
From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 02/19
2545633 Ontario Inc.
Part of Lot 6, Plan 585, Now Part 11, Plan 40R-2633
(2620 Brock Road)

1. Purpose of this Report

The purpose of this report is to provide preliminary information regarding a Zoning By-law Amendment application, submitted by 2545633 Ontario Inc. to facilitate a residential stacked 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 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 lands are located on the west of Brock Road, north of Dersan Street within the Duffin Heights Neighbourhood (see Location Map, Attachment #1). The subject lands are approximately 0.38 of a hectare with approximately 23.0 metres of frontage along Brock Road (see Air Photo Map, Attachment #2). A detached dwelling currently occupies the site, which is proposed to be demolished. The westerly portion of the site contains mature vegetation forming part of the significant woodlands to the west.

Surrounding land uses include:

North and South: Immediately to the north and south are vacant lands owned by Lebovic Enterprises Limited (Lebovic) for which the Ontario Municipal Board (now Local Planning Appeal Tribunal) has approved a Draft Plan of Subdivision and a Zoning By-law Amendment to facilitate a residential condominium development consisting of stacked and townhouse units.

East: Across Brock Road, is a Hydro Corridor. On the north side of the Hydro Corridor are additional lands owned by Lebovic for which the City has received a site plan application to permit residential condominium development consisting of a mix of stacked and townhouse units. South of the Hydro Corridor is an existing residential development consisting of a mix of freehold, stacked and back-to-back townhouse dwellings.

West: Immediately to the west is a woodlot that is identified as Significant Woodlands in the City's Official Plan.

3. Applicant's Proposal

The applicant has submitted a Zoning By-law Amendment application to facilitate a residential condominium development consisting of 30 stacked units accessed from an internal private road on the property to the north. The vehicular access to the internal private road network will be provided from a new north-south local road connecting Dersan Street to Zents Drive.

The conceptual site plan illustrates 3 residential blocks (see Submitted Conceptual Site Plan, Attachment #3). Block 1B will be oriented with the front pedestrian access fronting Brock Road, and Blocks 2B and 3B will be oriented with the front pedestrian access to be fronting a shared mews with the Lebovic proposal to the south. Vehicular access for all three blocks will be in the rear from an internal private road.

The residential blocks will have four levels (approximately 13.5 metres in height). The first level includes an internal private garage, storage area, and a mechanical room for each stacked unit. A pedestrian access to a common corridor/stairwell is provided from the garage area leading to each stacked unit. Levels 2, 3 and 4 will each be a single bungalow unit, ranging in size between 94.4 square metres and 97.4 square metres. Each unit will have a balcony as their private outdoor amenity area (see Submitted Conceptual Building Elevations, Attachment #4).

Each stacked unit will have 2 parking spaces (1 space within an internal garage and 1 space on the driveway). Visitor parking is provided at a rate of 0.2 spaces per unit for a total of 6 spaces. The applicant has also provided an area for snow storage and community mailboxes. The conceptual site plan also illustrates a 1.5 metre wide shared pedestrian walkway with the Lebovic lands to the south and a 1.8 metre wide pedestrian sidewalk along Brock Road.

The applicant has been in discussions with Lebovic to ensure that all three parcels on the west side of Brock Road are developed in a coordinated manner, and the future north/south local road is completed in a timely manner. To facilitate the timely construction of the local road, the applicant has agreed to convey the portion of the lands associated with the future local road to the City (approximately 0.05 of a hectare) in advance of zoning approval (see Conceptual Site Plan of 2545633 Ontario Inc. and Lebovic Enterprises Limited, Attachment #5).

The portion of the lands containing the woodlot (approximately 0.04 of a hectare) will be conveyed to the Toronto and Region Conservation Authority (TRCA), and rezoned to appropriate open space zone category.

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

4. Policy Framework

4.1 Durham Regional Official Plan

The subject lands are designated as "Living Areas" with a "Regional Corridor" overlay in the Durham Regional Official Plan (ROP). Lands within the 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 permitted. In the consideration of development proposals, regard shall be had to achieving a compact urban form, including intensive residential, office, retail and 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 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 developable portion of the subject lands is designated "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. This designation is intended primarily for residential, retail, community, cultural and recreational uses at a scale servicing the community, and for a range of commercial uses and residential development at a density range of over 30 units up to and including 140 dwellings per net hectare. The proposed development has a net residential density of approximately 104 units per net hectare and an FSI of 1.01.

The westerly portion of the subject lands, containing the woodlot, which is designated as "Open Space – Natural Areas" and identified as a Significant Woodlands in the City's Official Plan. Lands designated as part of the open space system are intended to be used primarily for conservation, restoration, environmental education, recreation, and ancillary purposes. As noted above, these lands will be conveyed to the TRCA through the site plan approval process.

4.4 Duffin Heights Neighbourhood Policies

The Duffin Heights Neighbourhood policies of the Pickering Official Plan require a broad mix of housing by form, location, size and affordability within the neighbourhood. Policies for the Mixed Use Areas – Mixed Corridors designation in this neighbourhood require the following:

- 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
- higher intensity multi-unit housing forms on lands adjacent to Brock Road and restrict grade related residential development to lands adjacent to collector or local roads
- require shared access points between properties along Brock Road in order to minimize access points along Brock Road, in consultation with the Region of Durham
- the development of future roads adjacent to the Mixed Corridor designation on both sides of Brock Road to provide alternative access and potential transit routes, and
- require proponents of new development abutting or containing existing naturalized open space features designated Natural Areas, to submit an Edge Management Plan to the satisfaction of the City, in consultation with the TRCA, that:
 - addresses the protection of the natural heritage features and functions from the impacts of any new development through such mechanisms as tree management, tree preservation, invasive species management, construction management and stormwater management, and
 - identifies road and engineering designs that maintain the ecological integrity of the tableland coniferous and mixed forest

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

4.5 Duffin Heights Neighbourhood Development Guidelines

The Duffin Heights Neighbourhood Development Guidelines provide design objectives for the neighbourhood. The intent of the Guidelines is to further the objectives of the Official Plan and to achieve the following:

- an accessible pedestrian-oriented residential areas, distinct in character and harmonious with the larger neighbourhoods
- a streetscape which is attractive, safe and encourages social interaction within the neighbourhood
- a central focus to the neighbourhood which is safe, lively and attractive
- a diversity of uses to support neighbourhood and City functions

- the preservation and maintenance of the ecological function of the tableland forest and valleylands, and
- a mix of housing types, forms, affordability and tenure, on a variety of lot frontages

The subject lands are delineated as Brock Road Streetscape on the Tertiary Plan, which encourages higher density, mid-rise and mixed use buildings with a high level of architectural quality. The guidelines for lands within the Brock Road Streetscape include the following requirements:

- all buildings along Brock Road must be two functional floors with a minimum three storey massing
- all primary frontages of buildings shall front Brock Road and provide pedestrian access directly to the sidewalk and multi-use trail along Brock Road
- the siting, massing, and façade design of townhouse units shall be coordinated on a block-by-block basis
- side and rear elevations visible from public areas shall have upgraded façade treatments, and
- corner unit designs are encouraged to provide significant corner features such as a wrap-around porch, wall articulation, turret or bay window

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

4.6 Zoning By-law 3037

The subject lands are currently zoned “A” – Rural Agricultural Zone within Zoning By-law 3037, as amended, which permits a detached dwelling, home occupation, agricultural and related uses, recreational and limited institutional uses. The applicant is requesting to rezone the subject lands to appropriate zone categories with site-specific performance standards to facilitate the proposal.

5. Comments Received

5.1 Resident Comments

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

5.2 City Department Comments

5.2.1 Engineering Services

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

5.3 Agency Comments

As of writing this report, no comments have been received from the Region of Durham – Planning & Economic Department, and the TRCA.

6. Planning & Design Section Comments

The following matters have been identified by staff for further review and consideration prior to a final recommendation report to Planning and Development Committee:

- ensure conformity with the City's Official Plan and Duffin Heights Neighbourhood policies
- ensure the proposal addresses the goals and objectives of the Duffin Heights Neighbourhood Development Guidelines with respect to building siting and setbacks, building heights and massing, architectural features and materials, landscaping, and pedestrian connectivity within and external to the site
- ensure the proposal is developed in a coordinated manner with the abutting Lebovic lands to the north and south
- ensure the lands associated with the future north-south local road are conveyed to City and appropriate arrangement met with Lebovic for north-south construction
- ensure a sufficient number of parking spaces is provided for residents and visitors
- ensure appropriate cross-use easements are granted between the applicant and Lebovic for pedestrian and vehicular access
- exploring whether joint-use arrangements can be secured between the applicant and Lebovic to sharing visitor parking and the future private parkettes within the Lebovic development
- ensure adequate outdoor amenity space is provided for each stacked unit
- ensure that appropriate compensation (financial and replacement planting) is provided for the removal of the existing vegetation and loss of ecosystem services
- ensure that 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 benefiting landowner has made satisfactory arrangements to pay its proportion of the shared development cost
- 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 applications after it has received and assessed comments from the circulated department, agencies and public.

7. Information Received

Copies of the plans and studies listed below are available for viewing on the City's website at pickering.ca/devapp or in person at the offices of the City of Pickering, City Development Department:

- Planning Justification Report, prepared by IBI Group, dated December 21, 2018
- Site Plan, Elevations and Floor Plans, prepared by Jardin Design Group Inc., dated December 12, 2018
- Traffic Impact Brief, prepared by GHD, dated September 21, 2018
- Environmental Noise Assessment, prepared by YCA Engineering Limited, dated September 11, 2018
- Environmental Impact Study, prepared by Beacon Environmental, dated December 2018
- Functional Servicing and Stormwater Management Report, prepared by GHD, dated December 8, 2018
- Geotechnical Investigation, prepared by WSP, dated December 2018

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- Phase One Environmental Site Assessment, prepared by WSP, dated September 24, 2018
 - Phase Two Environmental Site Assessment, prepared by WSP, dated December 20, 2018
 - Pre-demolition Designated Substance and Hazardous Materials Survey, prepared by WSP, dated December 14, 2018
 - Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc., dated November 7, 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 this property is 2545633 Ontario Inc. and represented by IBI Group.

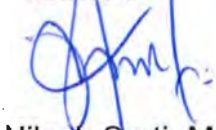
Attachments

1. Location Map
 2. Air Photo Map
 3. Submitted Conceptual Site Plan
 4. Submitted Conceptual Building Elevations
 5. Conceptual Site Plan of 2545633 Ontario Inc. and Lebovic Enterprises Limited
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Prepared By:



Tanjot Bai
Planner I



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

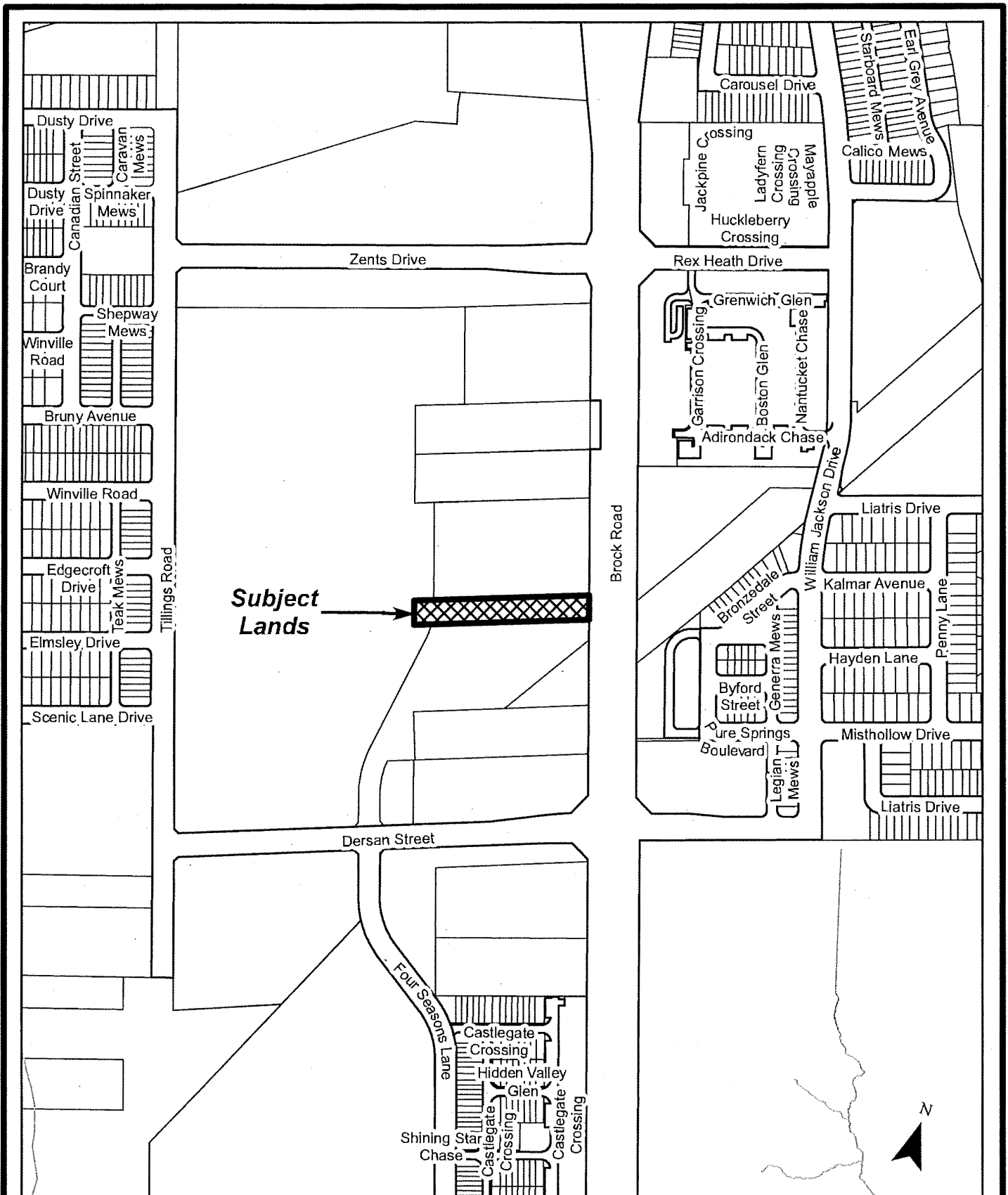
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Date of Report: March 15, 2019

Approved/Endorsed By:



Catherine Rose, MCIP, RPP
Chief Planner



City of
PICKERING
City Development
Department

Location Map

File: A 02/19

Applicant: 2545633 Ontario Inc.

Property Description: Pt Lot 6, Plan 585, Now Pt 11, Plan 40R-2633
(2620 Brock Road)

Date: Mar. 12, 2019

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City of
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City Development
Department

Air Photo Map

File: A 02/19

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(2620 Brock Road)

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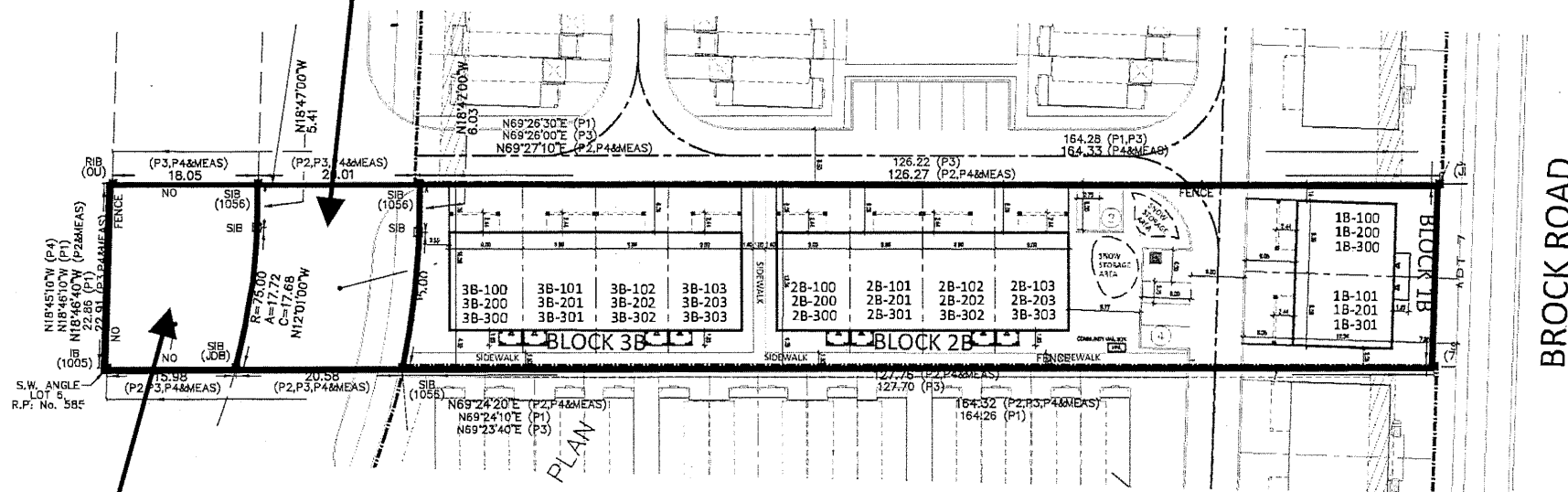
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THIS IS NOT A PLAN OF SURVEY.

Future Collector Road: Parcel to be conveyed to the City of Pickering prior to approving the rezoning application.

Woodland: Parcel to be conveyed to the Toronto and Region Conservation Authority and rezoned to "open space".



City of
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City Development
Department

Submitted Conceptual Site Plan

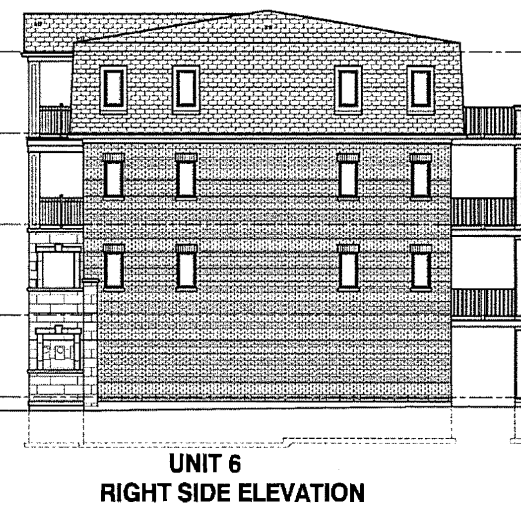
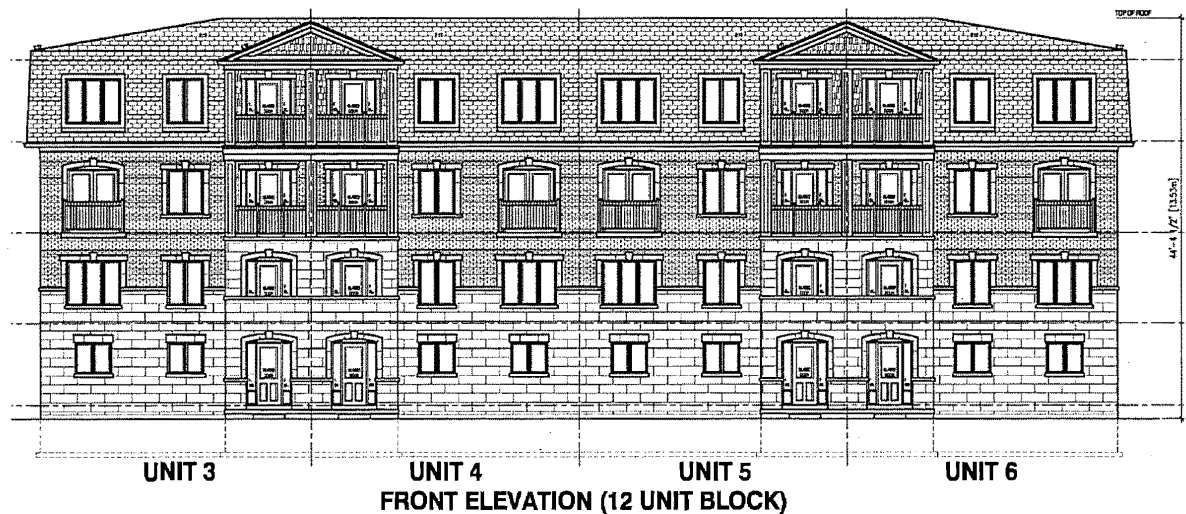
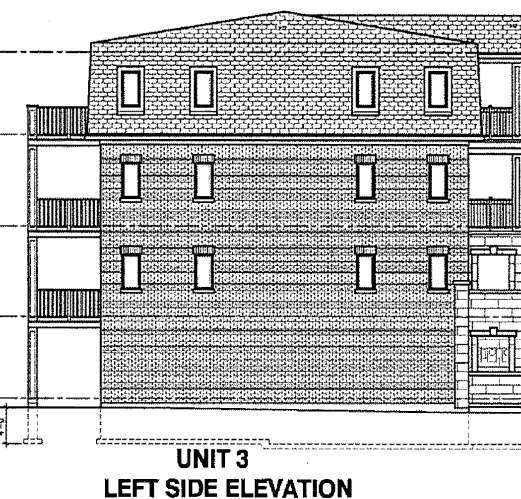
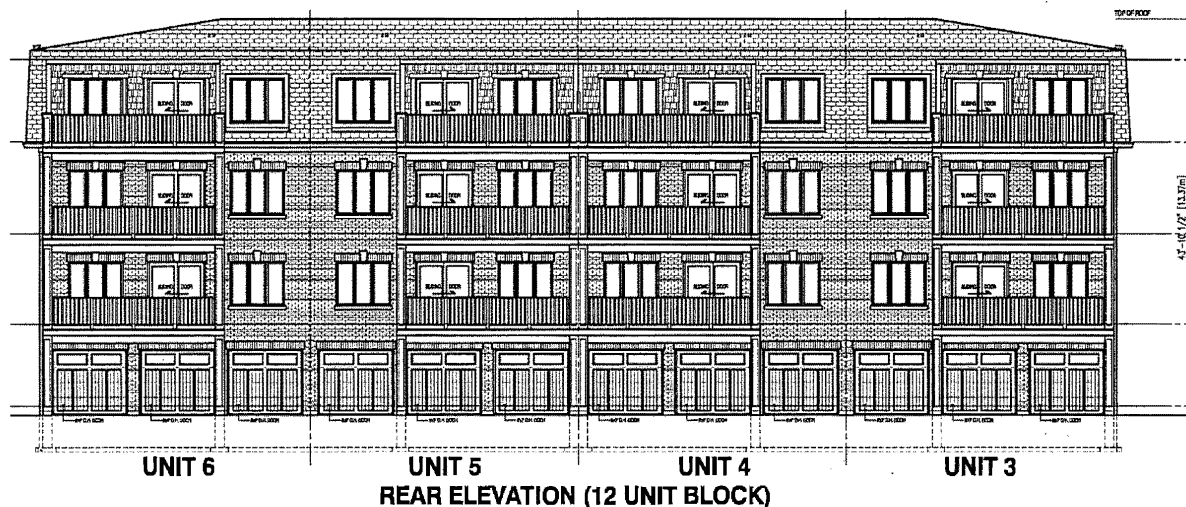
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(2620 Brock Road)

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

DATE: Feb. 27, 2019



City of
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City Development
Department

Submitted Conceptual Building Elevations

File No: A 02/19

Applicant: 254633 Ontario Inc.

Property Description: Part of Lot 6, Plan 585, Now Part 11, Plan 40R-2633
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CITY DEVELOPMENT DEPARTMENT.

DATE: Feb. 27, 2019



City of
PICKERING

City Development
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Conceptual Site Plan of 2545633 Ontario Inc and Lebovic Enterprises Limited

File No: A 02/19

Applicant: 2545633 Ontario Inc

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DATE: March 15, 2019