

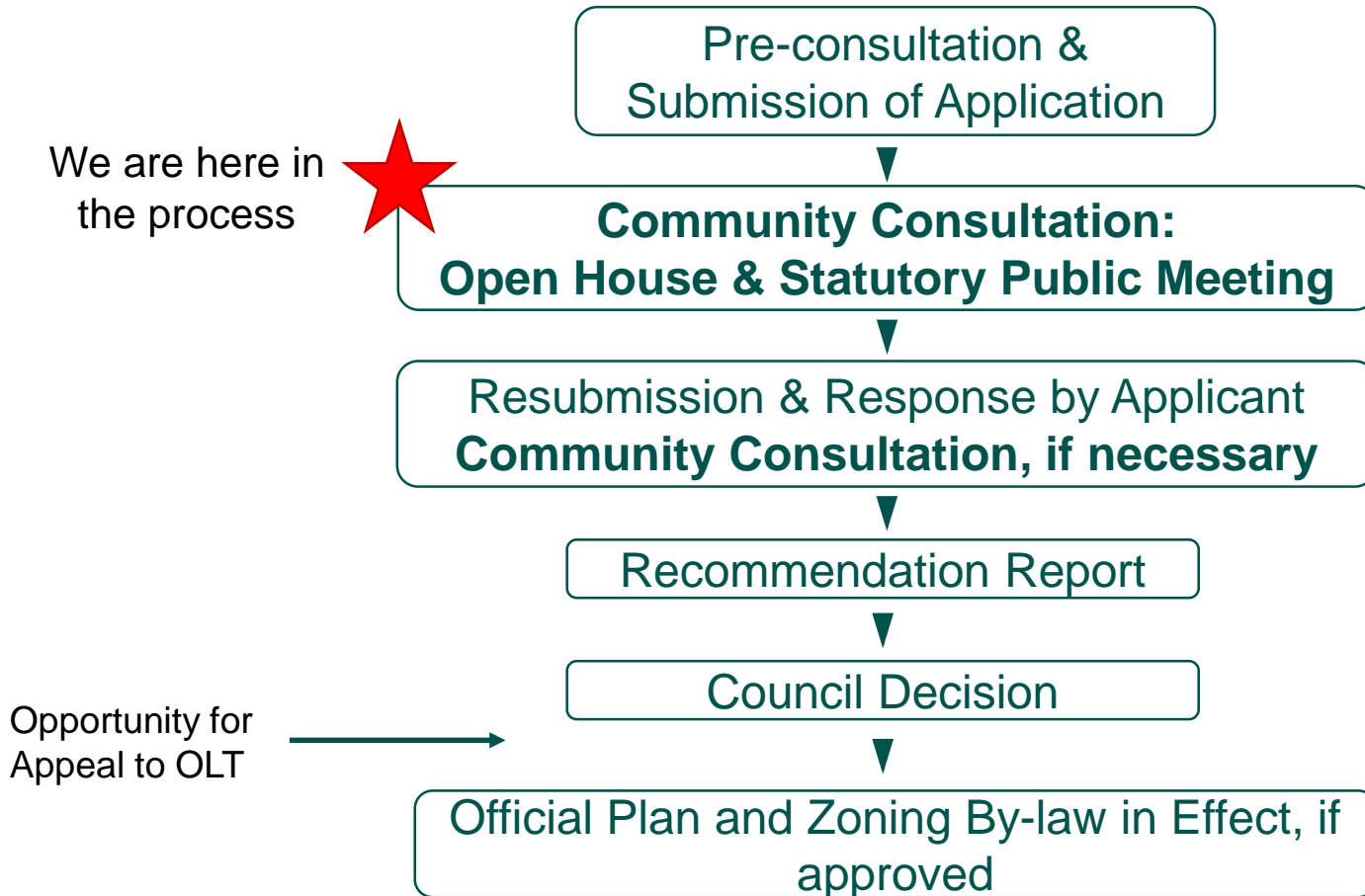
Public Open House

Kindred Works (United Church of Canada)
1066 Dunbaron Road

Official Plan Amendment OPA 22-004/P
Zoning By-law Amendment A 11/22

April 12, 2023

Planning Approval Process



Pre-Consultation & Submission of Application

- A pre-consultation meeting was held on: November 29, 2021
- Applications for Official Plan Amendment & Zoning By-law Amendment were submitted on: December 13, 2022
- The applications were deemed complete by the City on: January 10, 2023

Materials Submitted

The following materials have been submitted with the applications:

- Conceptual Architectural Plans (Site Plan, Elevation Drawings & Floor Plans)
- Planning Justification Report
- Urban Design Brief
- Heritage Impact Assessment
- Transportation Impact Study
- Transportation Impact Study- Auto-Turn Diagrams
- Conceptual Landscape Plans
- Arborist Report
- Functional Servicing Report
- Stormwater Management Report
- Construction Management Plan
- Waste Management Brief
- Geotechnical Report
- Hydrogeological Report
- Phase I Environmental Site Assessment
- Noise and Vibration Study

City's website:

pickering.ca/devapp

Circulation and Review

- Region of Durham Planning and Economic Development
- Region of Durham Works Department
- Durham Regional Police
- Metrolinx
- CN Rail
- School Boards
- Hydro One, Canada Post, Rogers, Bell, Enbridge Gas, Elexicon
- City of Pickering Departments, including:
 - Planning, Urban Design & Policy
 - Engineering Services
 - Fire Services
 - Sustainability

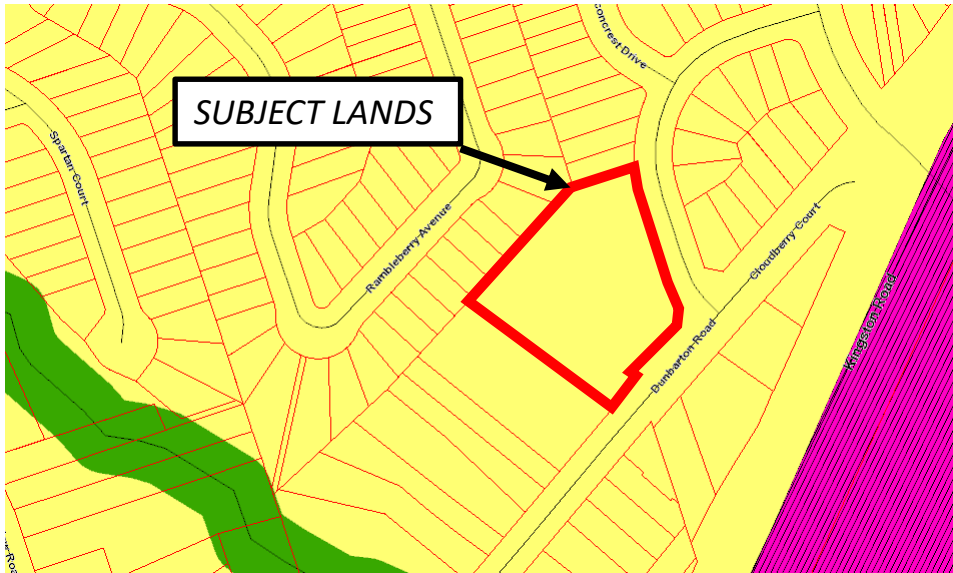
Community Consultation

- Applicant's submitted information and reports posted on the City's website – pickering.ca/devapp
- Notice of the Open House distributed to all properties within 150 metres of the subject property and an extended circulation area in consultation with the area Councillors
- 2 Development Signs installed on the property
- To date, the City has received a total of 12 written submissions

Next Steps

- Statutory Public Information Meeting – June 5, 2023
- City provides a detailed response to applicant
- Resubmission and recirculate the updated information and materials
- Determine whether additional public consultation is necessary
- Applications for Official Plan and Zoning By-law Amendment to be considered by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal
- Contact: Cody Morrison (cmorrison@pickering.ca)

Official Plan Designation



-  Low Density Areas
-  Mixed Corridors
-  Natural Areas

Urban Residential Areas— Low Density Areas

Permitted Uses:

- Primarily residential uses with a maximum residential density of up to and including 30 units per net hectare.
- Related uses that support the needs of the immediate neighbourhood.

Zoning By-law



Contact Information:

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Review
City Development Department

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