and section 11.16 requires that new development in the Rouge Park Neighbourhood have regard for the Management Plan.

N1.8 Neighbourhood Population Targets

The Official Plan establishes a population target for the Rouge Park Neighbourhood of 1,600 people. Based solely on sanitary sewer capacity, a population target of 2,000 people is achievable 550 west of Petticoat Creek, and 1,450 east of the creek. However, if the population were to grow much beyond 1,600 people, the Durham District School Board has indicated that an elementary school site would be required within the Neighbourhood. In order to minimize the need for public facilities in this area of limited developable lands, a population target of 1,600 people will be retained, with a maximum of 550 people on lands developed west of Petticoat Creek, which contribute to the Woodview Avenue sanitary sewer. At Council's discretion, the population target may be exceeded if the City, in consultation with the Durham District School Board, is satisfied that existing development, or proposed development, does not generate the need for additional school facilities within the Neighbourhood (which would be in addition to the site required by the Durham Catholic District School Board, see section N1.9.5). The population target of 550 people west of Petticoat Creek may be exceeded if the City and Region are satisfied that alternative servicing arrangements are feasible and appropriate. This may include a direct connection to the York-Durham Trunk Sewer via a privately owned and operated sewage pumping facility.

4.5.1 ANALYSIS OF THE ROUGE PARK DEVELOPMENT GUIDELINE

The proposed development implements the goals of the Rouge Park Development Guideline. The subject property is located within a residential area and the proposed townhouse development is an appropriate built form for this area. The road layout of the proposed development is consistent with the design shown on Schedule A - Tertiary Plan. The developable area has been determined through an Environmental Impact Study prepared by Cunningham Environmental Associates dated October 2023, to ensure that the natural heritage areas of nearby Rouge Park are protected. The low-rise townhouse development provides for additional intensification to help achieve the housing goals for the planned population growth of the area and will contribute to creating a neighbourhood that can integrate with future development on lands to the north.

5.0 ZONING BY LAW

Under Zoning By – Law 3036 the subject site is zoned “Agricultural (A)”. The Agricultural zone permits agricultural related uses which is not consistent with the policy direction from the Town and Region for the site.

In order for the proposed development to be permitted and implement the higher-level policies and Town’s Official Plan, a site-specific zoning by-law is necessary and is being submitted as part of this development application. The proposed Zoning By-law amendment will rezone the lands to the Residential Zone with site specific regulations to allow for the proposed development. The Zoning By-law amendment to rezone the lands is appropriate for the subject site because it will bring the zoning of the site into conformity with the Official Plan. The current zoning for the site does not conform to the current in force Official Plan policies governing the site and does not conform with the planned context for this area.

6.0 SUPPORTING REPORTS

TRANSPORTATION IMPACT STUDY

A Transportation Impact Study was prepared Crozier Engineering dated February 2023. This study has assessed the transportation impacts of the proposed residential development at 1942 Woodview Avenue. The analysis regarding the proposed development has resulted in the following key findings.

- Under the 2022 existing conditions scenario, the intersection of Finch Avenue & Woodview Avenue/Nature Haven Crescent is operating at a Level of Service (LOS) “A” and “B” during weekday a.m. and p.m. peak hours, respectively. The maximum control delay is 9.8 s and 10.0 s in the weekday a.m. and p.m. peak hours, respectively, and the maximum volume-to-capacity ratio is 0.09 (NB) for both weekday a.m. and p.m. peak hours. The intersection is operating efficiently with reserve capacity to accommodate future increases in traffic volumes.
- The proposed residential development is projected to generate a total of 29 and 30 two-way auto-trips during the weekday a.m. and p.m. peak hours, respectively.
- Under 2027 full-buildout conditions, the intersection of Finch Avenue & Woodview Avenue/Nature Haven Crescent is projected to operate similarly to the 2027 future background traffic conditions, at a LOS “B” during both a.m. and p.m. peak hours. Similarly, the proposed site access at Woodview Avenue is forecast to operate at a LOS “A” during both peak hours.
- Should the proposed developments north of the site be completed with a Street A connection to the Street A cul-de-sac, operations are expected to be unchanged and maintain the same LOS’ at the study intersections under the 2027 horizon.
- The proposed Street A connection to Woodview Avenue is satisfactory per the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) with regards to sight distance and access spacing.

Based on the study findings, the development application can be supported from a traffic operations perspective as the boundary road network can accommodate the increase in traffic volumes attributable to the proposed development at 1942 Woodview Avenue. Further, the proposed access is forecast to be functionally adequate with immaterial impacts to Woodview Avenue.

FUNCTIONAL SERVICING REPORT

A Functional Servicing Report was prepared by Valdor Engineering dated March 2023. The report states that the proposed mixed-use development can be adequately serviced with full municipal services (watermain, sanitary and storm) in accordance with the standards of the City of Pickering and the Region of Durham as follows:

Water

- The site will be serviced by a proposed 200mm diameter watermain which will extend along the proposed municipal road and connect to the existing 200mm diameter watermain on Woodview Avenue.
- Each townhouse unit will be provided with a 25mm diameter water service connection with a water meter in the basement.
- Fire protection will be provided by fire hydrants which will be located along the proposed road allowance.
- The subject development will require a maximum day plus fire flow of 133.9 L/s at 140 kPa.

Waste Water

- The proposed subdivision will be serviced by a 200mm diameter sanitary sewer along the proposed municipal road. This proposed sewer will discharge to the existing 200mm diameter sanitary sewer on Woodview Avenue. Each townhouse unit will be serviced with a 100mm diameter connection.

- The subject development will generate a total wastewater flow of 1.28 L/s. Storm Drainage
- In accordance with City of Pickering criteria, the subject site will be serviced by a minor system discharging to the municipal storm sewer. This storm sewer will outlet to the existing 600mm diameter storm sewer on Woodview Avenue which drains southerly.
- The major system will be comprised of an overland flow route which will convey runoff from rainfall events in excess of the capacity of the municipal storm sewer to a safe outlet.

Stormwater Management

- Based on the City of Pickering requirements the following stormwater management measures are to be implemented:
- Peak flows will be restricted through the use of a 200mm diameter orifice with the provision of 153.4 m³ of underground detention of stormwater for the 100-year storm event. The storage volume will be provided within a box culvert in order that discharge can be controlled to the 5-year pre-development rate.
- Quality control will be provided by an oil / grit separator which has been sized to provide “Enhanced” protection (Level 1 treatment) quality control. In this regard, the Stormceptor Model EF04 has been selected which will provide a Total Suspended Solids (TSS) removal rate of 80%.
- The site will retain the 5mm rainfall depth by providing at least 52.36 m³ of required retention volume by implementing an infiltration trench in the rear yard of the townhouse units.

Erosion & Sediment Control During Construction

- Erosion and sediment controls are to be implemented during construction to prevent silt laden runoff from leaving the site in accordance with the “Erosion & Sediment Control Guidelines for Urban Construction” (December 2006)

ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was prepared by Cunningham Environmental Associates, dated October 2023, in support of the proposed development. The report provides a detailed analysis of the surrounding natural heritage and provided the following conclusions.

- The proposed development will more than adequately preserve and protect the small PSW slivers of Wetland #4 on-site, as well as the abutting portions of the PSW to the west and south.
- Based on the on-site flora and fauna inventories, landowner due diligence with respect to Species At Risk (SAR) and Special Concern species (SC) the Ontario Endangered Species Act, 2007 and bird species listed in the Federal Migratory Birds Convention Act, 1994 has been undertaken. An appropriate tree- cutting timing window (November 1 to April 1 on any given year) will maintain compliance with both Acts.
- Given the above, there are no site constraints and/or natural features identified that would negate, from a natural environment perspective, the proposed construction of the twenty-one (21) townhomes. The same conclusion applies the Public Road (Street A), Open Space Amenity Area, and the 10m naturally vegetated and enhanced wetland setback/buffer from the southern property perimeter. Typical ancillary and zoned non-permanent structures and uses within the 20m grassed lawn backyard are reasonable and should be permitted.

Therefore, the issuance of a TRCA Ontario Regulation 166/06 permit with appropriate and reasonable conditions is warranted, in order to implement the most recent version of the Proposed Site Land Use Plan.

ARBORIST REPORT

An Arborist Report was prepared in support of the proposed development by DA White Tree Care dated September 21, 2022. It was determined that at least ninety (90) non-exempt trees would be injured or removed to allow for the proposed residential development (Table 1, Fig. 1).

Tree Protection:

Trees would be protected by 1.2 m (4 ft) plywood and/or sediment fence (silt-fence) **tree protection barriers**. The barriers would extend along the margin of the wooded area that is to be retained.

Off-site trees would be protected by 1.2 m (4 ft) plywood **tree protection barriers** or 2.4 m (8 ft) wire-mesh construction fences. The barriers would be placed near the setback. The exception would be where the wooded areas to be retained extend into the subject site. These margins of the site would be protected by sediment control barriers.

Replacement Trees:

The Arborist Report suggested that a landscape plan is to be developed for the 1942 Woodview Avenue property. Up to eighty (80) or more new trees may need to be provided for, as replacements for the trees that would be removed. The final number of replacement trees to be planted on the site is to be determined by the City of Pickering. The new trees would be of large calliper nursery grown stock. The trees would be transplanted according to municipal codes and bylaws.

Trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.

7.0 PLANNING JUSTIFICATION

The proposed development provides for an appropriate use of the land which implements Provincial, Regional and Municipal intensification policies. Intensification is encouraged within built-up areas where planned and existing infrastructure will be able to support this type of development. The planned and existing infrastructure exists that can service the proposed development.

The proposed land use and built form is appropriate and supports all higher-level policies. The density of the proposed development is appropriate for the site and makes more efficient use of land through intensification as directed by the Province, Region, and City planning policies. The proposed townhouse development will add to the mix and range of housing options in the City, while remaining sensitive to the character of the area and providing a positive addition to the community.

All required studies have been carried out by the professional development consulting team, as requested by the Town, in order to determine the limit of the developable area, consider any constraints on the site, and provide for an appropriate form of development. The proposed Zoning By-law Amendment, submitted in support of the development, provides for a low-rise residential project that will implement the land use designations in the Official Plan.

The proposed development and associated and Zoning By-law represent “good planning.”

8.0 CONCLUSION

The application for an Amendment to the Zoning By-law is to permit the re-development of 1942 Woodview Avenue with a low-rise residential development at an appropriate location within the Rouge Park Neighbourhood.

The redevelopment of this site for townhouses will be an appropriate use of the subject lands in keeping with planned intensification and urbanization within the City of Pickering.

Respectfully submitted by:

MPLAN INC.

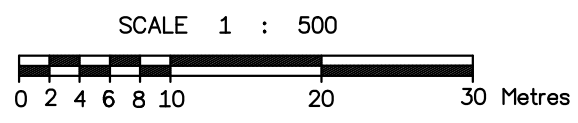


Per: Michael S. Manett, MCIP, RPP.

November 17, 2023

METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

TOPOGRAPHICAL PLAN
PART OF LOTS 8 AND 9
REGISTERED PLAN 329
CITY OF PICKERING
 REGIONAL MUNICIPALITY OF DURHAM



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LEGEND

- LP DENOTES LAMP POST
- MH DENOTES MANHOLE
- (circle with cross) DENOTES DECIDUOUS TREE
- (circle with star) DENOTES CONIFEROUS TREE
- CB DENOTES CATCH BASIN
- WK DENOTES WATER KEY
- +— DENOTES MNR LINE
- - - - DENOTES WETLAND EDGE
- - - - DENOTES DRIPLINE
- GW DENOTES GUY WIRE
- BH DENOTES BOREHOLE
- N DENOTES NORTH
- E DENOTES EAST
- S DENOTES SOUTH
- W DENOTES WEST
- HR DENOTES HAND RAIL
- TSP DENOTES TOP OF SLOPE
- BSP DENOTES BOTTOM OF SLOPE
- (square with A) DENOTES AIR CONDITIONER
- (circle with M) DENOTES MONITORING WELL
- OH- DENOTES OVERHEAD UTILITY WIRES

ELEVATIONS :

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM BENCH MARK NO. 1-089. BRASS TABLET SET HORIZONTALLY IN SOUTH FACE OF CONCRETE BASE OF HYDRO POLE, LOCATED 0.7KM SOUTH OF FINCH AVENUE, 67M EAST OF THE CENTRELINE OF WOODVIEW AVENUE AND 0.2M BELOW TOP OF CONCRETE. HAVING AN ELEVATION OF 131.236M.

CONTOURS :

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

NOTE

PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER A-039842)

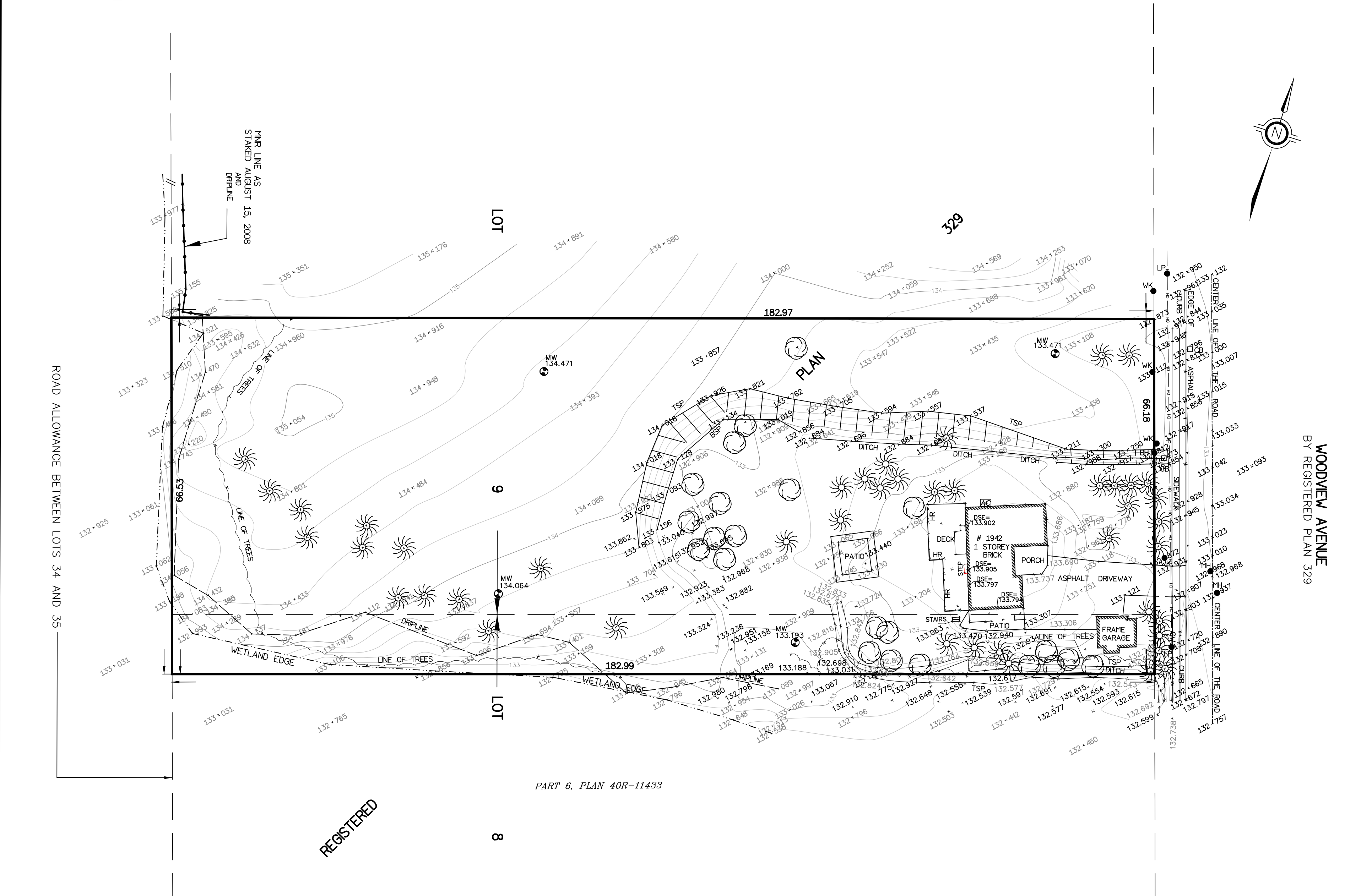
DISTANCE NOTES – METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999857.



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PROJECT		PROJECT No.
No.1942 WOODVIEW AVENUE		A-039842
DRAFTSPERSON	CALCULATIONS	CHECKED BY
KTB	A-039842 Calc Sketch.pdf	AL





P S A
 312 - 3701 Chesswood Drive
 Toronto, Ontario, M3J 2P6
 T: (416) 849-0991 F: (416) 849-0992
 psarchitect.ca
 info@psarchitect.ca

SITE CONTEXT

1942 WOODVIEW AVE RESIDENTIAL

PROJ. ID: 21012

**1942 WOODVIEW AVE
 RESIDENTIAL**

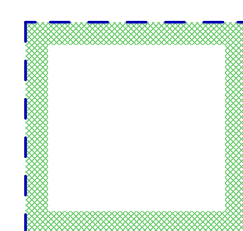
1942 WOODVIEW AVE PICKERING ONTARIO CANADA

SCALE: NTS	PLANNING VERSION: Ai
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2023-05-16

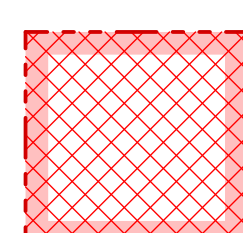
TOTAL LOT AREA = TOTAL LOT AREA PER SURVEY

TOTAL LOT AREA		
m2	ft2	ACRES
12,136.0 m2	130,630.7 ft2	3.00



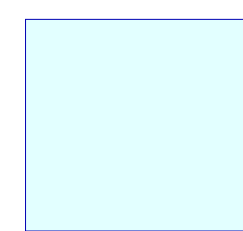
LANDS TO BE CONVEYED

	SQM	SQFT	ACRES
R.O.W. DEDICATION	3,371.4 m2	36,289.1 ft2	0.83



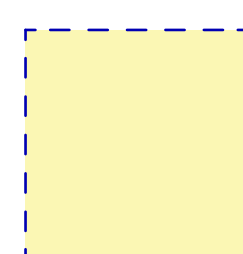
OPEN SPACE AREA

	SQM	SQFT	ACRES
PUBLIC AMENITY	1,671.7 m2	17,994.0 ft2	0.41



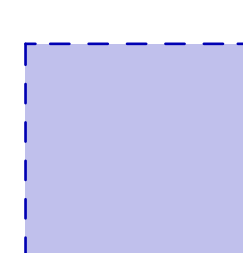
NET AREA = TOTAL LOT AREA - (minus) R.O.W. & OPEN SPACE AREA

NET LOT AREA		
SQM	SQFT	ACRES
7,103.0	76,456.7	1.75



BUILDING COVERAGE AREA = TOTAL BUILDING FOOTPRINTS (INCLUDING GARAGES)

TOTAL BUILDING FOOTPRINTS		
SQM	SQFT	ACRES
2,056.6	22,136.5	0.51



BUILDING COVERAGE BY % OF SITE = BUILDING COVERAGE BY AREA / TOTAL LOT AREA

TOTAL BUILDING FOOTPRINTS	SQM	
TOTAL LOT AREA	2,056.6 ÷	12,136.0 m2 = 16.9%

TOTAL BUILDING GFA = TOTAL OF ALL BUILDINGS FLOOR AREA ABOVE GRADE (incl. GARAGE)

SQM	SQFT
5,325.3	57,319.7

BUILDING FSI GROSS = TOTAL BUILDING GFA / TOTAL LOT AREA

TOTAL BLDG GFA	SQM	SQFT	
TOTAL LOT AREA	5,325.3	57,319.7 ÷	12,136.0 m2 130,630.7 ft2 = .44

BUILDING FSI NET = TOTAL BUILDING FLOOR AREA / NET LOT AREA

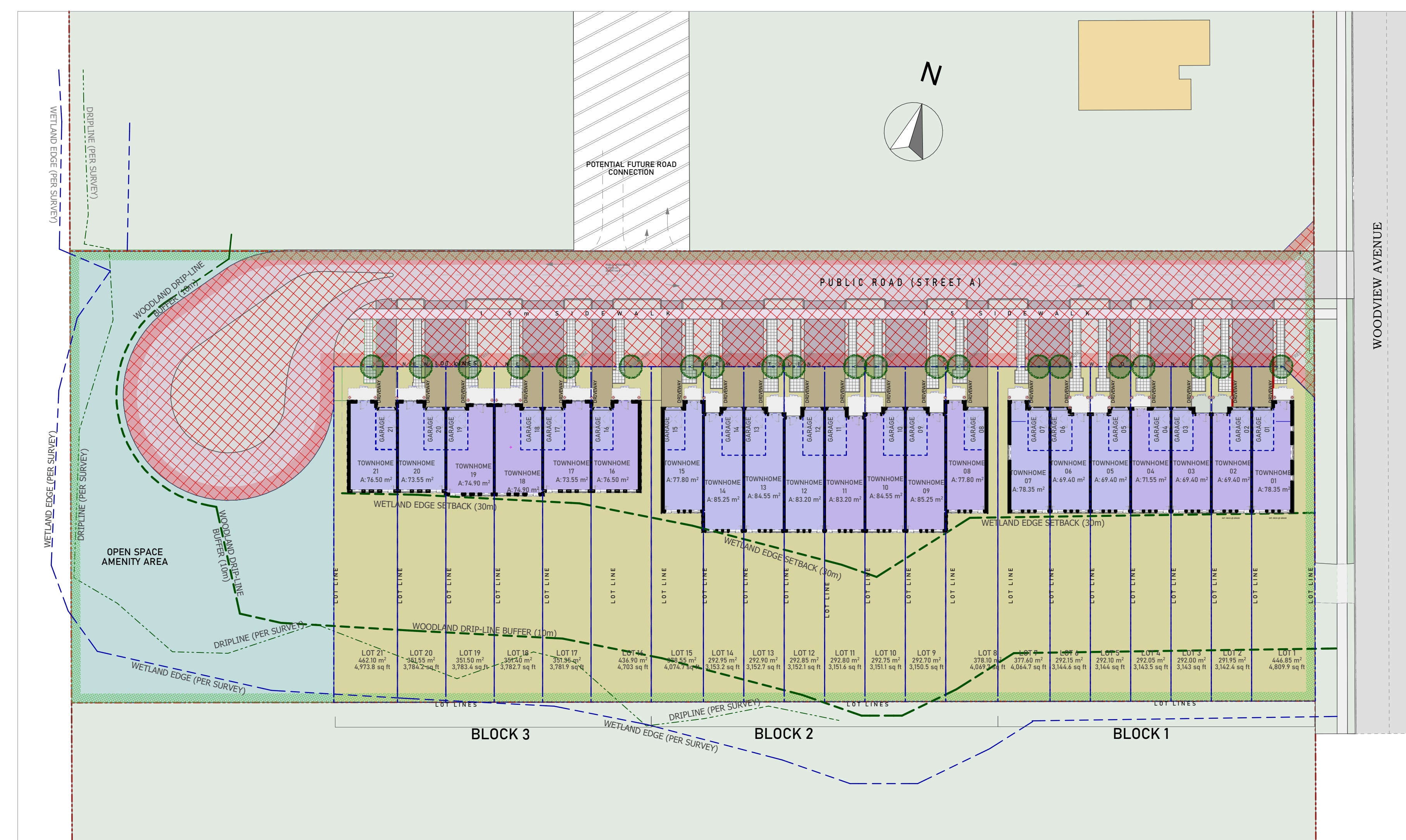
TOTAL BLDG GFA	SQM	SQFT	
NET LOT AREA	5,325.3	57,319.7 ÷	7,103.0 76,456.7 = .75

DENSITY = TOTAL OF UNITS / NET HECTARE

TOTAL OF UNITS (21) / NET HECTARE (0.7082 Ha)		= 29.65
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BUILDING STATS		
UNIT No.#		SQM
UNIT No.# 01	GARAGE	19.4
	TERRACE	32.8
	TOWNHOME	237.8
UNIT No.# 02	GARAGE	20.6
	TERRACE	22.3
	TOWNHOME	224.7
UNIT No.# 03	GARAGE	20.6
	TERRACE	26.3
	TOWNHOME	223.2
UNIT No.# 04	GARAGE	20.4
	TERRACE	40.6
	TOWNHOME	220.3
UNIT No.# 05	GARAGE	20.6
	TERRACE	26.3
	TOWNHOME	223.2
UNIT No.# 06	GARAGE	20.6
	TERRACE	22.3
	TOWNHOME	224.7
UNIT No.# 07	GARAGE	19.4
	TERRACE	32.7
	TOWNHOME	237.8
UNIT No.# 08	GARAGE	21.4
	TERRACE	38.8
	TOWNHOME	232.9
UNIT No.# 09	GARAGE	22.6
	TERRACE	59.2
	TOWNHOME	256.0
UNIT No.# 10	GARAGE	22.6
	TERRACE	57.3
	TOWNHOME	237.2
UNIT No.# 11	GARAGE	22.8
	TERRACE	52.6
	TOWNHOME	238.9
UNIT No.# 12	GARAGE	22.8
	TERRACE	52.6
	TOWNHOME	238.9
UNIT No.# 13	GARAGE	22.6
	TERRACE	56.6
	TOWNHOME	237.2
UNIT No.# 14	GARAGE	22.6
	TERRACE	59.7
	TOWNHOME	256.0
UNIT No.# 15	GARAGE	21.4
	TERRACE	39.0
	TOWNHOME	232.9
UNIT No.# 16	GARAGE	20.1
	TERRACE	44.9
	TOWNHOME	237.2

BUILDING STATS		
UNIT No.#		SQM
UNIT No.# 17	GARAGE	20.1
	TERRACE	37.2
	TOWNHOME	223.7
UNIT No.# 18	GARAGE	20.1
	TERRACE	37.4
	TOWNHOME	221.2
UNIT No.# 19	GARAGE	20.1
	TERRACE	37.4
	TOWNHOME	221.2
UNIT No.# 20	GARAGE	20.1
	TERRACE	37.2
	TOWNHOME	223.7
UNIT No.# 21	GARAGE	18.5
	TERRACE	41.6
	TOWNHOME	237.2



PROJECT PLANNING STATS

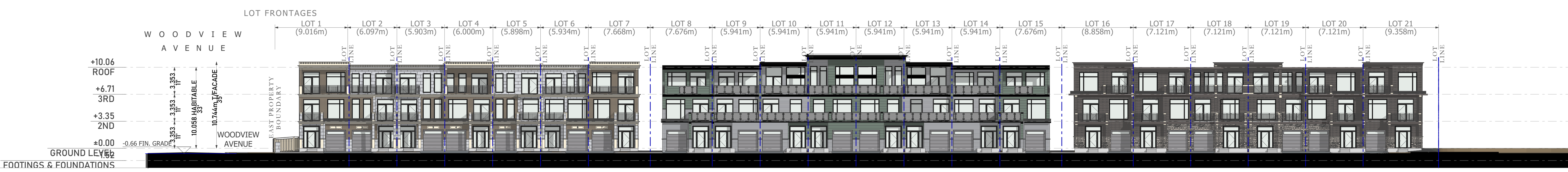
PSA
 312 - 3701 Chesswood Drive
 Toronto, Ontario, M3J 2P6
 T: (416) 849-0991 F: (416) 849-0992
 psarchitect.ca
 info@psarchitect.ca

PROJ. ID: 21012

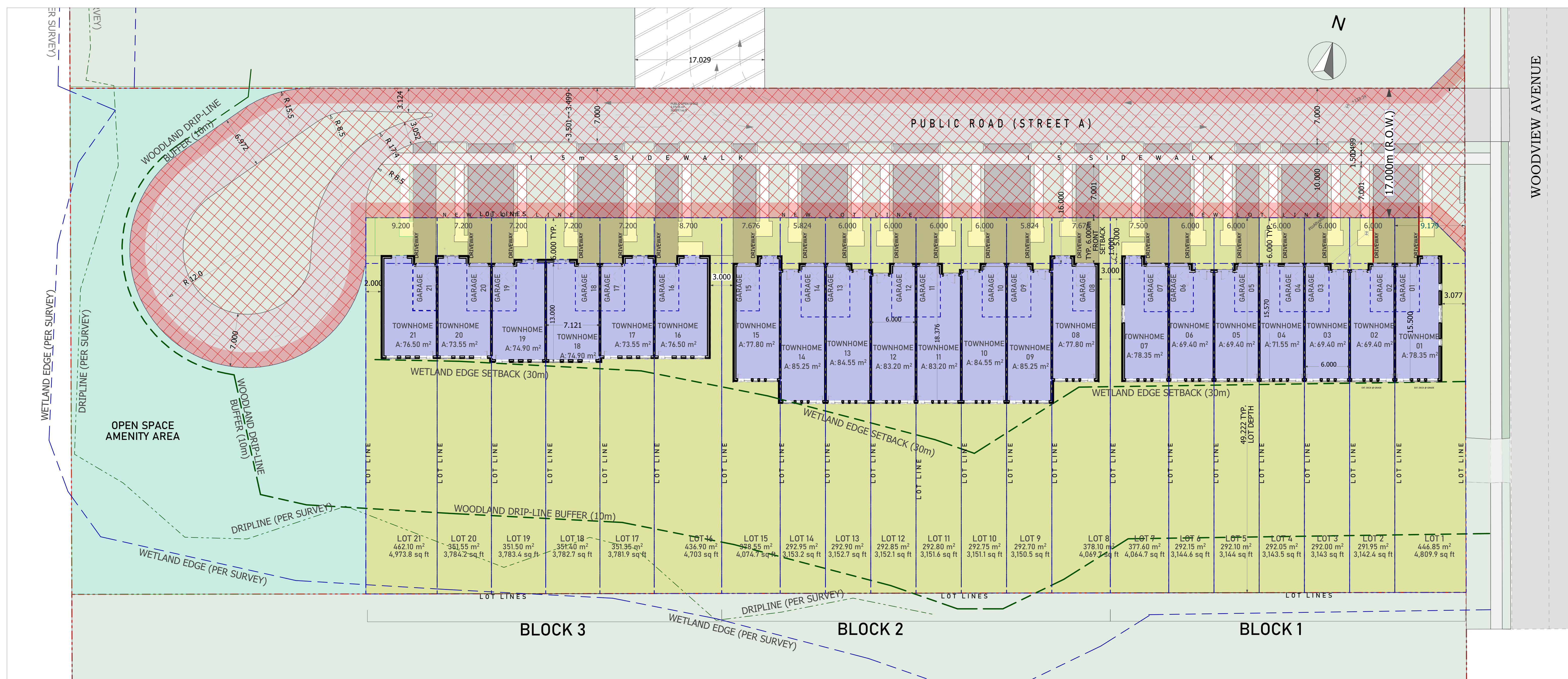
1942 WOODVIEW AVE RESIDENTIAL
 1942 WOODVIEW AVE PICKERING ONTARIO CANADA
 SCALE: NTS PLANNING VERSION:
 Ai
 2023-05-16

WEST SIDE OF DEVELOPMENT

EAST SIDE OF DEVELOPMENT



NORTH ELEVATION



PROPOSED SITE LAND USE PLAN

1942 WOODVIEW AVE
RESIDENTIAL

PSA
312 - 3701 Chesswood Drive
Toronto, Ontario, M3J 2P6
T: (416) 849-0991 F: (416) 849-0992
psarchitect.ca
info@psarchitect.ca

PROJ. ID: 21012

1942 WOODVIEW AVE PICKERING ONTARIO CANADA
SCALE: 1:250
PLANNING VERSION: Ai

2023-05-16



PERSPECTIVE FROM E



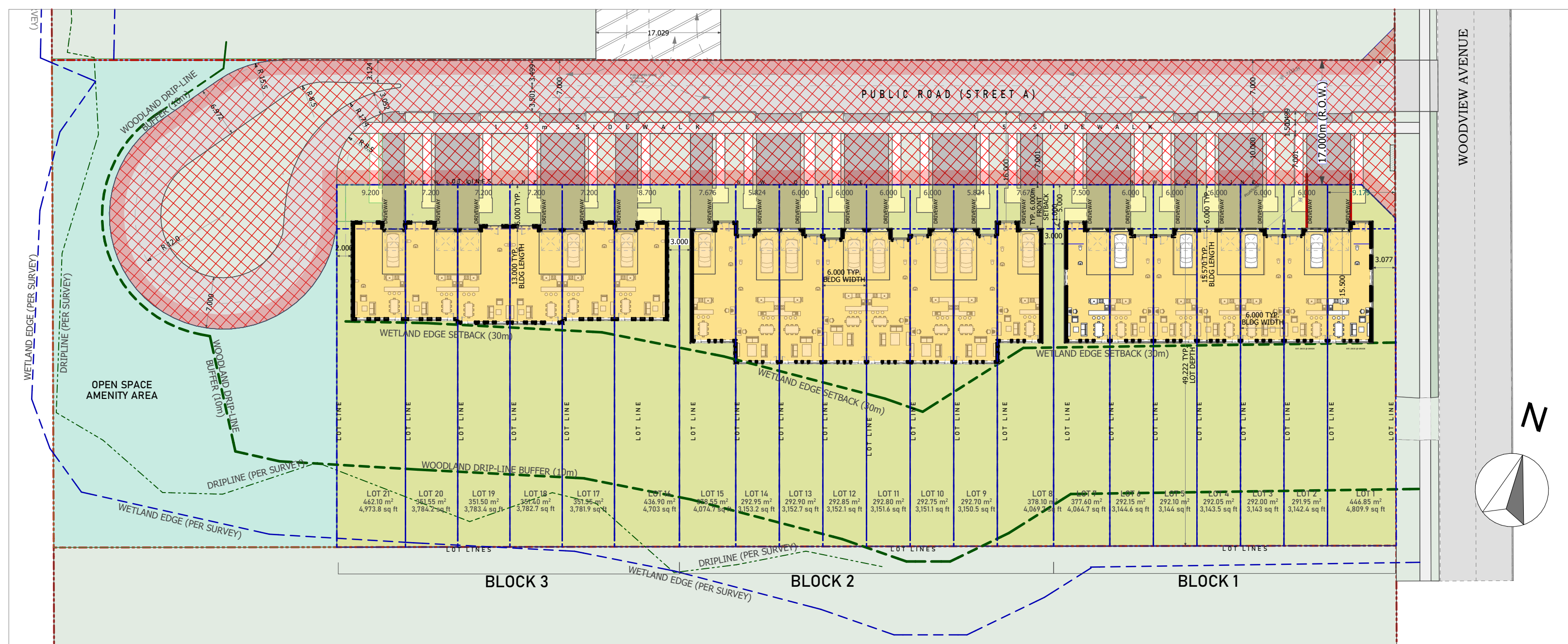
PERSPECTIVE FROM N-E



PERSPECTIVE FROM N



CONTEXT PLAN - GOOGLE EARTH (VIEW FROM NORTH-WEST)



SITEPLAN

CONCEPT DESIGN

PS ARCHITECT
 P S A
 312 - 3701 Chesswood Drive
 Toronto, Ontario, M3J 2P6
 T: (416) 849-0991 F: (416) 849-0992
 psarchitect.ca
 info@psarchitect.ca

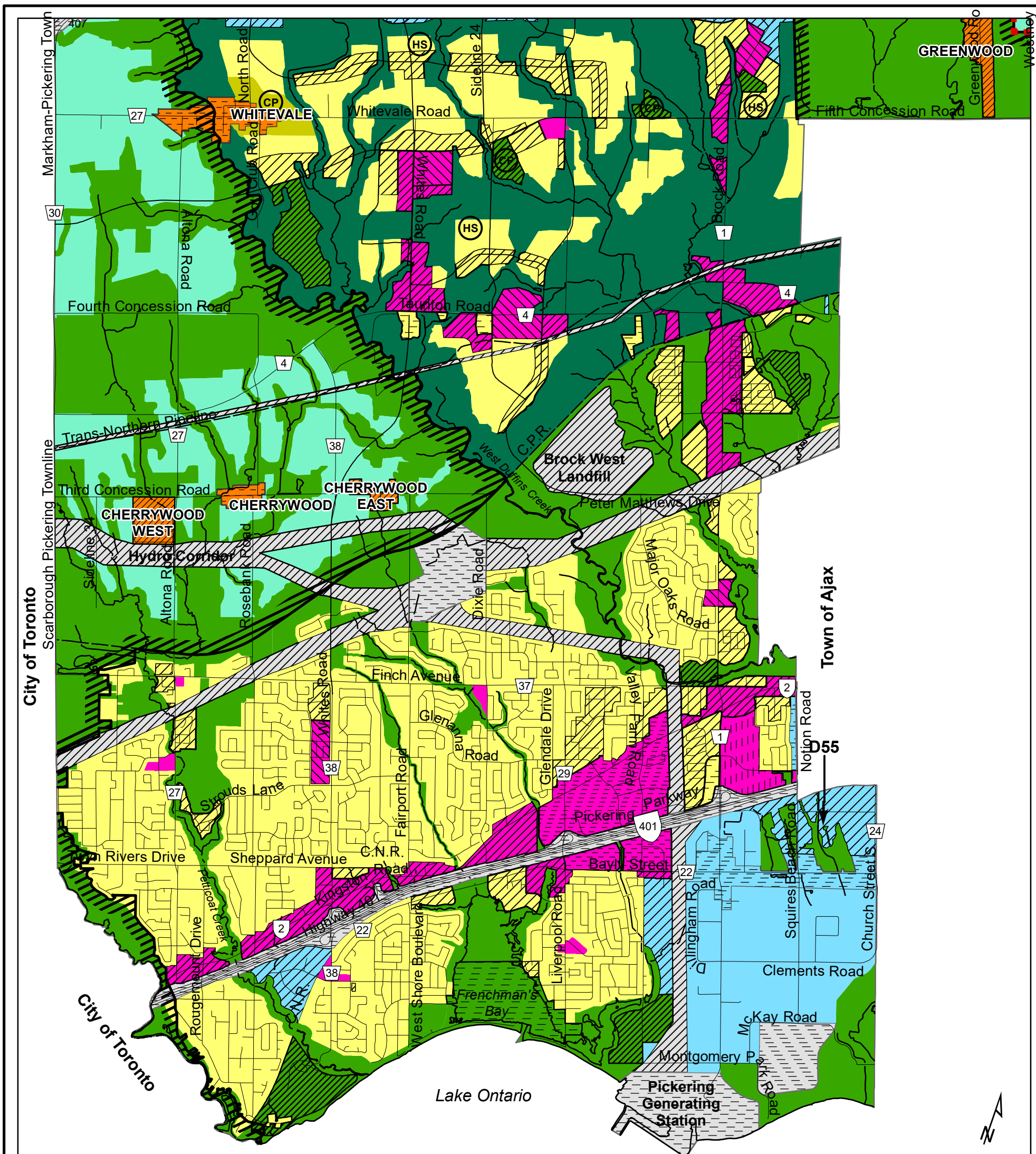
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1942 WOODVIEW AVE
 RESIDENTIAL

1942 WOODVIEW AVE PICKERING ONTARIO CANADA

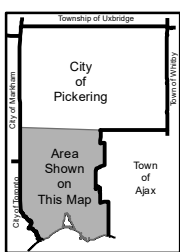
SCALE: **NTS** PLANNING VERSION: **Ai**

2023-05-16



Schedule I to the
**Pickering
Official Plan**

Edition 9



Sheet 1 of 3

City of Pickering
City Development Department
© March, 2022
This Map Forms Part of Edition 9 of the Pickering Official Plan and
Must Be Read in Conjunction with the Other Schedules and the Text.

Open Space System

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Marina Areas
- Hamlet Heritage Open Space

Rural Settlements

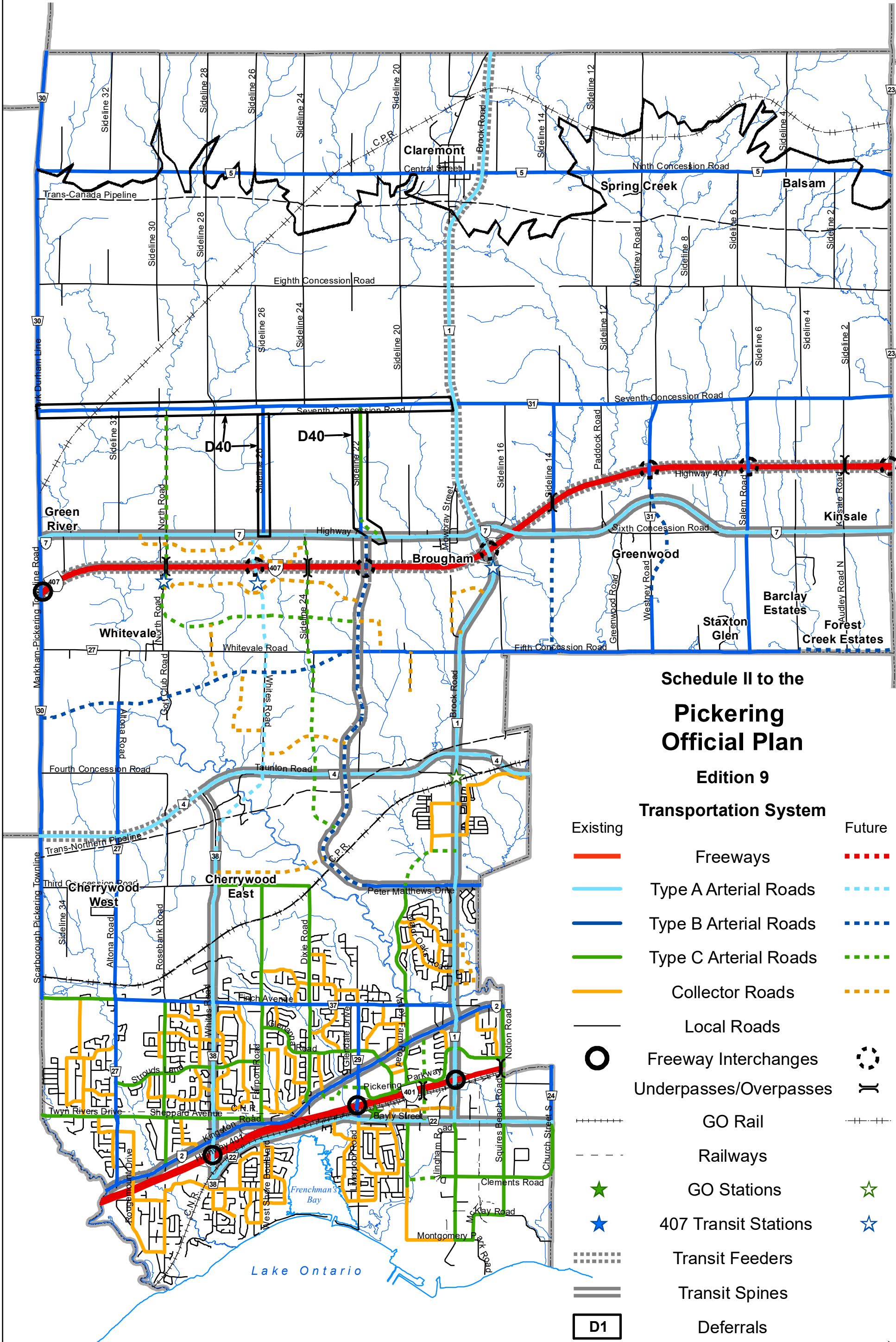
- Rural Clusters
- Rural Hamlets

Land Use Structure

- Urban Residential Areas**
 - Low Density Areas
 - Medium Density Areas
 - High Density Areas
- Mixed Use Areas**
 - Local Nodes
 - Community Nodes
 - Mixed Corridors
 - Specialty Retailing Node
 - City Centre
- Employment Areas**
 - General Employment
 - Prestige Employment
 - Mixed Employment

Freeways and Major Utilities

- Controlled Access Areas
- Potential Multi Use Areas
- Seaton Symbols**
 - District Park
 - Community Park
 - High School
- Other Designations**
 - Prime Agricultural Areas
 - Deferrals
 - Greenbelt Boundary



Schedule II to the Pickering Official Plan

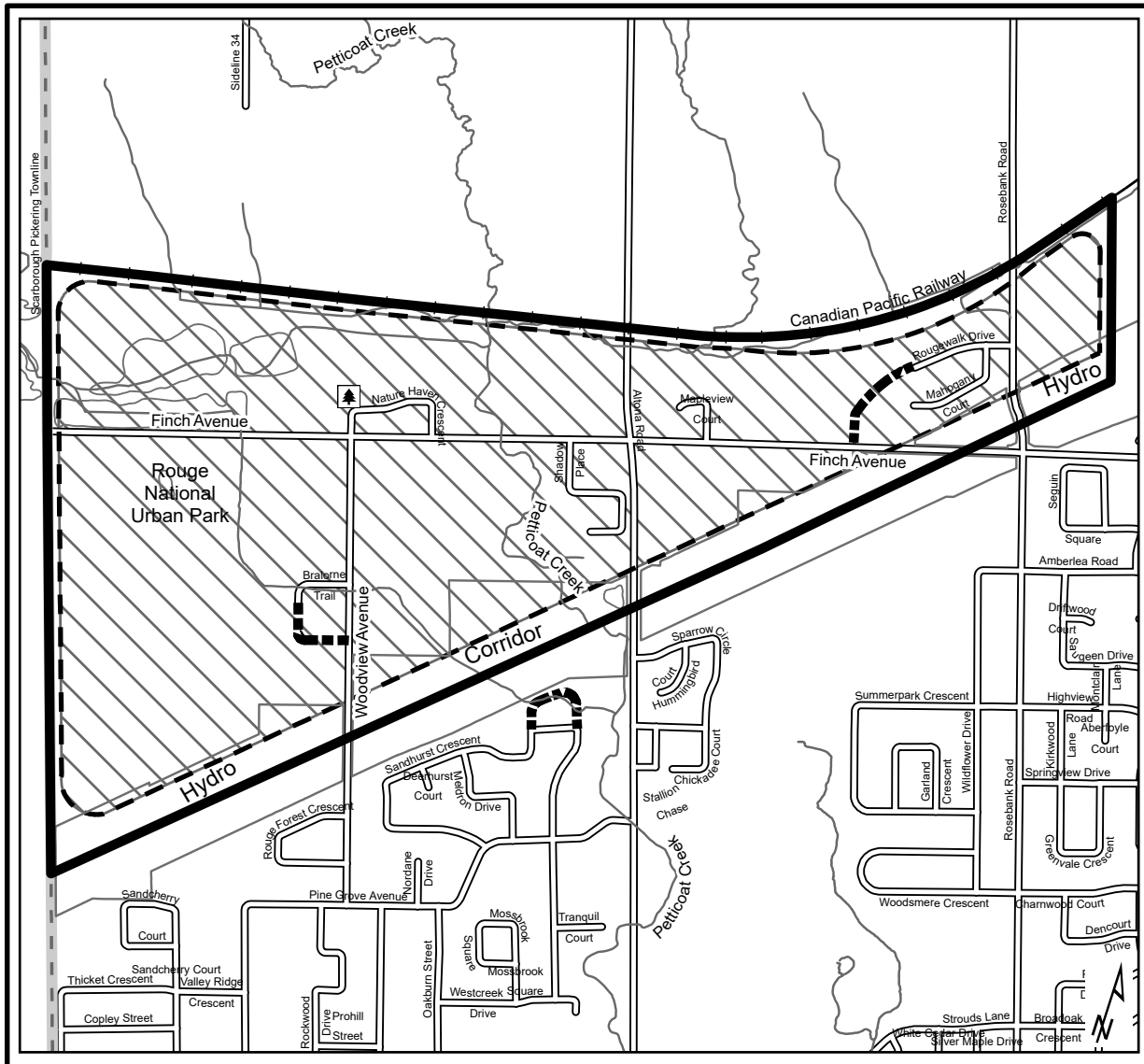
Edition 9

Transportation System






Existing		Future
	Freeways	
	Type A Arterial Roads	
	Type B Arterial Roads	
	Type C Arterial Roads	
	Collector Roads	
	Local Roads	
	Freeway Interchanges	
	Underpasses/Overpasses	
	GO Rail	
	Railways	
	GO Stations	
	407 Transit Stations	
	Transit Feeders	
	Transit Spines	
	Deferrals	



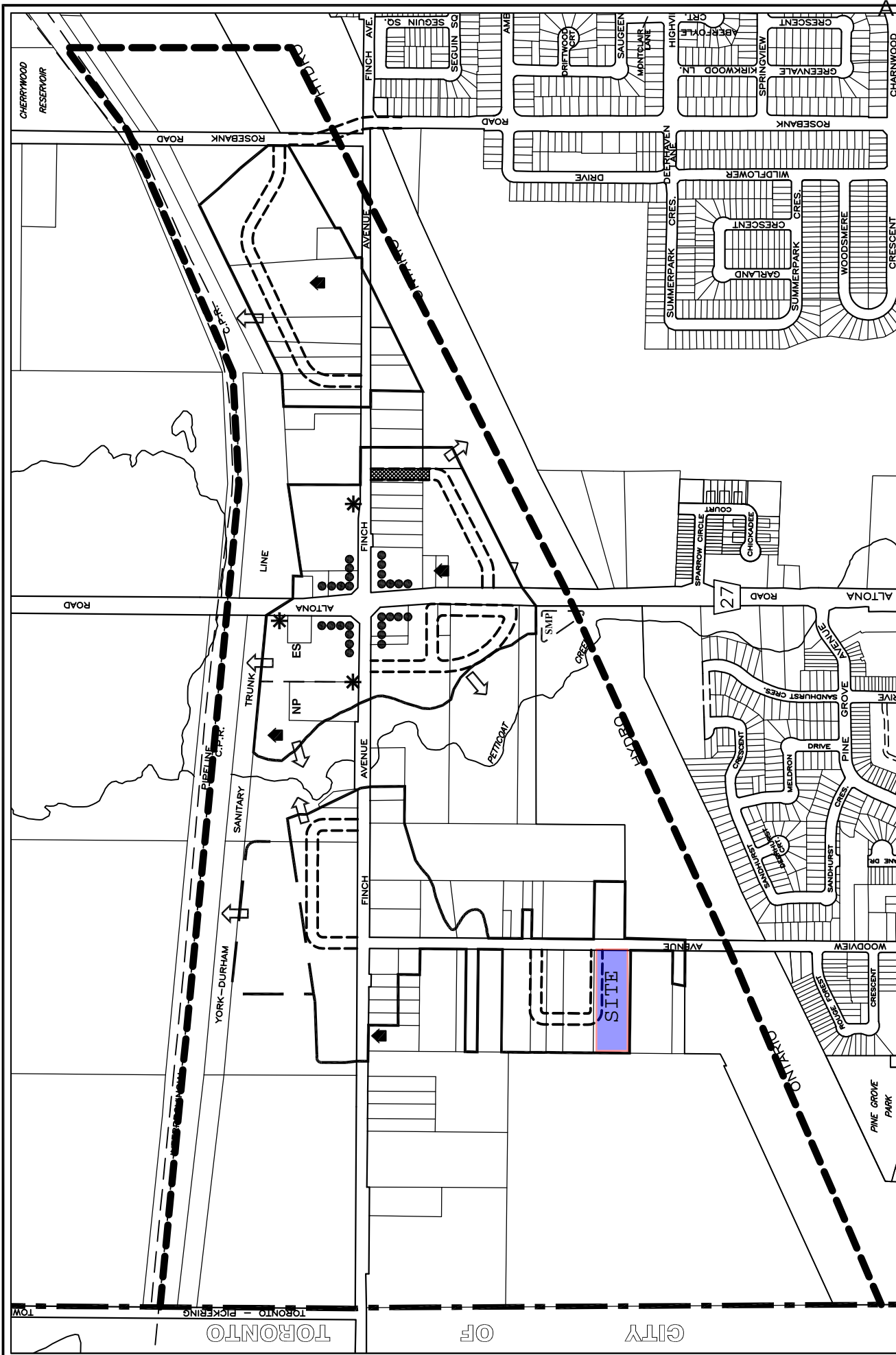
Map 24: Neighbourhood 14: Rouge Park



Legend Symbols

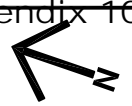
-  New Road Connections (Proposed)
-  Detailed Review Area
-  Lands for which Council has adopted Development Guidelines (Refer to Compendium Document)
-  Neighbourhood Boundary
-  Park

City of Pickering
 City Development Department
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 This Map Forms Part of Edition 9 of the Pickering Official Plan and Must Be
 Read in Conjunction with the Other Schedules and the Text.



ROUGE PARK NEIGHBOURHOOD
Tertiary Plan

FIGURE A



- DEVELOPABLE AREAS
- NEIGHBOURHOOD FOCUS
- - - FUTURE ROADS
- SEE SECTION N1.9.1
- SEE SECTION N1.9.3
- ▣ FUTURE STORMWATER MANAGEMENT POND
- ▣ FUTURE NEIGHBOURHOOD PARK
- ▣ FUTURE ELEMENTARY SCHOOL
- ▣ POTENTIAL TRAIL ACCESS
- ▣ POTENTIAL ACCESS LOCATION
- ▣ POTENTIAL HERITAGE HOME
- ▣ POTENTIAL NEIGHBOURHOOD
- ▣ NEIGHBOURHOOD BOUNDARY

