

1755 Pickering Parkway

Open House | September 18, 2024

City File Numbers: OPA 22-002/P, A 05/22

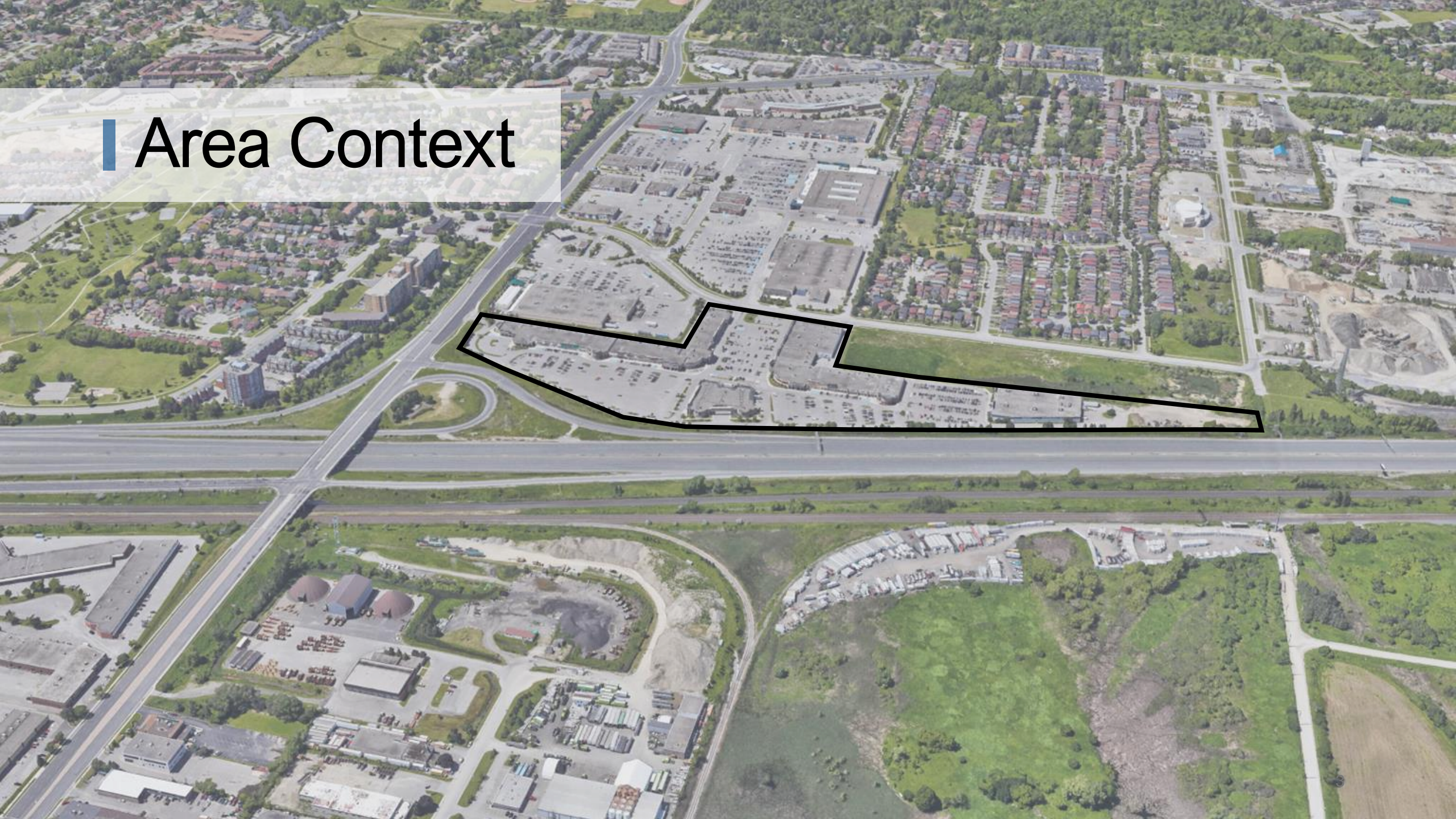


Agenda

- Area Context
- Proposed Development
- Policy Framework
- Applications Submitted
- Process and Next Steps



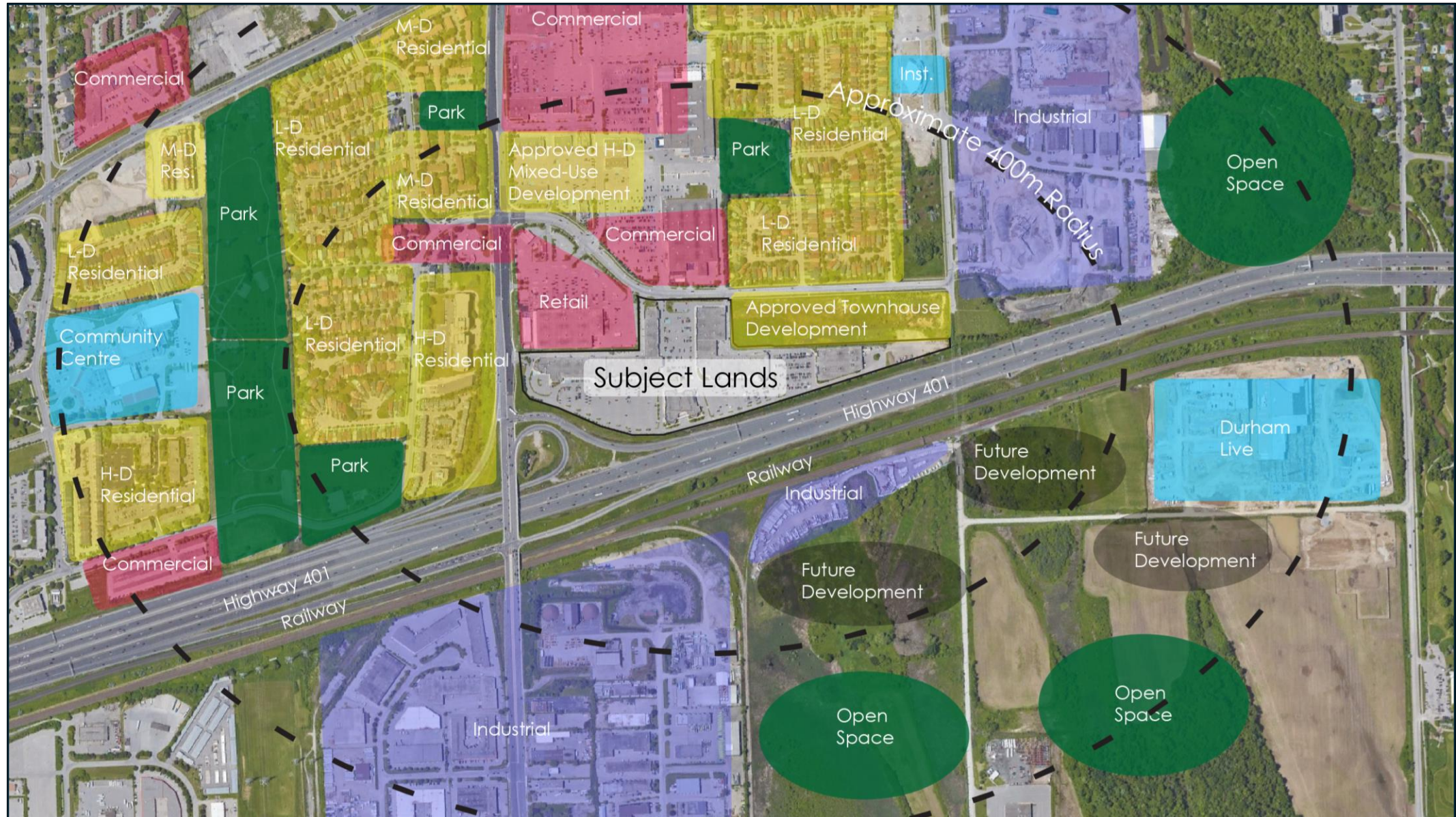
Area Context



Current Land Use



Surrounding Land Uses



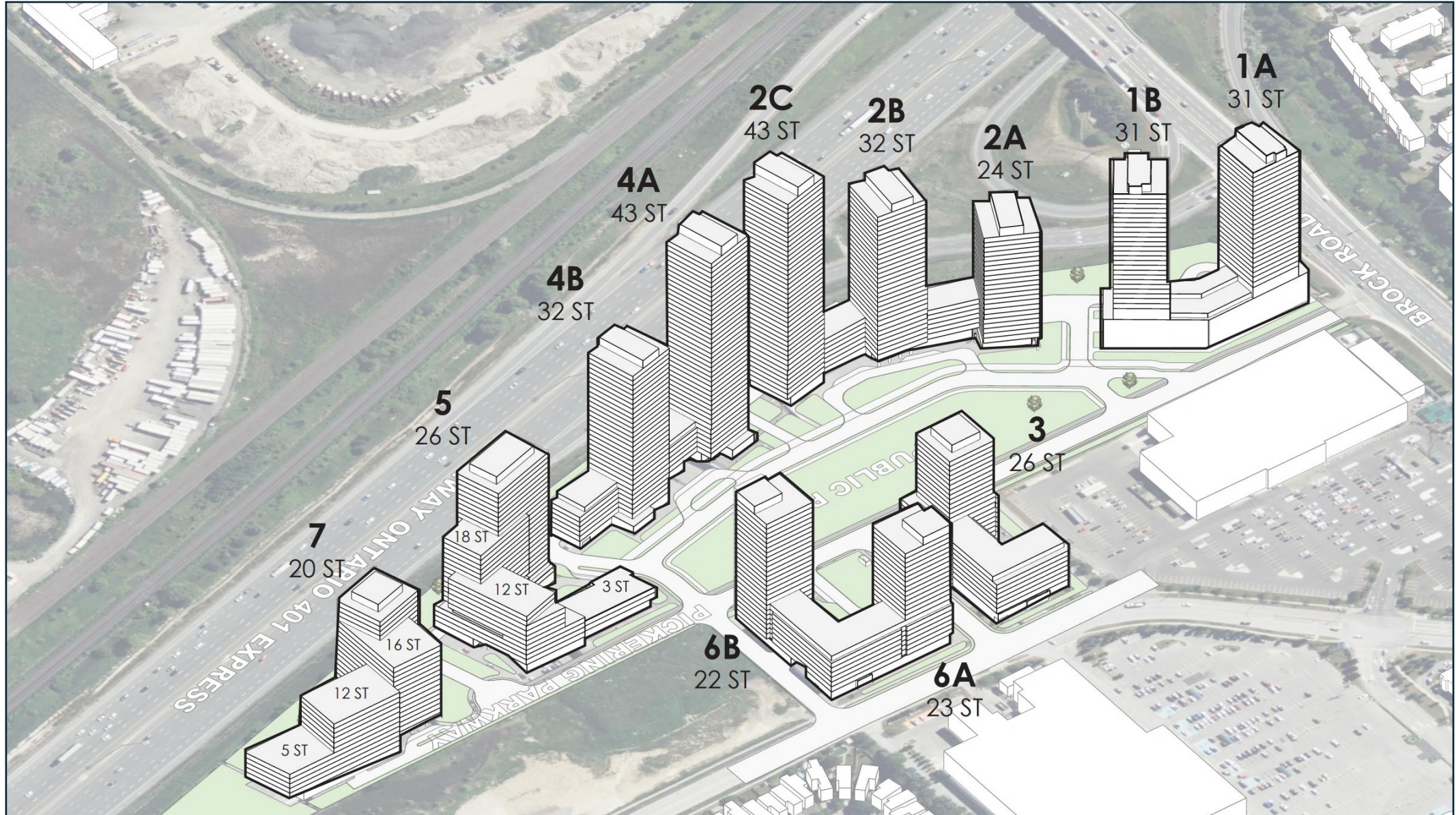
Development Activity



Proposed Development



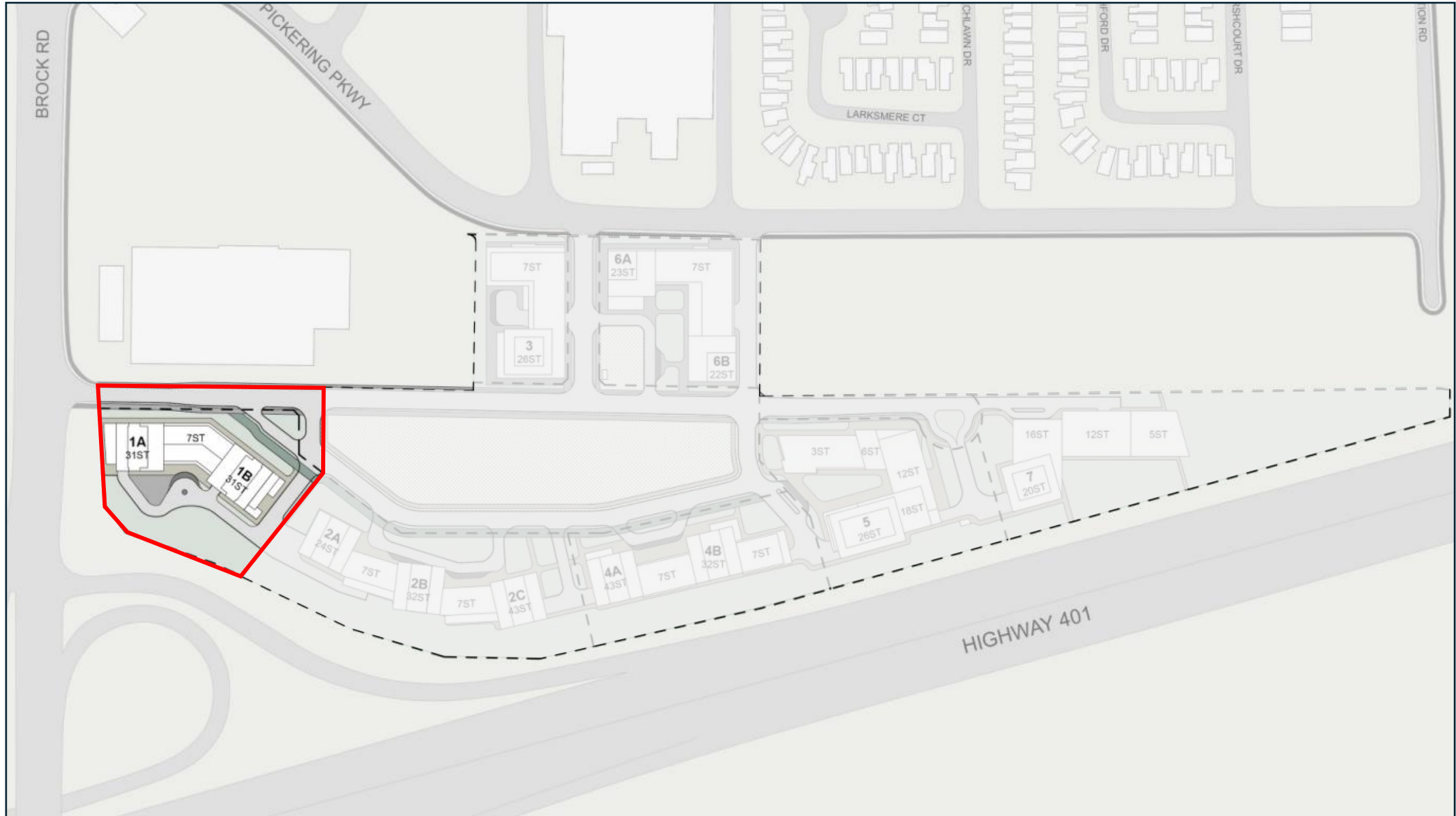
Massing



Conceptual Site Plan



Conceptual Site Plan (Phase 1)



The Park

The Park – Key Offerings

6



Project Statistics (Anticipated)



- Tower heights ranging from 20 to 43 storeys
- Podium heights ranging from 3 to 7 storeys



- 5,297 Residential Units
- 280,972 sq ft. of Non-Residential (Retail, Office, Commercial etc.)



- Parking Rate of 0.8/Residential Unit and
- 0.15 Visitor/Residential Unit



Renderings

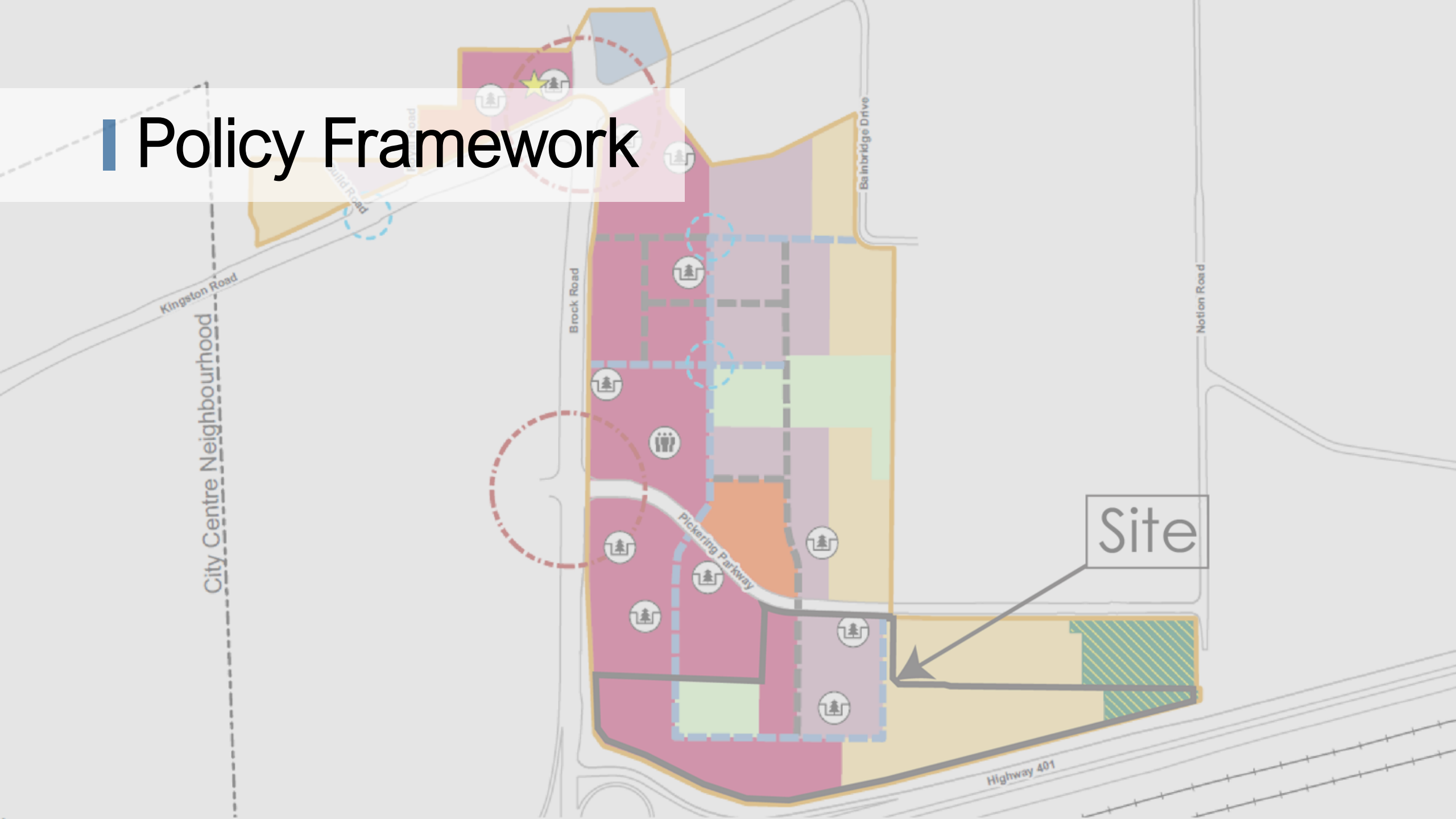




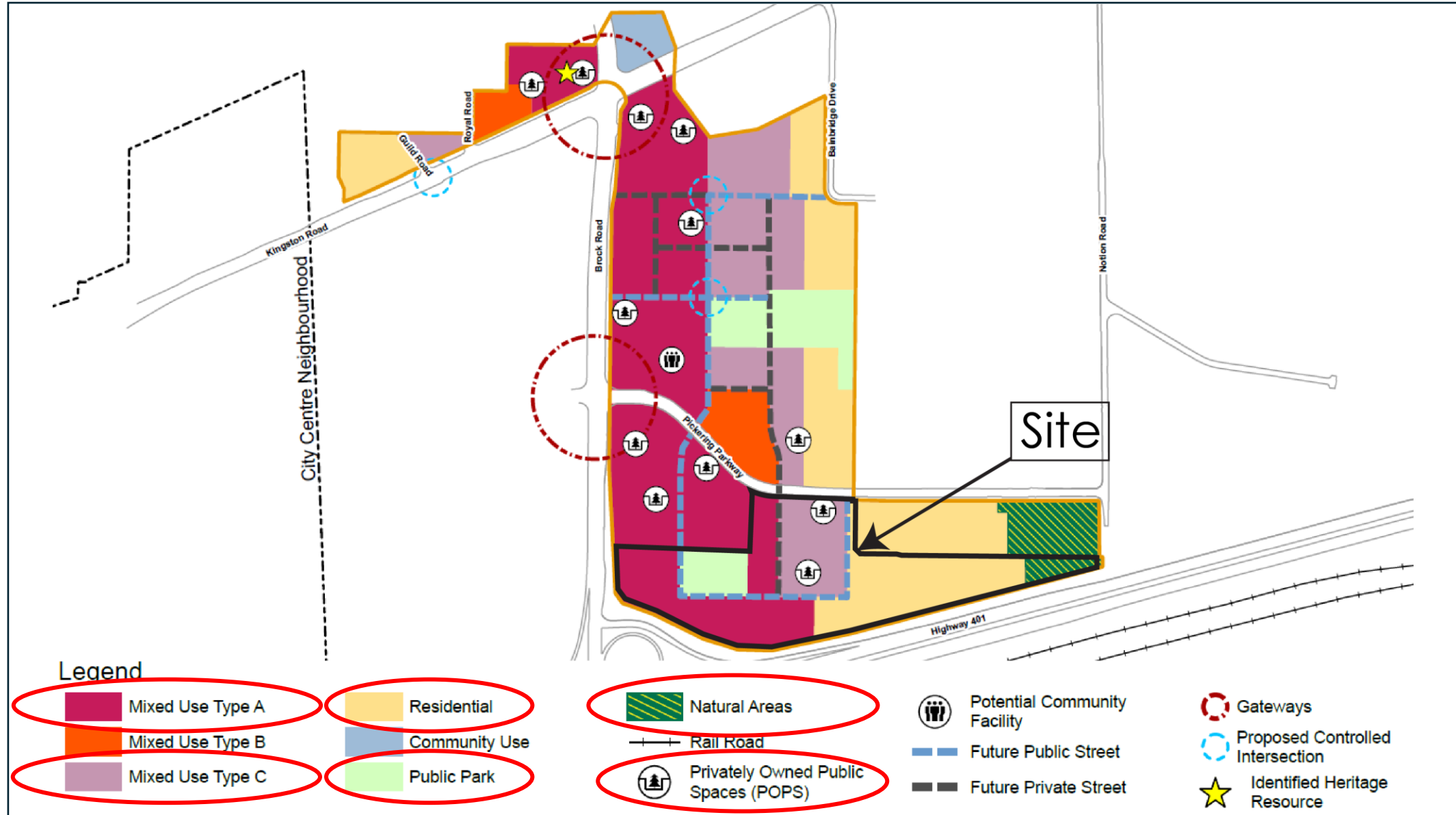
Renderings



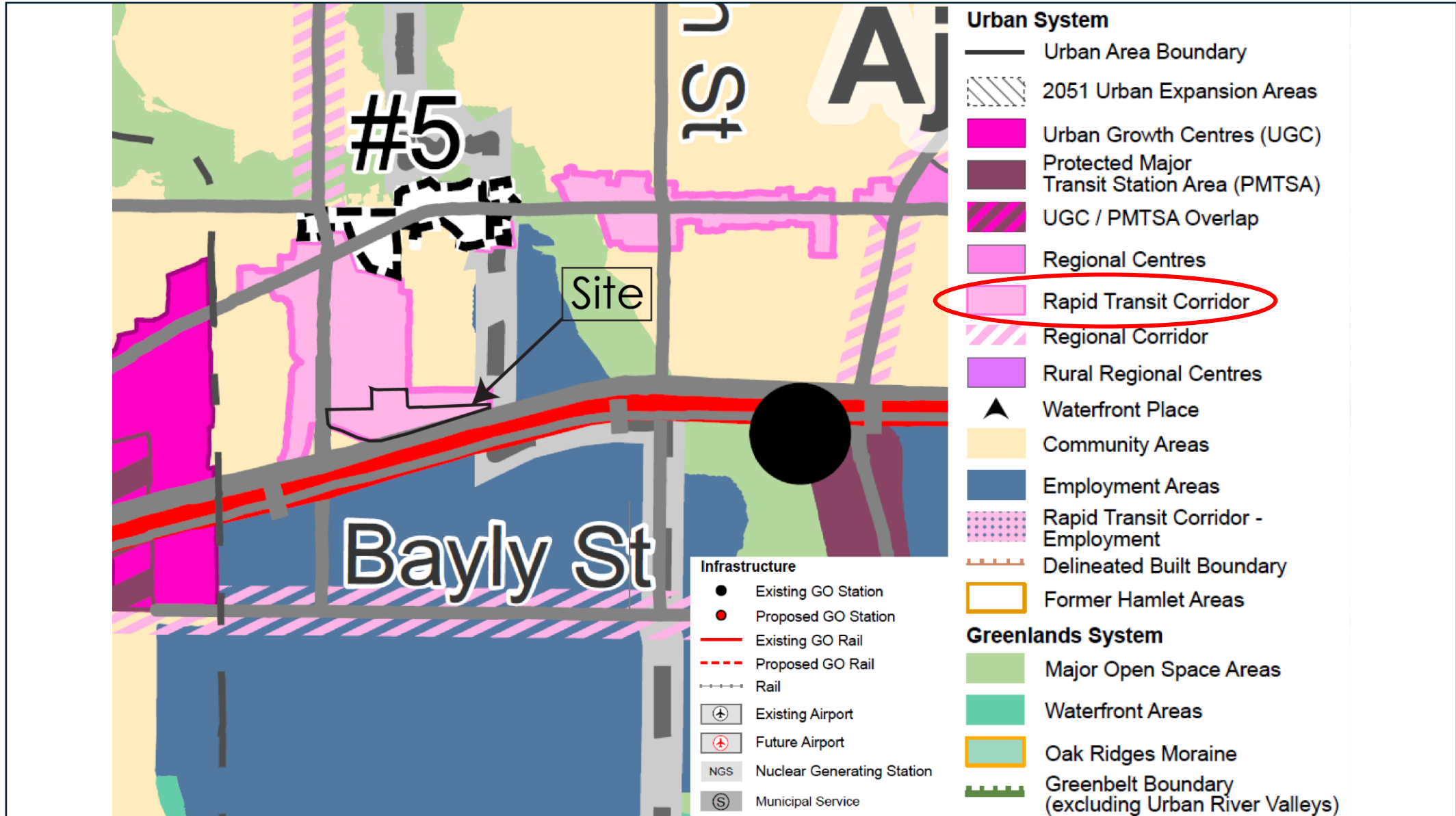
Policy Framework



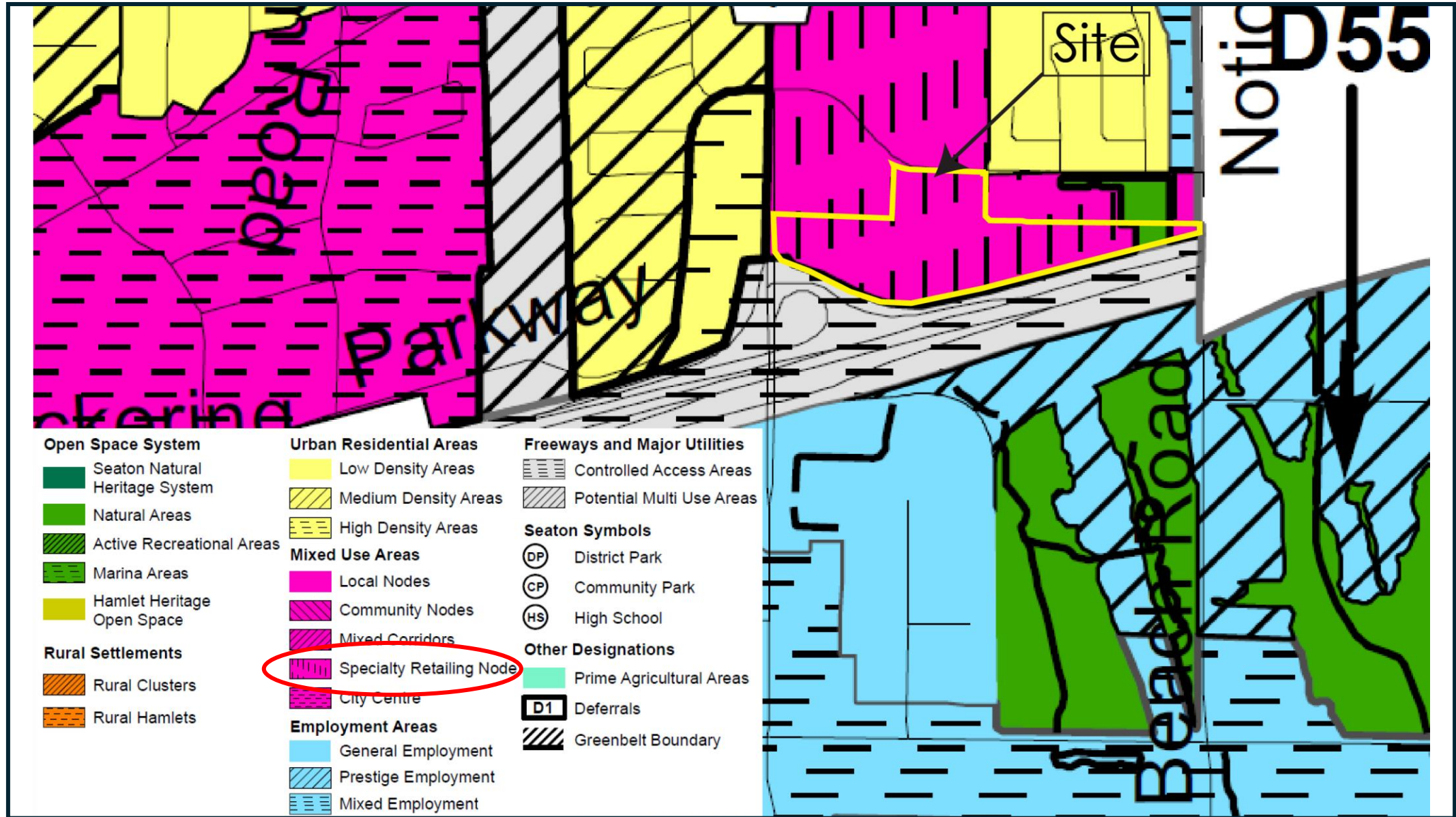
Official Plan Amendment 38



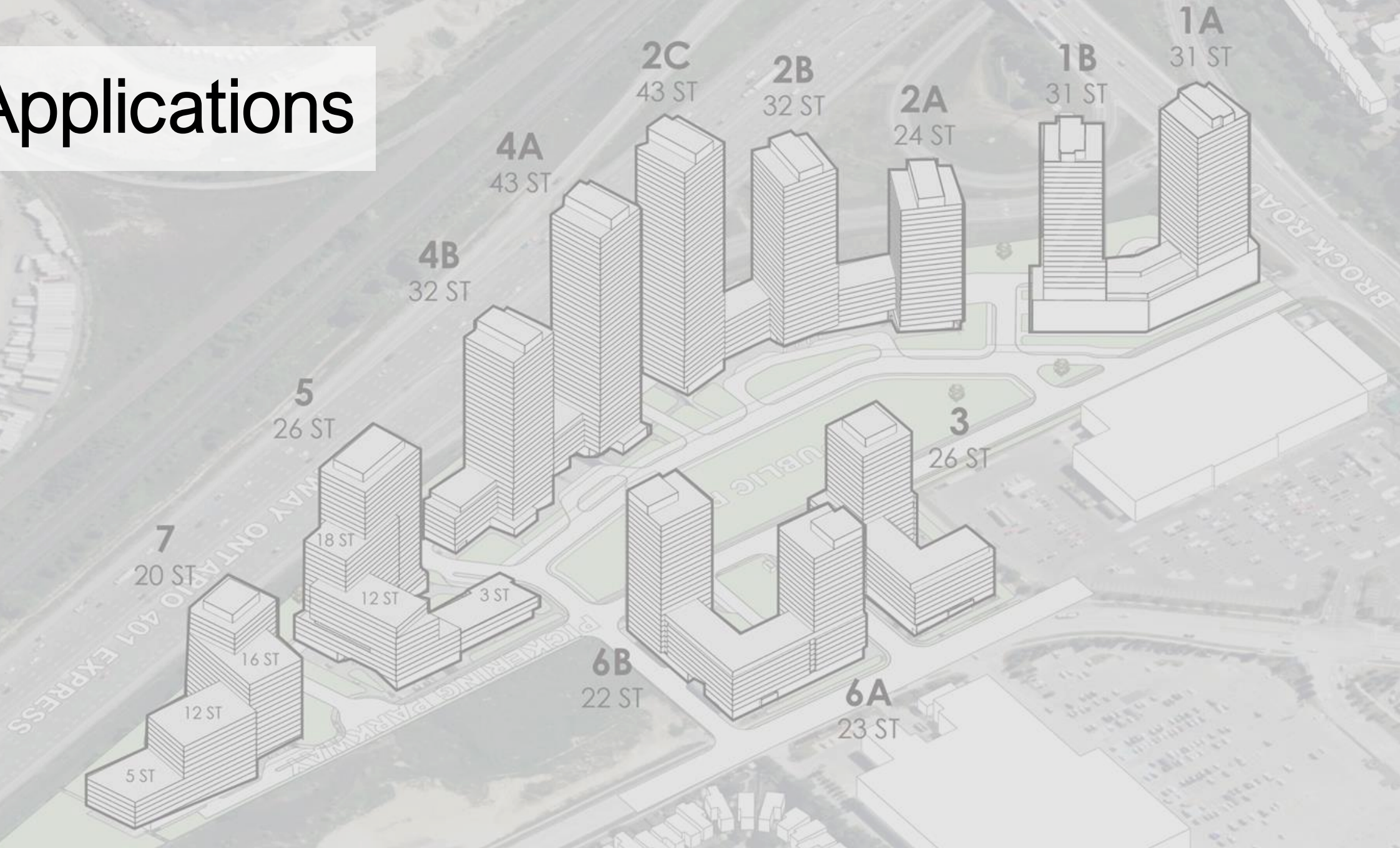
Durham Official Plan



Pickering Official Plan

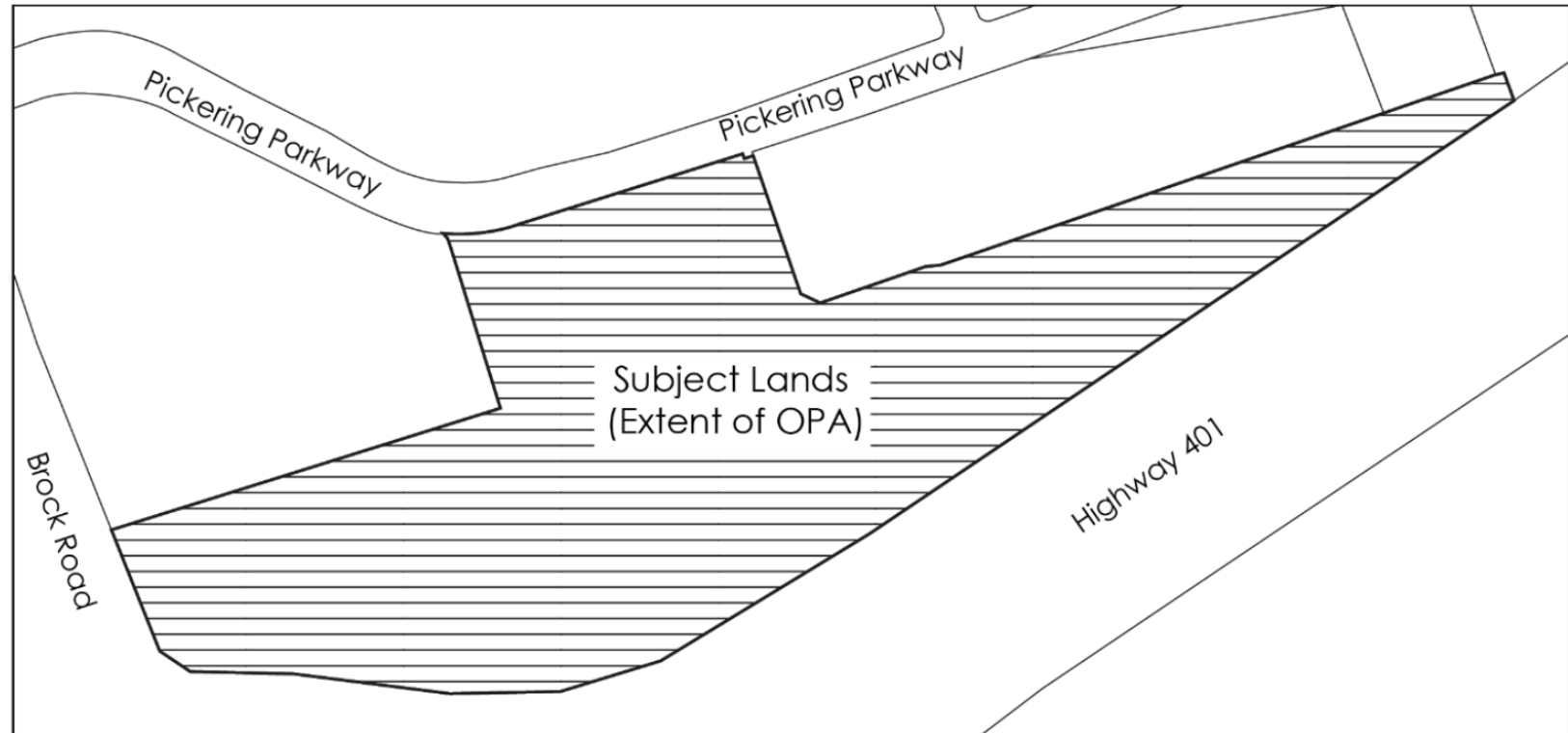


Applications



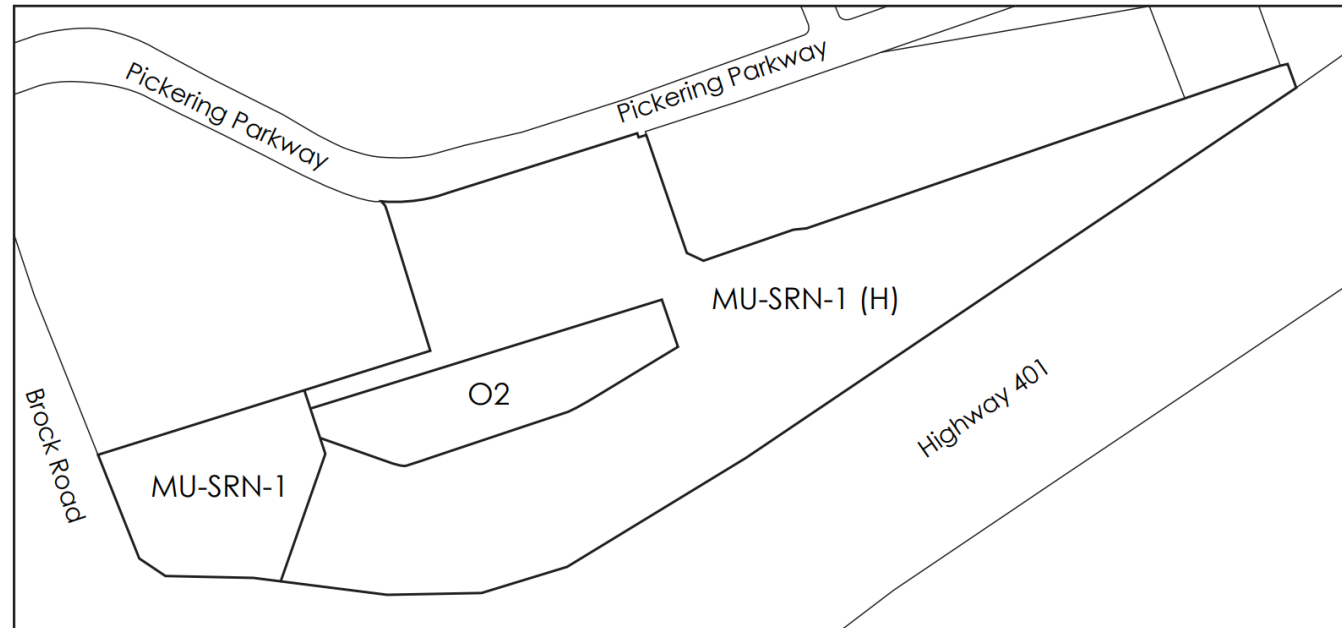
Official Plan Amendment

- To establish Land Use permissions consistent with OPA 38
- Permit mix of uses including residential, retail, service, office, restaurants
- FSI of 5.0
- Height: 43 storeys



Zoning By-law Amendment

- Site-specific zoning permissions for proposed development
- Specifically identify permitted uses – inclusive list of residential and non-residential
- Establish development standards including range of permitted heights, setbacks, landscaping, etc.



Summary

- Initial planning stages of long-term project
- 7-phase project to take place over several years
- Applications are for the high-level planning policy guidance
- Mixed-use redevelopment and complete community
- Future applications will refine details as phases advance

Conclusion

Thank you for listening and we look forward to your comments
and questions

Project Contacts for any future inquiries or comments:

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