
From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 09/16(R)
Draft Plan of Subdivision Application SP-2016-01(R)
Draft Plan of Condominium Application CP-2016-03(R)
702153 Ontario Limited
North Part Lot 32, Con. 1; Lots 1 to 4, Plan 566; Part 1, Plan 40R-2545; and
Part 1, Plan 40R-2549
(1985 & 1999 Altona Road, and 323, 327 & 331 Finch Avenue)

1. Purpose of this Report

The purpose of this report is to provide preliminary information regarding revised applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, submitted by 702153 Ontario Limited, to permit a residential common element condominium development in the Rouge Park Neighbourhood. This report contains general information on the applicable Official Plan, Zoning By-law 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. 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 lands are located at the southeast corner of Altona Road and Finch Avenue, within the Rouge Park Neighbourhood (see Location Map, Attachment #1). The subject lands comprise 5 properties having a combined area of approximately 1.48 hectares with approximately 81 metres of frontage along Altona Road and 133 metres of frontage along Finch Avenue.

The larger parcel at 1999 Altona Road is presently vacant with the exception of an unused paved parking lot remaining from a previous sales office that occupied the site. The property at 1985 Altona Road contains a vacant dwelling and an accessory building. The properties at 323, 327 and 331 Finch Avenue each contain a detached dwelling with hedgerows generally along the property lines (see Air Photo Map, Attachment #2).

The surrounding land uses include:

- North:** Across Finch Avenue is a woodlot owned by Infrastructure Ontario, and further east of the woodlot is a residential development consisting of detached dwellings fronting onto Mapleview Court.
- East:** Immediately to the east are detached dwellings fronting onto Finch Avenue, and environmentally sensitive lands owned by the Toronto and Region Conservation Authority (TRCA).
- South:** Immediately to the south is a recently constructed residential common element condominium development consisting of 40 townhouse units and environmentally sensitive lands owned by TRCA.
- West:** At the southwest corner of Finch Avenue and Altona Road is a residential common element condominium development consisting of 23 townhouse units and a mix of semi-detached and townhouse dwellings fronting Shadow Place.

3. Background

In 2016, 702153 Ontario Limited submitted applications for zoning by-law amendment, draft plan of subdivision and draft plan of condominium to permit a residential common element condominium development consisting of 40 townhouse units and 8 back-to-back semi-detached dwellings on 1985 and 1999 Altona Road. Following the Statutory Public Information meeting held on October 11, 2016, the applicant acquired additional lands at 323, 327 and 331 Finch Avenue. In 2018, the applicant submitted a revised proposal.

4. Applicant's Proposal

The current proposal is for a common element condominium development for a total of 85 units consisting of a mix of rear lane townhouses and semi-detached dwellings, back-to-back townhouses, and traditional townhouses. All of the units will be accessed through an internal private road (see Submitted Concept Plan, Attachment #3).

The concept plan illustrates 4 blocks consisting of 36 rear lane townhouse units fronting onto Altona Road and Finch Avenue and 2 semi-detached dwellings fronting onto Finch Avenue. The dwelling units fronting Altona Road and Finch Avenue propose parking at the rear of the dwelling units. Internal to the site are 2 blocks consisting of 24 back-to-back townhouse units. At the south limit of the site are 3 blocks consisting of 23 traditional townhouse units with parking at the front of the dwelling units and each unit will have a private rear yard amenity area.

The minimum lot frontages for the rear lane and traditional townhouse dwellings and semi-detached dwellings range between 4.58 metres and 5.98 metres. The minimum lot frontage for the back-to-back townhouse dwellings is 7.2 metres. All buildings are proposed to be 3-storeys, approximately 12.0 metres in height (see Submitted Conceptual Rendering, Attachment #4).

Vehicular access to the development is from Altona Road. Resident parking for all dwellings is provided at a ratio of 2 parking spaces per dwelling unit (1 parking space within a private garage and 1 space on the driveway). Visitor parking is provided at a rate of 0.27 spaces per unit for a total of 23 parking spaces. The concept plan also includes a community mailbox area, a water meter room, internal sidewalks and pedestrian connections to Altona Road and Finch Avenue, and a centrally located outdoor common amenity area having an area of approximately 196 square metres.

The applicant has submitted a Draft Plan of Subdivision to create a single development block. This is a technical requirement to allow the applicant to create the privately owned parcels through a process called "lifting part lot control". The draft plan of subdivision will also create a 0.23 of a hectare open space block for the environmental sensitive lands and associated buffers to be conveyed to TRCA, and 3 road widening blocks along Altona Road and Finch Avenue to be conveyed to the Region of Durham (see Submitted Draft Plan of Subdivision, Attachment #5).

The applicant has also submitted a Draft Plan of Condominium Application to create tenure of the parcels in the development. The common element features include, but are not limited to, the internal private road, internal sidewalks, pedestrian connections, visitor parking areas, outdoor amenity area, community mailboxes, and the water meter room (see Submitted Draft Plan of Condominium, Attachment #6).

The development will be subject to site plan approval.

5. Policy Framework

5.1 Durham Regional Official Plan

The Regional Official Plan (ROP) designates the subject lands as "Living Areas". The "Living Areas" designation shall be used predominantly for housing purposes. The plan also states that lands within the Living Areas designation shall be developed in compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads.

Altona Road and Finch Avenue, east of Altona Road, are designated as Type 'B' Arterial Roads. Type 'B' Arterial Roads generally have a right-of-way width ranging from 36 to 50 metres.

The proposal generally conforms to the Durham Regional Official Plan.

5.2 Pickering Official Plan

The subject lands municipally known as 1985 and 1999 Altona Road are designated "Mixed Use Areas – Local Nodes". The Mixed Use Areas – Local Nodes designation provides for the widest variety of uses and highest levels of activities in the City at a scale and extent intended to serve the local community. The remaining lands, 323, 327 and 331 Finch Avenue, are designated "Urban Residential Areas – Low Density", which provides for a range of residential uses; home occupations; limited offices; limited retailing of goods and services; community, cultural and recreational uses; and compatible employment and special purpose commercial uses serving the area.

The following table details the maximum permitted density and the maximum permitted number of units within net developable lands that are designated Mixed Use Areas – Local Nodes and Urban Residential Areas – Low Density

	1985 & 1999 Altona Road (0.627 ha)	323, 327 & 331 Finch Avenue (0.547 ha)
Land Use Designation	Mixed Use Areas – Local Nodes	Urban Residential Areas – Low Density
Maximum Permitted Density	80 units per net hectare	30 units per net hectare
Maximum Permitted Number of Units	50 units	16 units
Proposed Number of Units	44 units	41 units
Total Permitted Number of Units	67 units	

Based on the maximum permitted densities within the respective land use designations, the maximum number of units allowed is 67 units, whereas the applicant is proposing a total of 85 units, which is 18 units above the permitted densities.

The City of Pickering Official Plan establishes broad goals and objectives related to housing. A key goal of Council is to encourage a broad diversity of housing form, location, size, tenure and cost within the City, so that the housing needs of existing and future residents can be met as they evolve over time.

The Rouge Park Neighbourhood Policies: discourage reverse frontages, berms and significant noise attenuation fencing adjacent to Altona Road; require new development to have regard for the Rouge Park Management Plan; and encourage the retention of environmentally sensitive lands.

TRCA has identified the lands to the south as environmentally significant lands containing provincially significant wetlands. Official Plan Amendment 27 (OPA 27) (Environmental and Countryside policies) came into effect on December 20, 2017. An Environmental Impact Study is required for lands within 120 metres of an identified wetland. The policies also require a minimum vegetation protection buffer of 30 metres adjacent to wetlands. However, within the South Pickering urban area, the minimum vegetation buffer could be reduced where the conservation authority determines it to be appropriate and where it can be demonstrated there is no increase in risk to life or property, no impact to the control of flooding, erosion, or pollution, and where a net environmental benefit can be established on the property.

5.3 Rouge Park Neighbourhood Development Guidelines

The Rouge Park Neighbourhood Development Guidelines establish goals to ensure lands are developed in a cohesive, well-designed neighbourhood. In review of development proposals, the following broad goals of the guidelines are to be considered:

- develop strong visual and physical relationship with Finch Avenue
- maintain visual and physical connections with surrounding natural areas
- through high-quality building, landscape design and the provision of a mix of uses, the intersection of Finch Avenue and Altona Road will be the central focus of the Neighbourhood
- residential areas are to feature a variety of housing types of high-quality design arranged on efficient street patterns

The four corners of the intersection of Altona Road and Finch Avenue are identified as a “neighbourhood focus”, which require a strong presence at this intersection to define the area as a centre. This can be accomplished by building close to the street, providing outdoor public space (squares, plazas), and the use of hard and soft landscaping. In reviewing development proposals in this area, the Guidelines require the following:

- building heights will preferably range from 8.5 metres to 15.0 metres in height (generally 3 to 5 storeys)
- redevelopment of the southeast corner of Altona Road and Finch Avenue is strongly encouraged to accommodate a range of uses, including: medium density residential; retailing; offices; restaurants; and community, cultural and recreation uses, as well as accommodate as much as 1,000 square metres of non-residential space
- access to the blocks of land at the four corners of the Altona Road and Finch Avenue intersection will be dependent on the type of uses proposed and residential development will be encouraged to make use of new, internal roads

The applicant’s proposal will be reviewed in detail to ensure compliance with the requirements of the Rouge Park Neighbourhood Development and Design Guidelines.

5.4 Zoning By-law 3036

The larger parcel at 1999 Altona Road is currently zoned as “C1” – Local Commercial Zone and the remaining parcels are zoned as “A” – Rural Agricultural Zone, within Zoning By-law 3036, as amended. The “C1” Zone permits various commercial, office and restaurant uses. The “A” Zone permits various agricultural uses including one detached dwelling on a lot having a minimum lot frontage of 60 metres and a minimum lot area of 0.8 of a hectare.

The applicant has requested that the developable portion of the subject lands be rezoned to an appropriate residential zone category in order to permit the proposal. The open space lands to be conveyed to TRCA will be rezoned to an appropriate open space zone category. An amendment to the zoning by-law is required to implement the applicant’s proposal.

6. Comments Received

6.1 Resident Comments

The following is a summary of written comments received to date:

- disagreed with any proposed rezoning of the subject lands to a residential use; preferring that these lands be developed for local commercial uses serving the growing residential community and promoting a walkable neighbourhood
- concerned that Altona Road and Finch Avenue will become overly congested if another residential development is constructed
- concerned that there is an influx of townhouses and semi-detached dwellings in the Finch and Altona area
- concerned with the maintenance of the front yards fronting onto Altona Road and Finch Avenue; there doesn't appear to be proper landscaping
- requested that the City consider adequate areas for children to play safely and an outdoor space for seniors to go to close by the houses such as a parkette be provided
- concerned that adequate visitor parking areas be provided to reduce street parking
- commented that more sidewalks, more frequent public transportation, and proper bus stops, connections between Durham Transit and the Toronto Transit Commission in order to travel to the Rouge Hill GO Station be provided

6.2 Agency Comments

6.2.1 Durham District School Board

- no objection to the development proposal
- approximately 43 elementary students could be generated from the proposed development
- any students generated by the proposal will attend existing schools
- the proposed development is within the boundary area of Altona Forest Public School and Dunbarton High School
- the Owner is required to post the standard Durham District School Board approved "Notice to Parents" in all sales representation centres

6.2.2 Region of Durham

- as of the writing of this report, no comments on the revised applications have been received

6.2.3 Toronto and Region Conservation Authority

- as of the writing of this report, no comments on the revised applications have been received

6.2.4 Canadian Pacific Railway

- the updated noise report is satisfactory
- a warning clause, advising that a railway right-of-way is located within 300 metres of the subject lands and that there may be alterations/expansions which may affect the living environment of the residents, is to be inserted in all agreements of Purchase and Sale and/or Lease and in the title deed or lease of each dwelling as a condition of approval

6.3 City Departments Comments

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

7. Planning & Design Section Comments

The following matters have been identified by staff for further review and consideration:

- ensuring whether the proposal is conformity with policies of the Provincial Plans
- requiring that the maximum permitted densities and allowable number of units conforms with the City's Official Plan
- exploring opportunities to incorporate non-residential uses within the proposed development to provide local commercial uses to service the immediate neighbourhood
- ensuring that the limit of development is further refined to the satisfaction of the TRCA, and the required minimum vegetation buffers are provided to the satisfaction of the TRCA and the City
- requiring a greater mix of housing types and forms to be provided that are not townhouse units, such as semi-detached and single detached dwellings
- reviewing site design matters to ensure that the subject lands are not over developed, including but not limited to:
 - requiring traditional townhouse units to have a minimum lot frontage of 6.0 metres to ensure that the dwelling units provide for a front entry and habitable ground floor space, rather than the garage being the dominate features of front facades
 - requiring a private road to have a minimum width of 6.5 metres
 - requiring adequate building setbacks from Altona Road and Finch Avenue and the internal private roads to enable suitable areas for soft landscaping
 - requiring the front yards along Altona Road and Finch Avenue to be maintained by the condominium corporation to ensure a high quality streetscape is maintained along these roads
 - requiring the proposed outdoor common amenity area to front directly on the private streets (not onto parking spaces) and to provide greater visibility and access
 - evaluating the size of the outdoor common amenity area to accommodate play structures, landscaping and seating
 - evaluating the design and geometry of the private road network to ensure turning movements can accommodate municipal garbage collections and fire trucks
 - ensuring that the common spaces proposed are adequate to support snow storage areas, water meter rooms and community mail box areas
 - ensuring that adequate private outdoor amenity area is provided for the rear lane townhouse units and back-to-back townhouse units
 - ensuring that the interior garage dimensions are adequate to accommodate a vehicle and storage
 - ensuring that adequate resident and visitor parking is provided to support this development

- reviewing traffic and operational impacts on adjacent roads and the intersection of Altona Road and Finch Avenue, and assessing whether a second vehicular access to the site from Finch Avenue is required
- ensuring that the proposed road widenings are acceptable to the Region of Durham
- requiring the municipal boulevards along Altona Road and Finch Avenue be urbanized within municipal sidewalks and appropriate pedestrian connections be provided between the dwelling units and the municipal sidewalks
- ensuring the landowner pays its proportionate share of the cost of the Rouge Park Neighbourhood Study and the cost of the stormwater management pond to the south
- ensuring that the required technical submissions and reports meet city standards

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

8. 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:

- Arborist Report and Tree Inventory Plan Revised, prepared by Cosburn Nauboris Ltd., dated February 6, 2018
- Bioretention and Buffer Restoration Plan, prepared by Cosburn Nauboris Ltd., dated March 27, 2018
- Draft Plan of Common Elements Condominium, prepared by GHD, dated February 2018
- Draft Plan of Subdivision, prepared by GHD, dated February 2018
- Environmental Impact Study, prepared by Beacon Environmental, dated January 2018
- Functional Servicing and Stormwater Management Report, prepared by Sabourin Kimble & Associates Ltd., dated December 2017
- Geotechnical Investigation, prepared by Canada Engineering Services Inc., dated November 25, 2016
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated July 2017
- Noise Impact Study, prepared by J.E. Coulter Associates Limited, dated February 12, 2018
- Phase One Environmental Site Assessment, prepared by Canada Engineering Services Inc., dated December 20, 2016
- Planning Rationale Report, prepared by GHD, dated February 2018
- Site Plan, prepared by SRN Architects Inc., dated January 17, 2017
- Stages 1 and 2 Archaeological Assessment, prepared by The Archaeologists Inc., dated July 3, 2017
- Sustainable Development Brief, prepared by GHD, dated February 2018
- Transportation Impact Assessment Addendum, prepared by AECOM, dated April 2017

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 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 or makes a decision on the draft plan of subdivision and draft plan of condominium
- 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

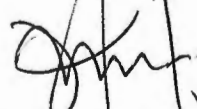
The owner of the property is 702153 Ontario Limited and is represented by Steve Edwards, GHD Limited.

Attachments

1. Location Map
2. Aerial Photo
3. Submitted Concept Plan
4. Submitted Conceptual Rendering
5. Submitted Draft Plan of Subdivision
6. Submitted Draft Plan of Condominium

Prepared By:

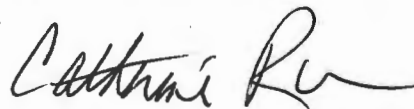

Deborah Wyke, MCIP, RPP
Principal Planner, Development Review

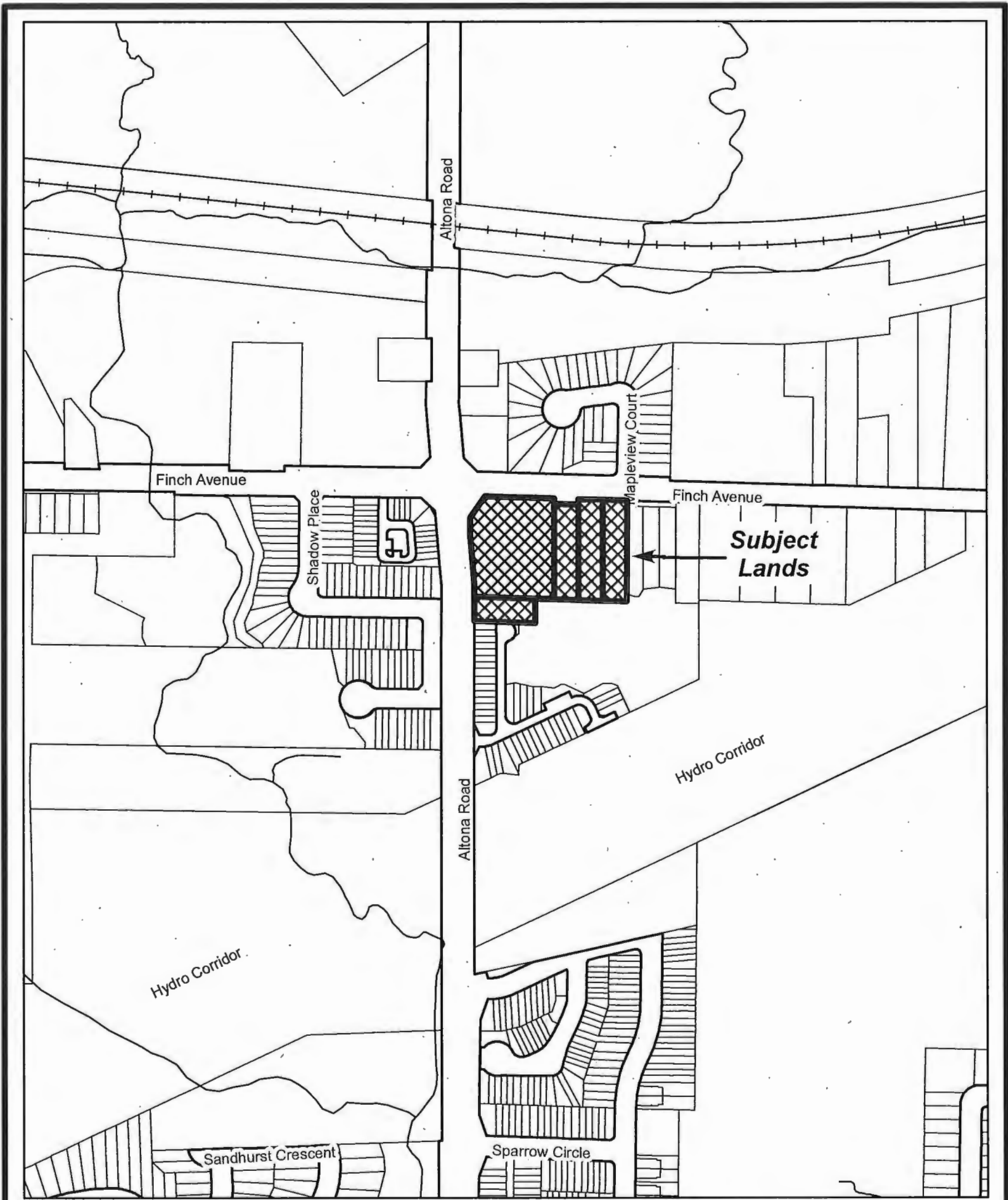

Niles Surti, MCIP, RPP
Manager, Development Review
& Urban Design

DW:ld

Date of Report: August 24, 2018

Approved/Endorsed By:


Catherine Rose, MCIP, RPP
Chief Planner



<p><i>City of</i> PICKERING City Development Department</p>	Location Map	
	File: SP-2016-01(R), CP-2016-03(R), A09-16(R)	
	Applicant: 702153 Ontario Limited	
	Property Description: N Pt Lt 32, Con 1; Lts 1-4, Plan 566; Pt 1, 40R-2545; & Pt 1, 40R-2549	
	(1985 & 1999 Altona Rd & 323, 327 & 331 Finch Ave)	Date: Aug. 23, 2018
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City of
PICKERING
 City Development
 Department

Air Photo Map

File: SP-2016-01(R), CP-2016-03(R), A09-16(R)

Applicant: 702153 Ontario Limited

Property Description: N Pt Lt 32, Con 1; Lts 1-4, Plan 566; Pt 1, 40R-2545; & Pt 1, 40R-2549

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City of
PICKERING
City Development
Department

Submitted Concept Plan

File No: SP-2016-01(R), CP-2016-03(R), A 09/16(R)

Applicant: 702153 Ontario Limited

Property Description: N Pt Lt 32, Con 1; Lts 1-4, Plan 566; Pt 1, 40R-2545; & Pt 1, 40R-2549
(1985 & 1999 Altona Road, and 323, 327 & 331 Finch Avenue)

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

DATE: August 22, 2018



City of
PICKERING

City Development
Department

Submitted Conceptual Rendering

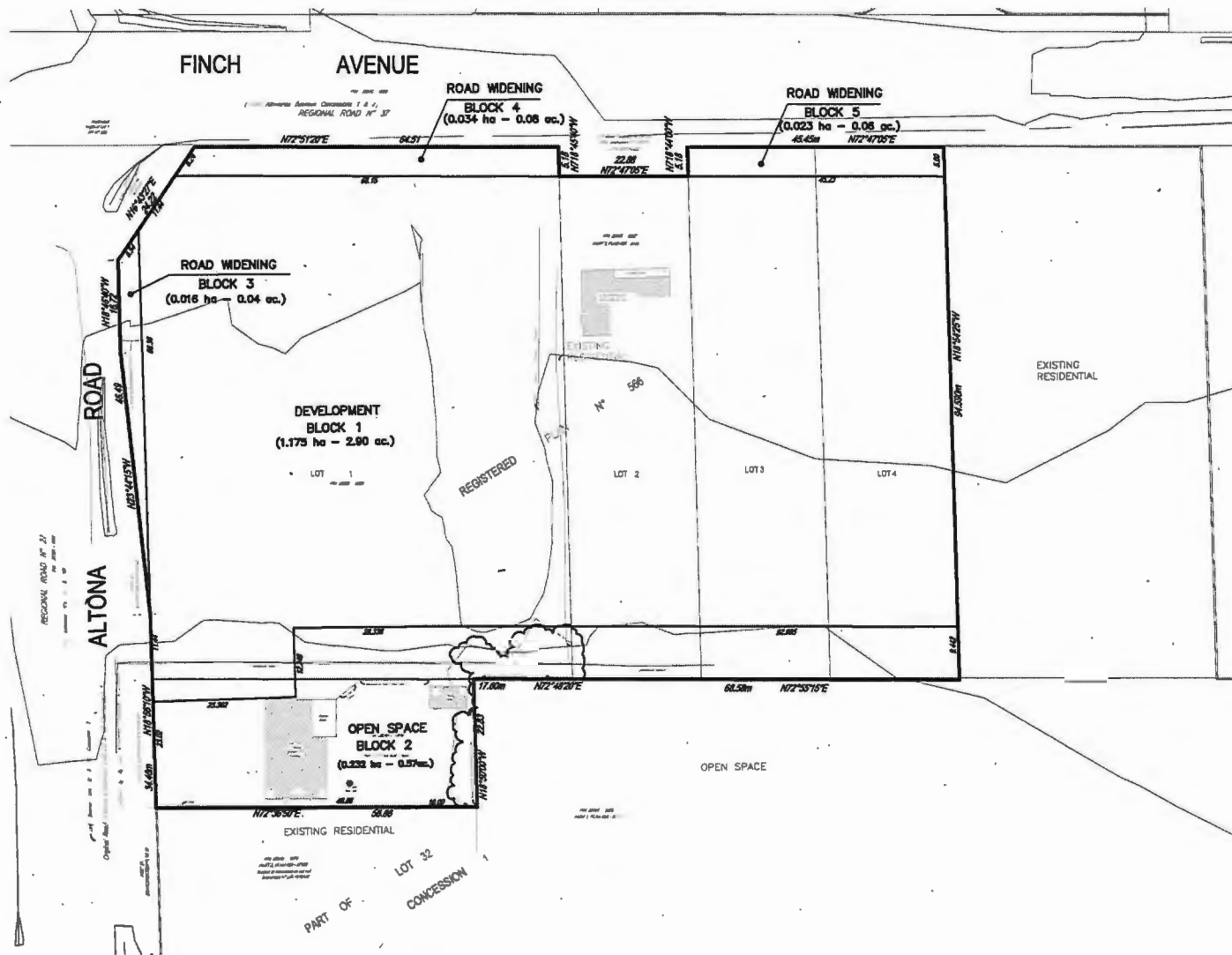
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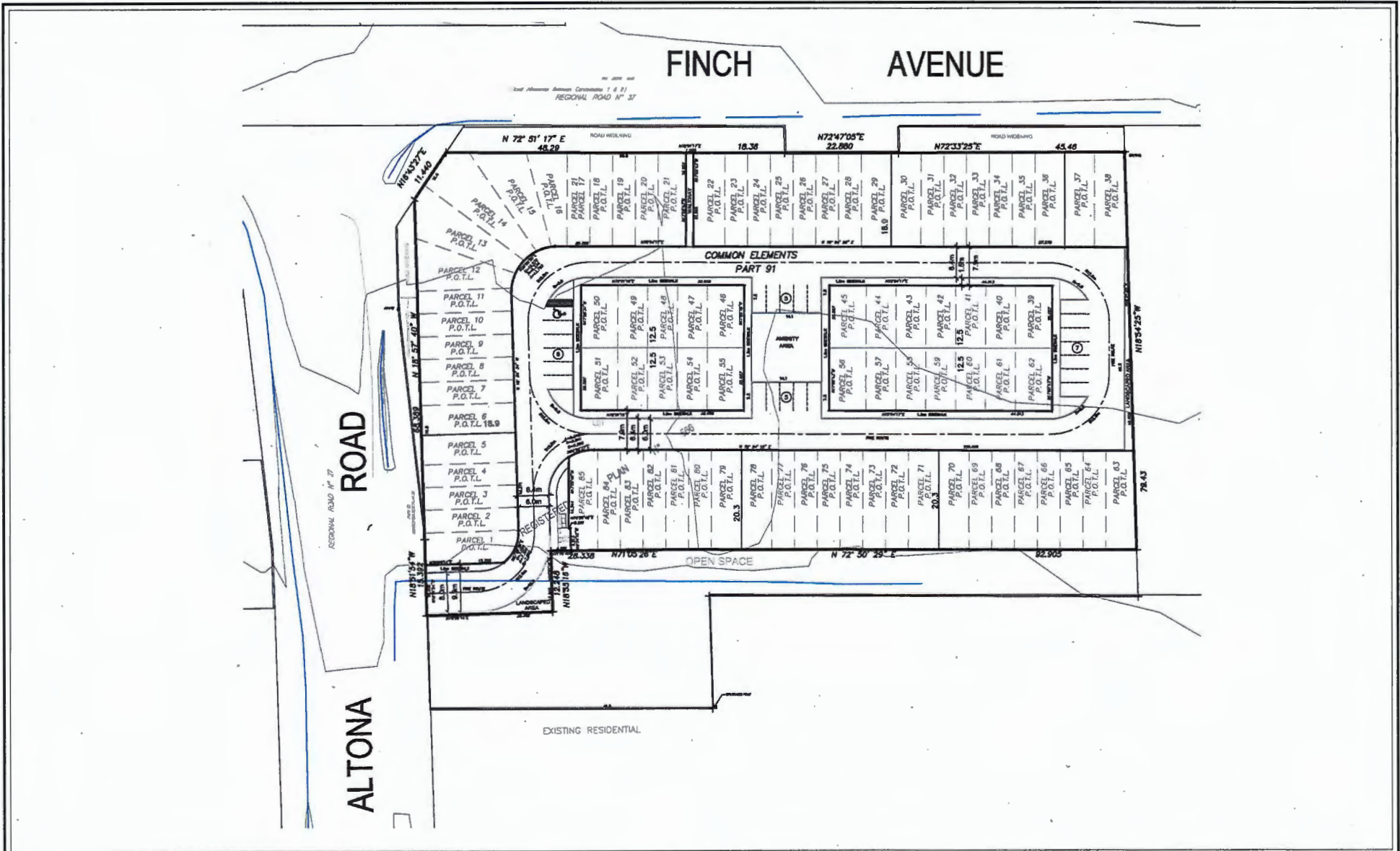
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DATE: August 22, 2018



<p><i>City of</i> PICKERING City Development Department</p>	Submitted Draft Plan of Subdivision	
	File No: SP-2016-01(R), CP-2016-03(R) and A 09/16(R)	
	Applicant: 702153 Ontario Limited	
	Property Description: North Pt 32, Con 1; Lots 1-4, Plan 566; Part 1, Plan 40R2545; & Part 1 Plan 40R2549 (1985 & 1999 Altona Road, and 323, 327 & 331 Finch Avenue)	
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		DATE: August 22, 2018



Attachment # 6 to
 Information Report # 12-18

City of
PICKERING
 City Development
 Department

Submitted Draft Plan of Condominium

File No: SP-2016-01(R), CP-2016-03(R) and A 09/16(R)

Applicant: 702153 Ontario Limited

Property Description: North Pt 32, Con 1; Lots 1-4, Plan 566; Part 1, Plan 40R2545; & Part 1 Plan 40R2549
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