
From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 04/19
R. Taghipour
Lot 5, Plan 316
(1964 Royal Road)

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 R. Taghipour, to permit the construction of a 3-storey mixed-use building. 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 matters. 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 west side of Royal Road, north of Kingston Road within the Village East Neighbourhood. The subject property has an area of approximately 710 square metres with approximately 15.5 metres of frontage along Royal Road (see Location Map, Attachment #1). The site is currently occupied by a bungalow and an accessory detached garage is located in the rear yard. The existing driveway is a shared driveway with the abutting property to the north (1966 Royal Road). The existing buildings are proposed to be demolished.

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

North: Immediately to the north on the west side of Royal Road is an established low-density residential neighbourhood consisting of a mix of bungalows and newly constructed 2-storey detached dwellings.

East: Immediately to the east are multi-tenant commercial buildings with various uses, including but not limited to restaurants, retail, professional offices and personal service uses. Further north on the east side of Royal Road is a residential condominium development consisting of 67 townhouse units accessed through an internal private road from Royal Road.

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- South: Abutting the subject property to the south is a vehicle repair and maintenance shop (Midas Auto Repair Shop) fronting onto Kingston Road.
- West: To the west is an established residential neighbourhood consisting of a mix of bungalows and newly constructed 2-storey detached dwellings fronting onto Guild Road. At the northwest corner of Guild Road and Kingston Road, the City has received applications for Official Plan Amendment and Zoning By-law Amendment in order to facilitate 2 apartment buildings having heights of 12- and 8-storeys containing 236 units and 64 back-to-back stacked townhouse units.

3. Applicant's Proposal

The applicant has submitted an application for Zoning By-law Amendment to rezone the subject property to an appropriate zone category to facilitate the construction of a 3-storey mixed-use building fronting onto Royal Road (see Submitted Conceptual Site Plan, Attachment #3).

The proposed mixed-use building will have an overall height of approximately 14.8 metres from established grade to the top of the rooftop stair enclosure (see Submitted Building Elevations, Attachments #4 and #5). The basement level includes the mechanical room, lockers and storage space. The ground floor will have a total leasable floor area of approximately 100 square metres to be used for commercial uses including business or professional office, and retail convenience store. The second and third floors will contain 2 rental dwelling units each approximately 318 square metres. Also proposed is a 54 square metre outdoor rooftop amenity area (see Submitted Floor Plans, Attachments #6 to #8).

The submitted site plan illustrates a one-way vehicular access with a maximum width of 3.5 metres from Royal Road. A total of 7 parking spaces are proposed at the rear of the building, including 1 accessible parking space. The applicant has indicated that the on-site parking is intended for residents, visitors, employees and patrons. However, patrons are likely to utilize available on-street parking along Royal Road. The applicant is proposing 4 parking spaces for the commercial uses, and 3 parking spaces for the residential units, including 1 space for visitor parking.

Along the rear of the property (west property line), the applicant is proposing a 3.0 metre wide landscaped area with picnic benches. A pedestrian walkway is provided from the parking lot to the main entrance of the building. A 1.5 metre wide landscaped area with a bench is proposed within the front yard of the property.

The table below summarizes the key details of the proposal and the requested zoning development standards:

Provision	Proposed Standards
Lot Area (minimum)	710 square metres
Lot Frontage (minimum)	15.5 metres
Permitted Uses	<ul style="list-style-type: none"> • apartment dwelling unit • business or professional office • retail convenience store
Building Height (maximum)	approximately 12.3 metres to the mid point of the peaked roof approximately 14.8 metres to the top of the rooftop stair enclosure
Front Yard Setback (minimum)	5.5 metres
Side Yard Setbacks (minimum)	1.2 metres
Rear Yard Setback (minimum)	14.5 metres
Coverage (maximum)	45 percent
Vehicular Parking (minimum)	Resident Parking: 1 space per dwelling unit Visitor Parking: 0.5 of a space per dwelling unit Commercial Parking: 4.0 spaces per 100 square metres of gross leasable floor area
Driveway Width (minimum)	3.5 metres
Landscaped Area (minimum)	24 percent

The proposal will be subject to site plan approval.

4. Policy Framework

4.1 Durham Regional Official Plan

The Region of Durham Official Plan (ROP) designates the subject lands as “Urban System – Living Areas”. Living Areas permit a full range and mix of housing types, sizes and tenure to serve the various housing needs of the community. Living Areas shall also be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads. The proposal conforms to the policies and provisions of the ROP.

4.2 Pickering Official Plan

The City of Pickering's Official Plan designates the subject lands as "Urban Residential Areas – Medium Density Area" within the Village East Neighbourhood. Permissible uses within Urban Residential Areas include residential uses at a density of over 30 and up to and including 80 units per net hectare. Also permitted within this designation is home occupation, limited offices servicing the area, and limited retailing of goods and services serving the area. The subject lands are located adjacent to the Kingston Road Corridor, and is in close proximity to commercial uses along Kingston Road. Kingston Road is designated as a Type B Arterial Road and a Rapid Transit Spine. Rapid Transit Spines provide dedicated transit lanes in most locations and intersect with local transit services.

The Official Plan states that in establishing performance standards, regard shall be had to protecting and enhancing the character of established neighbourhoods by considering matters such as building height, yard setbacks, lot coverage, access to sunlight, parking provisions and traffic implications. The Official Plan also states that where new development is proposed within an existing neighbourhood or established area, City Council shall encourage building design that reinforces and complements existing built patterns such as form, massing, height proportion, position relative to the street, and building area to site ratio.

The applicant's proposal will be assessed against the policies and provisions of the Official Plan during the further processing of the application.

4.3 Infill and Replacement Housing in Established Neighbourhoods Study

The City has retained SGL Planning and Design Inc. (SGL) to undertake the Infill and Replacement Housing in Established Neighbourhoods Study (the Study), which looks at how to guide the future evolution of the City's established neighbourhoods by recommending an appropriate scale of infill and replacement housing, and how the City can ensure that neighbourhood character is properly considered through the development and building approval processes.

The Village East Neighbourhood is one of nine "Focus Neighbourhoods" that are the subject of the Study. The Study identifies precincts within these focus neighbourhoods that require additional policies, guidelines and zoning restrictions to ensure the redevelopment of residential lots are consistent with the existing neighbourhood character. The subject property is at the south end of the Village East Neighbourhood precinct. The results of the Study will include new Official Plan policies, amendments to the Zoning By-law, and Urban Design Guidelines to ensure future infill development is appropriate for the neighbourhood precinct.

Phase 2 of the Study has recently concluded with the release of the Planning Options Report. The Report identified the preferred strategy for the City to manage change within the focus neighbourhoods by restricting the:

- maximum height of structures
- height of the front entrance
- depth of dwellings
- maximum lot coverage

- front yard setback
- width of garage or carport, and
- driveway width

Based on the preferred strategy, the consultants will present recommendations for the City regarding amendments to the City's Zoning By-laws.

Through the review of the proposed development of a 3-storey mixed use building, Staff will be mindful of the Study and ensure the proposed performance standards result in a development that is complementary to the neighbourhood.

4.4 Zoning By-law 3036

The subject lands are zoned "R3" – Residential within Zoning By-law 3036, which permits a detached dwelling. The applicant is proposing to rezone the subject lands to a site-specific zone category to permit a 3-storey mixed-use building.

5. Comments Received

5.1 Resident Comments

The City has received 5 written comments from residents in opposition to the proposed development. The following is a list of comments and concerns expressed by the residents:

- the proposed mixed-use building is not compatible within the established residential character of the area
- the proposed uses will generate extra on-street parking and traffic to an existing busy road, and
- the development will negatively impact the value of existing dwellings

5.2 City Department Comments

5.2.1 Engineering Services

As of writing this report, no comments were received from Engineering Services.

5.3 Agency Comments

5.3.1 Region of Durham

- no objection with rezoning application
- the proposal is consistent with the direction of the Provisional Policy Statement, conforms with the intent of the Provincial Growth Plan, 2019, and conforms with the policies of the Region of Durham Official Plan
- the submitted Environmental Subsurface Investigation shall be revised to be in compliance with the requirements of Ontario Regulation 153/04, as amended
- the submitted Road Traffic Noise Impact Study should be revised to analyze stationary noise sources

- sanitary sewer serving for this development is available from the existing 200 mm sewer on Royal Road, and water supply is available from the existing 150 mm watermain on Kingston Road
- the proposed 3.5 metre wide driveway is located in close proximity to the Kingston Road and Royal Road intersection, which pose potential safety concerns
- the proposed driveway should be widened to allow for two-way traffic in order to prevent any spill back traffic onto Kingston Road when a vehicle is trying to turn left into the site while a vehicle is trying to exit the site

5.3.2 Durham Catholic District School Board

Durham Catholic District School Board has no objections to the proposal.

5.3.3 Durham District School Board

Durham District School Board has no objections to the proposal.

6. 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:

- ensuring conformity with the City's Official Plan policies
- ensuring the proposal has regard for the ongoing Infill and Replacement Housing in Established Neighbourhoods Study
- assessing the appropriateness of introducing a mixed-use development at the south end of an established residential neighbourhood
- evaluating the appropriateness of the proposed site layout, building setbacks, building height and massing, and landscaping to ensure the proposal respects the established residential character of the area
- reviewing the appropriateness of a one-way, 3.5 metre wide, drive-aisle and any potential impacts to the intersection of Kingston Road and Royal Road
- assessing the proposed parking ratios to ensure sufficient parking is available on-site to accommodate residents, visitors, employees and patrons
- evaluating the location, size and functionality of the proposed outdoor amenity areas

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 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:

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- Site Plan, prepared by ArchiFad, dated January 17, 2018
 - Coloured Conceptual Site Plan, prepared by ArchiFad
 - Planning Rationale Report, prepared by Martindale Planning Services, dated February 2019
 - Building Elevations and Floor Plans, prepared by ArchiFad, dated January 17, 2018
 - Traffic Opinion Letter, prepared by C.F. Crosier & Associates Inc., dated May 16, 2019
 - Arborist Report, prepared by Athlete Tree Service, dated August 12, 2018
 - Environmental Surface Investigation, prepared by Envirovision Inc., dated August 21, 2018
 - Functional Servicing Report, prepared by Geomagle, dated September 2018
 - Geotechnical Investigation, prepared by Geomagle Geotechnics Inc., dated August 3, 2018
 - Road Traffic Noise Impact Study, prepared by LMM Engineering Inc., dated August 30, 2018
 - Parking Justification Letter, prepared by C.F. Crosier & Associates Inc., dated February 26, 2019
 - Phase One Environmental Site Assessment, prepared by Envirovision Inc., dated August 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 Electronic Statutory Public 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

9. Owner/Applicant Information

The owner of this property is Reza Taghipour.


Attachments

1. Location Map
 2. Air Photo Map
 3. Submitted Conceptual Site Plan
 4. Submitted Building Elevation – East Elevation
 5. Submitted Building Elevation – West Elevation
 6. Floor Plans – Basement and Ground Floor
 7. Floor Plans – Second and Third Floors
 8. Floor Plans – Roof Plan
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Prepared By:



Tanjot Bal, MCIP, RPP
Planner II



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

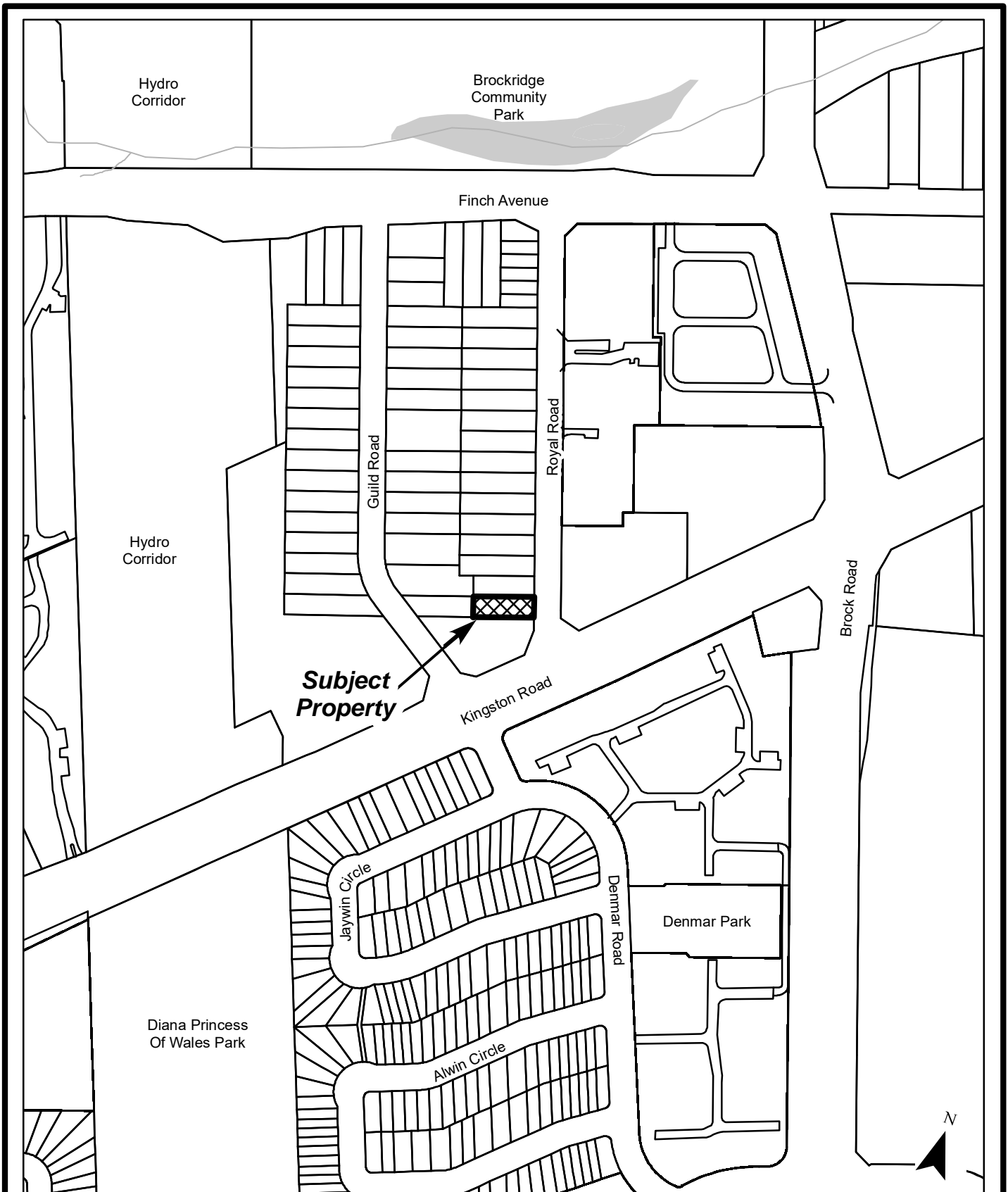
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Date of Report: May 19, 2020

Approved/Endorsed By:



Catherine Rose, MCIP, RPP
Chief Planner



City of
PICKERING
City Development
Department

Location Map

File: A 04/19

Applicant: R. Taghipour

Property Description: Lot 5, Plan 316
(1964 Royal Road)

Date: Mar. 09, 2020

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Air Photo Map

File: A 04/19

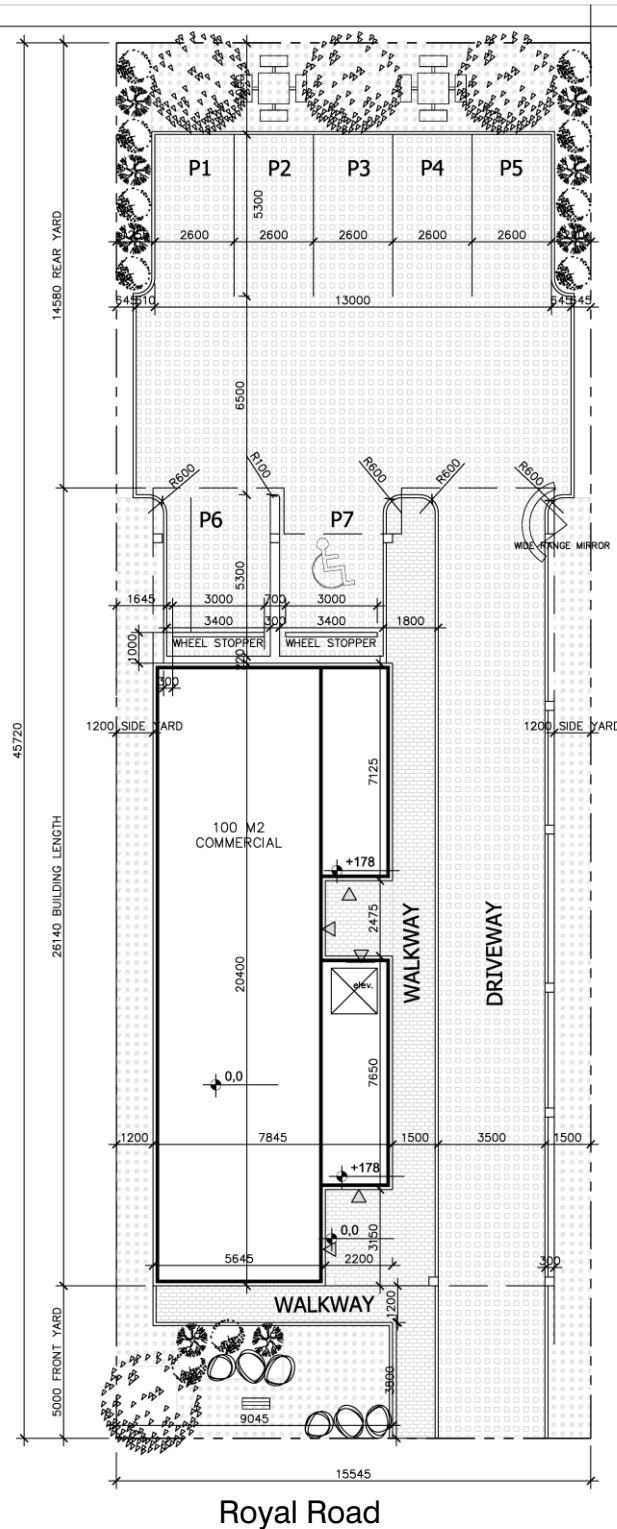
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Submitted Conceptual Site Plan

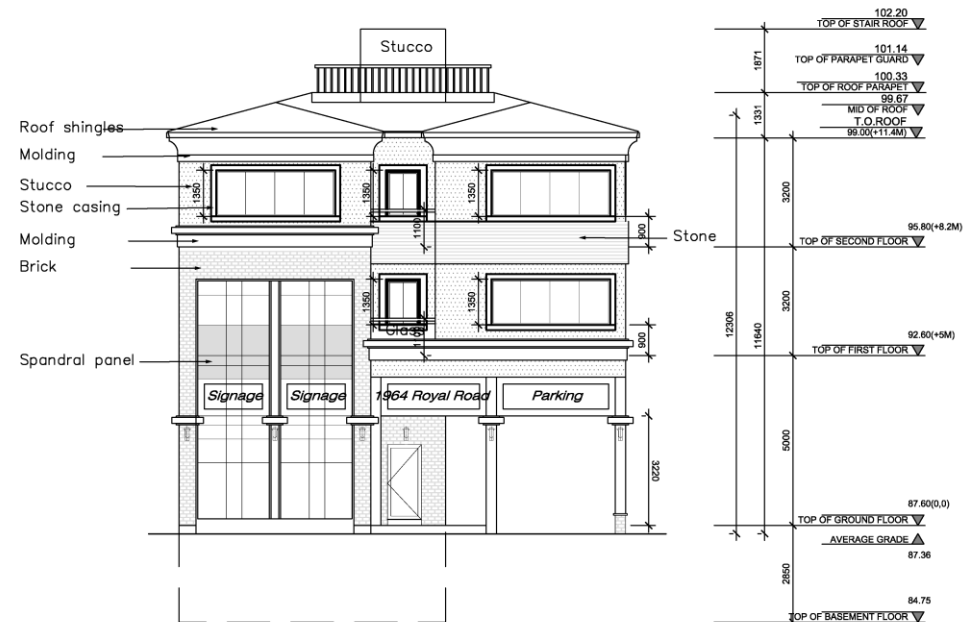
File No: A 04/19

Applicant: R. Taghipour

Property Description: Lot 5, Plan 316
(1964 Royal Road)

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

DATE: Feb 26, 2020



View of Proposed Building from Royal Road

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Submitted Building Elevations - East Elevation

File No: A 04/19

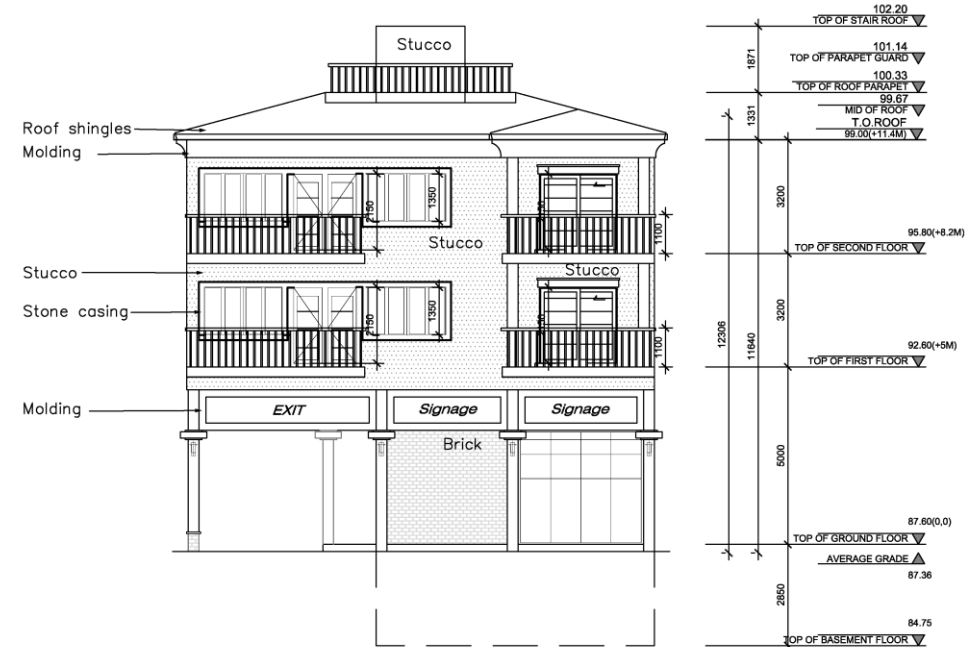
Applicant: R. Taghipour

Property Description: Lot 5, Plan 316

(1964 Royal Road)

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DATE: Feb 26, 2020



View of the Rear Elevation

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Submitted Building Elevations - West Elevation

File No: A 04/19

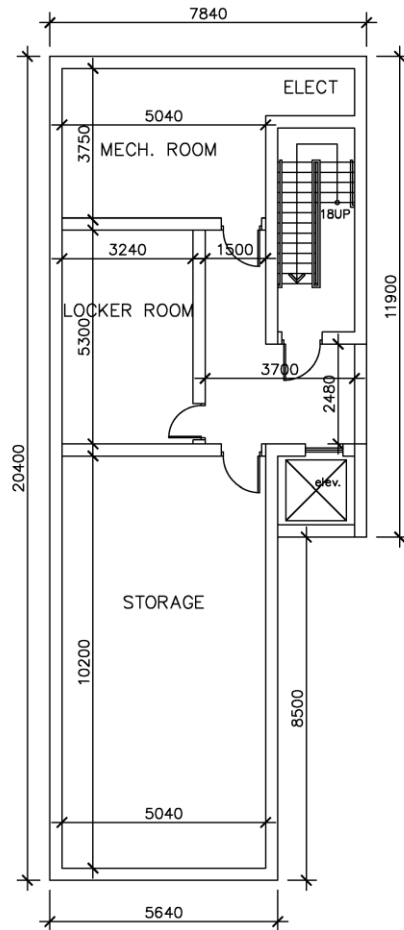
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Property Description: Lot 5, Plan 316

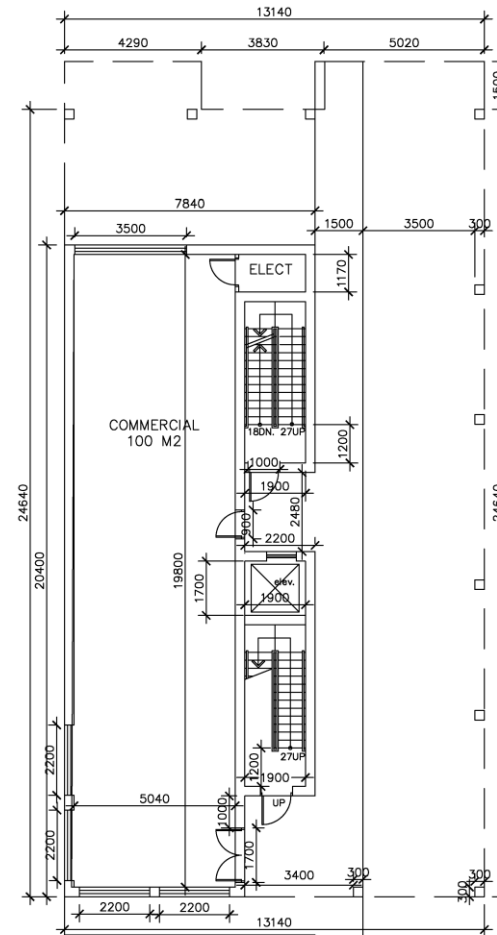
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DATE: Feb 26, 2020



BASEMENT
141.4 M2



**Ground Floor
COMMERCIAL/
RESIDENTIAL**
147.6 M2

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Floor Plans - Basement and Ground Floor

File No: A 04/19

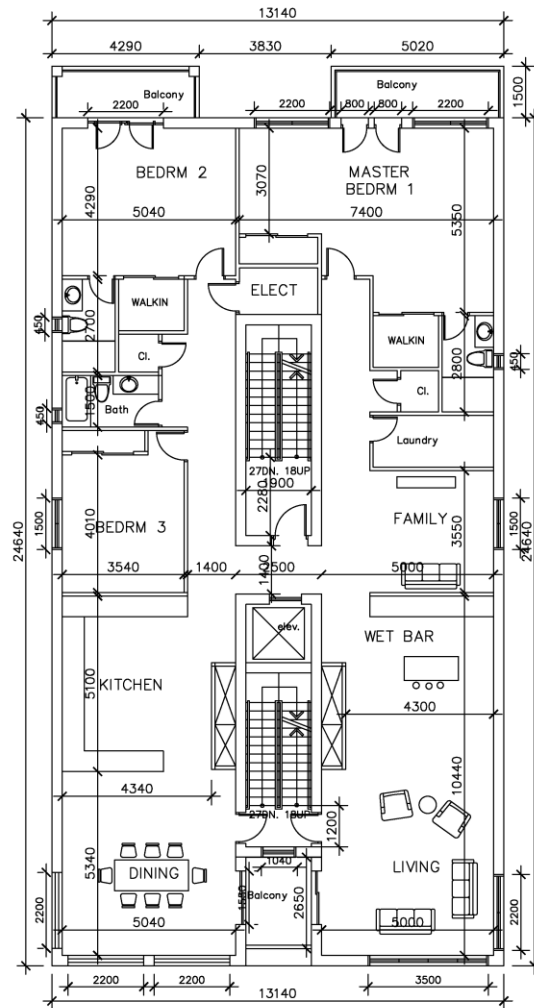
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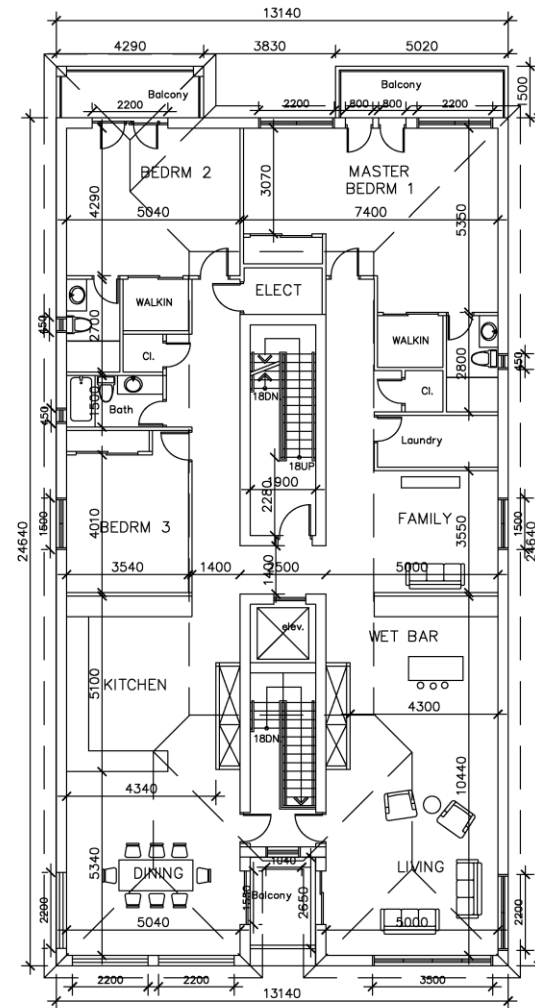
(1964 Royal Road)

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DATE: Feb 26, 2020



Second Floor (First Unit)

RESIDENTIAL
317.9 M2

Third Floor (Second Unit)

RESIDENTIAL
317.9 M2

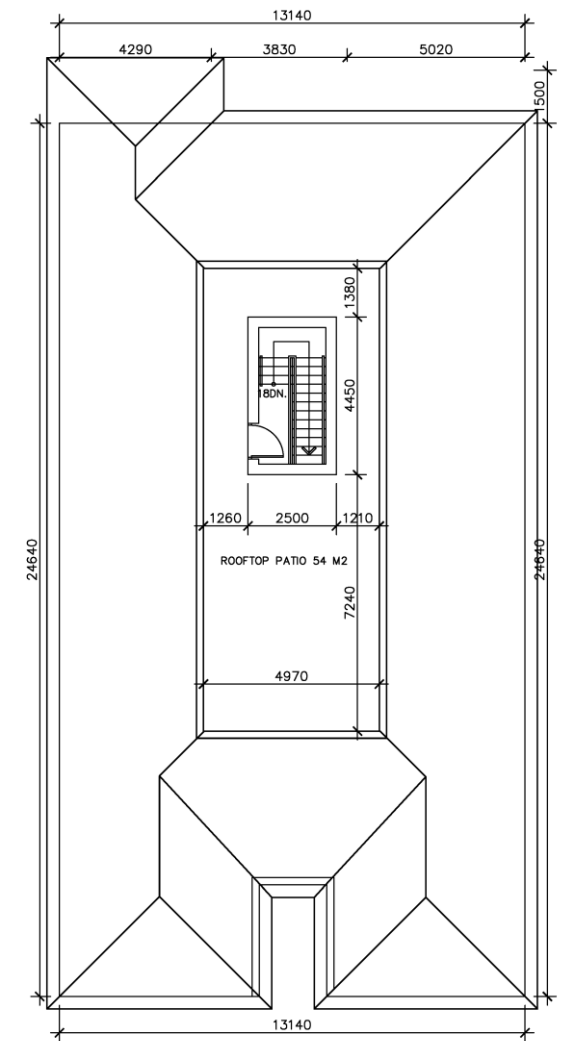
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City Development
Department

Floor Plans - Second and Third Floors**File No:** A 04/19**Applicant:** R. Taghipour**Property Description:** Lot 5, Plan 316

(1964 Royal Road)

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CITY DEVELOPMENT DEPARTMENT.**DATE:** Feb 26, 2020



ROOF

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Floor Plans - Roof Plan

File No: A 04/19

Applicant: R. Taghipour

Property Description: Lot 5, Plan 316

(1964 Royal Road)

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DATE: Mar. 3, 2020