

Public Open House

375 Kingston Road Corporation
375 Kingston Road

Official Plan Amendment Application OPA 22-001/P
Zoning By-law Amendment Application A 02/22

May 18, 2022

Agenda

1. Introduction
2. Overview of the Planning Review Process
3. Overview of Official Plan policies, current zoning and Kingston Road Corridor and Speciality Retail Node Study
4. Question Period
5. Closing remarks

Planning Approval Process

Pre-consultation &
Submission of Application

**Community Consultation:
Open House & Statutory Public Meeting**

Resubmission & Response by Applicant
Community Consultation, if necessary

Recommendation Report

Council Decision

OPA & Zoning By-law in Effect, if approved

Opportunity for
Appeal to OLT



Pre-Consultation & Submission of Application

- A pre-consultation meeting was held on: August 3, 2021
- Official Plan Amendment and Zoning By-law Amendment applications were submitted on: December 23, 2021 with further materials submitted on February 25, 2022
- The applications were deemed complete by the City on: March 4, 2022

Materials Submitted with Applications

The following material have been submitted with the applications:

- Planning Justification Report
- Architectural Drawings
- Urban Design Brief
- Wind Study
- Sun/Shadow Study
- Conceptual Landscape Plan
- Sustainability Report
- Noise Impact Study
- Geotechnical Report
- Transportation Impact Study
- Functional Servicing and Stormwater Report
- Phase 1 and Phase 2 Environmental Site Assessments
- Tree Inventory, Protection and Removal Plan

City's website:

pickering.ca/devapp

Circulation and Review

Applications were circulated to:

- Region of Durham Planning and Economic Development
- Region of Durham Works Department
- Ministry of Transportation
- School Boards
- Hydro One
- Utility Providers (Rogers, Bell, Enbridge Gas, Elexicon)
- City of Pickering Departments including:
 - Planning, Urban Design & Policy,
 - Engineering Services,
 - Fire Services,
 - Building Services, and
 - Sustainability

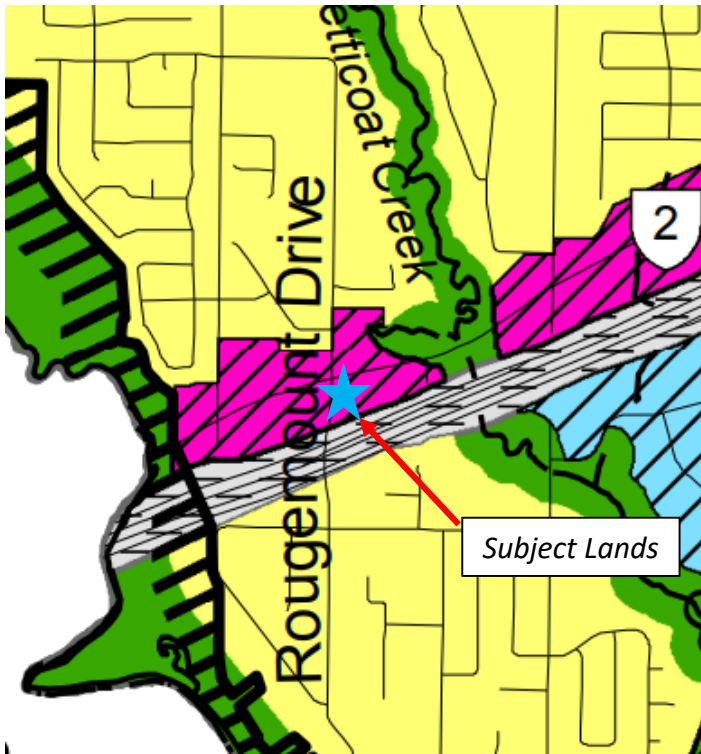
Community Consultation

- 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 lands and an extended circulation area in consultation with the area Councillors
- 2 Development Signs installed on the properties and
- City's social media channels
- The City has received a total of 23 written submissions to date

Next Steps

- Statutory Public Information Meeting – To be Determined
- City provides a detailed response to applicant
- Resubmission and recirculation the updated information and materials
- Determine whether additional open house meetings are warranted
- Applications to be consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal
- Contact: Cody Morrison (cmorrison@pickering.ca)

Current Official Plan Designation



Mixed Use Areas – Mixed Corridors

Permitted Uses:

Broad range of uses including residential, retailing, offices, restaurants, community uses.

Permitted Density:

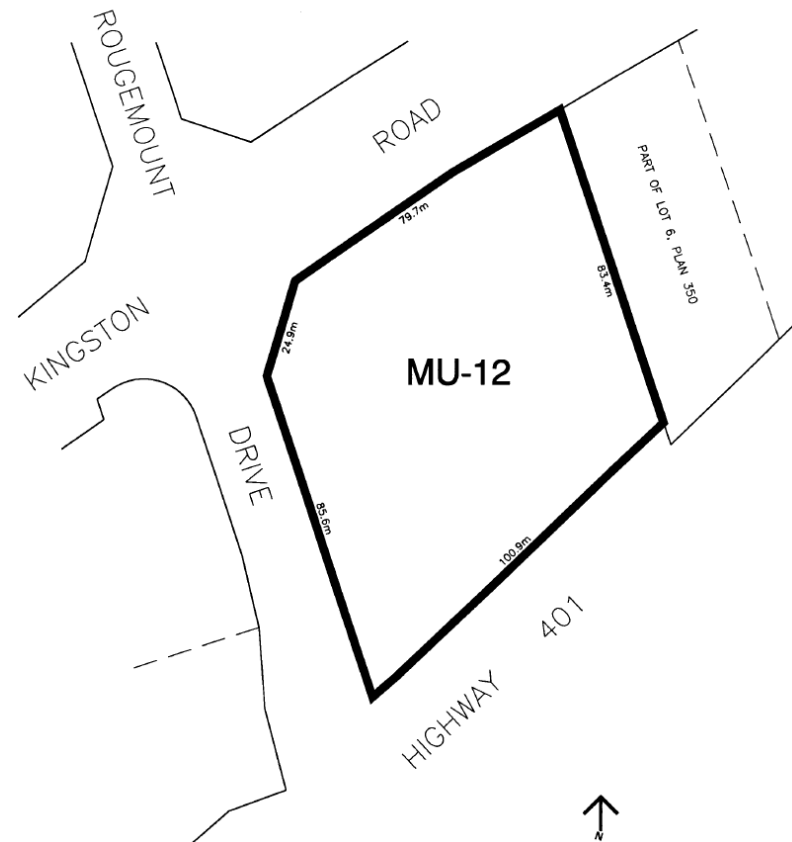
A minimum residential density of over 30 and up to including 140 units per hectare and maximum Floor Space Index (FSI) of 2.5

Current Zoning By-law

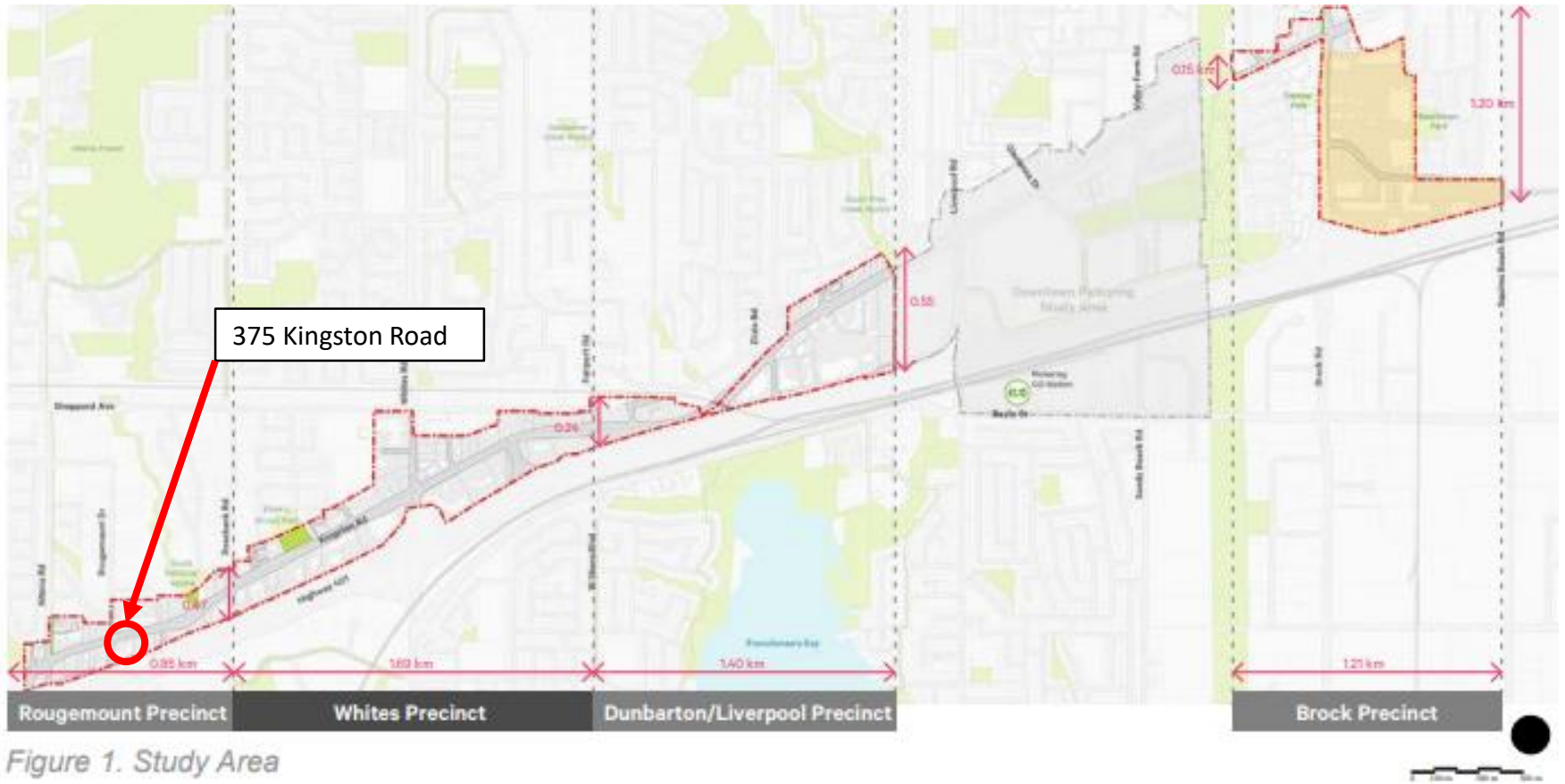
“MU-12” - Mixed Use

Permitted Uses:

Place of Worship, commercial school, professional offices, bakery, personal services, restaurants and other commercial uses



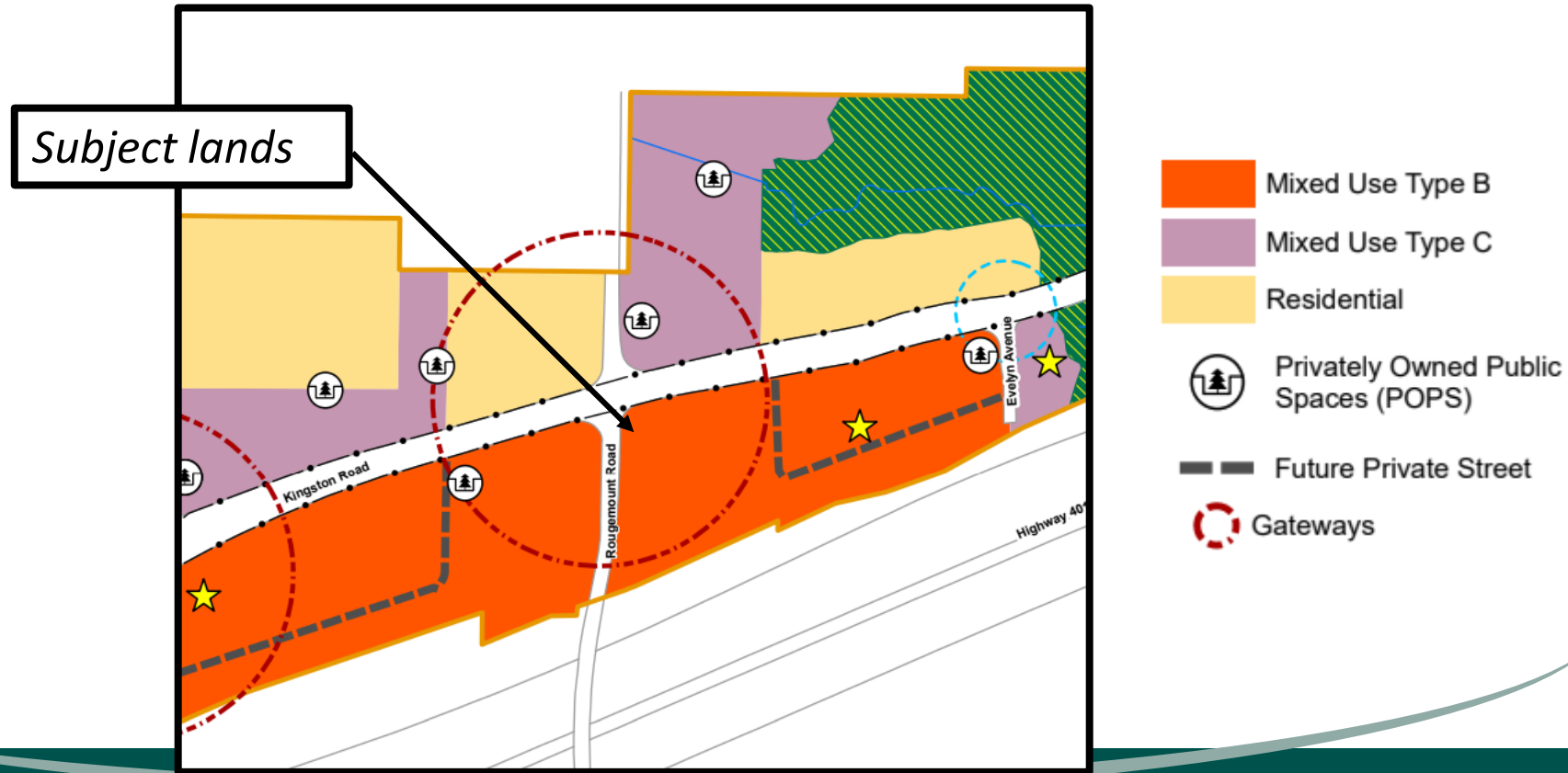
Kingston Road Corridor and Speciality Retailing Node Intensification Plan



City Initiated Official Plan Amendment: Kingston Road Corridor (OPA 38)

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas
Sheet 1 of 4 - Rougemount Precinct Intensification Area

Schedule 'B' to Official Plan Amendment 38



Next Steps: City initiated Zoning By-law Amendment- Kingston Mixed Corridor and Brock Mixed Node Intensification Areas

- Should OPA 38 receive Regional approval, the City will initiate a Zoning By-law Amendment to implement the policies.
- A comprehensive public engagement strategy will be implemented
- If you have any questions with respect to OPA 38 or the future public engagement opportunities, please contact Déan Jacobs, Manager- Policy (djacobs@pickering.ca) or by telephone at 905.420.4617.