

Notice of Electronic Statutory Public Meeting

The Planning & Development Committee is holding an Electronic Statutory Public Meeting. The public meeting will provide interested parties the ability to learn more about the proposal and provide any comments and feedback before any decisions are made on these applications. Due to the Council Chamber dome roof replacement, this meeting will be held through electronic participation. This Electronic Statutory Public Meeting will be held on:

Tuesday, October 3, 2023 at 7:00 pm

Residents can participate virtually, or view the meeting livestream via the City of Pickering's YouTube channel:

<https://www.youtube.com/@CityPickering/streams>

Please note that this item is scheduled for 7:00 pm, however, this matter could be delayed due to Committee's consideration of preceding agenda items.

Should you wish to address the City Development Department and the Planning & Development Committee during the electronic meeting, please visit www.pickering.ca/delegation and complete the online delegation request form or email clerks@pickering.ca.

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. Once your request has been received, confirmation will be provided to you by the Clerks Office which will include the particulars of how you will be connected to the meeting.

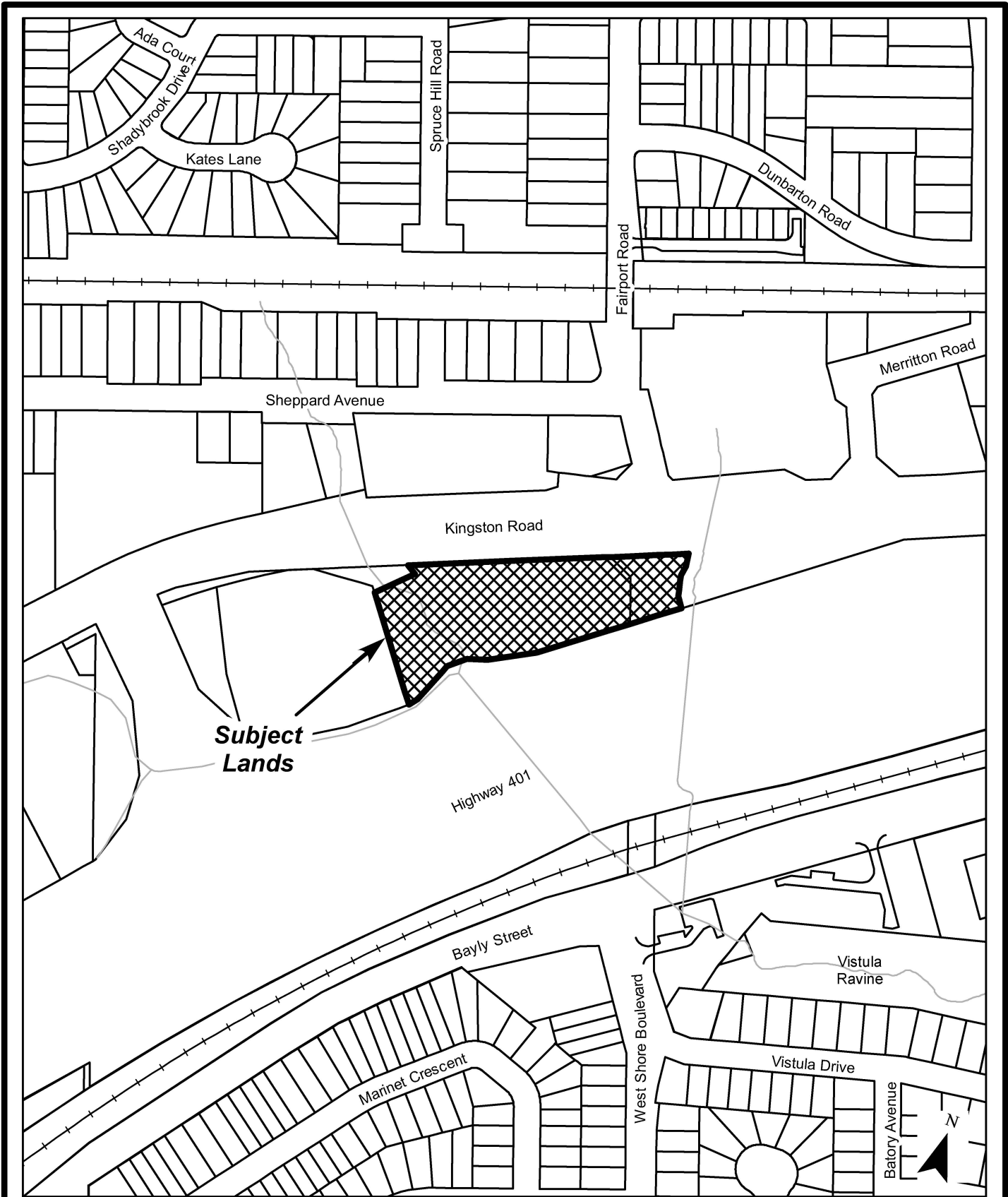
The following is a brief description of the proposal:


File Type & Number	Official Plan Amendment Application – OPA 23-003/P Zoning By-law Amendment Application – A 09/23
Owner/Applicant	Sphere Developments (Kingston) GP Inc.
Property Location	875 Kingston Road (refer to the attached Location Map)
Ward	Ward 1
Proposal	The applicant is proposing a mixed-use residential condominium development consisting of two 17-storey towers connected by a shared 5-storey podium, containing 400 dwelling units and approximately 630 square metres of at-grade commercial/retail uses. A total of 402 parking spaces are proposed, including 19 spaces at-grade and

	383 spaces within a 4-level underground parking garage. See the submitted site plan attached to this notice.
Written Information Available	Information Report available on the City's website at https://calendar.pickering.ca/council on or after September 21, 2023. If you do not have access to a computer, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.
Last Date for Comment	October 10, 2023
City Development Contact	Amanda Zara Dunn Principal Planner, Development Review Tel: 905.420.4660 ext. 1136 Fax: 905.420.7648 Email: adunn@pickering.ca
Reports Submitted with the Application	<ul style="list-style-type: none"> • Planning Rationale Report • Architectural Set • Survey • Waste Diversion Commitment Letter • Traffic Impact Study • Arborist Report and Tree Preservation Plan • Conceptual Landscape Plan • Construction Management Plan • Scoped Environmental Impact Study • Functional Servicing and Stormwater Management Report • Sun/Shadow Study • Site Lighting and Photometrics • Tree Inventory • Wind Study • Grading Plan • Urban Design Brief • Subsurface Utilities Investigation • Geotechnical Investigation • Supplementary Geotechnical Investigation • Hydrogeological Assessment • Noise Control Feasibility Study • Phase One Environmental Site Assessment • Stage 1-2 Archaeological Assessment <p>These reports and plans are available for public review on the City's website at www.pickering.ca/devapp.</p>
Pickering Official Plan Designation	"Mixed Use Areas – Mixed Corridors" and "Natural Area" – Open Space System.
Zoning By-law 3036, as amended	"RH-MU-6" and "OS-HL"

To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca
Planning Act Requirements	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the Official Plan Amendment and/or Zoning By-law Amendment are passed, the person or public body:</p> <ul style="list-style-type: none"> i) is not entitled to appeal the decision of the Council to the Ontario Land Tribunal; and, ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	September 8, 2023
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

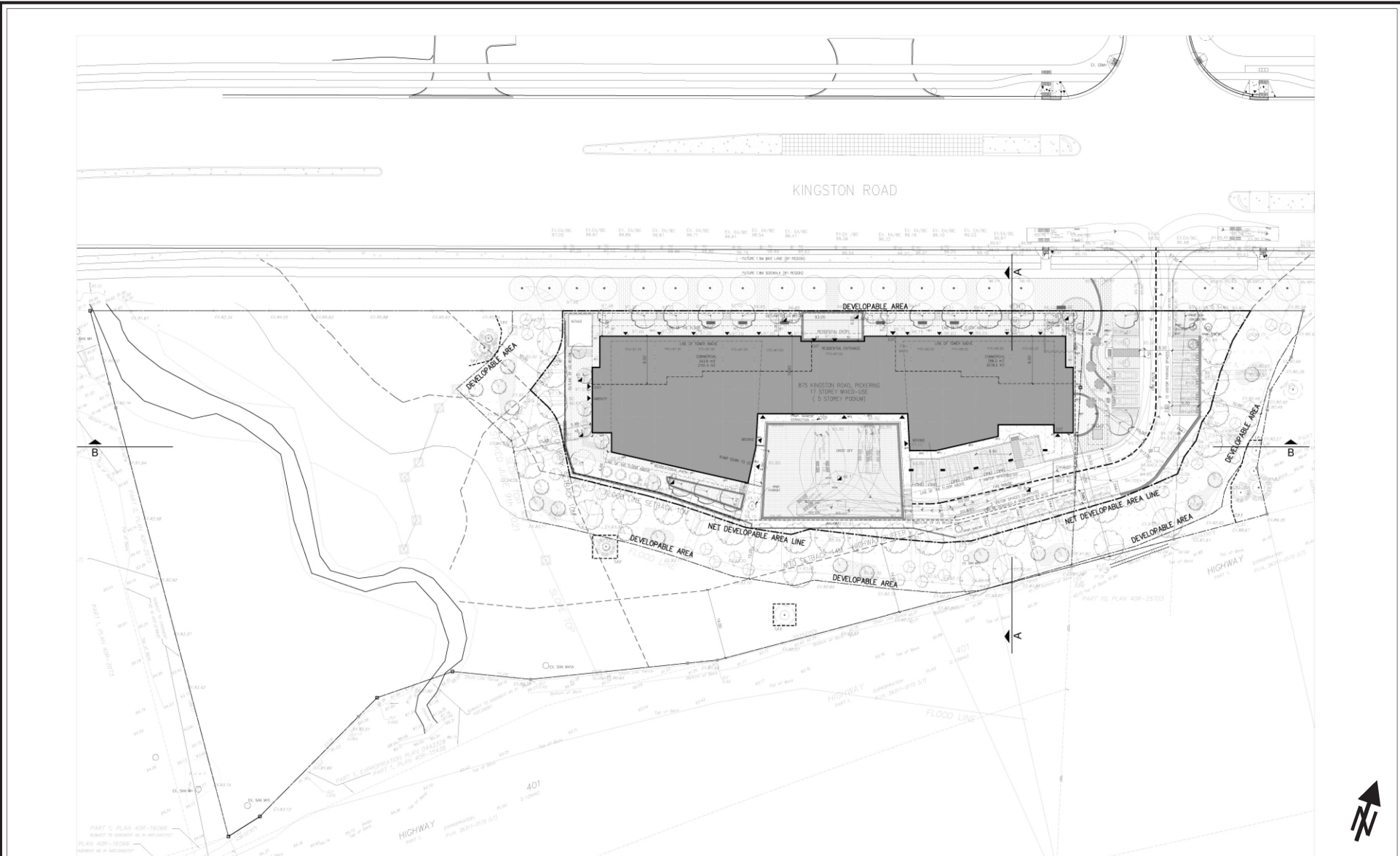
City Clerk




PICKERING
 City Development
 Department

Location Map	
File: OPA 23-003P & A009/23	
Applicant: The Biglieri Group Ltd.	
Municipal Address: 875 Kingston Road	
Date: Jul. 10, 2023	
SCALE: 1:4,000	
THIS IS NOT A PLAN OF SURVEY.	

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City of
PICKERING

City Development
Department

Submitted Conceptual Site Plan

File No: OPA 23-003P & A009/23

Applicant: The Biglieri Group Ltd.

Municipal Address: 875 Kingston Road

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.

DATE: August 14, 2023