

# Liverpool House Site

## Proposed Concept for Redevelopment Opportunity

October 3, 2019  
Public Open House





# Presentation Agenda

- 1** Overview of the existing **site** and surrounding context.
- 2** Summary of **policy direction** for redevelopment on the site and **site history** considerations.
- 3** Introduce the **proposed redevelopment** concept, including **adaptive reuse and conservation** of Old Liverpool House.
- 4** Summary of proposed **Zoning By-law Amendments**
- 5** Development application **next steps**
- 6** **Questions** and discussion



# Existing Site



**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



# Existing Conditions



Old Liverpool House frontage on Kingston Road



Old Liverpool House frontage on Liverpool Road



Western edge of site along Kingston Road



Adjacent Kingston Road higher order transit stop



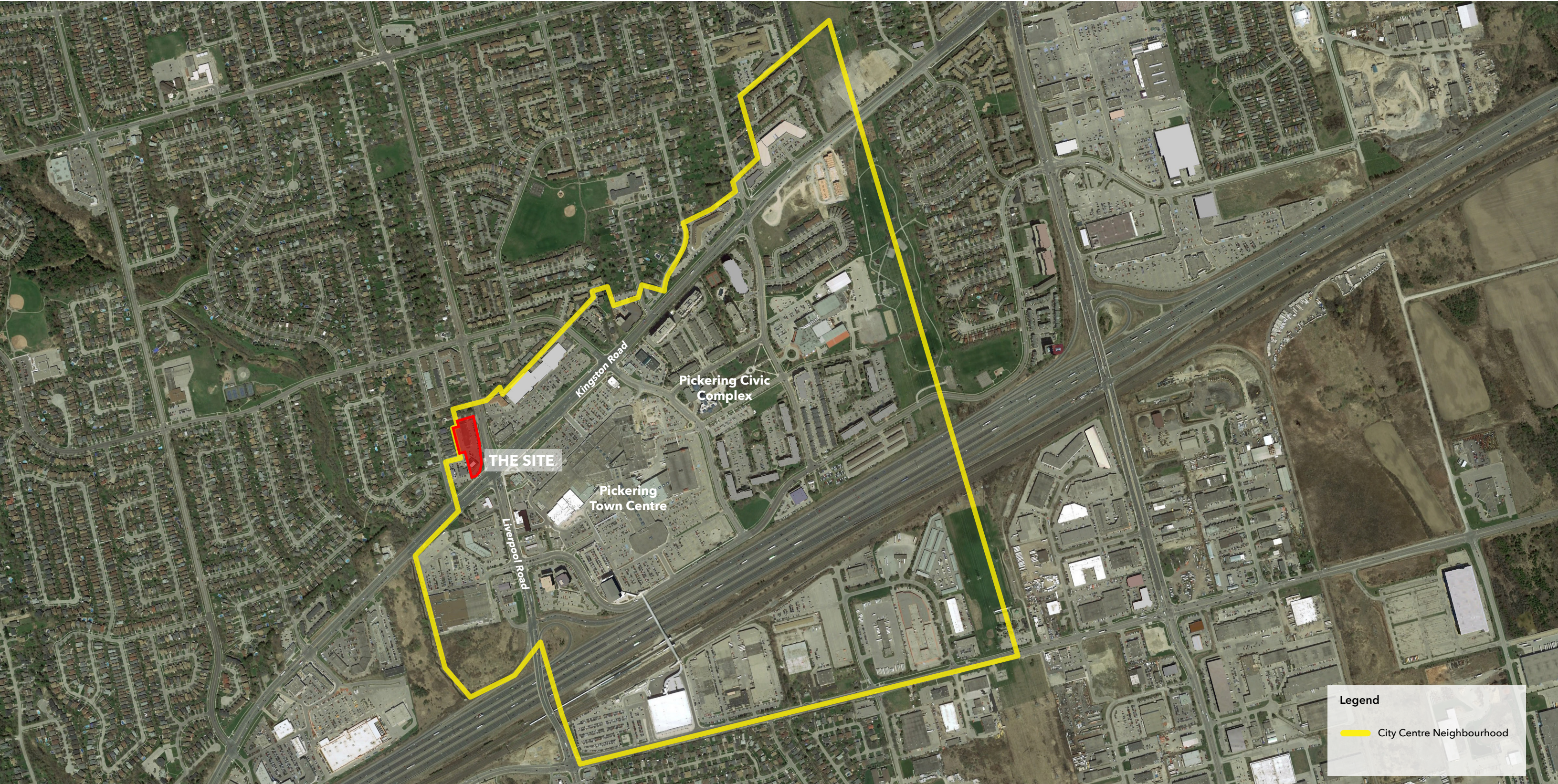
Commercial complex and surface parking along Liverpool Road



Commercial uses at north end of site along Liverpool Road



# Pickering City Centre

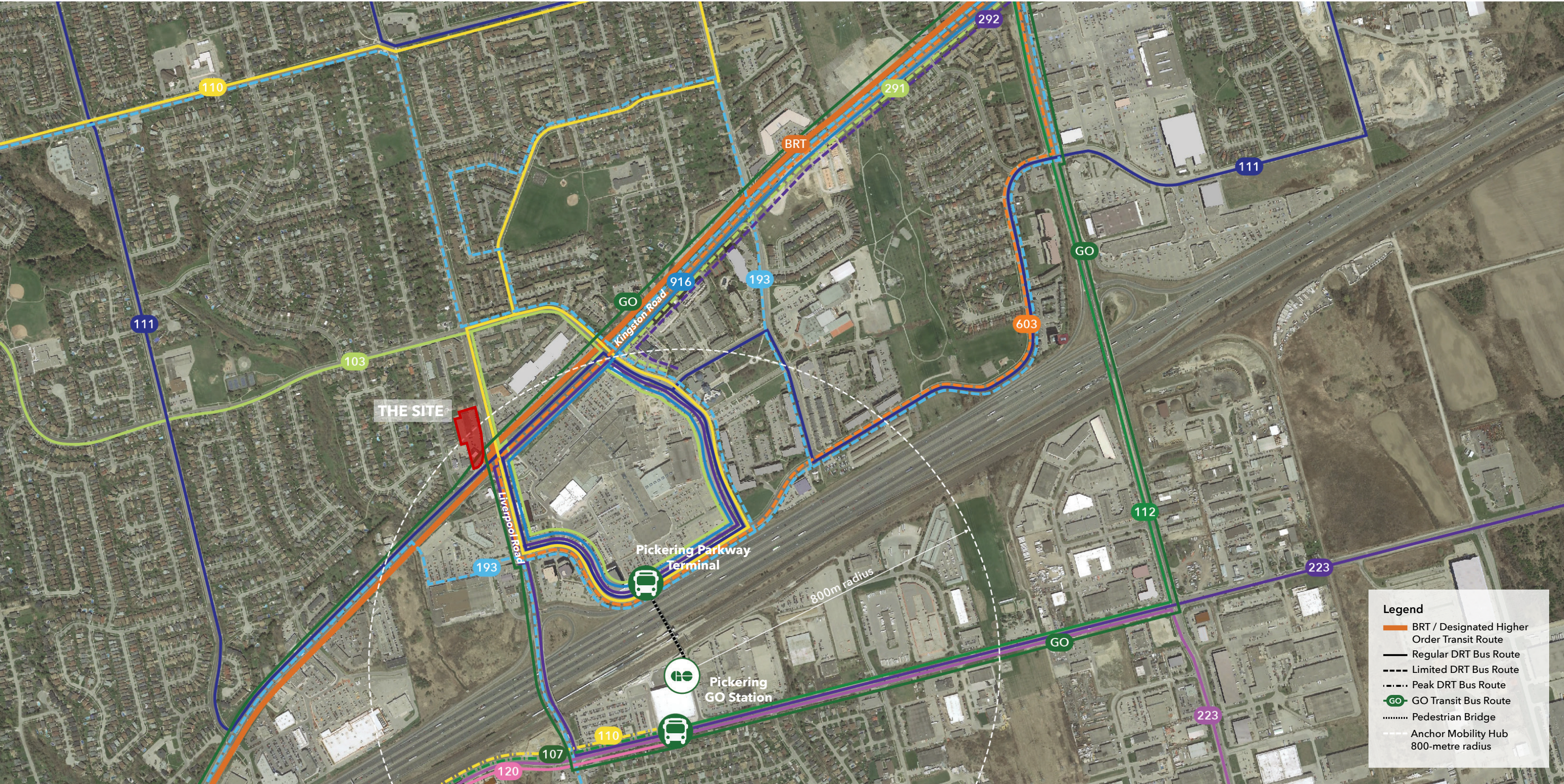


**Legend**

- City Centre Neighbourhood



# Transit Connectivity





# Policy Direction for Redevelopment on the Site

## Growth Plan for the Greater Golden Horseshoe

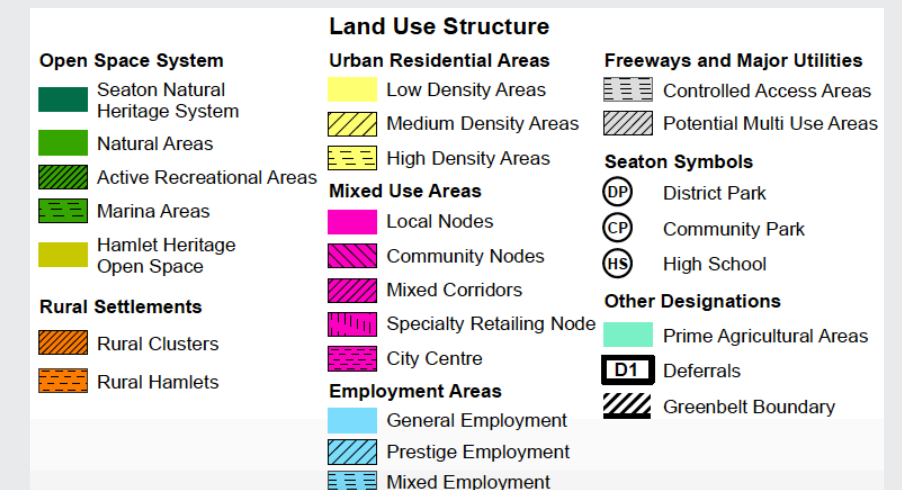
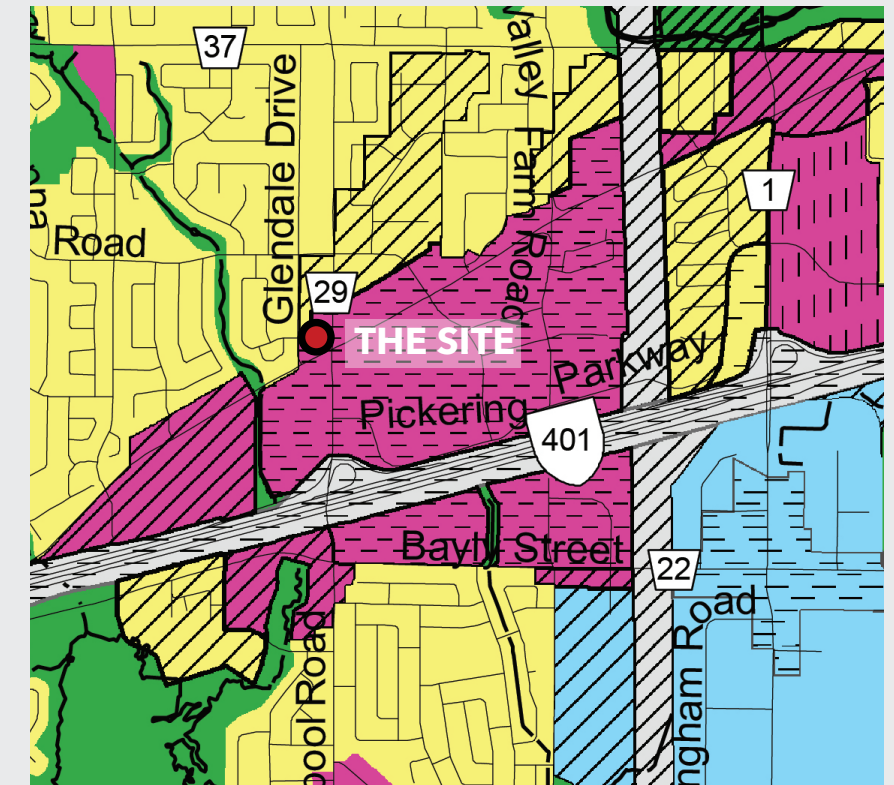
- Downtown Pickering is an **Urban Growth Centre**
- Minimum 200 residents + jobs per hectare by 2031
- Development in **Major Transit Station Areas** to be transit-supportive, encourage active transportation and have a diverse mix of uses and activities

## Durham Regional Official Plan

- Designates site and Pickering City Centre as a **Regional Centre**
- Directs development in Centres to be **high density**, predominantly high-rise, **people-oriented**, adjacent to arterial roads and accessible by transit

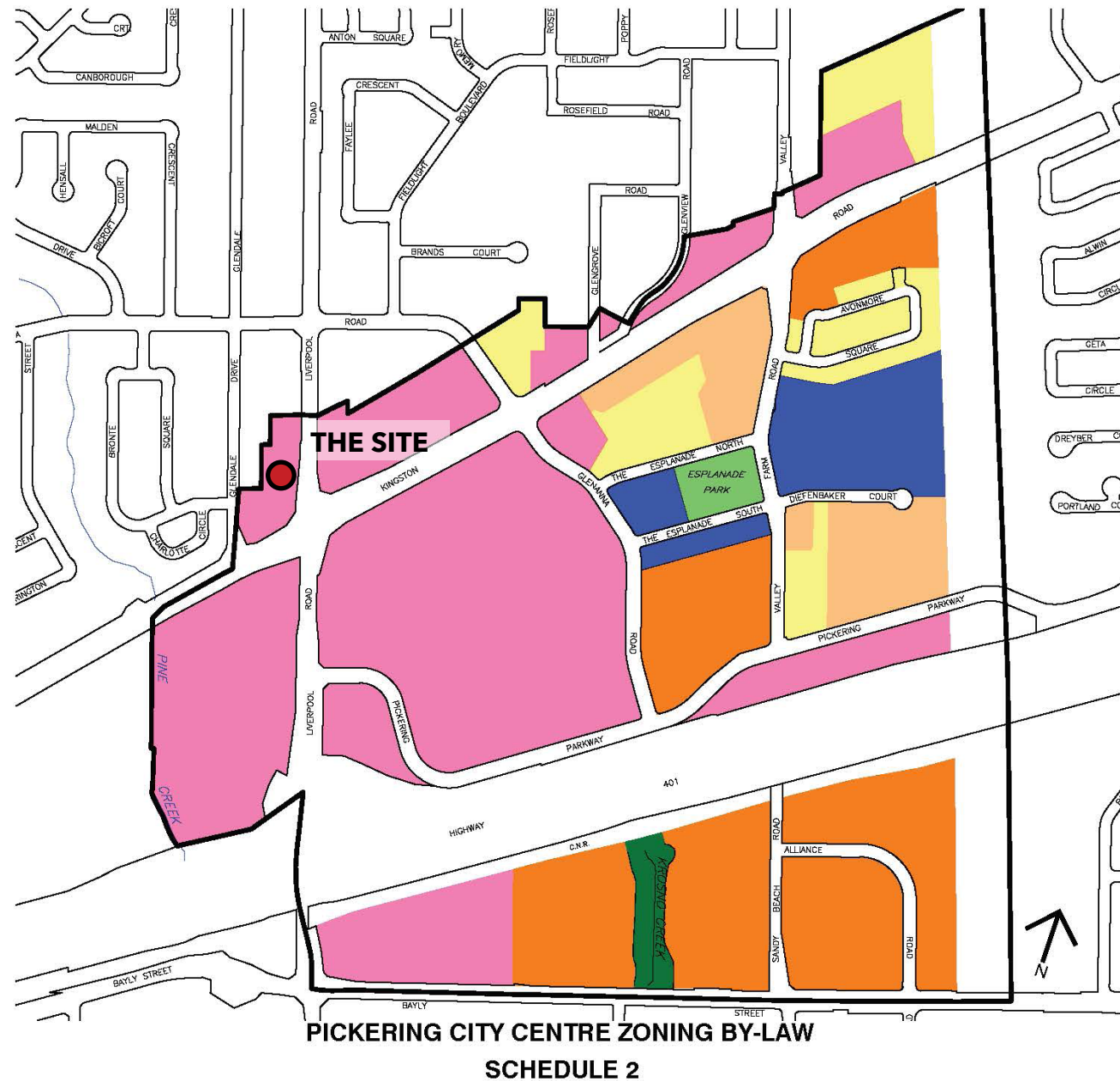
## Pickering Official Plan + City Centre Urban Design Guidelines

- Site designated **City Centre Mixed Use**, where highest mix and intensity of uses are planned
- Kingston and Liverpool Road intersection is a **Gateway to the City Centre**.
- Diversity of housing near transit and conveniences, facilitated by **converting strip-commercial sites to mixed-use** residential development
- **Tall buildings** appropriate **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



## LEGEND - Land Use Categories

- CC1 - City Centre One
  - CC2 - City Centre Two
  - CCR1 - City Centre Residential One
  - CCR2 - City Centre Residential Two
  - CCC - City Centre Civic
  - OS - Open Space
  - NHS - Natural Heritage System
- \* boundary of Krosno Creek to be further refined

## CC1 - City Centre One Zoning Provisions

- Permitted Uses: wide range of residential and non-residential
- Height: 10.5 m to 47 m
- Density: 0.75 to 5.75 FSI
- Active At Grade Frontages along Liverpool Road and Kingston Road near intersection



# Zoning By-law Amendments

## Existing Zoning

**Height:** 10.5 m to 47 m (approx. 15 storeys)

**Podium Height:** Maximum 20 m (approx. 5 storeys) for buildings taller than 37.5 m

**Building Separation:** Minimum 25 m for any portion of a building greater than 37.5 metres in height

**Minimum main wall setback:** 3.0 metres between the top 6.0 metres and 18.0 metres of a point tower for buildings equal to and greater than 73.5 metres

## Proposed Amendments

**Height:** 80 m (25 storeys) for the proposed tower building

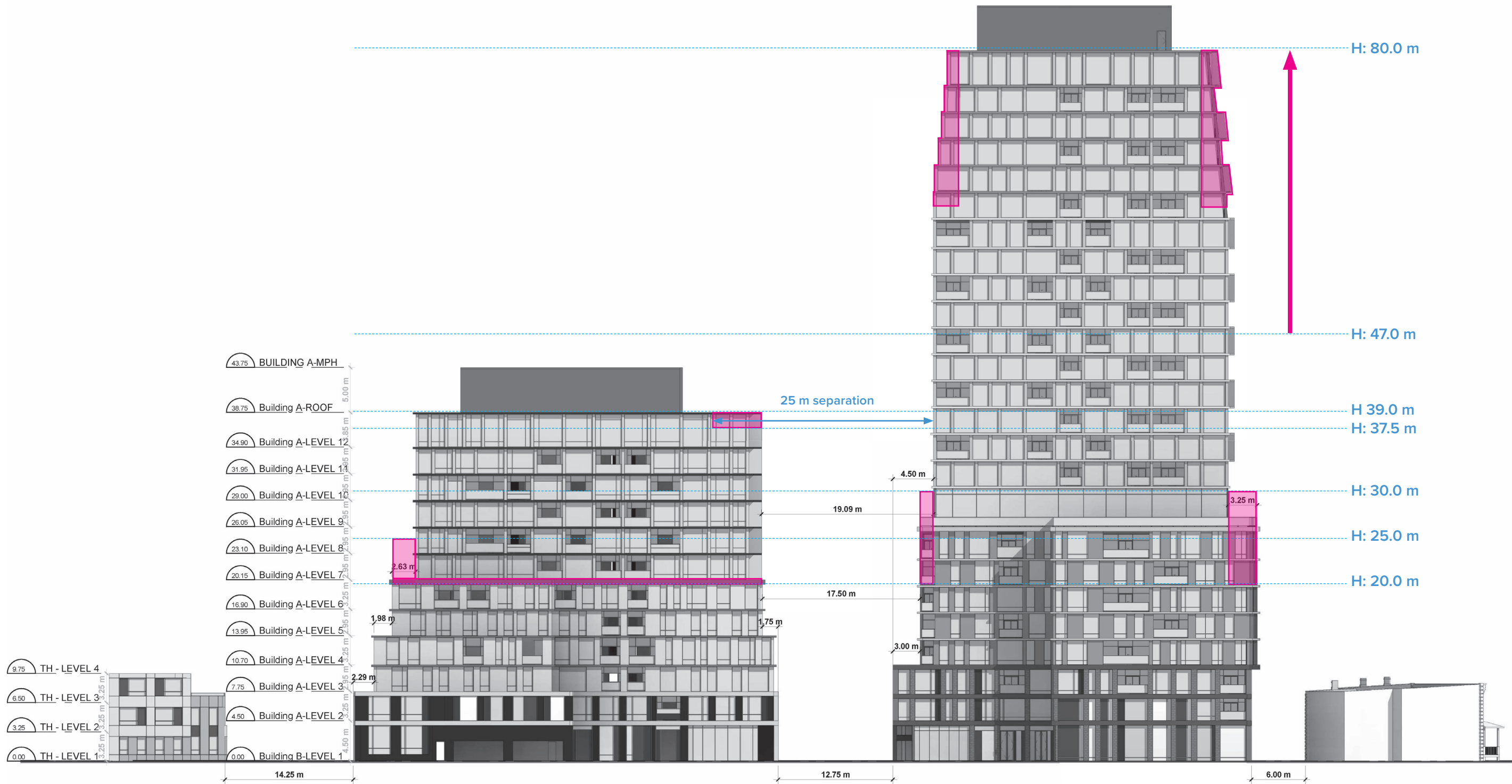
**Podium Height:** Maximum 30 m (8 storey) podium for tower building; maximum 25 m (6 storey) podium for midrise building

**Building Separation:** Minimum 19 m between tower and midrise buildings for the portions of the buildings that are between 37.5 metres and 40.0 metres in height

**Minimum main wall setback:** None between the top 6.0 metres and 18.0 metres of a point tower.



# Requested Amendments





# History of the Site



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



**Liverpool Arms Inn**  
Kingston Road Highway  
14 Miles East of Toronto      Add. Pickering R.R. No. 2  
First-class Dining-room Service  
Lunches and Short Orders      Rooms \$1.00 per day and up      Beer and Softs Drinks  
Good Fishing One Mile from Hotel      Gas and Oil      Camping Grounds  
TEL. PICKERING 5503      S. COOK, Prop.

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)

**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



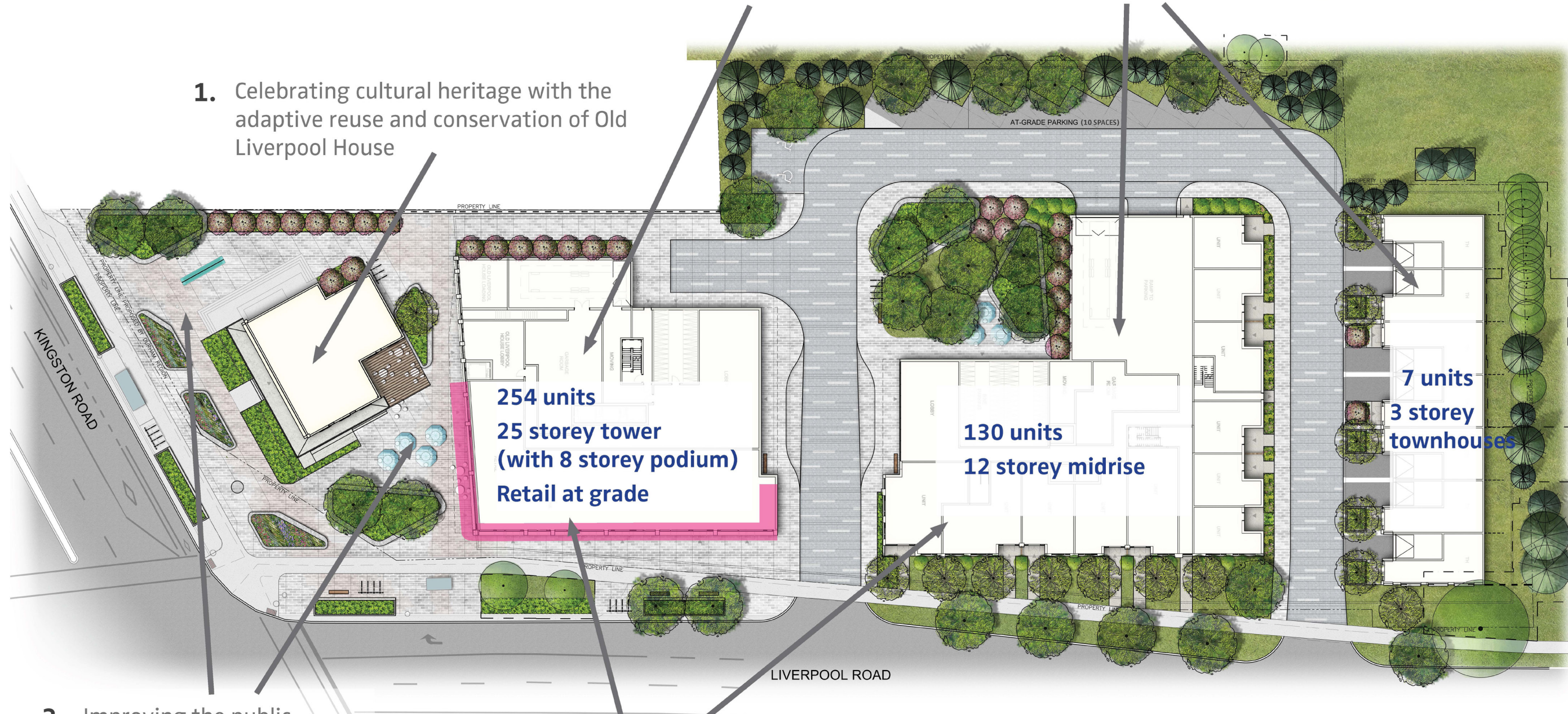
# The Opportunity



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

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

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



**254 units**  
**25 storey tower**  
**(with 8 storey podium)**  
**Retail at grade**

**130 units**  
**12 storey midrise**

**7 units**  
**3 storey**  
**townhouses**

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



# Proposed Development



**33,200 SQM**  
Total GFA (3.6 FSI)



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



**BUILDING HEIGHTS**  
25-storey tower  
12-storey midrise  
3-storey townhouses



**850 SQM**  
Total at-grade retail and  
commercial space



**420 SQM**  
Retained retail  
(Old Liverpool House)

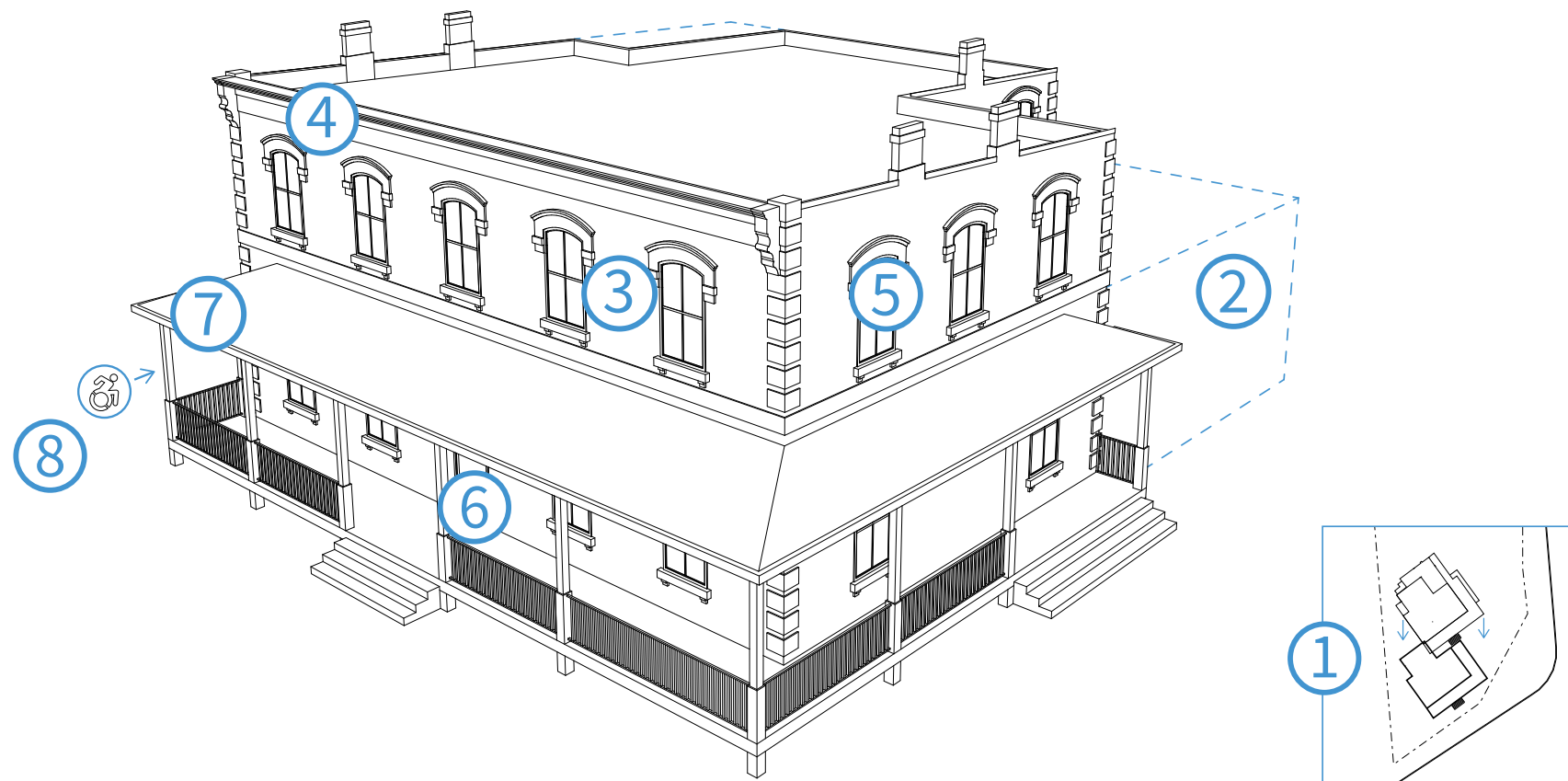


**512 SPACES**  
Below and at-grade parking



# Heritage Conservation Strategy

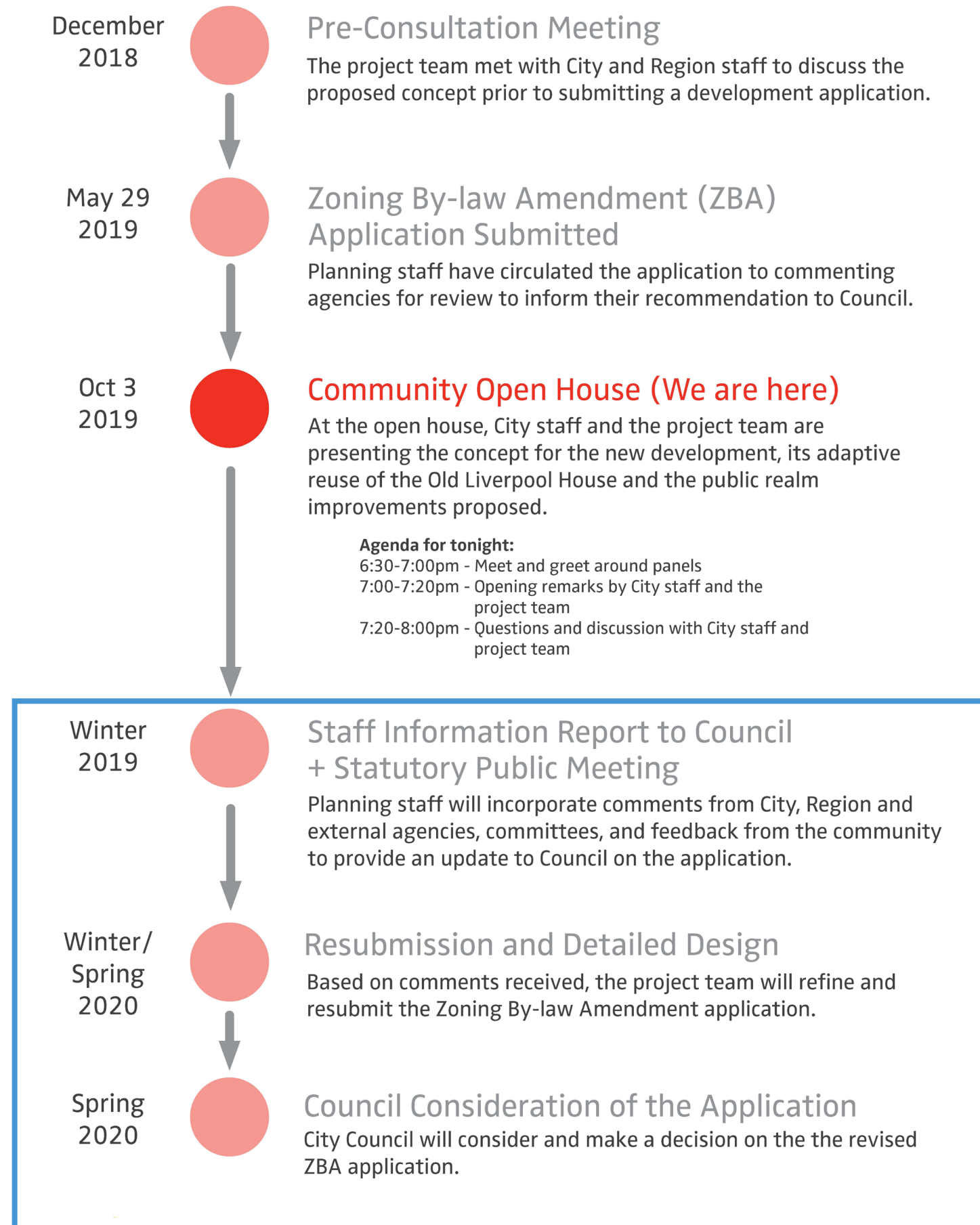
- Full building **retention**
- Alterations to allow for **adaptive reuse**
- **Complementary landscape strategy**, including walkways, raised planters and publicly accessible plazas
- **Sympathetic design** of new construction



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 to allow for contemporary uses



# Next Steps





# Questions