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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

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**Subject:** Official Plan Amendment Application OPA 23-001/P  
Zoning By-law Amendment Application A 02/23  
Draft Plan of Subdivision SP-2023-01  
Draft Plan of Condominium CP-2023-02  
Liverpool Road Limited Partnership  
(607 & 609 Annland Street, 640 Liverpool Road &  
1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street)

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## **1. Purpose of this Report**

The purpose of this report is to provide preliminary information regarding applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, submitted by Liverpool Road Limited Partnership, to facilitate a residential townhouse condominium development. This report contains general information on the applicable Official Plan, and other related policies, and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the applications, ask questions of clarification, and identify any planning issues. This report is for information, and no decision on these applications are being made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

## **2. Property Location and Description**

The subject properties are located west of Liverpool Road, north of Wharf Street, and south of Annland Street. The subject lands comprise nine properties, municipally known as 607 and 609 Annland Street, 640 Liverpool Road and 1276, 1280, 1288, 1290, 1292 and 1294 Wharf Street (see Location Map, Attachment #1). The lands have a combined area of approximately 1.17 hectares, with approximately 77.6 metres of frontage along Liverpool Road, 144.3 metres of frontage along Wharf Street, and 146.6 metres of frontage along Annland Street. The parcel of land along Frenchman's Bay (1276 Wharf Street) does not have street frontage.

The properties at 1280, 1288 and 1290 Wharf Street, 607 Annland Street and 640 Liverpool Road, are currently occupied by detached dwellings. The rear yard of 1290 Wharf Street is currently used for the outside storage of boats. 609 Annland Street and portions of 640 Liverpool Road are currently leased by the City of Pickering for seasonal public parking

and are surfaced in gravel. The property at 1292 Wharf Street is used for outside storage of equipment and materials. A metal accessory building and outside storage occupy 1294 Wharf Street. Surrounding land uses include (see Air Photo Map, Attachment #2):

North: Across Annland Street is an established residential subdivision consisting of one to three-storey detached dwellings.

East: Across Liverpool Road is an established residential subdivision consisting of one to three-storey detached dwellings.

South: Across Wharf Street are three-storey townhouses, a condominium complex consisting of three-storey townhouse dwellings, a restaurant (Port Restaurant), and a waterfront property occupied by a detached dwelling.

West: Immediately to the west are three waterfront properties, one being occupied by a detached dwelling, and the other two being utilized for outside storage of boats and equipment; a 7.0 metre wide easement in favour of the Region of Durham is registered over a portion of the vacant lands immediately to the west to accommodate a 4.5 metre wide trunk sanitary sewer, serving areas to the north within the Bay Ridges Community, and a private right-of-way providing access to 1276, 1280 and 1288 Wharf Street. Further west is Frenchman's Bay.

### **3. Background**

In 2017, a previous property owner, 2388116 Ontario Inc., submitted applications for Official Plan Amendment and Zoning By-law Amendment for portions of the subject lands (1280, 1288, 1290, 1292 and 1294 Wharf Street, and 607 Annland Street), proposing an 8-storey condominium apartment building consisting of 118 dwelling units (see Previously Submitted Conceptual Plan, Attachment #3).

On October 31, 2017, the applicant appealed the applications to the Ontario Municipal Board (OMB) (now the Ontario Land Tribunal) for the City's failure to make a decision within the prescribed time required by the *Planning Act*. On April 10, 2018, Council refused the applications for Official Plan and Zoning By-law Amendment. Subsequently, on March 20, 2020, the OMB issued a decision dismissing the appeals by the applicant and refusing the applications.

Subsequently, these lands were sold to the current owner, who also acquired the abutting lands at 609 Annand Street and 640 Liverpool Road.

### **4. Applicant's Proposal**

The applicant is proposing a residential common element condominium development consisting of 51 townhouse units (see Submitted Conceptual Site Plan, Attachment #4).

The conceptual site plan illustrates a total of 4 rear-lane townhouse blocks (Blocks 1 to 4), containing a total of 20 units, fronting Annland Street and Liverpool Road with parking and garage access at the rear of the dwelling units. Units fronting Liverpool Road are proposed to be live-work units, with approximately 45 square metres of dedicated commercial space

at-grade. The private amenity space for the rear-lane units will be second and third-floor balconies along the front and rear of the units. The remaining 6 townhouse blocks (Blocks 5 to 10), are proposed to be traditional street townhouses consisting of 31 units, and will have parking and garage access at the front of each dwelling unit. Each unit will also have a private rear yard amenity space. All of the townhouse units are proposed to be 3 storeys in height (see Submitted Conceptual Renderings, Attachment #5).

Vehicular access to the internal private road is to be provided through two full-moves accesses along the northerly portion of the site from Annland Street, and a single full-moves access from Wharf Street. The Wharf Street access is proposed to be aligned with an existing private road connection on the south side of Wharf Street, which provides access to the residential condominium complex immediately to the south. A 1.5-metre wide pedestrian walkway is proposed along one side of the private road and will provide connections to existing sidewalks on Liverpool Road and Annland Street.

Resident parking for both the rear-lane townhouses, and street townhouses, is proposed at a ratio of 2 parking spaces per dwelling unit. The street townhouses, and rear-lane townhouses fronting Liverpool Road, will accommodate one parking space within a private garage, and one space on a driveway. Parking spaces for the rear-lane townhouses fronting Annland Street will be accommodated within a double private garage. These units will not have a surface driveway. Visitor parking is provided at a rate of 0.31 spaces per unit, for a total of 18 parking spaces, which will be distributed throughout the site.

A 240-square metre landscaped entry feature, abutting Liverpool Road is proposed between Blocks 3 and 4. The proposal also provides a 350-square metre outdoor amenity area located to the west of the residential proposal, fronting and adjacent to Frenchman's Bay. It is proposed to be accessed through a walkway connection from the residential development. This portion of land is currently landlocked as it is not contiguous with the applicant's land ownership. In order to access this parcel, the applicant will be required to obtain an access easement over 1272 Wharf Street.

The applicant has submitted an application for Official Plan Amendment, to re-designate the residential block from "Open Space System – Marina Areas" and "Urban Residential Areas – Low Density Areas" to "Urban Residential Areas – Medium Density Areas", to increase the residential density from 30 units per net hectare to 45 units per net hectare. The amenity area lands adjacent to Frenchman's Bay will remain designated "Open Space System – Marina Areas". The Zoning By-law Amendment is intended to rezone the lands to an appropriate residential zone category, and establish appropriate development standards.

The applicant has also submitted an application for Draft Plan of Subdivision. The draft plan creates a single block for residential use and a block for the private amenity area adjacent to Frenchman's Bay (see Submitted Draft Plan of Subdivision, Attachment #6). Obtaining draft plan approval is a technical requirement to allow the applicant to create the privately owned parcels of tied land through a process called "lifting part lot control".

The application for Draft Plan of Condominium will establish the common elements of the proposal (see Submitted Draft Plan of Condominium, Attachment #7). The common element features include: the private amenity space; the water meter room; visitor parking areas; the private road; and the internal pedestrian walkways.

The development will be subject to site plan approval.

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## **5. Policy Framework**

### **5.1 Durham Regional Official Plan**

The subject lands are designated as “Waterfront Areas” and “Living Areas”, and Frenchman’s Bay is designated as “Waterfront Places – Frenchman’s Bay” in the Durham Regional Official Plan (ROP).

Lands within the “Waterfront Areas” designation shall generally be developed as people places. Lands within the “Living Areas” designation are predominantly for housing purposes and incorporate a variety of housing types, sizes and tenure. Living Areas shall be developed in a compact form through higher densities, especially along arterial roads by intensifying and redeveloping existing areas, provided that it complies with the provisions of the area municipal official plan and zoning by-law.

The “Waterfront Places – Frenchman’s Bay” designation requires waterfront areas within the vicinity of Frenchman’s Bay designation to be developed as focal points along the Lake Ontario waterfront having a mix of uses, which may include residential, commercial, marina, recreational, tourist, and cultural and community facilities. The scale of development shall be based on, and reflect the characteristics of, each Waterfront Place. The boundaries and land uses of Waterfront Places are to be defined in local official plans. Under the current ROP, Waterfront Places are a Strategic Growth Area and where appropriate, shall be planned to support an overall, long-term density target of at least 60 residential units per gross hectare and a floor space index of 2.0. The built form should vary, and be developed in a manner that is sensitive to the interface with the natural environment, as detailed in area municipal official plans.

The new Regional Official Plan, Envision Durham, proposes to remove “Waterfront Places” from the classification of Strategic Growth Area. As such, the minimum residential density and floor space index targets for “Waterfront Places” outlined above, will no longer be required. The new ROP was adopted by Regional Council on May 16, 2023, and will require approval from the Ministry of Municipal Affairs and Housing prior to being in effect.

### **5.2 Pickering Official Plan**

The westerly portion of the subject lands (1276, 1280 and 1288 Wharf Street and 607 Annland Street) are designated “Open Space System – Marina Areas”, and the remaining lands (1290, 1292 and 1294 Wharf Street, 609 Annland Street and 640 Liverpool Road) are designated “Urban Residential Areas – Low Density Areas” within the Bay Ridges Neighbourhood.

The “Open Space System – Marina Areas” designation provides for marinas, yacht clubs, marina supportive uses such as restaurants, limited retail sales, limited residential uses in conjunction with marinas and yacht clubs, and aquaculture, in addition to conservation, environmental protection, and agricultural uses. The “Urban Residential Areas – Low Density Areas” designation provides for housing and related uses, with a maximum net residential density of 30 units per hectare. As noted above, the applicant’s proposal will result in a residential density of approximately 45 units per net hectare, which exceeds the permitted density range. An amendment to the City’s Official Plan is required to re-designate



the subject lands to “Urban Residential Areas – Medium Density Areas” to facilitate the proposal.

Notwithstanding the current land use permissions, the Bay Ridges Neighbourhood policies further restrict permitted uses on the subject lands, with the exception of the Liverpool Road frontage, to only non-residential uses listed above.

The Bay Ridges Neighbourhood Policies recognize the subject lands as being within the “Liverpool Road Waterfront Node”, which is described as an area that exhibits an unique mix of built and natural attributes. Built form and public space within the Waterfront Node are to be of high-quality design with a nautical theme as detailed in the Liverpool Road Waterfront Node Development Guidelines.

Annland Street, and Liverpool Road north of Annland Street, are identified as municipal collector roads within the City’s Official Plan. These roads are intended to carry local and neighbourhood traffic in greater volumes than local roads, and provide access from local roads to other collector roads and to Type ‘C’ arterial roads.

The applicant’s proposal will be reviewed in detail for conformity with the policy provisions of the City’s Official Plan.

### **5.3 Liverpool Road Waterfront Node Development Guidelines**

The Tertiary Plan of the Council adopted Liverpool Road Waterfront Node Development Guidelines designates the westerly portion of the subject lands as Marina Mixed Use Area, and the Liverpool Road frontage as Liverpool Road Corridor.

Lands in the Marina Mixed Use Area are intended to develop in a manner that creates a high-quality built form that is sensitive to views of the water, provides a critical link for visual and physical public accessibility to the waterfront where appropriate, has an attractive pedestrian scale, and builds upon existing neighbourhood patterns. Lands within the Liverpool Road Corridor are intended to be developed to achieve a high level of design and architectural quality, featuring a vibrant pedestrian environment. Within the Liverpool Corridor, the ground floors of residential units fronting Liverpool Road are to be designed and constructed in such a way that the ground floor can be easily converted in the future to accommodate a range of uses.

The Guidelines set out detailed development standards and policies addressing the protection of views and vistas, maintenance of existing road network, opportunities for additional off-road trail connections, continuance of street and block patterns, provision of pedestrian-friendly built form, creative parking strategies, compliance with relevant environmental management policies, and stormwater best management practices ensuring post development flows are of equal or better to that of predevelopment flows.

The applicant’s proposal will be reviewed in detail for consistency with the requirements of the Liverpool Road Waterfront Node Development Guidelines.

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## 5.4 Zoning By-law 2511

The subject properties are zoned “O3B” – Waterfront and “(H)O3B”– Waterfront (Holding) within Zoning By-law 2511, as amended by By-laws 3179 and 6689/06. The “O3B” Zone permits a variety of open space uses, as well as marinas, which includes associated uses such as parking areas, boat moorings, launching ramps, tennis courts, picnic areas, parks, playgrounds, swimming pools, beaches, lockers and locker room facilities, enclosed storage areas, winter storage areas, a marine service station, marine railway equipment, restaurant facilities, refreshment stands, repair facilities, a boatel, sales and display offices, a boat livery and retail outlets.

In 1966, the Township of Pickering Council enacted amending By-law 3179 rezoning the subject lands making these properties subject to an “H” Holding Provision. The Holding Provisions prevented any new development until Council was satisfied with the site design. In 2006, the City of Pickering Council enacted amending By-law 6689/06 removing the “H” Holding Provision from the Port Restaurant lands, and 1292 and 1294 Wharf Street. The “H” Holding Provisions continue to apply to the remainder of the subject lands.

The applicant has requested that the subject properties be rezoned to an appropriate residential zone to permit the proposed townhouse condominium.

## 6. Comments Received

### 6.1 Public comments from Public Open House and written submissions

On May 4, 2023, the City Development Department hosted a Public Open House meeting to inform area residents about the proposed development. Notice of the Open House meeting was provided through a mailing to all properties within 150 metres of the subject property and an extended area established in consultation with the Ward Councillors (in total, notice was mailed to 358 property owners). In addition, three Open House meeting notice signs were erected along each road frontage of the property on April 3, 2023. Approximately 25 residents attended the Open House meeting. Written comments were received from six area residents.

Notice of this Statutory Public Meeting was provided through a mailing to all properties within 150 metres of the subject property, and those who have provided written or verbal comments and/or requested to be notified of all future meetings. Three Public Meeting notice signs were erected along each road frontage of the property on May 5, 2023.

The following is a list of key comments that were verbally expressed by area residents at the meeting, and written submissions received from approximately six area residents:

- stated that they support the re-development of the lands, and that the proposed townhouse design complements the existing character of the surrounding area;
- commented that the scale and layout of the proposed development will integrate into the existing neighbourhood;
- outlined that the proposed townhouse units are a preferred, and more desirable built form, than an apartment building;

- requested the applicant consider an alternative built form that is more accessible to seniors, such as three-storey apartments, or single floor stacked townhouse units;
- requested additional window glazing and increased ceiling heights, be provided for the live-work units along Liverpool Road, and that minimum standards for such be included in the zoning by-law;
- requested the live/work units along Liverpool Road be setback further from the property line in order to provide additional space for outdoor uses associated with commercial businesses such as café or restaurant patios;
- concerned regarding the loss of the City's surplus parking area currently located on the subject lands;
- requested an increase in By-law Services monitoring of local streets within the community for parking infractions, should this proposal move forward ahead of the City securing new parking areas to replace the loss of the surplus parking lot;
- commented that a reduction in the proposed parking ratios could encourage less vehicular traffic to and from the subject lands;
- concerned that the proposal will worsen existing vehicular traffic, particularly during the summer months;
- concerned the proposed units fronting and having driveway access from Wharf Street will result in an increase in traffic movements and vehicular trips along Wharf Street, negatively impacting existing property owners;
- concerned that the proposal will provide inadequate visitor parking to support the proposed units, resulting in parking on municipal roadways;
- questioned if employee parking will be provided for the proposed live/work units;
- concerned that the proposal would compound an existing parking problem at the south end of Liverpool Road and broader community;
- commented that the proposal provides insufficient parking, and that each unit will require parking for more than two vehicles;
- requested that future construction be scheduled to avoid negative impacts to existing wildlife on the subject lands;
- outlined the proposed architectural design, and building materials appear to be of low-quality and would pose a long-term maintenance issue;
- requested that a high-quality urban design, sympathetic to the existing nautical village character of the area, be provided;
- suggested the applicant consider providing a swimming pool as a part of the common element amenity space;
- questioned if the applicant is considering providing private boat slips (dock condominiums) along Frenchman's Bay;
- questioned who the future construction company will be;
- concerned regarding the future maintenance and/or alteration of approved architectural design and landscape features; and
- requested a commemorative plaque be included within the future development recognizing the previous Avis family ownership of 640 Liverpool Road.

## 6.2 Agency Comments

As of the date of this report, comments have been received from the following external agencies:

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### 6.2.1 Region of Durham

- No objection to the approval of the proposed applications, subject to the inclusion of an “H” Holding Symbol on the Zoning By-law, and the applicant satisfying the Region’s conditions of draft plan subdivision approval related to various matters, including provision and installation of sanitary and water servicing, site conditions, archaeological assessment, and noise.
- The Official Plan Amendment application is exempt from Regional approval, in accordance with Regional By-law 11-2000.
- Lands are designated “Living Areas”, “Waterfront Areas” and “Waterfront Places” in the Regional Official Plan (ROP).
- Proposed development generally conforms to the policies of the ROP as it will support infill development and add an array of housing types to the area.
- Water and sanitary sewage capacity is currently available from the existing supply from Annland Street and trunk sewer immediately to the west of the lands; however, servicing capacity is only assigned and allocated upon execution of a development agreement with the Region of Durham.
- Request an “H” Holding Symbol be placed over the Zoning By-law until a future site servicing agreement demonstrates that sufficient sanitary servicing capacity continues to be available to enable the partial and/or full development of the site to the satisfaction of the Region.

### 6.2.2 Toronto and Region Conservation Authority (TRCA)

- The subject lands are partially within the TRCA Regulated Area of the Frenchman’s Bay watershed.
- The lands are regulated with respect to the Provincially Significant Wetlands (PSW) and high lake level (flooding) associated with the Lake Ontario shoreline along the west portion of these lands.
- The lands identified as Block 2 on the submitted Draft Plan of Subdivision are currently within the shoreline hazard limit associated with the Lake Ontario shoreline and as such, recommend that these lands be conveyed into public ownership.
- Request that the Shoreline Erosion Hazard limit for this site be delineated on Block 2 to ensure all hazard limits are identified appropriately.
- TRCA staff support the recommendation for reinstatement of the shoreline protection noted in the submitted Coastal Study.
- Based on the results of the Coastal Study, request that the shoreline flood hazard is delineated on the plans, as well as the shoreline flood hazard plus a minimum of 0.3 of a metre vertical freeboard to demonstrate adequate floodproofing for the proposed development.
- The application proposes encroachment into the wetland buffer for the construction of a bioretention cell. TRCA is not supportive of the new infrastructure in the wetland buffer. Request the applicant explore opportunities to connect services to existing infrastructure to avoid the need for a bioretention cell in the buffer.
- Request the submission of an updated Site Plan, delineating all features and their associated policy setbacks; updated Environmental Impact Study; updated Coastal Study; and updated Stormwater Management Plan and associated Engineering Plans to address technical comments.

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### **6.2.3 Durham Catholic District School Board (DCDSB)**

- DCDSB has reviewed the application and has no objections to the proposal.
- Students generated from this development will attend Father Fenelon Catholic Elementary School and St. Mary Catholic Secondary School.

### **6.2.4 Durham District School Board (DDSB)**

- DDSB has reviewed the application and has no objections to the proposal.
- Students generated from this development will attend neighbouring schools.

## **6.3 City Departments Comments**

As of the writing of this report, no comments or concerns have been received.

## **7. Planning & Design Section Comments**

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, are required to be addressed by the applicant prior to a final recommendation report to Planning & Development Committee:

- ensure conformity with the City's Official Plan and the Bay Ridges Neighbourhood policies;
- ensure the proposal addresses the goals and objectives of the Liverpool Road Waterfront Node Development Guidelines with respect to building siting and setbacks, building heights and massing, architectural features and materials, landscaping, outdoor open space, and pedestrian connectivity within and external to the site;
- evaluate the appropriateness of the proposed site layout, building heights and setbacks, massing and landscaping to ensure the City's urban design objectives are achieved;
- ensure appropriate zoning performance standards are implemented to facilitate a building design that is in keeping with the character of the surrounding residential community;
- review the location of the proposed west site access on Annland Street in relation to the existing Pleasant Street and Annland Street intersection;
- require the interior garage size to meet the City's requirements to ensure residents can adequately park a vehicle and accommodate internal storage, bikes and waste containers;
- ensure sufficient space is provided within the development for snow storage areas, utilities, hydro transformers, light standards, water meter room, community mailboxes and municipal waste collection;
- review the cultural history of the subject lands and opportunities for commemoration of such history as part of the future development;
- ensure adequate private outdoor amenity space is provided for each dwelling unit;
- explore opportunities for public access to the landscaped entry feature adjacent to Liverpool Road;
- review the appropriateness of the lands adjacent to Frenchman's Bay being used for private amenity space given these lands are subject to flooding; and

- require the applicant to obtain a permanent easement over the lands at 1272 Wharf Street for overland stormwater management measures and a pedestrian connection to the proposed private amenity space.

Further issues may be identified following receipt and review of comments from the circulated departments, agencies and the public. The City Development Department will conclude its position on the applications after it has received and assessed comments from the circulated department, agencies and the public.

## **8. Information Received**

Copies of the plans and studies listed below are available for online viewing at [pickering.ca/devapp](http://pickering.ca/devapp) or in person at the offices of the City of Pickering, City Development Department:

- Planning Rationale Report, prepared by Brian Moss & Associated Ltd., dated January 2023;
- Conceptual Site Plan, prepared by Cassidy & Co., dated December 8, 2022;
- Draft Plan of Subdivision, prepared by Brian Moss & Associated Ltd., dated December 7, 2022;
- Draft Plan of Condominium, prepared by J.D. Barnes Limited, dated February 15, 2023;
- Transportation Brief, prepared by Dillion consulting, dated October 2022;
- Parking Observation- Seasonal Waterfront, prepared by Dillion Consulting, dated August 2022;
- Affordable Housing Brief, prepared by Brian Moss & Associates Ltd., dated January 19, 2023;
- Conceptual Landscape Plan, prepared by Cosburn Nauboris Ltd., dated December 12, 2022;
- Arborist Report, prepared by Cosburn Nauboris Ltd., dated December 9, 2022;
- Tree Preservation Plan, prepared by Cosburn Nauboris Ltd., dated December 12, 2022;
- Environmental Impact Study, prepared by GHD, dated October 22, 2022;
- Coastal Study, prepared by GEI Consultants, dated December 22, 2022;
- Hydrogeological Report, prepared by Terrapex Environmental Ltd., dated December 16, 2022;
- Noise Assessment Report, prepared by YCA Engineering Limited, dated December 2022;
- Functional Servicing Report and Engineering Plans, prepared by Candevcon East Limited, dated December 2022;
- Archeological Report (640 Liverpool Road and 609 Annland Street) , prepared by ASI, dated December 13, 2022;
- Archeological Report (1280, 1288, 1290, 1292 AND 1294 Wharf Street & 607 Annland Street) , prepared by ASI, dated February 3, 2016;
- Cultural Heritage Review, prepared by MHBC Planning, dated November 29, 2022;
- Building Condition Assessment Report, prepared by Clarke Engineering, dated November 7, 2022;
- Hazardous Building Materials Report, prepared by Risk Check, dated December 2, 2022;

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- Land Use Compatibility Report, prepared by Brian Moss & Associates Ltd., dated February 13, 2023;
  - AutoTurn Diagrams, prepared by Dillion Consulting, dated January 2023;
  - Topographical Survey, prepared by J.D. Barnes Limited, dated May 31, 2022;
  - Phase One Environmental Site Assessment (640 Liverpool Road & 609 Annland Street) Terrapex Environmental Ltd., prepared by, dated December 21, 2022;
  - Phase One Environmental Site Assessment (1276 Wharf Street), prepared by Terrapex Environmental Ltd., dated December 30, 2022;
  - Phase One Environmental Site Assessment (1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street), prepared by Pinchin Ltd., dated October 11, 2016;
  - Phase Two Environmental Site Assessment (640 Liverpool Road & 609 Annland Street), prepared by Terrapex Environmental Ltd., dated January 11, 2023;
  - Phase Two Environmental Site Assessment (1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street), prepared by Pinchin Ltd., dated October 11, 2016; and
  - Phase One and Two ESA Letter (1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street), prepared by Terrapex Environmental Ltd., dated December 21, 2022.

## **9. Procedural Information**

### **9.1 General**

- written comments regarding this proposal should be directed to the City Development Department;
- oral comments may be made at the Statutory Public Information Meeting;
- all comments received will be noted and used as input to a Recommendation Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council;
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal;
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk.

## **10. Owner/Applicant Information**

The owner of these properties are Liverpool Road Limited Partnership, who are represented by Brian Moss & Associates Ltd.

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## **Attachments**

1. Location Map
2. Air Photo Map
3. Previously Submitted Conceptual Plan
4. Submitted Conceptual Plan
5. Submitted Conceptual Renderings
6. Submitted Draft Plan of Subdivision
7. Submitted Draft Plan of Condominium

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**Prepared By:**

Original Signed By

Cody Morrison  
Principal Planner, Development Review

Original Signed By

Nilesh Surti, MCIP, RPP  
Manager, Development Review  
& Urban Design

CM:ld

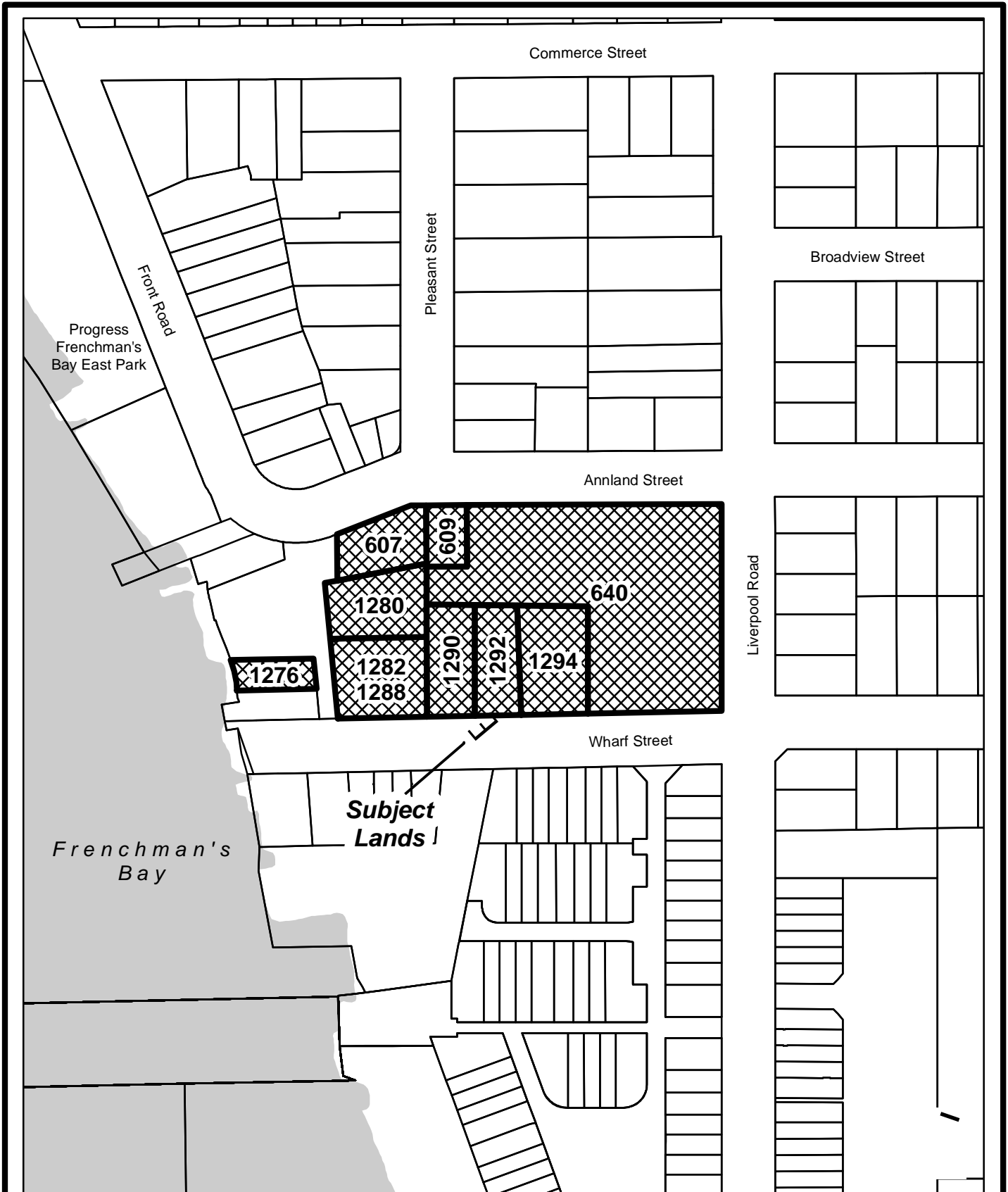
Date of Report: May 19, 2023

**Approved/Endorsed By:**

Original Signed By

Catherine Rose, MCIP, RPP  
Chief Planner





City of  
**PICKERING**  
City Development  
Department

### Location Map

**File:** OPA 23-001/P, A 02/23, SP-2023-01 & CP-2023-02

**Applicant:** Liverpool Road Limited Partnership

**Municipal Address:** 607 & 609 Annland Street, 640 Liverpool Road & 1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street

**Date:** May. 18, 2023

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City of  
**PICKERING**

City Development  
Department

### Air Photo Map

**File:** OPA 23-001/P, A 02/23, SP-2023-01 & CP-2023-02

**Applicant:** Liverpool Road Limited Partnership

**Municipal Address:** 607 & 609 Annland Street, 640 Liverpool Road & 1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street

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**Date:** May. 18, 2023

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City of  
**PICKERING**

City Development  
Department

**Previously Submitted Conceptual Plan (OPA 17-002/P and A 02/17)**

**File No:** OPA 23-001/P, A 02/23, SP-2023-01 & CP-2023-02

**Applicant:** Liverpool Road Limited Partnership

**Property Description:** 607 & 609 Annland Street, 640 Liverpool Road & 1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street

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

**DATE:** Oct 12, 2017



City of  
**PICKERING**

City Development  
Department

**Submitted Conceptual Site Plan**

**File No:** OPA 23-001/P, A 02/23, SP-2023-01 & CP-2023-02

**Applicant:** Liverpool Road Limited Partnership

**Municipal Address:** 607 & 609 Annland Street, 640 Liverpool Road & 1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street

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

**DATE:** April 23, 2023



View from Annland Street



View from Liverpool Road



View from Wharf Street



*City of*  
**PICKERING**  
City Development  
Department

**Submitted Conceptual Renderings**

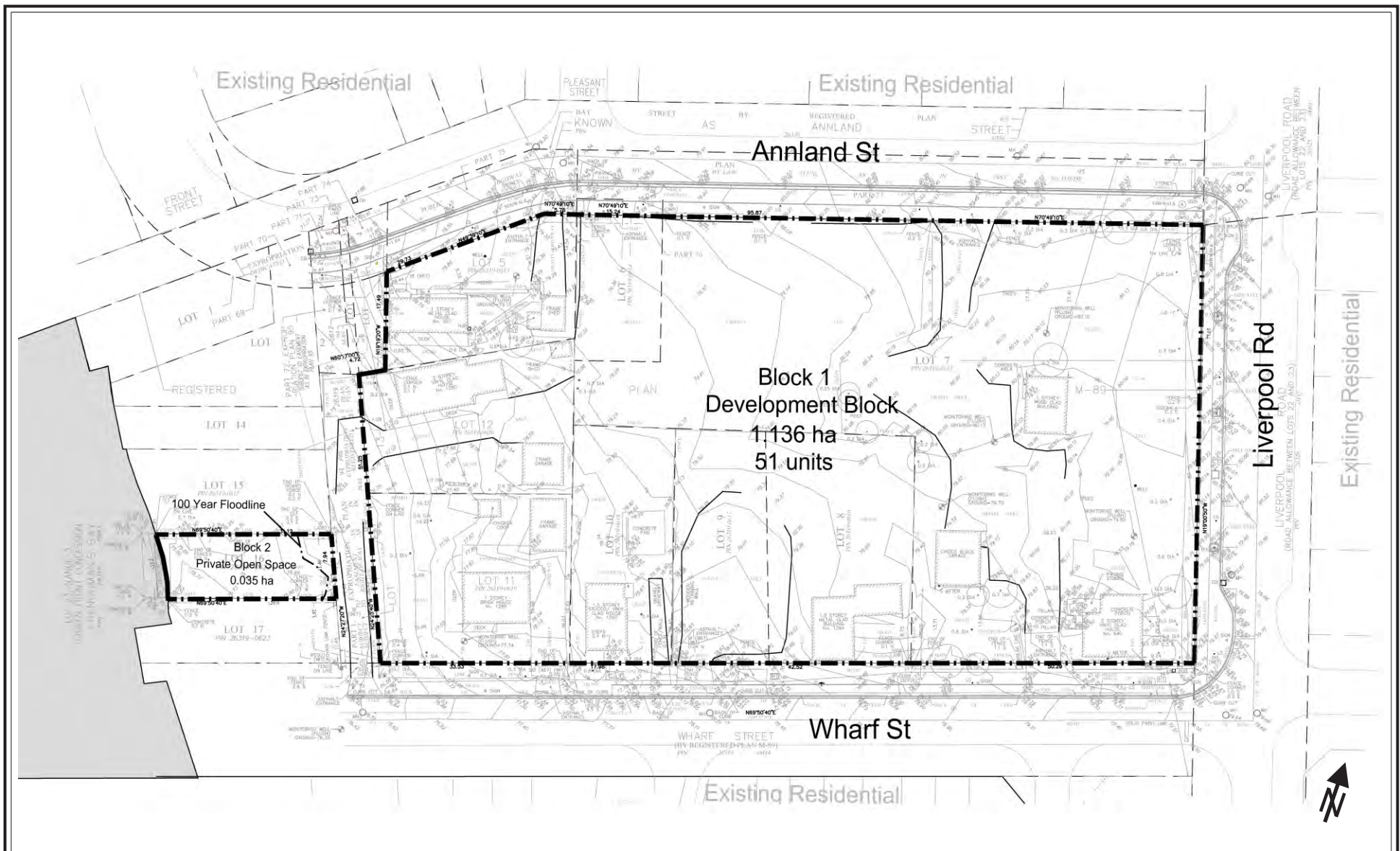
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DATE: April 23, 2023



City of  
**PICKERING**

City Development  
Department

### Submitted Draft Plan of Subdivision

**File No:** OPA 23-001/P, A 02/23, SP-2023-01 & CP-2023-02

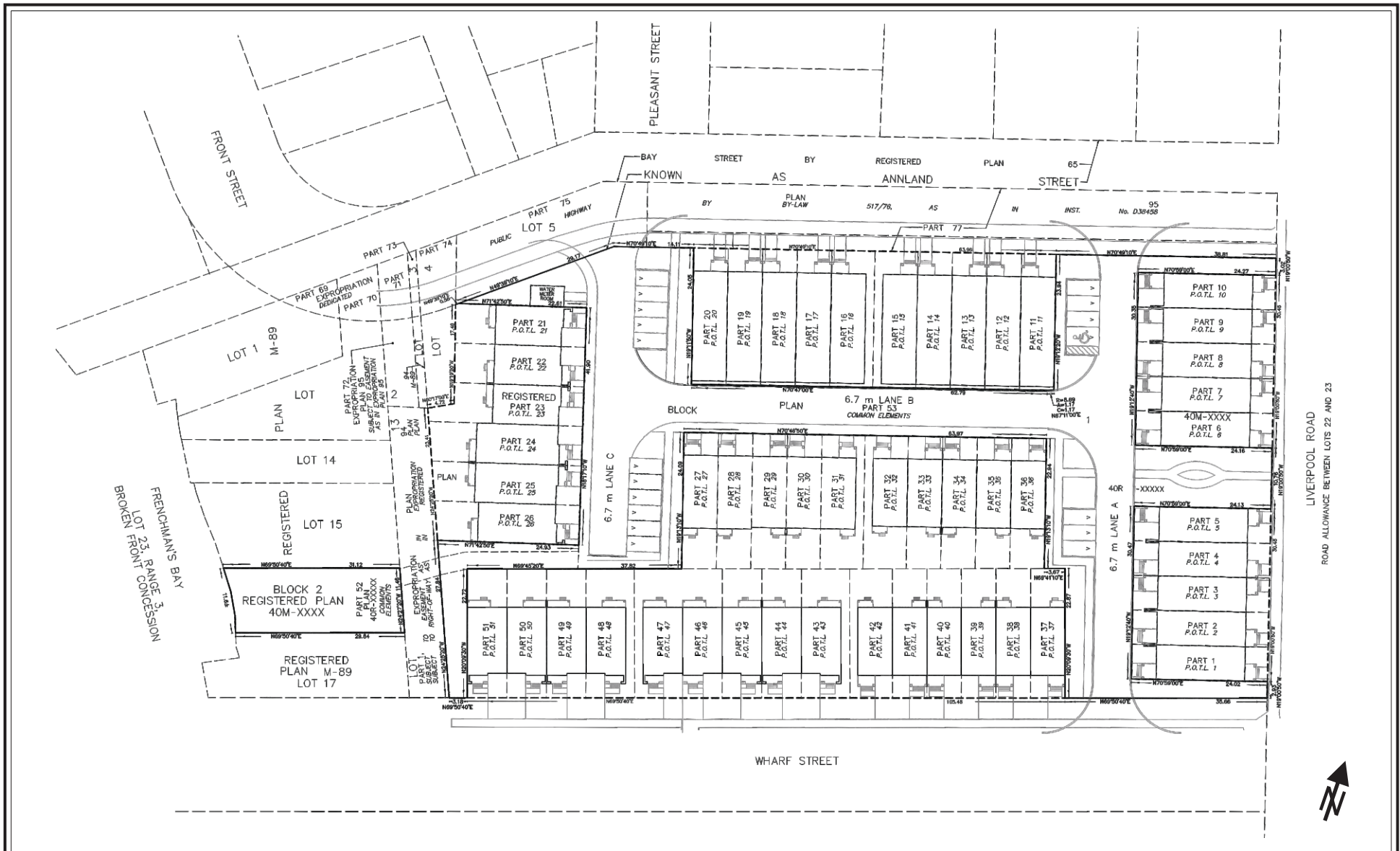
**Applicant:** Liverpool Road Limited Partnership

**Municipal Address:** 607 & 609 Annland Street, 640 Liverpool Road & 1276, 1280, 1288, 1290, 1292 & 1294 Wharf Street

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

**DATE:** April 23, 2023





City of  
**PICKERING**

City Development  
Department

### Submitted Draft Plan of Condominium

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