

*1101A, 1105, 1163
KINGSTON ROAD*

*OPEN HOUSE
MAY 30, 2024
6:30 – 10:30PM*



300 ft

AGENDA

1. Introduction
2. Zoning By-Law/Official Plan Amendment Application
3. Location & Context
4. Site Design
5. Public Realm
6. Q&A

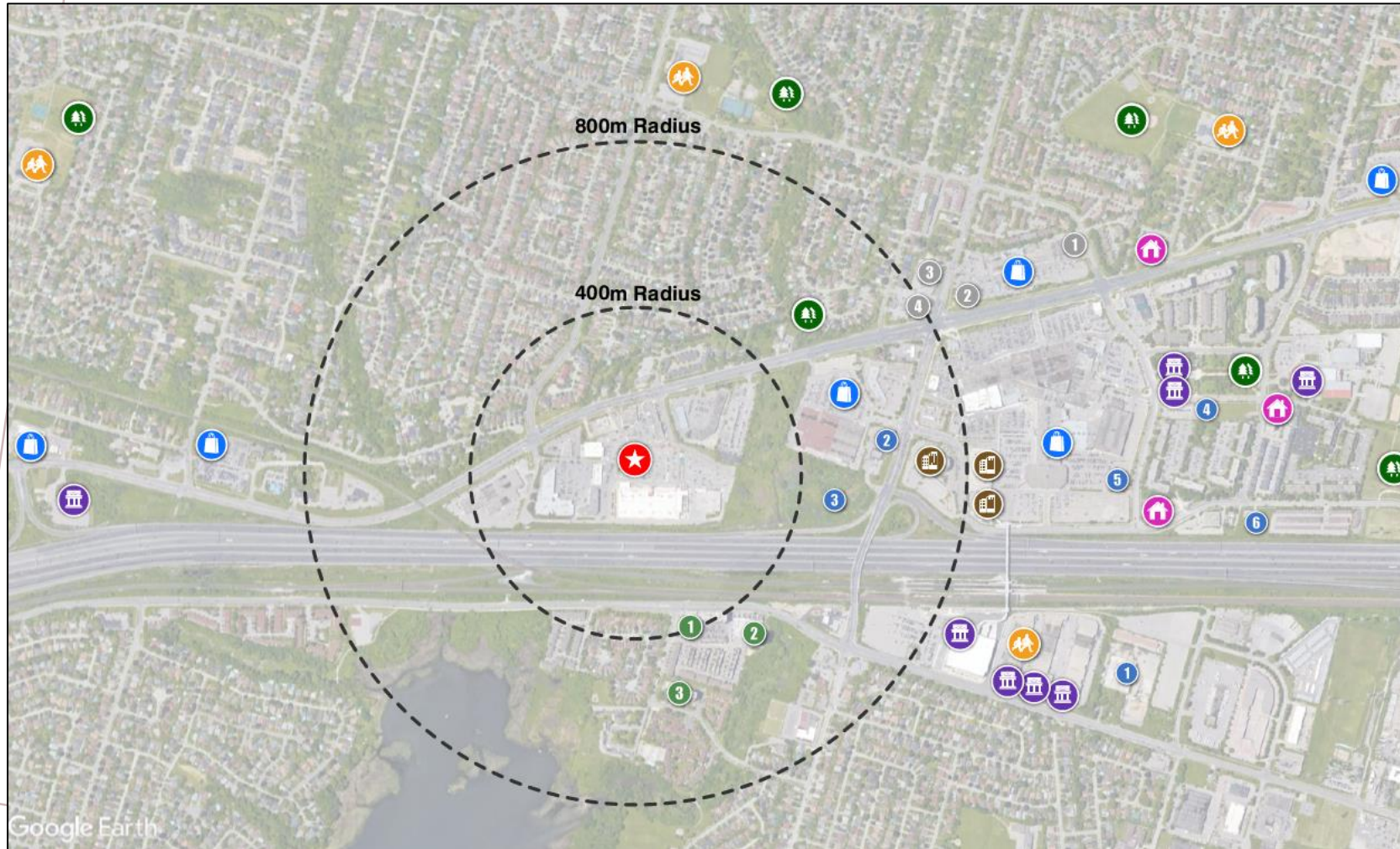
PROJECT TEAM HERE TONIGHT

- Peter Jakovcic - Tribute
- Mark Iogna - Tribute
- Anish Panday - Tribute
- Michael Testaguzza – The Biglieri Group Planning Consultants
- Michael Hannay - MBTW Urban Design
- Michele Gucciardi - Turner Fleischer Architects
- Steve Nonis - Turner Fleischer Architects
- Mike Harris - MBTW Landscape
- Ismet Medic - WSP Traffic
- Iain Smith - WSP Civil Engineering
- Kostas Kyriopoulos - WSP Civil Engineering
- Jamie Tate – Tate Economics

EXISTING CONDITION



CONTEXT PLAN



Legend

- ★ Subject Site
- 🏢 Office Use
- 🏬 Commercial Use

Parks

- 🌳 Pine Creek
- 🌳 David Farr Park
- 🌳 Glengrove Park
- 🌳 Shadybrook Park
- 🌳 The Esplanade Park
- 🌳 Pickering Diana Princess of Wales Park

Public Facilities

- 📖 Pickering Public Library
- 🏛️ City of Pickering
- 🏠 Pickering GO
- 🏠 Durham Region Unemployed Help Centre
- 🏠 ServiceOntario
- 🏠 Community Care Durham
- 🏠 EduKids Child Care Centres Gleanna
- 🏠 Chestnut Hill Developments Recreation Complex
- 🏠 Bayfair Daycare

Schools

- 🎒 Vaughan Willard Public School
- 🎒 Crawford Adventist Academy East Campus
- 🎒 Durham Alternative Secondary School
- 🎒 Glengrove Public School

Retirement Homes

- 🏠 Amica Pickering
- 🏠 VIVA Pickering Retirement Community
- 🏠 Chartwell Retirement Residence

Existing Buildings

- 1 1215 & 1235 Bayly Street (18)
- 2 1245 & 1255 Bayly Street (25)
- 3 1210 Radom Street (18)

Above 35 Storeys

- 1 Universal City Pickering (31-54)
- 2 1786 Liverpool Rd (49)
- 3 Liverpool Rd & Hwy 401 (46-53)
- 4 1860 Valley Farm Rd (45)
- 5 1355 Kingston Rd (42-55)
- 6 1525 Pickering Parkway (40)

Below 35 Storeys

- 1 1360 Kingston Rd (12-29)
- 2 1300 Kingston Rd (12-29)
- 3 1848 Liverpool Rd (13&25)
- 4 1294 Kingston Rd (13&25)

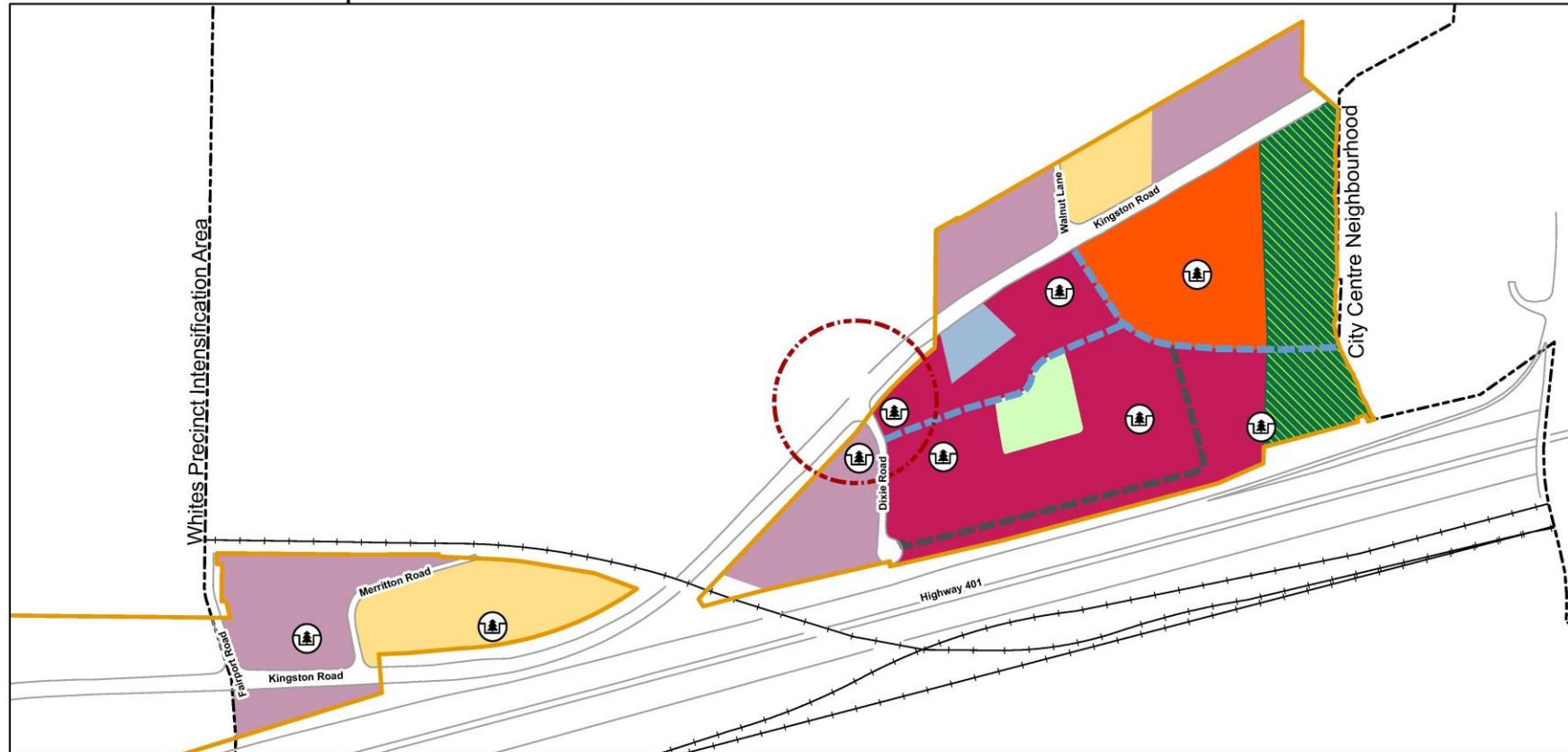
CONTEXT PLAN



PLANNING CONTEXT

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas
 Sheet 3 of 4 - Dunbarton/Liverpool Precinct Intensification Area

Schedule 'B' to Official Plan Amendment 38



Legend

- | | | | | |
|------------------|---------------|---------------|--------------------------------------|----------------------|
| Mixed Use Type A | Residential | Natural Areas | Privately Owned Public Spaces (POPS) | Future Public Street |
| Mixed Use Type B | Community Use | Rail Road | Future Private Street | Gateways |
| Mixed Use Type C | Public Park | | | |

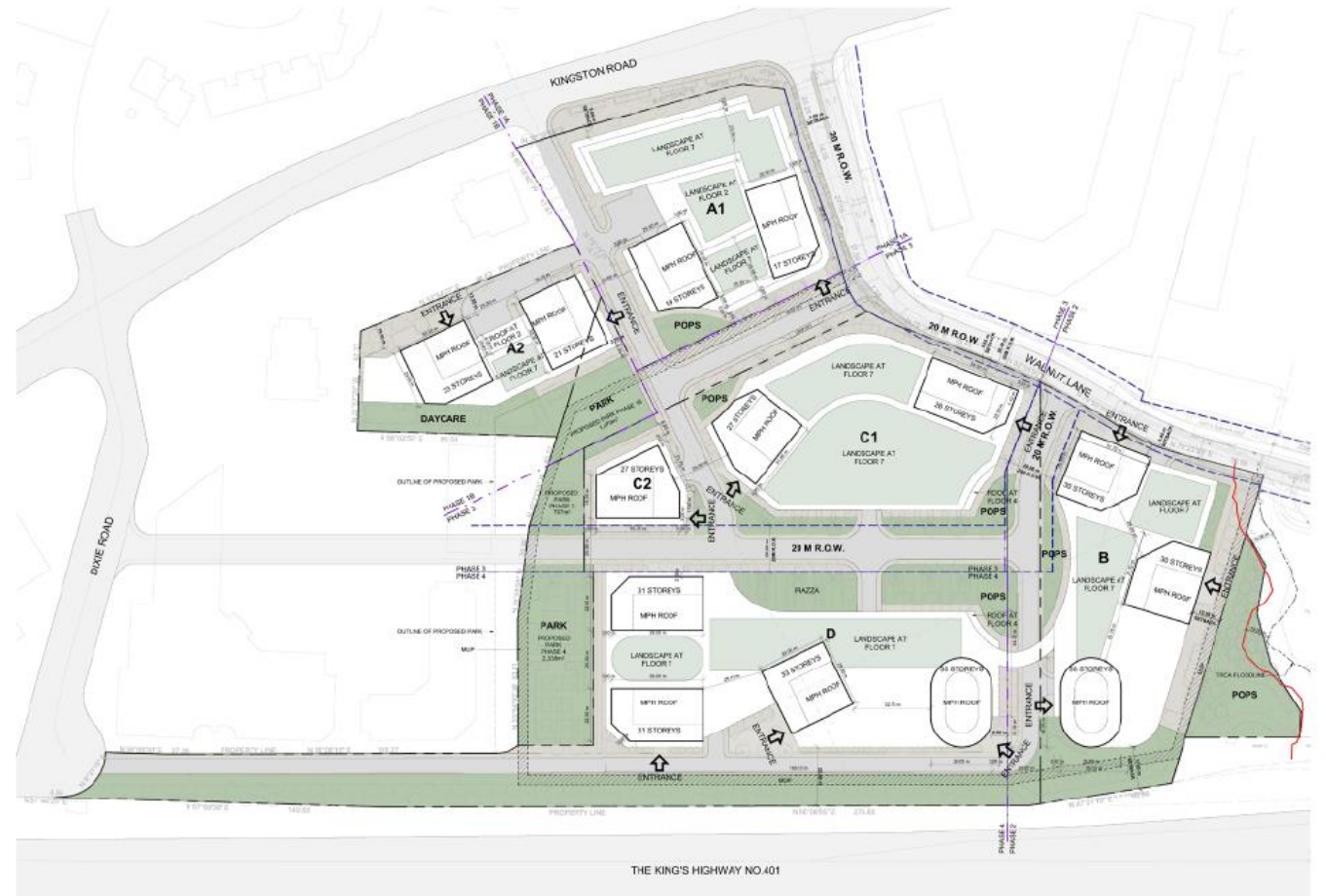
Location shown on map:



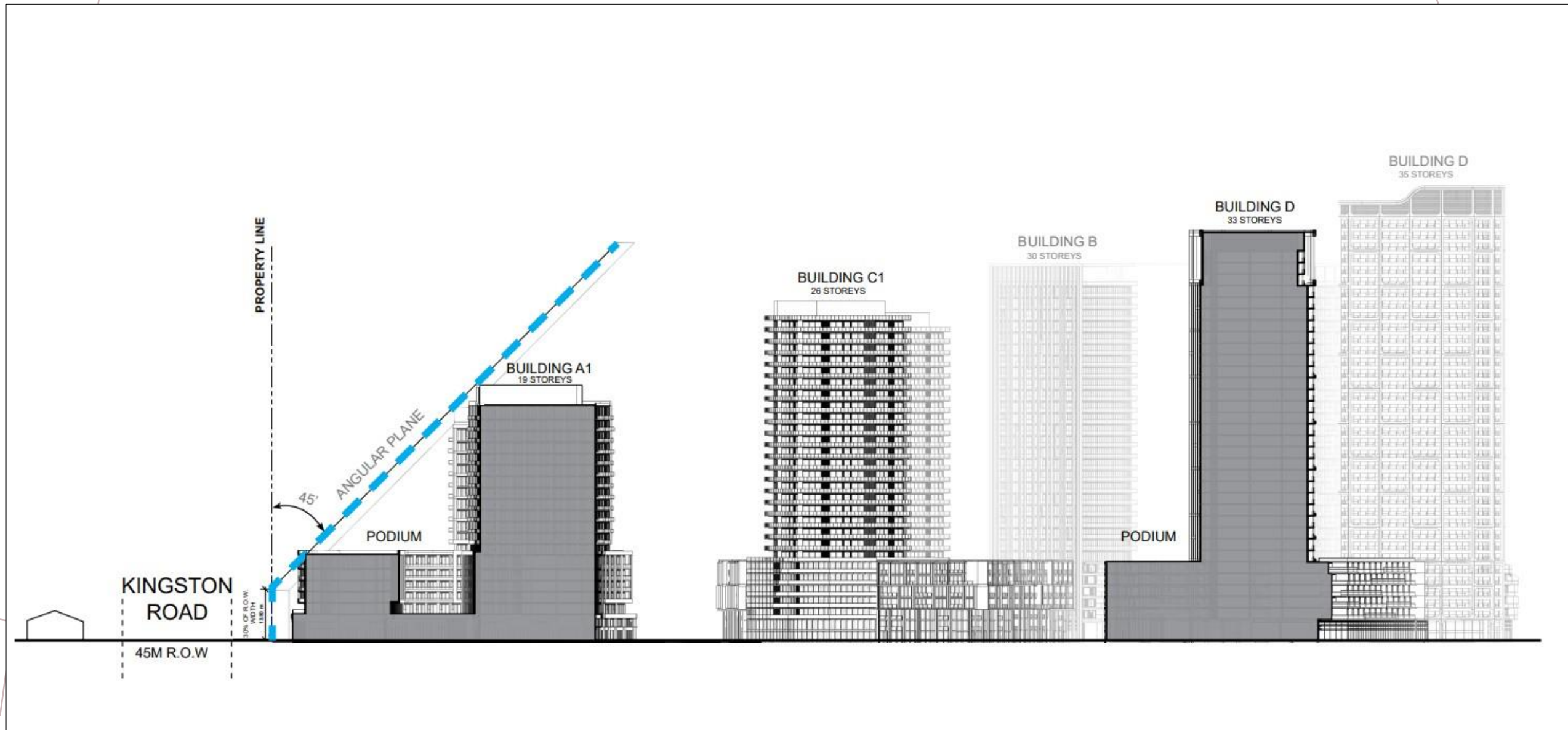
City of Pickering
 City Development Department
 © December 2021
 This Map Form Part of Edition T of the Pickering Official Plan and Municipal
 Map in Conjunction with the Other Schedule and the Text

PROPOSAL STATISTICS

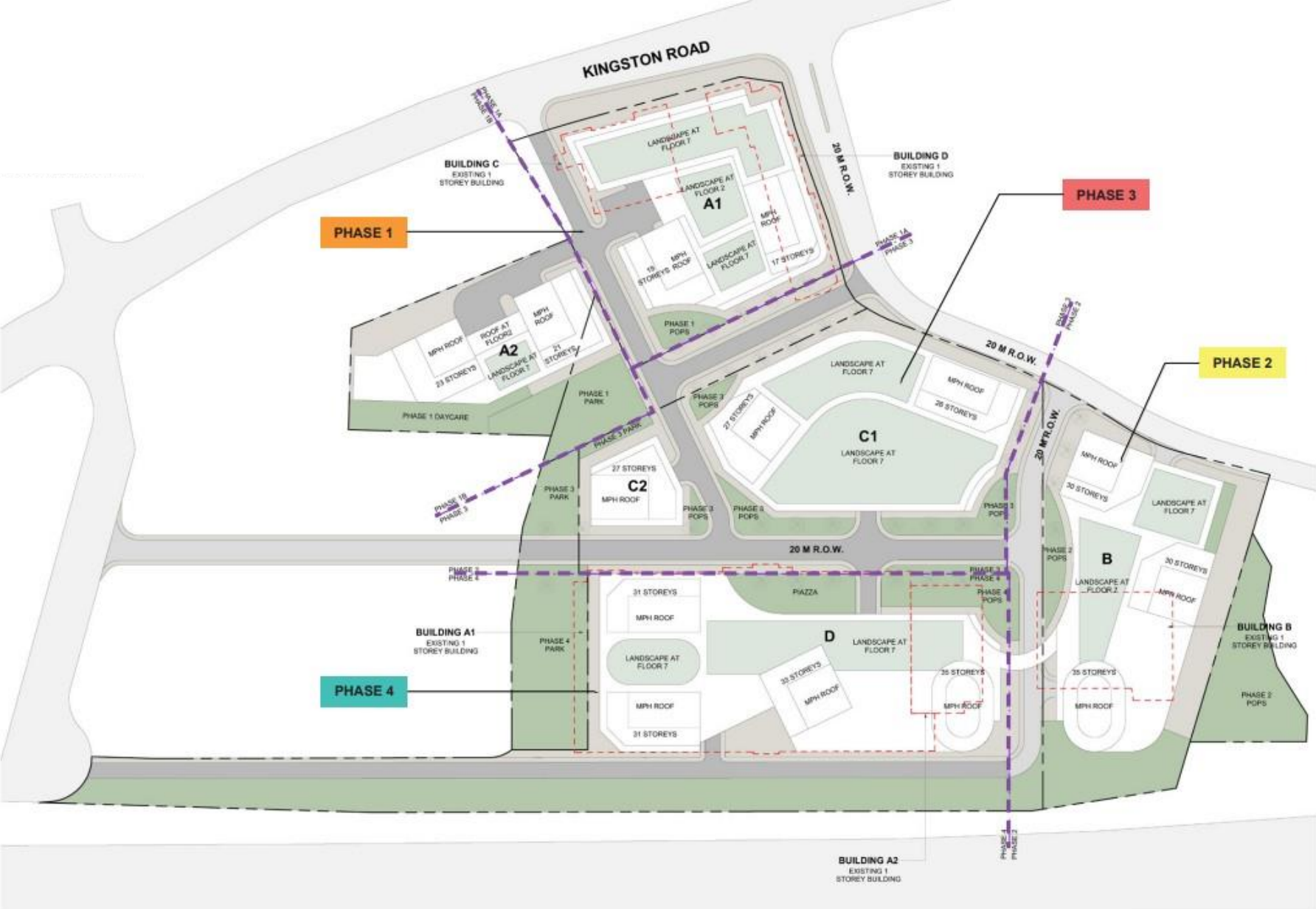
- 77,476 sq m Site area
- 5,683 sq m Right of Way Dedication
- 10,695 sq m of Parkland and POPS Space
- Site density of 4.99
- 332,839 sq m Residential Net Floor Area
- 7,865 sq m of non-residential Space
- 5,238 units
- Heights ranging of 7 storeys to 35 storeys
- 4215 Parking spaces provided



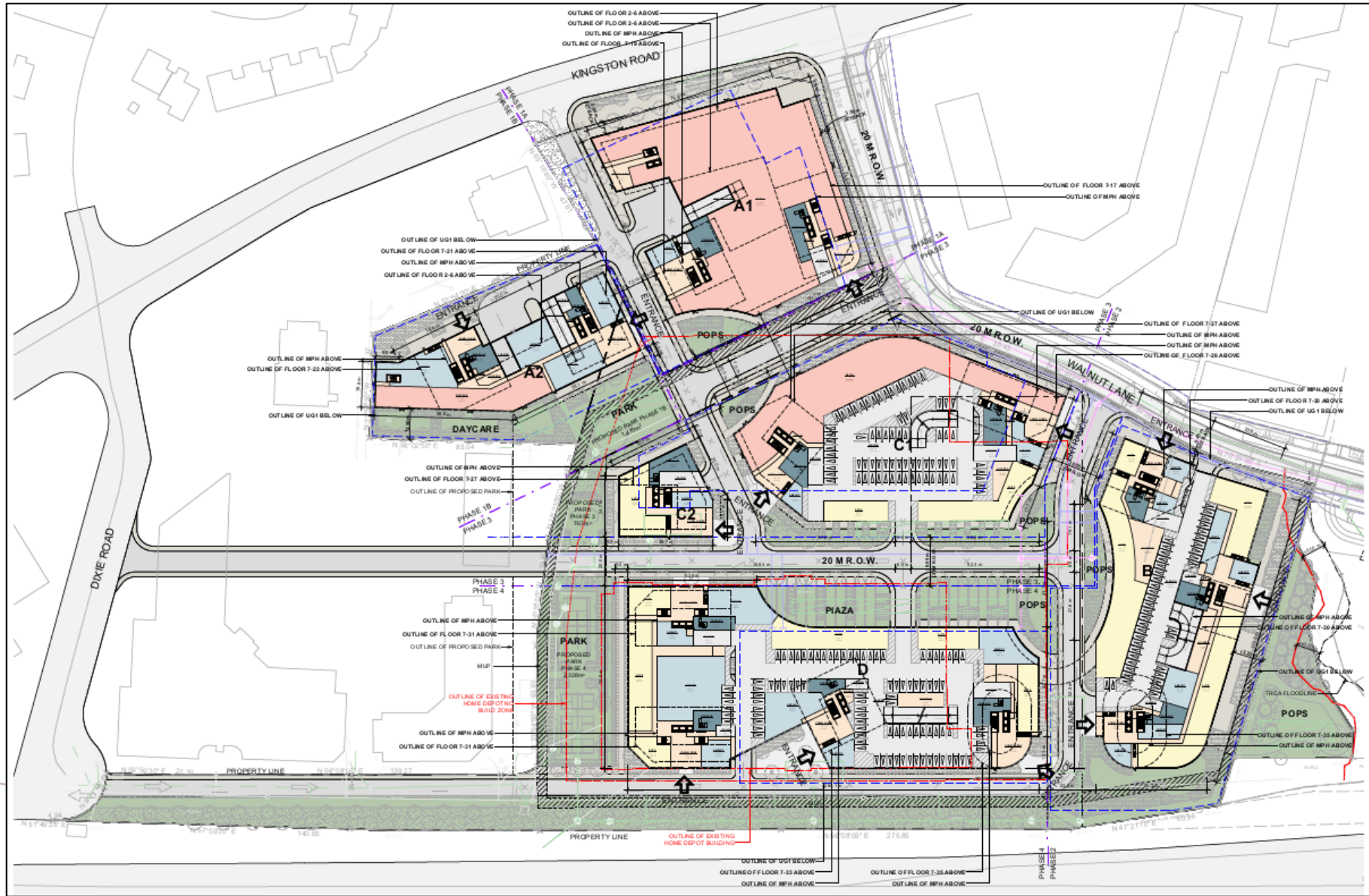
ANGULAR PLANE DIAGRAM



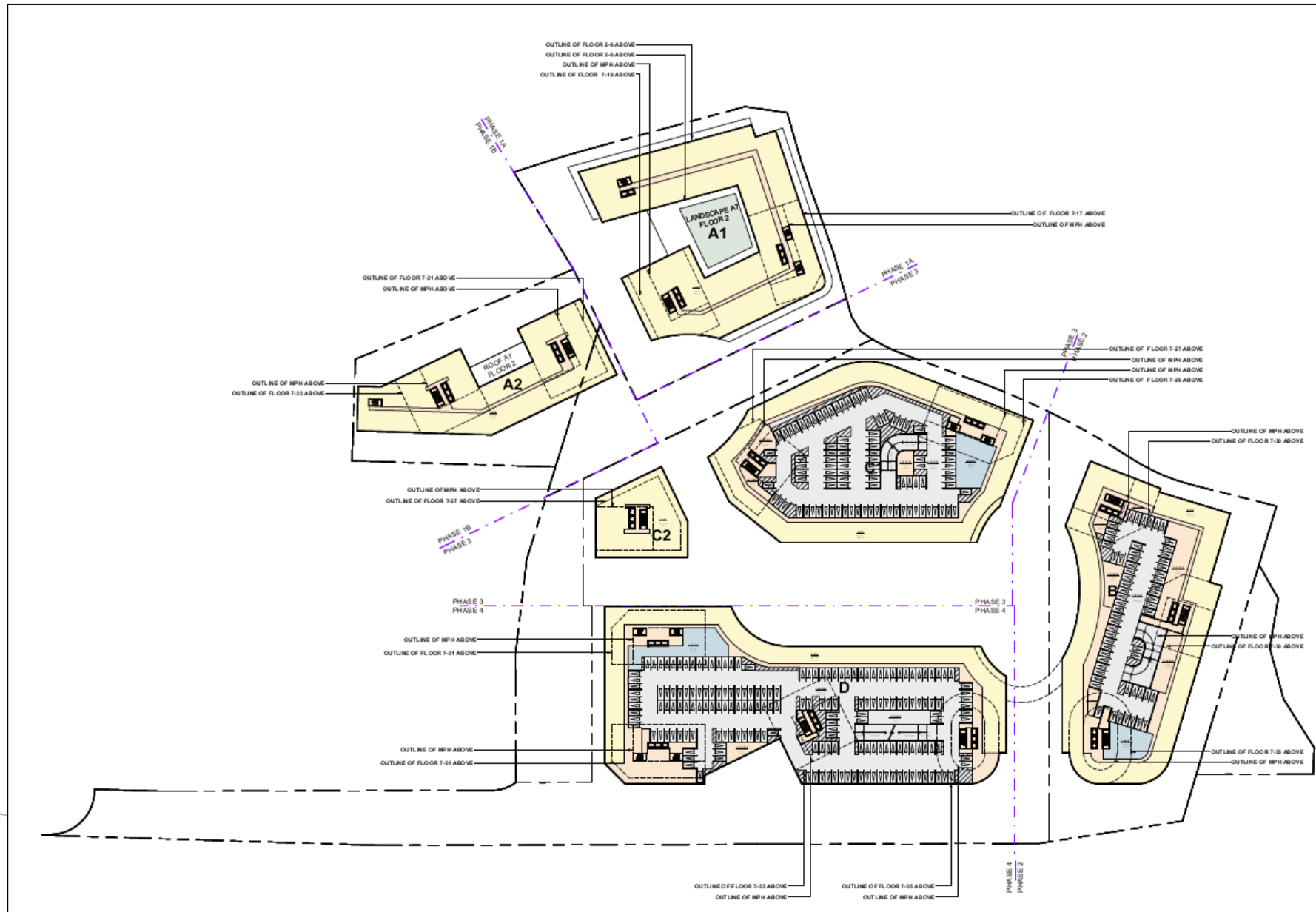
PHASING PLAN



GROUND FLOOR PLAN



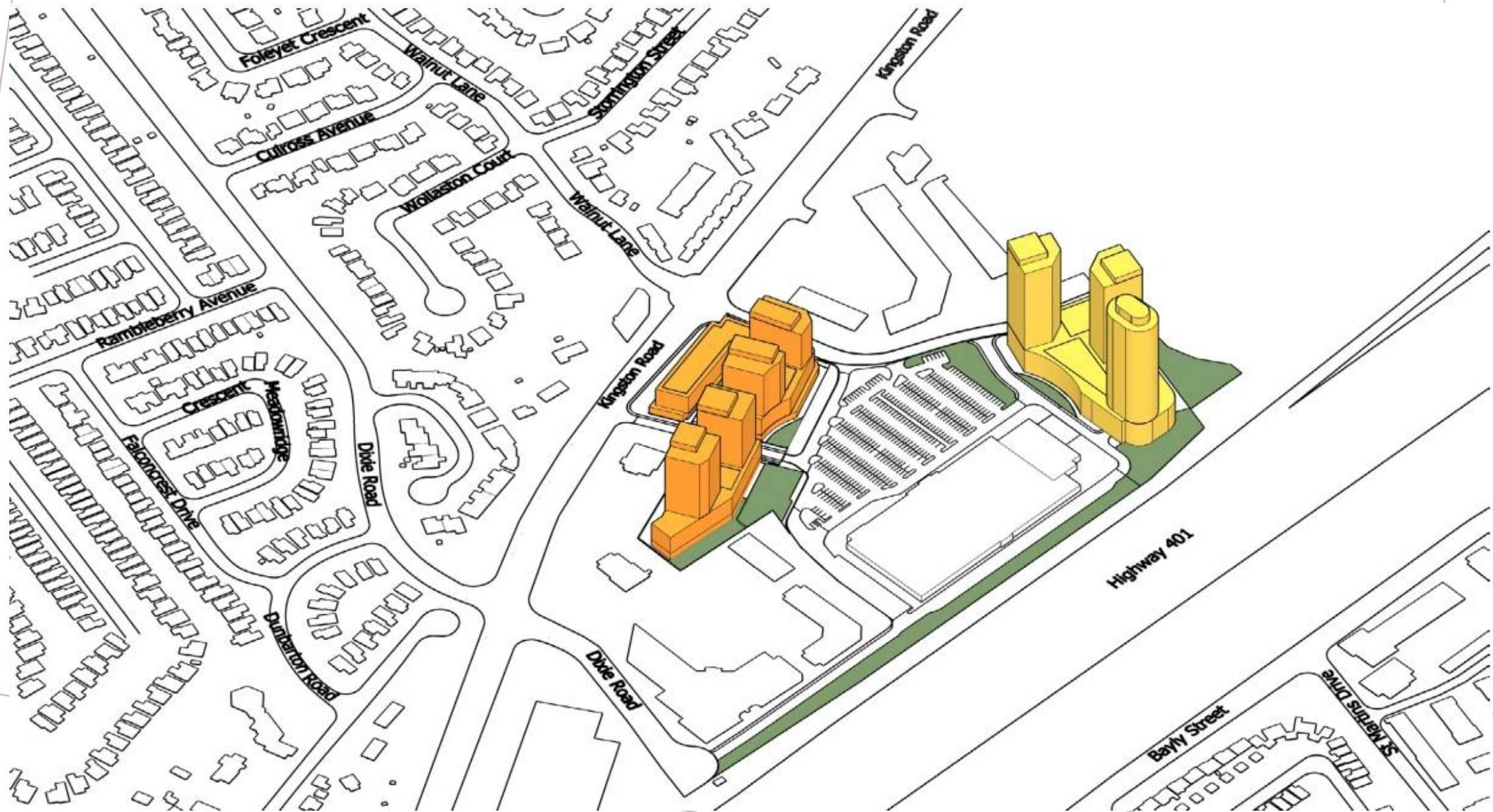
SECOND FLOOR



PHASING PLAN - PHASE 1



PHASING PLAN - PHASE 2



PHASING PLAN - PHASE 3



PHASING PLAN - PHASE 4



VIEW FROM HWY 401 LOOKING NORTHWEST



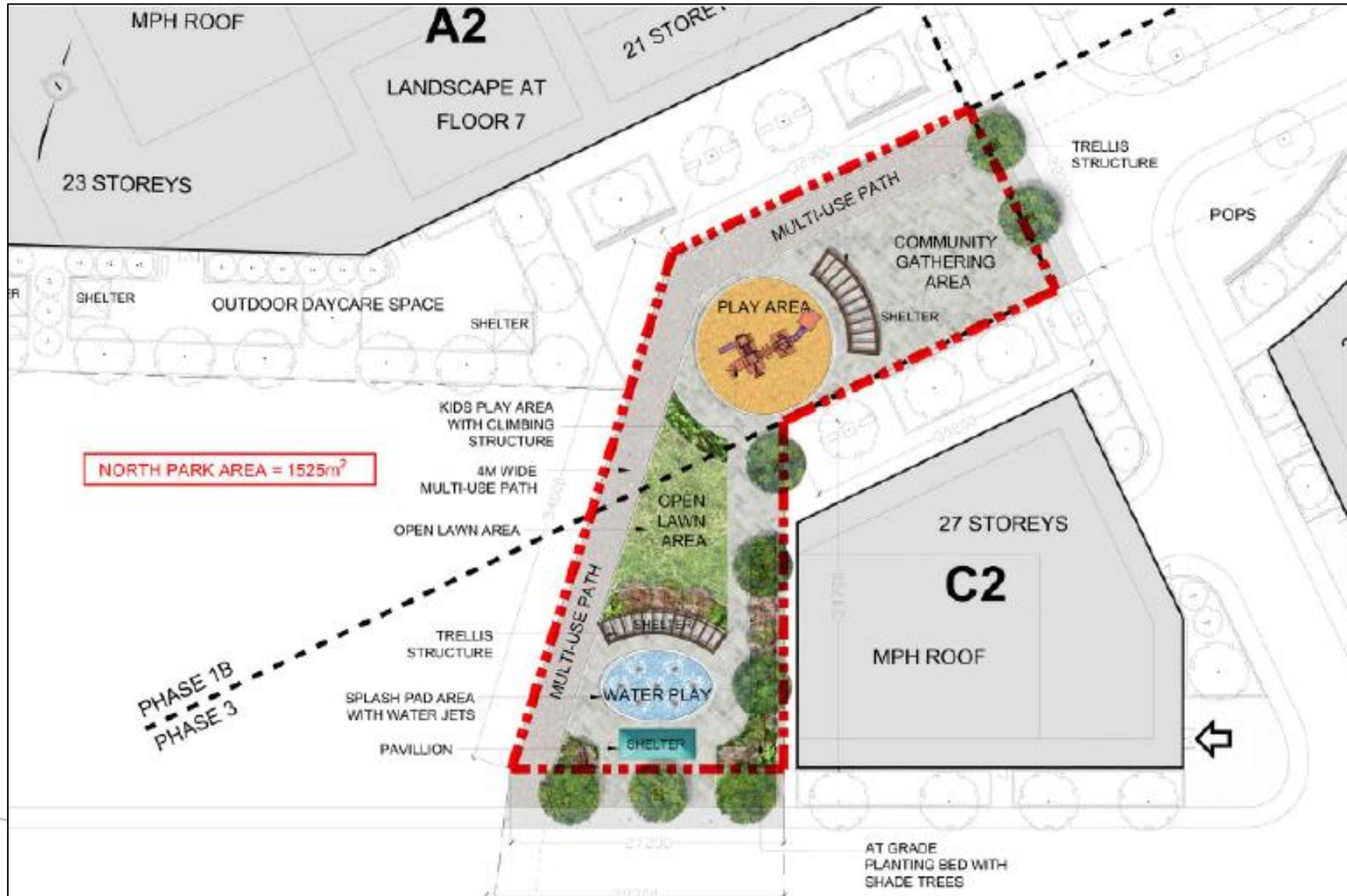
VIEW FROM KINGSTON ROAD LOOKING SOUTHEAST



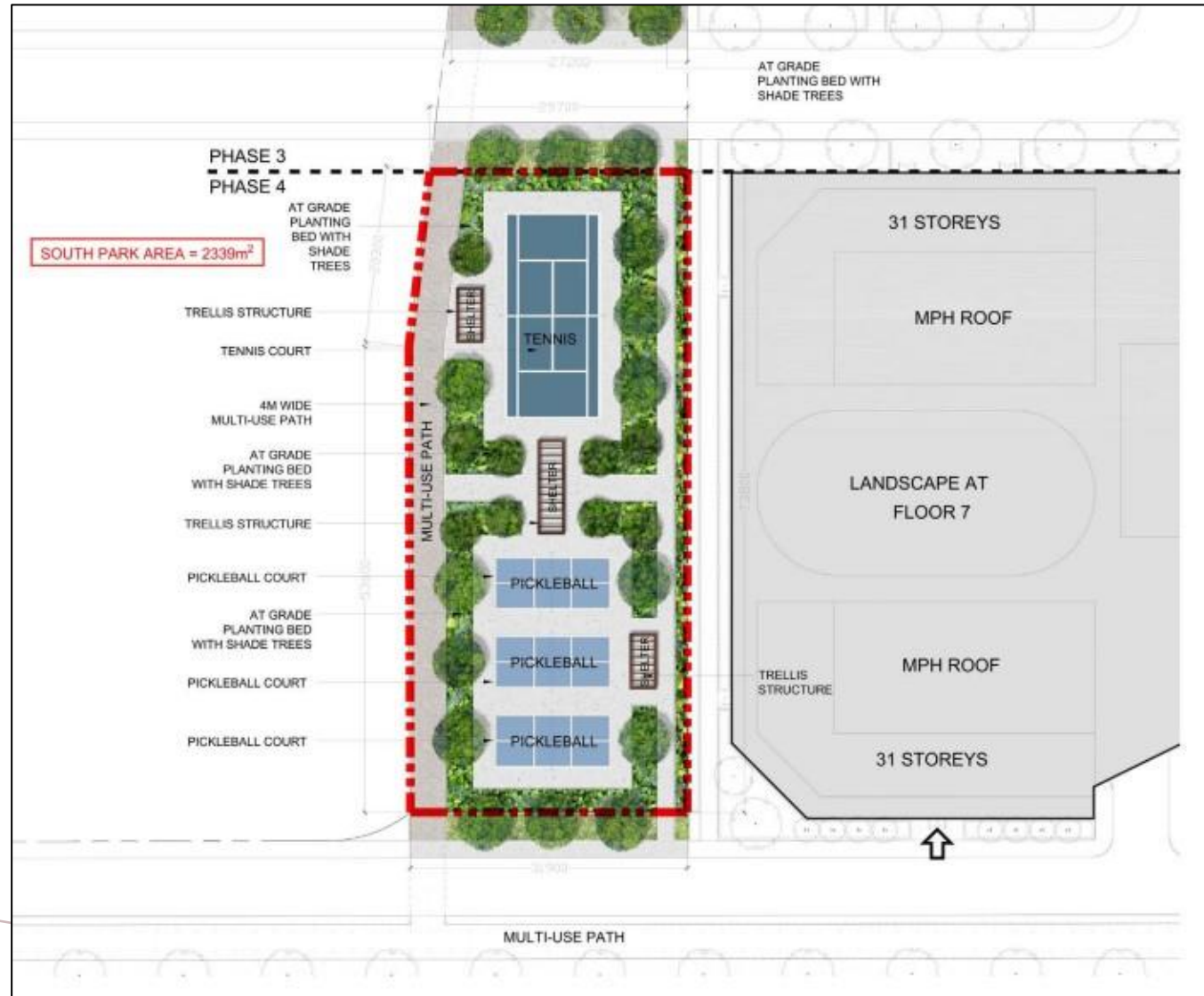
LANDSCAPE PLAN



NORTH PARK LANDSCAPE CONCEPT



SOUTH PARK LANDSCAPE CONCEPT



PRECEDENT NORTH PARK IMAGES



Community Gathering



Park Shelter



Playground



Multi-Use Path



Spray Park



PRECEDENT SOUTH PARK IMAGES



Multi-Use Path



Park Shelter



Pickleball

Tennis



CONCEPTUAL STREETSCAPES & PUBLIC SPACES



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CONCEPTUAL STREETSCAPES & PUBLIC SPACES



QUESTIONS?

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