
From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 14/18
2184107 Ontario Inc.
Part of Lot 18, Concession 3; Now Part 2, 40R-6962
(On Brock Road, north of Rex Heath Drive)

1. Purpose of this Report

The purpose of this report is to provide preliminary information regarding an application for Zoning By-law Amendment, submitted by 2184107 Ontario Inc., to permit a mixed use 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 application, ask questions of clarification, and identify any planning issues. This report is for information and no decision is 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 property is located on the east side of Brock Road, north of Rex Heath Drive within the Duffin Heights Neighbourhood (see Location Map, Attachment #1). The property has an area of approximately 0.32 of a hectare, with approximately 61 metres of frontage along Brock Road and approximately 31 metres of frontage along Carousel Drive. The property is currently vacant.

The surrounding land uses include (see Air Photo Map, Attachment #2):

North and East: An existing medium density residential subdivision comprising freehold semi-detached and townhouse dwelling units. A future Village Green is located between the residential subdivision and Brock Road, to be constructed by the City.

South: A residential condominium development by Averton (Brock) Limited, which includes a mix of townhouse units on the north and south sides of Rex Heath Drive, and two 8-storey mixed use apartment buildings and townhouse units along Brock Road (not yet under construction). In 2017, Averton (Brock) Limited submitted a rezoning application to permit an increase in the number of apartment units and an increase in the height of the apartment buildings.

West: Across Brock Road, vacant lands designated "Mixed Use Areas – Mixed Corridor" in the Pickering Official Plan. The lands at the northwest corner of Brock Road and Zents Drive, which are owned by the City, are planned for a future Fire Hall and headquarters.

3. Applicant's Proposal

The applicant is proposing a 6-storey mixed use building containing 634 square metres of commercial space at grade, and 35 residential units above (see Submitted Conceptual Site Plan, Attachment #3).

Separate vehicular access points and parking areas are proposed for the respective residential and commercial uses. Vehicular access for the residential component is proposed from Carousel Drive leading to an underground access ramp. A one-level underground parking garage is proposed to accommodate a total of 48 parking spaces for both residents and visitors. Vehicular access for the commercial component will be from a restricted right-in/right-out entrance off of Brock Road. A total of 19 surface parking spaces are proposed to support the commercial uses at grade.

The principle entrance for the residential use is proposed on the ground floor at the rear of the building. The pedestrian access to the commercial units is proposed from a walkway at the front of the building facing Brock Road (see Submitted Conceptual Rendering and Submitted Conceptual Elevations, Attachments #4, #5 and #6). The applicant is requesting a mix of retail, office and personal service uses for the ground floor.

A private parkette is proposed on the north side of the building adjacent to Brock Road. Private balconies will be provided for 27 of the 35 apartment units. Internal pedestrian walkways are proposed to connect to the existing sidewalk along Carousel Drive and the multi-use path along Brock Road.

Table below summaries the key statistic details of the proposal:

Gross Floor Area	Commercial: 634 square metres Residential: 4,378 square metres Total: 5,012 square metres
Total # of Units	35 units
Unit Types	14 two-bedroom units 16 two-bedroom, plus den units (including 5 barrier-free units) 5 three-bedroom, plus den units
Density	110 units per net hectare
Floor Space Index	1.58
# of Storeys and Building Height	6-storeys (20 metres and 24 metres to the top of the mechanical penthouse)

# of Parking Spaces provided	Residential: 40 spaces for residents and 8 visitor parking (all located within a one-level underground parking garage) Commercial: 19 spaces (surface parking)
Proposed Parking Ratios	Residential: 1.14 spaces per unit, plus 0.22 spaces per visitor Commercial: 3.2 spaces per 100 square metres of gross floor area
Requested Commercial Uses	<ul style="list-style-type: none"> • commercial fitness/recreational centre • commercial school • day care centre • dry-cleaner's distributing station • financial institution • office, business • office, professional • personal service shop • restaurant, and • retail store

The proposal will be subject to site plan approval and an application for draft plan of condominium will be required at a later date.

4. Policy Framework

4.1 Region of Durham Official Plan

The Regional Official Plan (ROP) designates the subject lands as "Living Areas" with a "Regional Corridor" overlay along Brock Road. Living Areas shall be developed predominately for housing purposes. Limited office development and limited retailing of goods and services, in appropriate locations, as components of mixed use developments, are also permitted. In the consideration of development proposals, regard shall be had to achieving a compact urban form, including intensive residential, office, retail, service and mixed uses along arterial roads, in conjunction with present and potential transit facilities.

Regional Corridors shall be planned and developed in accordance with the underlying land use designation, as higher density mixed use areas, supporting higher order transit services and pedestrian oriented design. Regional Corridors are intended to support an overall, long-term density target of at least 60 residential units per gross hectare and a floor space index (FSI) of 2.5, with a wide variety of building forms, generally mid-rise in height with some higher buildings, as detailed in municipal official plans.

Brock Road is designated as a Type 'A' Arterial Road and High Frequency Transit Network in the ROP. Type 'A' Arterial Roads are designed to carry large volumes of traffic at moderate to high speeds, have some access restrictions and generally have a right-of-way width ranging from 36 to 45 metres. Roads designated High Frequency Transit Network are recognized for planned High Occupancy Vehicle (HOV) lanes, or buses in mixed traffic, with transit signal priority at major intersections and other measures to ensure fast and reliable transit service.

The proposal appears to conform to the policies and provisions of the Durham Region Official Plan.

4.2 Pickering Official Plan

The Pickering Official Plan designates the subject lands as “Mixed Use Areas – Mixed Corridors” within the Duffin Heights Neighbourhood. Mixed Use Areas are recognized as lands that have or are intended to have the widest variety of uses and highest levels of activity in the City. The Mixed Corridors designation is intended primarily for residential, retail, community, cultural and recreational uses at a scale serving the community. Mixed Corridors provides for a density range of over 30 and up to and including 140 units per net hectare, and a maximum FSI up to and including 2.5. The applicant is proposing a maximum density of 110 units per net hectare and an FSI of 1.58.

4.3 Duffin Heights Neighbourhood Policies

The Duffin Heights Neighbourhood is intended to be developed with a mix of uses including high density residential and commercial uses. Policies for lands designated Mixed Use Areas – Mixed Corridors include:

- requiring new development to provide a strong and identifiable urban image by establishing buildings closer to the street, providing safe and convenient pedestrian access, and requiring all buildings to be multi-storey
- requiring higher intensity multi-use housing forms on lands adjacent to Brock Road and restricting grade related residential developments to lands adjacent to collector or local roads, and
- supporting shared access points between properties along Brock Road in order to minimize access points along Brock Road

The Duffin Heights Neighbourhood policies of the Pickering Official Plan also require landowners to demonstrate how the proposal is consistent with the Duffin Heights Environmental Servicing Plan (ESP) to the satisfaction of the Region, City and the Toronto and Region Conservation Authority (TRCA).

As a condition of approval, the landowners are required to become a party to the cost sharing agreement for Duffin Heights or receive an acknowledgement from the Trustee of the Duffin Heights Landowners Group Inc. that the benefitting landowner has made satisfactory arrangements to pay its proportion of the shared development costs.

The application will be assessed against the Duffin Heights Neighbourhood policies and provisions of the Pickering Official Plan during the further processing of the application.

4.4 Duffin Heights Neighbourhood Development Guidelines

The Duffin Heights Neighbourhood Development Guidelines provide design objectives for the neighbourhood. The Tertiary Plan identifies the lands as Brock Road Streetscape, which encourages higher density, mid-rise and mixed use buildings with a high level of architectural quality. The guidelines for development on lands within the Brock Road Streetscape include the following:

- properties fronting Brock Road shall be required to provide a built form across a minimum of 60 percent of the lot frontage
- buildings shall frame the street and be located within build-to-zones established in the respective zoning by-laws

- retail and commercial uses are encouraged to be provided on the ground floors of buildings and must have façades which are at least 60 percent transparent
- all primary frontages of buildings shall front Brock Road and provide pedestrian access directly to the sidewalk and multi-use trail along Brock Road
- canopies shall be encouraged above windows and signs, and should overhang private space
- large walls visible from Brock Road shall be articulated through various treatments such as offsets in massing; blank façades will not be permitted facing Brock Road or any street

The application will be assessed against the Duffin Heights Neighbourhood policies and Development Guidelines during the further processing of the application.

4.5 Zoning By-law 3037

The subject lands are currently zoned “CA” within Zoning By-law 3037, as amended by By-law 1469/82. The current zoning permits an Automobile Service Station. The applicant is requesting to rezone the subject lands to an appropriate mixed use zone category with site-specific performance standards to facilitate the proposal.

5. Comments Received

5.1 Residents Comments from Public Open House Meeting and Written Submissions

On January 24, 2019, a Public Open House meeting was hosted by the City Development Department to inform area residents about the development proposal. Eight persons attended the Open House meeting. The following is a list of key concerns that were verbally expressed by the area residents at the meeting, and written comments received to date:

- concerned that the proposed height will shadow adjacent properties
- concerned that the proposed 6-storey building is out of character with the adjacent townhouse development fronting onto Carousel Drive
- concerned about additional traffic along Carousel Drive
- commented that there is currently insufficient parkland in the neighbourhood and that adding more residential units will exacerbate the issue
- concerned with the potential dust, noise and vibration nuisances during the construction process
- requested that privacy fences be erected along properties lines shared with existing residents to the north and east

5.2 Agency Comments

5.2.1 Region of Durham – Planning Department

- no comments received at the time of writing this report

5.2.2 Durham Catholic District School Board

- no objections to this proposal
- students will attend St. Wilfrid Catholic Elementary School located at 2360 Southcott Road and St. Mary's Catholic Secondary School located at 1918 Whites Road in the City of Pickering

5.2.3 Durham District School Board

- no objections to this proposal
- students generated from this development will attend existing neighbourhood schools

5.2.4 CP Railway

- no comments received at the time of writing this report

5.3 City Departments Comments**5.3.1 Engineering Services**

- no comments received at the time of writing this report

5.3.2 Fire Services

- no comments received at the time of writing this report

6. Planning & Design Section Comments

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and other 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:

- ensuring conformity with all applicable policies of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), and the Regional Official Plan
- ensuring the proposal is consistent with the goals and objectives of the City's Official Plan and the Duffin Heights Neighbourhood policies
- ensuring the proposal addresses the Duffin Heights Neighbourhood 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
- evaluating the proposed building setbacks, building height and massing, and landscaping to ensure the proposal is compatible with the existing residential subdivision to the north and east, and the future planned development to the south
- assessing any potential shadow impacts from the proposed 6-storey building on the surrounding existing and future residential developments and the future Village Green immediately to the north
- reviewing any potential traffic implications along Carousel Drive

- ensuring sufficient on-site parking is provided to serve both the residential and commercial uses
- ensuring bicycle parking is provided for both commercial and residential components of the development
- evaluating the appropriateness of the proposed commercial uses
- ensuring the applicant becomes a party to the cost sharing agreement for Duffin Heights or receives an acknowledgement from the Trustee of the Duffin Heights Landowners Group Inc., that the benefitting landowner has made satisfactory arrangements to pay its proportions of the shared development cost
- exploring opportunities to achieve more points in the City's Sustainable Development Guidelines
- ensuring that the required technical submissions and reports meet City standards
- further issues may be identified following receipt and review of comments from the circulated departments, agencies and public

The City Development Department will conclude its position on the application after it has received and assessed comments from the circulated departments, agencies and public.

7. Information Received

Full scale copies of the plans and studies listed below are available for online viewing at pickering.ca/devapp or in person at the office of the City of Pickering, City Development Department:

- Planning Rationale Report, prepared by The Biglieri Group, dated October 2018
- Arborist Letter, prepared by Wildwood Tree Services Ltd., dated April 3, 2018
- Shadow Study, prepared by AND Architecture Inc.
- Stage 1 Archaeological Assessment, prepared by ASI Heritage, dated April 30, 2018
- Traffic Impact Study & Parking Justification Study, prepared by Trans-Plan Transportation Inc., dated October 5, 2018
- Functional Servicing and Stormwater Management Report, prepared by blueprint2build, dated October 9, 2018
- Phase One Environmental Site Assessment, prepared by Cambium Inc., dated June 29, 2018
- Noise Impact Assessment, prepared by Cambium Inc., dated September 10, 2018
- Planning Noise Impact Study, prepared by Cambium Inc., dated August 16, 2018
- Geotechnical Investigation Report, prepared by Cambium Inc., dated August 30, 2018
- Architectural Plans Set, prepared by AND Architecture Inc., dated May 2017
- Site Grading Plan, prepared by blueprint2build, dated July 17, 2018
- Site Servicing Plan, prepared by blueprint2build, dated July 17, 2018

8. Procedural Information

8.1 General

- written comments regarding this proposal should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting

- all comments received will be noted and used as input to a Planning 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

9. Owner/Applicant Information

The owner of the property is 2184107 Ontario Inc. and is represented by The Biglieri Group Limited.

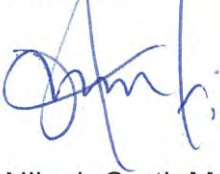
Attachments

1. Location Map
2. Air Photo Map
3. Submitted Conceptual Site Plan
4. Submitted Conceptual Rendering
5. Submitted Conceptual Elevations (East and West Elevations)
6. Submitted Conceptual Elevations (North and South Elevations)

Prepared By:



Rory McNeil,
Planner I

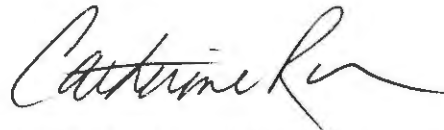


Nilesh Surti, MCIP, RPP
Manager, Development Review
& Urban Design

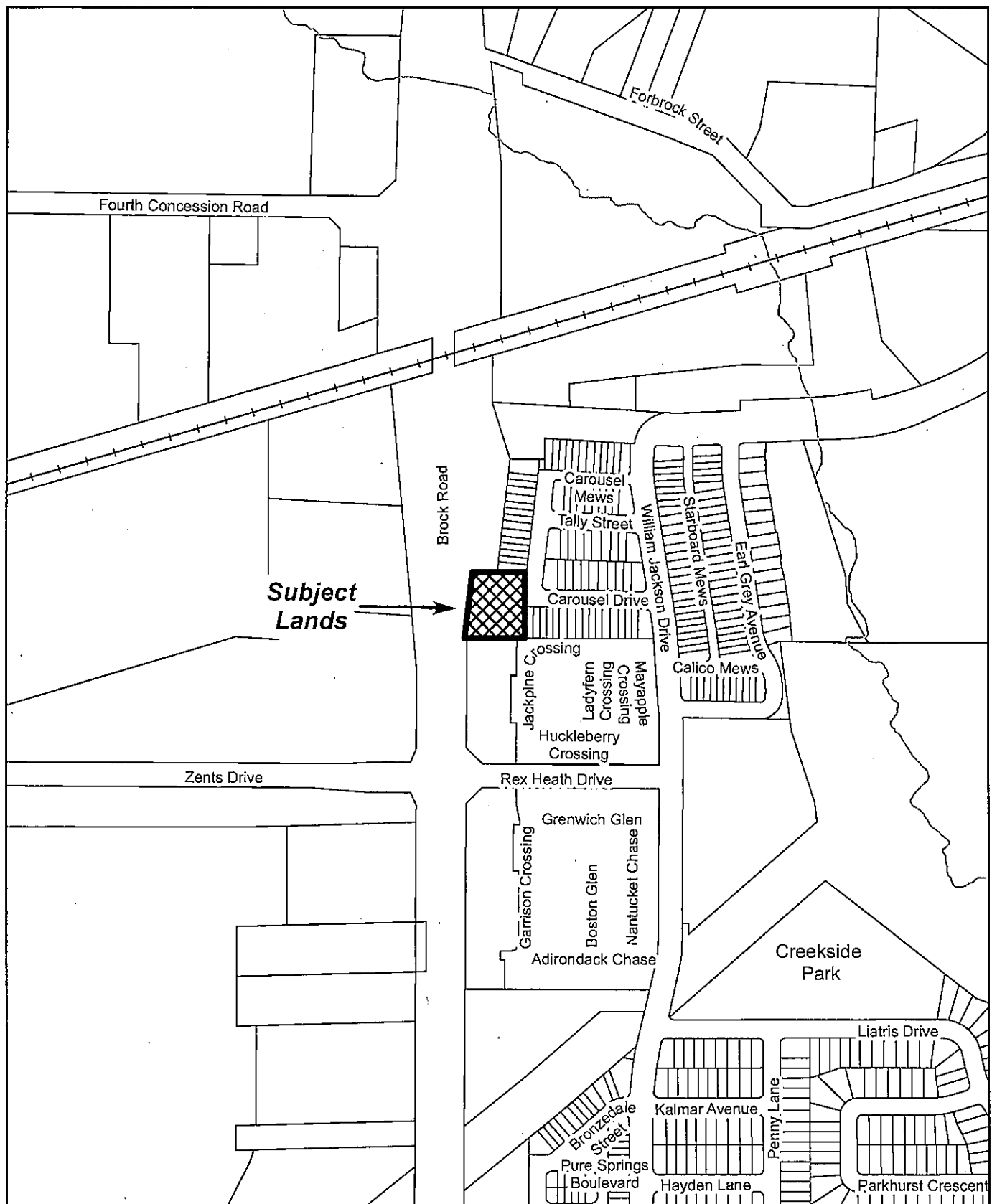
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Date of Report: February 11, 2019

Approved/Endorsed By:



Catherine Rose, MCIP, RPP
Chief Planner



City of
PICKERING
City Development
Department

Location Map

File: A 14/18

Applicant: 2184107 Ontario Inc.

Property Description: Part of Lot 18, Concession 3, Now Part 2, 40R-6962
(On Brock Road, north of Rex Heath Drive)

Date: Feb. 08, 2019

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City of
PICKERING
City Development
Department

Air Photo Map

File: A 14/18

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City of
PICKERING

City Development
Department

Submitted Conceptual Rendering

File No: A 14/18

Applicant: 2184107 Ontario Inc.

Property Description: Part of Lot 18, Concession 3, Now Part 2, 40R-6962

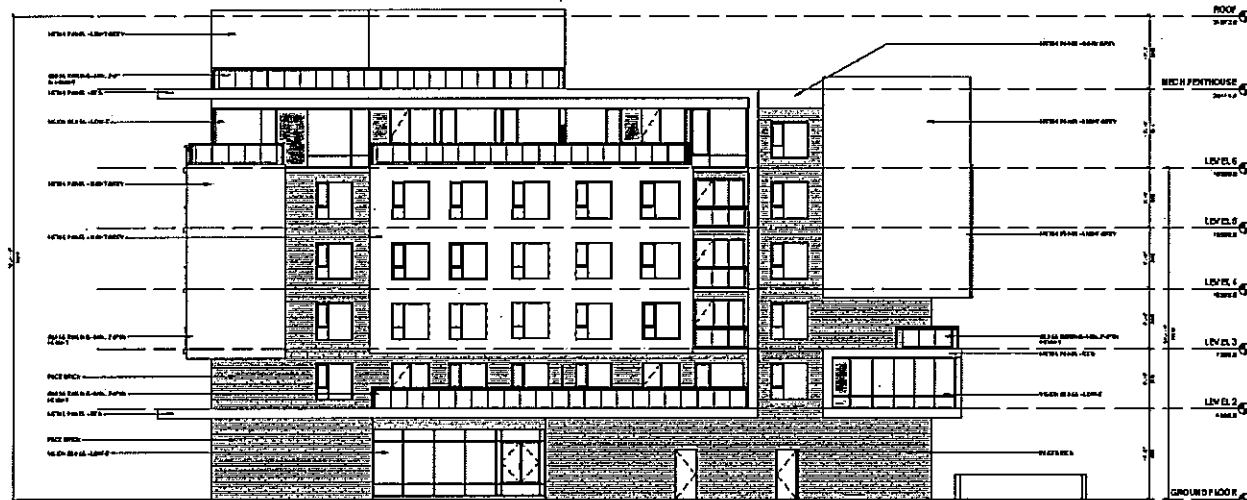
(On Brock Road, North of Rex Heath Drive)

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

DATE: Jan. 31, 2019



West Elevation (View from Brock Road)



East Elevation (View from Carousel Drive)

City of
PICKERING

City Development
Department

Submitted Conceptual Elevations (East and West Elevations)

File No: A 14/18

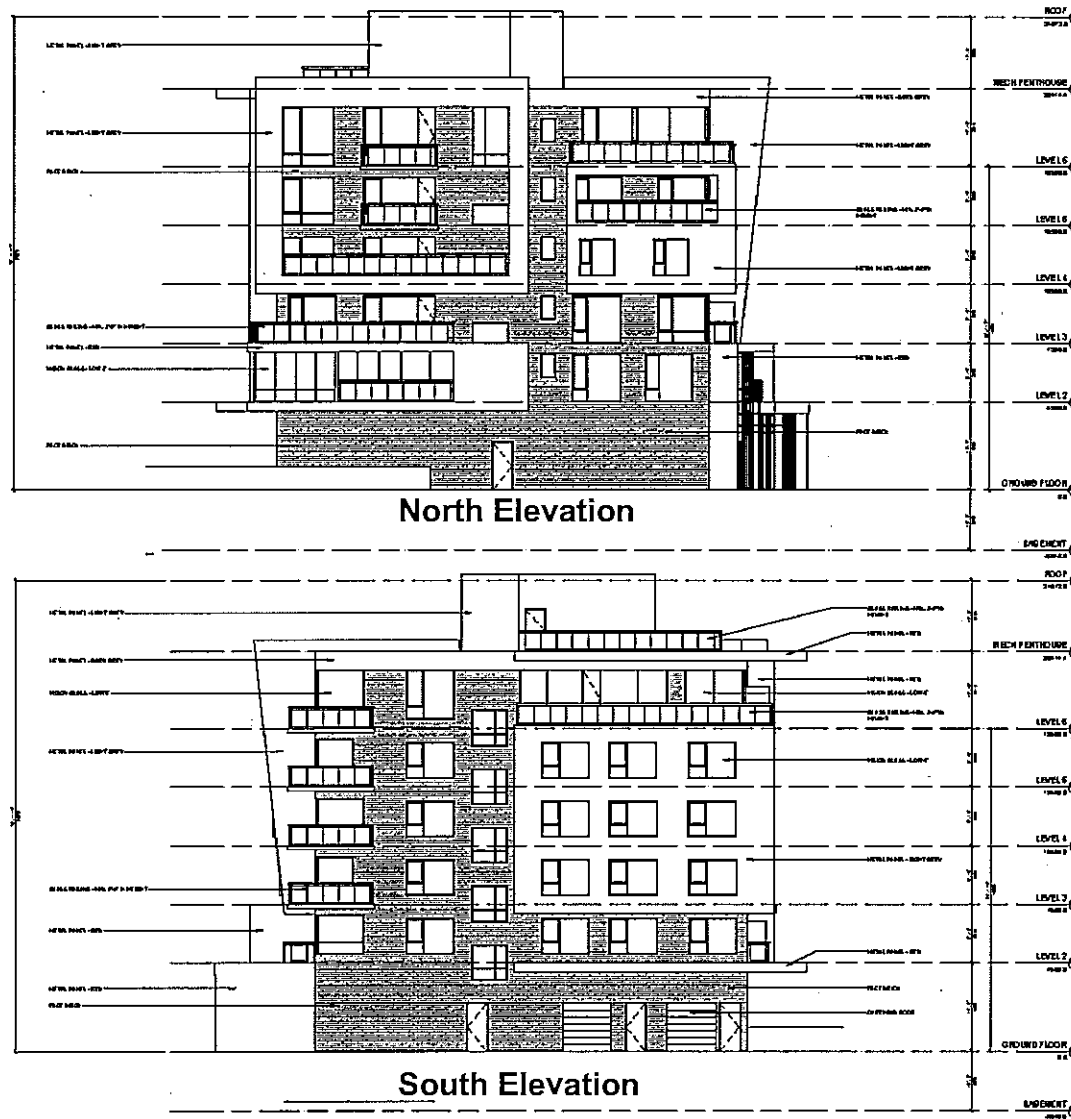
Applicant: 2184107 Ontario Inc.

Property Description: Part of Lot 18, Concession 3, Now Part 2, 40R-6962

(On Brock Road, North of Rex Heath Drive)

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CITY DEVELOPMENT DEPARTMENT.

DATE: Jan. 31, 2019



City of
PICKERING

City Development
Department

Submitted Conceptual Elevations (North and South Elevations)

File No: A 14/18

Applicant: 2184107 Ontario Inc.

Property Description: Part of Lot 18, Concession 3, Now Part 2, 40R-6962

(On Brock Road, North of Rex Heath Drive)

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CITY DEVELOPMENT DEPARTMENT.

DATE: Jan. 31, 2019