



**Planning & Development
Committee Agenda
Monday, February 4, 2019
Council Chambers
7:00 pm
Chair: Councillor Cumming**

Anything **highlighted** denotes an attachment or link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuver back to the agenda page use the Ctrl + Home keys simultaneously, or use the “bookmark” icon to the left of your screen to navigate from one report to the next.

For information related to accessibility requirements please contact:

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(I) Disclosure of Interest

**(II) Part 'A'
Information Reports** **Pages**

Subject: **Information Report No. 02-19** 1-11
Zoning By-law Amendment Application A 10/18
City Initiated: Rotary Frenchman's Bay West Park

Subject: **Information Report No. 03-19** 12-28
Official Plan Amendment Application OPA 18-005/P
Zoning By-law Amendment Application A 11/18
Highmark (Pickering) Inc.
Lots 1, 2 & 43, Plan 316 and Part of Lot 20, Concession 1
(1640 Kingston Road and 1964 Guild Road)

(III) Other Business

(IV) Adjournment

From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 10/18
City Initiated: Rotary Frenchman's Bay West Park

1. Purpose of this Report

The purpose of this report is to provide preliminary information on a proposed Zoning By-law Amendment, initiated by the City, for all lands within Rotary Frenchman's Bay West Park. 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 proposed amendment, ask questions of clarification and identify any planning issues. This report is for information and no decision is to be 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 proposed amendment.

2. Background

On June 25, 2018, Council passed a motion (see Council Resolution #468/18, Attachment #1) requesting City staff to initiate the necessary steps to amend Zoning By-law 2511 to change the zoning of all lands within Rotary Frenchman's Bay West (RFBW) Park from "R4" – Detached Dwelling Fourth Density and "G" - Greenbelt to an appropriate zone category that recognizes these lands as Open Space/Environmental Park.

3. Lands affected by the proposed Amendment

The subject lands are located south of Sunrise Avenue, east of West Shore Boulevard, within the RFBW Park (see Location Map, Attachment #2).

All of the lands within the RFBW Park have been acquired by the Toronto and Region Conservation Authority (TRCA), except for 5 properties: 907 Beachpoint Promenade, 909 Beachpoint Promenade, 911 Beachpoint Promenade, 621 West Shore Boulevard and 913 Sunrise Avenue. The location of these privately-owned properties are shown on Attachment #2. These properties are currently used for residential purposes, and contain detached dwellings and accessory buildings/structures.

4. Rotary Frenchman's Bay West Park Master Plan

In the late 1990's, a Task Force was formed for the Frenchman's Bay area to examine how the Pickering Waterfront could be enhanced in an environmentally sustainable manner. To guide the enhancement of Frenchman's Bay, an Implementation Plan was developed to assist in reaching the goal of an environmentally sustainable waterfront.

The Plan recognized the importance of the TRCA's continuing program to acquire lands within the Frenchman's Bay area. In 2001, the City entered into a management agreement with the TRCA for the Park lands.

As Pickering's population continues to increase, there is an increased demand for access to the waterfront. The City recognized that barrier-free access to the waterfront must be provided, while preserving and protecting the valuable ecosystem components of the area. To guide the use of the waterfront, the City created a Master Plan for the RFBW Park. The Master Plan was adopted by Council in 2012 (see Rotary Frenchman's Bay West Park Master Plan Drawing, Attachment #3).

The City has completed construction of Phase 1 of the Master Plan in 2018. Phase 1 included the removal of approximately 160 hazardous and invasive trees; widening and upgrading of Beachpoint Promenade; construction of the off-road waterfront trail and secondary pathways; relocation of utilities and ditches; construction of a parking area; and building a new picnic and educational kiosk/interpretive area. The details of subsequent phases will be determined as the future design of the park progresses.

5. Proposed City Initiated Zoning By-law Amendment

The majority of the subject lands, including the five residential properties, are currently zoned as "R4" – Residential Zone, permitting detached dwellings, except for the northeastern quadrant of the RFBW Park is zoned as "G" – Greenbelt Zone, permitting parks and recreational uses.

The City Initiated Zoning By-law Amendment proposes to rezone all of the lands within the RFBW Park to an "OS" – Open Space Zone category (see Draft Zoning By-law Amendment, Attachment #4). Proposed permitted uses include: Public Park, Private Club, Community Garden, Conservation Use, and Waterfront Activity. These uses are consistent with the Rotary Frenchman's Bay West Park Master Plan.

The residential use and the existing structures and buildings located on the five privately-owned residential properties will be deemed as legal non-conforming upon Council's adoption of this by-law amendment. The landowners of the five residential properties will have the right to continue to use their properties for residential purposes until such time as the residential use is discontinued. The landowners can repair and renovate the buildings but if the landowners decide to enlarge the existing buildings and/or structures, they will require the submission of a minor variance application and permission of the Committee of Adjustment to do so.

6. Policy Framework

6.1 Durham Region Official Plan

The RFBW Park is designated as “Waterfront Areas”, and Frenchman’s Bay is designated as “Waterfront Places – Frenchman’s Bay” in the Durham Regional Official Plan.

Lands within the “Waterfront Areas” designation shall generally be developed as people places with the exception of significant natural areas, which will be protected in their natural states. 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 proposed Zoning By-law Amendment conforms to the policies of the Durham Regional Official Plan.

6.2 Pickering Official Plan

The Pickering Official Plan designates the subject lands as “Open Space System – Natural Areas” and “Open Space System – Marina Areas”. The permitted uses within the “Natural Areas” designation includes, but is not limited to, environmental protection, community gardens, passive recreation, and existing residential dwellings. The “Marina Areas” designation permits all uses within Natural Areas, as well as marinas and related uses.

The subject lands are part of the Natural Heritage System and comprise key hydrological features and significant woodlands. An objective of the City’s Official Plan is to protect and enhance important key natural heritage and key hydrologic features and areas as part of the Natural Heritage System.

The Draft Zoning By-law Amendment conforms to the policies of the Pickering Official Plan.

7. Comments Received

Notice of this public meeting, to be hosted on February 4, 2019, has been placed on the Community Page in the January 9, 2019 and January 18, 2019 editions of the News Advertiser. The notice has been mailed to all land owners within 150 metres of the affected lands and it is posted on the City’s website.

Staff received enquiries from the public regarding the intent of the proposed Zoning By-law Amendment and for clarification on the proposed permitted uses within the Open Space zone category.

7.1 Agency and Department Comments

The Draft Zoning By-law Amendment was circulated to the TRCA, Region of Durham and the City’s Engineering Department. At the time of writing this Report, no comments have been received.

8. Next Steps

Following the public meeting, all comments received either through the public meeting or through written submissions, will be considered by Planning Staff in its review and analysis of the proposed amendment. At such time as input from the public, agencies and departments have been received and assessed, a recommendation report will be brought forward to the Planning & Development Committee for consideration.

9. Procedural information

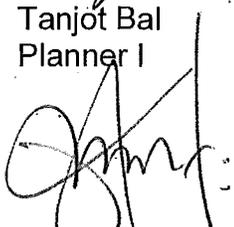
- written comments regarding this proposed amendment should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent 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.

Attachments

1. Council Resolution #468/18
2. Location Map
3. Rotary Frenchman's Bay West Park Master Plan Drawing
4. Draft Zoning By-law Amendment

Prepared By:

Tanjot Bal
Planner I



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

Approved/Endorsed By:

Catherine Rose, MCIP, RPP
Chief Planner

TB:ld

Date of Report: January 17, 2019

Excerpt from the June 25, 2018 Council Meeting Minutes

b) Removal of Remaining R4 Designations – Rotary Frenchman's Bay West Park

Resolution #468/18

Moved by Councillor Brenner
Seconded by Councillor Ashe

Whereas the Rotary Frenchman's Bay West Park encompasses lands at the southwestern end of Frenchman's Bay, lands northerly to the south side of Sunrise Avenue, the eastern side of West Shore Boulevard, and the northern shore of Lake Ontario;

Whereas these lands were previously designated as a special study area where TRCA was encouraged to continue its acquisition program to acquire any lands within the designated area that may become available;

Whereas with the exception of three properties located on the south side of Beachpoint Promenade, all lands within the park have been acquired;

Whereas Zoning By-law 2511 was approved in the early 1960's and zones portions of the Frenchman's Bay West Park land as "G" - Greenbelt and "R4" - Detached Dwelling Fourth Density;

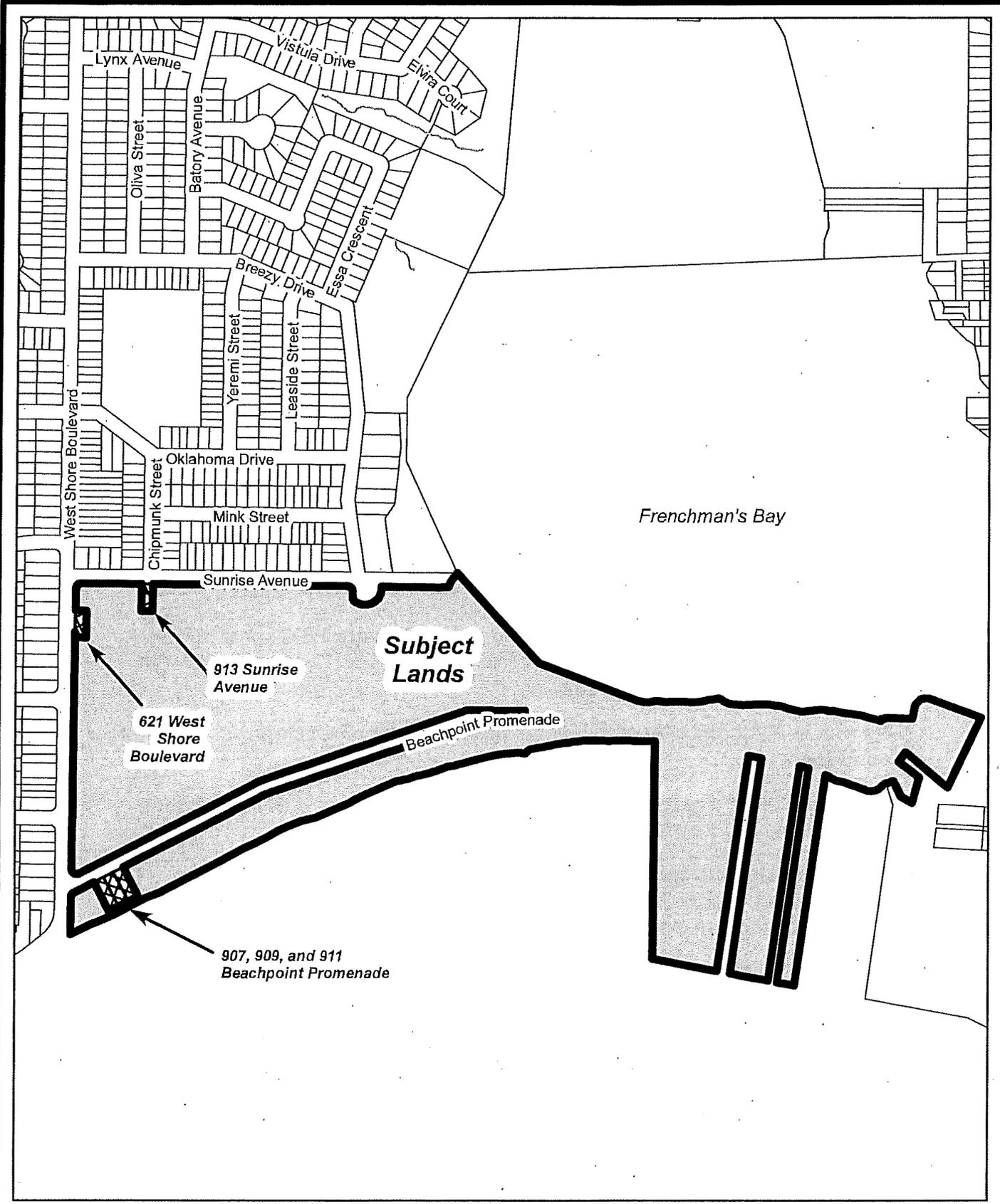
Whereas In 2012, the City of Pickering adopted Rotary Frenchman's Bay West Master Plan;

Now Therefore be it resolved that City staff initiate the necessary steps to amend Zoning By-law 2511 as follows:

1. To change the zoning of all lands currently zoned "R4" - Detached Dwelling Fourth Density to an appropriate zone category that recognizes these lands as Open Space/Environmental Park.
2. To change zoning on lands currently zoned "G" - Greenbelt to an appropriate zone category that recognizes these lands as Open Space/Environmental Park.

And that those properties remain in private ownership be granted non-conforming status.

Carried Unanimously
On a Recorded Vote



 PICKERING City Development Department	Location Map	
	File: A 10/18	
	Applicant: City Initiated - Rotary Frenchman's Bay West Park	
	Property Description: Part Lots 24 to 26, Range 3, Broken Lot Frontage	
	Date: Jan. 15, 2019	
<small>© The Corporation of the City of Pickering Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved. © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Toranet Enterprises Inc. and its suppliers all rights reserved.; © Municipal Property Assessment Corporation and its suppliers all rights reserved.</small>		SCALE: 1:7,500 THIS IS NOT A PLAN OF SURVEY.



LEGEND

- 1 UPGRADED BEACHPOINT PROMENADE
- 2 LAY-BY PARKING
- 3 NEW WATERFRONT TRAIL CONNECTION
- 4 PEDESTRIAN TRAIL CROSSING POINTS
- 5 NATURAL INTERPRETIVE PLAY AREA
- 6 NATURALIZED PICNIC AREA
- 7 TRAFFIC TURN-AROUND WITH DROP-OFF AND GATHERING SPACE
- 8 UPGRADED EXISTING PARKING FACILITIES
- 9 INTERPRETIVE EDUCATIONAL AREA
- 10 ENHANCED BEACHFRONT ACCESS
- 11 ENHANCED PEDESTRIAN TRAIL NETWORK
- 12 POTENTIAL FUTURE WASHROOM FACILITY
- 13 ENHANCED SINGLE-LANE ROADWAY WITH PEDESTRIAN TRAIL CONNECTION
- 14 ENHANCED SMALL WATERCRAFT LAUNCH AREA
- 15 SHORT TERM CAR AND / OR TRAILER PARKING AREA
- 16 POTENTIAL CANOE CLUB / PARK FACILITIES BUILDING
- 17 ACCESSIBLE BEACH ACCESS POINTS
- 18 ENHANCED PEDESTRIAN TRAIL
- 19 PROPOSED EMERGENCY AND MAINTENANCE VEHICLE TURN-AROUND
- 20 ENHANCED WATERFRONT INTERPRETIVE NODE
- 21 ACCESSIBLE FISHING NODE
- TERRESTRIAL RESTORATION OPPORTUNITIES
- PROTECTIVE SPECIES MANAGEMENT AREA
- DUNE ENHANCEMENT AREA
- NEW DUNE
- AREAS RESTORED TO OFFSET CONSTRUCTION DISTURBANCE
- AQUATIC ENVIRONMENT ENHANCEMENT AREAS
- EXISTING TREE
- EXISTING TRAIL
- FUTURE TRAIL CONNECTION
- EXISTING POLLINATOR BOX

City of
PICKERING
City Development
Department

Rotary Frenchman's Bay West Park Master Plan Drawing

File No: A 10/18

Applicant: City Initiated

Property Description: Part Lots 24 to 26, Range 3, Broken Lot Frontage

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

DATE: Jan 14, 2019

The Corporation of the City of Pickering

By-law No. XXXX/XX
DRAFT

Being a By-law to amend Restricted Area (Zoning) By-law 2511,
as amended, to implement the Official Plan of the City of
Pickering, Region of Durham, in Rotary Frenchman's Bay West
Park (A 10/18)

Whereas the Council of The Corporation of the City of Pickering passed resolutions
#468/18 requesting the lands within Rotary Frenchman's Bay West Park be rezoned from
"R4" Zone and "G" Zone categories to "OS" Zone category within Zoning By-law 2511;

And whereas the Council of The Corporation of the City of Pickering deems it advisable to
amend By-law 2511 to regulate the land uses within the Rotary Frenchman's Bay West
Park;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as
follows:

1. Schedule I

Schedule I attached hereto with notations and references shown thereon is hereby
declared to be part of this By-law.

2. Area Restricted

The provisions of this By-law shall apply to those lands in the Rotary Frenchman's Bay
West Park, in the City of Pickering, designated "OS" – Open Space on Schedule I to this
By-law.

3. General Provisions

No building, structure, land or part thereof shall here after be used, occupied, enacted,
moved or structurally altered except in conformity with the provisions of this By-law.

4. Definitions

In this By-law:

- (1) "Park, Public" shall mean an area of land under the jurisdiction of a public
authority that is designed or maintained for active or passive recreational
purposes, that may include a playground, sports field, botanical garden, or public
swimming pool, and may also include accessory buildings or structures such as a
maintenance building, washroom or canteen, and other uses authorized by the
City and/or Conservation Authority.
- (2) "Private Club" shall mean a building or part of a building used as a meeting place
by an association of persons who are bona fide members paying dues, which
owns, hires or leases the building or part thereof, the use of such premises being
restricted to members and their guests for social, recreational or athletic
purposes.

- DRAFT**
- (3) "Community Garden" shall mean land used for the growing and harvesting of plants, vegetables or fruits and provided the crops are for the sole use, donation or consumption by the individual or individuals growing or working the community garden. It shall not be considered as landscaped area, landscaped strip or landscaping.
 - (4) "Conservation Use" shall mean a use dedicated towards the preservation, protection and/or improvement of components of the natural environment through management and maintenance.
 - (5) "Waterfront Activity" shall mean a building, structure or place with or without docking facilities where non-motorized boats and boat accessories are berthed, stored, serviced, repaired or kept for rental. Accessory uses may include the sale of refreshments.

5. Provisions

(1) Uses Permitted

No person shall within the lands zoned "OS" on Schedule "I" to this By-law, use any lot or erect, alter, or use any building or structure for any purposes except the following:

- a) Park, Public
- b) Private Club
- c) Community Garden
- d) Conservation Use
- e) Waterfront Activity

(2) Zone Requirements

No person shall within the lands zoned "OS" on Schedule "I" attached hereto, use any lot or erect, alter, or use any building or structure for any purposes except in accordance with the following provisions:

- a) Minimum Lot Area: No Requirement
- b) Minimum Lot Frontage: No Requirement
- c) Minimum Front Yard: 3.0 metres
- d) Minimum Side Yard: 1.5 metres
- e) Minimum Flankage Yard: 3.0 metres
- f) Minimum Rear Yard: 7.5 metres
- g) Maximum Lot Coverage: 5 percent
- h) Maximum height of all structures and buildings shall be 9.0 metres

6. By-law 2511

By-law 2511, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 2511, as amended.

7. Effective Date

This By-law shall come into force in accordance with the provisions of the *Planning Act*.

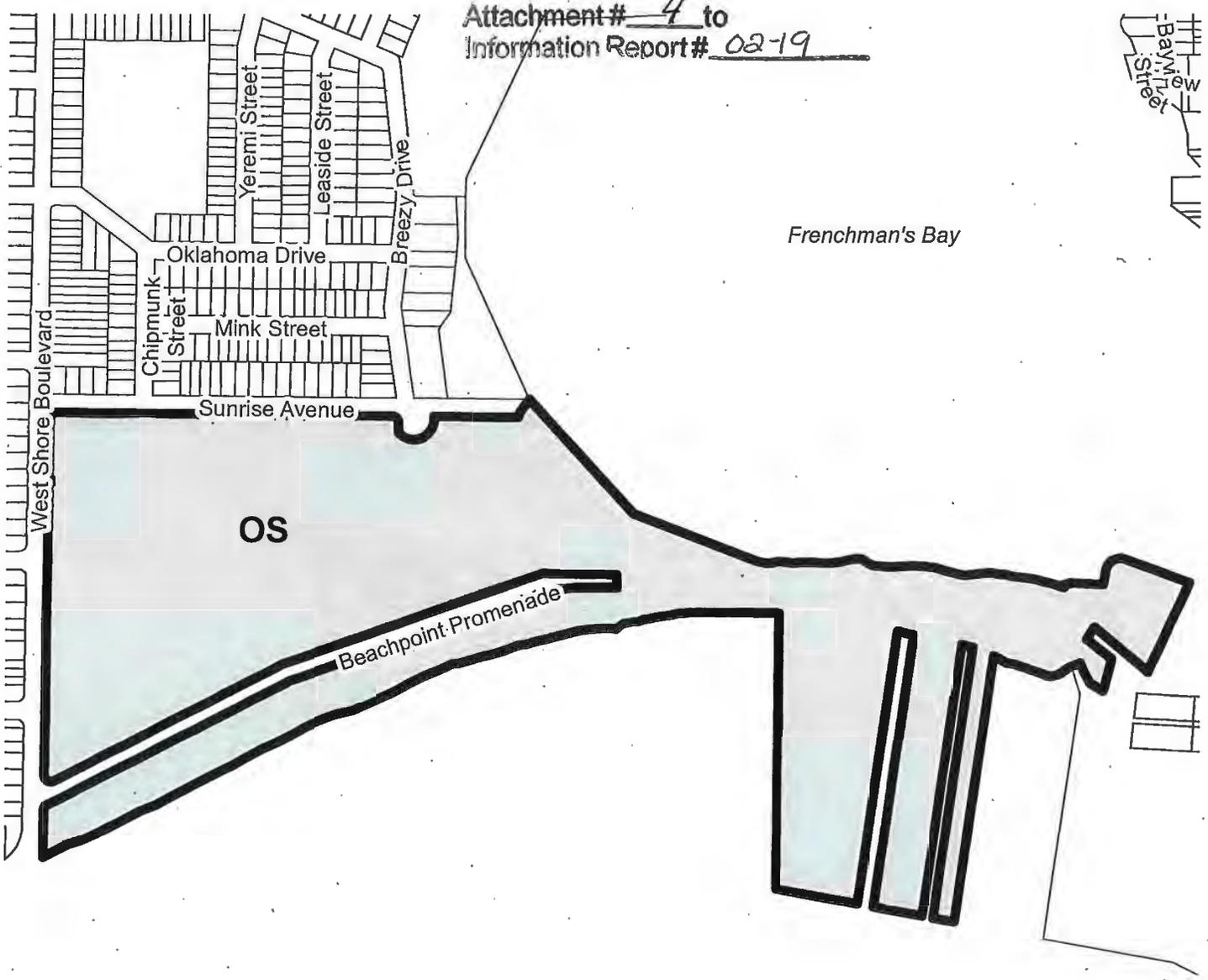
By-law passed this day ____ of _____, 20XX.

DRAFT

David Ryan, Mayor

DRAFT

Susan Cassel, City Clerk



Frenchman's Bay

OS

Schedule I to By-Law XXXX/19
Passed This XX
Day of XXX 2019

DRAFT

Mayor

DRAFT

Clerk

From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Official Plan Amendment Application OPA 18-005/P
Zoning By-law Amendment Application A 11/18
Highmark (Pickering) Inc.
Lots 1, 2 & 43, Plan 316 and Part of Lot 20, Concession 1
(1640 Kingston Road and 1964 Guild Road)

1. Purpose of this Report

The purpose of this report is to provide preliminary information regarding applications for an Official Plan Amendment and a Zoning By-law Amendment, submitted by Highmark (Pickering) Inc., to permit a high-density residential 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 lands are located at the northwest corner of Kingston Road and Guild Road within the Village East Neighbourhood (see Location Map, Attachment #1). The subject lands comprise two properties, municipally known as 1640 Kingston Road and 1964 Guild Road. The lands have a total area of approximately 1.8 hectares of which only the easterly half (approximately 0.99 of a hectare) are developable. The westerly half of the subject lands (approximately 0.81 of a hectare) are subject to an easement in favour of Hyrdo One and form part of the Hydro Corridor (see Air Photo Map, Attachment #2). The developable lands will have approximately 116 metres of frontage along Kingston Road and approximately 79 metres of frontage along Guild Road. These lands were previously used for commercial purposes and are presently vacant.

The applicant also owns 1970 Guild Road, which is located north of the subject lands. This property is not part of these applications and is intended to be developed in the future for a detached dwelling, in accordance with the existing zoning by-law provisions.

Surrounding land uses include:

- North: Immediately to the north is an established low-density residential neighbourhood consisting of detached dwellings fronting Guild Road.
- East: At the northeast corner of Kingston Road and Guild Road is a vehicle repair and maintenance shop (Midas).
- South: Across Kingston Road is a medium-density residential neighbourhood consisting of detached, semi-detached and townhouse dwellings. To the west of the residential neighbourhood is the Hydro Corridor and the Diana Princess of Wales Park.
- West: To the west is the Hydro Corridor, and further west is a medium-density residential development consisting of three-storey townhouse dwellings.

3. Applicant's Proposal

Highmark (Pickering) Inc. has submitted applications for an Official Plan Amendment and a Zoning By-law Amendment in order to facilitate two apartment buildings having heights of 12 and 8-storeys containing 236 units and 64 back-to-back stacked townhouse units (see Submitted Conceptual Site Plan and Submitted Conceptual Renderings, Attachment #3 and #4).

The applicant is proposing two separate blocks to facilitate the development. Block 1 will contain the apartment buildings, back-to-back stacked townhouses and associated underground parking. Block 2, which is subject to an easement in favour of Hydro One and is occupied by hydro towers and overhead wires, is proposed to be conveyed to the City to be used as parkland and satisfy the applicant's parkland dedication requirements.

The proposed Official Plan Amendment seeks to increase the maximum permitted residential density on Block 1. The Zoning By-law Amendment is intended to rezone Block 1 to an appropriate residential zone category and establish appropriate development standards. Block 2 is proposed to be rezoned to an appropriate open space zone category to permit passive and active recreational uses.

The 12-storey building (Building A) is proposed to be located at the corner of Kingston Road and Guild Road, with the longest section of the exterior façade running north along Guild Road. Building A steps down from 12 to 6-storeys at the most northerly portion of the building. The 8-storey building (Building B) will front Kingston Road (see Submitted Conceptual Apartment Elevation Plan, Attachment #5). The two apartment towers will be connected by a three-storey common area, which will accommodate indoor amenity areas and a rooftop outdoor amenity area.

The 64 back-to-back stacked townhouse units are proposed to be located within three separate buildings (Buildings C, D, & E) located along the north and west limits of Block 1. The back-to-back stacked townhouse units are proposed to have four functional floors, but will appear to be three and a half storeys in height (see Submitted Conceptual Back-to-Back Stacked Townhouse Elevation, Attachment #6). The first level of the townhouses is located partially below grade and provides back-to-back bungalow units that have pedestrian access from an at grade private walkway.

These units will have a private sunken patio as an outdoor amenity area. The second level units are also back-to-back bungalows. These units will have a balcony as their private outdoor amenity area. The third and fourth levels are back-to-back 2-storey units. These units will have a rooftop private patio and balconies as their outdoor amenity area. The second and third floor units will be accessed from a mutual vestibule, which has external pedestrian access from the private walkway.

Vehicular access to the proposed development will be provided through a private looped road, accessed from the west side of Guild Road. The internal private road will provide access to a 2-level underground parking garage, surface parking areas and a loading space.

Table below summarizes the key details of the proposal:

Total Gross Floor Area	Buildings A and B – 18,370 m ² (Apartments) Building C, D and E – 4,970 m ² (Townhouses)
Total Number of Units	300 units (236 apartment units and 64 back-to-back stacked townhouse units)
Density	304 units per net hectare
Floor Space Index	2.34
No. of Storeys and Building Heights	Building A – 12-storeys (40 metres and 44 metres to the top of mechanical penthouse) Building B – 8-storeys (27.7 metres and 32 metres to the top of mechanical penthouse) Buildings C, D, and E – 3.5-storeys (11.2 metres and 13.8 metres to the top of access stair roof)
Unit Types	Buildings A and B – 159 one-bedroom units and 77 two-bedroom units Buildings C, D and E – 64 two-bedroom units
Vehicular Parking	Resident – 283 spaces (all located within a 2-level underground parking garage) Visitor – 45 spaces (10 surface spaces and 35 spaces within the underground parking garage)
Bicycle Parking	Internal – 140 spaces Surface – 46 spaces
Amenity Area	Indoor – 495 square metres Outdoor – 260 square metres (rooftop outdoor amenity) and 197 square metres as a central outdoor landscaped amenity area Total – 952 square metres

The applicant has indicated that the development is proposed to be constructed in three phases. The first phase will include the construction of Building A and the shared lobby, amenity area and underground parking garage. The second phase will include the construction of Building B, while the final phase will see the construction of the back-to-back stacked townhouse units.

The proposal will be subject to site plan approval, and an application for draft plan of condominium will be submitted at a later 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. Lands within this designation are predominately intended for housing purposes. In addition, 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 (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.

Kingston Road is designated as a Type ‘B’ Arterial Road and a Rapid Transit Spine in the Durham Regional Official Plan. Type ‘B’ Arterial Roads are designed to carry large volumes of traffic at moderate to high speeds, connect with freeways, other arterial roads and collector roads. Rapid Transit Spines are also recognized as corridors where higher levels of transit service is to be encouraged. The right-of-way width requirement for this section of Kingston Road is 45 metres for an ultimate 6-lane cross-section.

The proposed development appears to confirm to the policies and provisions of the Regional Official Plan.

4.2 Pickering Official Plan

The subject lands are located within the Village East Neighbourhood. Most of Block 1 are designated “Mixed Use Areas – Mixed Corridors” while a section of the subject lands, 1964 Guild Road, is designated “Urban Residential Areas – Medium Density”.

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, and provides for a range of commercial uses and residential development at a density range of over 30 units up to and including 140 units per net hectare and a maximum FSI up to and including 2.5 FSI. The “Urban Residential Areas – Medium Density” designation permits residential uses at densities of over 30 and up to and including 80 units per net hectare.

Block 2 is designated “Freeways & Major Utilities – Potential Multi-Use Areas”, which permits community gardens, farmers markets, and public or private uses that are compatible with adjacent land uses that do not affect the operation of the utility.

The applicant is requesting to amend the Official Plan to re-designate all lands within Block 1 to "Mixed Use Areas – Mixed Corridors" with a site-specific exception to permit a maximum residential density of 304 units per net hectare.

4.3 Kingston Road Corridor Development Guidelines

The Village East Neighbourhood policies of the Pickering Official Plan identify that the Kingston Road Corridor Development Guidelines apply to the subject lands. The Guidelines are intended to guide the design of Kingston Road, as well as the developments that flank or front Kingston Road. The following objectives were identified to define the long term role for Kingston Road:

- i) reverting to its earlier, historic function of linking neighbourhoods and acting as the mainstreet, while maintaining traffic flow through Pickering;
- ii) reflecting the character of the neighbourhoods through which it passes;
- iii) supporting streetscape elements that form a common distinctive design theme, while signalling these neighbourhoods as being identifiable parts of Pickering; and
- iv) maintaining acceptable traffic capacities while reducing the dominance of the automobile, and encouraging increased pedestrian and cycling activity, and increased public transit usage.

The guidelines state that over time, the lands within the corridor should accommodate cars, bicycles and transit, and cater to pedestrians. In areas that are adjacent to residential neighbourhoods, Kingston Road is intended to become a pedestrian friendly "Mainstreet".

The guidelines specify six distinct precincts, which provide standards for six separate geographic areas within the corridor. The subject lands are located within the Brock Road Corridor Precinct, which is bound by the Hydro Corridor to the west and Notion Road to the east. An objective of the guidelines is to establish the Brock Road precinct as the eastern entrance to Pickering from Kingston Road and Highway 401. The following urban form, streetscape, transportation and economic development priorities have been established in order to achieve the objectives of the Development Guidelines:

- buildings should be located closer to the street
- a mix of land uses should be allowed on either side of Kingston Road
- low to mid-rise buildings should be allowed on the north side and mid-rise buildings on the south side
- on both sides of the road, the minimum building height should be 2-storeys
- an enhanced pedestrian streetscape treatment shall be encouraged at all intersections and north-south links
- the appearance of parking lots may be improved through building infill at the street edge and at intersections
- pedestrian scale street lighting shall be encouraged at all intersections and north-south links, and
- the option for a future transit/HOV lane should be protected

The applications will be assessed against the provisions of the Kingston Road Corridor Development Guidelines during the further processing of the applications.

4.4 Kingston Road Corridor and Specialty Retailing Node Intensification Study

The subject lands are currently within an area undergoing a City Initiated land use and urban design study (see Kingston Road Corridor and Specialty Retailing Node Intensification Study Area Map, Attachment #7). The Kingston Road Corridor and Specialty Retailing Node Intensification Study (the "Study") represents the second phase of the South Pickering Intensification Study, and is currently underway. The intention of the Study is to identify opportunities for intensification and develop recommendations that will be used to update the current planning framework. These updates include, Official Plan policies, producing new urban design guidelines that will replace the existing Kingston Corridor Development Guidelines and developing new zoning standards for lands within the Corridor and Node.

The Study is anticipated to conclude in November 2019. The proposed development will be reviewed in the context of the Kingston Road Corridor and the Specialty Retailing Node study currently undertaken by the City.

4.5 Zoning By-law 3036

Most of the subject lands are currently zoned "C2" – General Commercial Zone within Zoning By-law 3036, as amended by By-law 3692/69 & By-law 3920/70, which permits the use of the subject lands for a food market and complementary retail stores. The parcel of land at 1964 Guild Road is zoned "R3" – Residential Third Density Zone, which permits one single detached dwelling per lot.

A zoning by-law amendment is required to implement the applicant's proposal as outlined in Section 3 of this report.

5. Comments Received

5.1 Public comments from public open house meeting and written submissions

On January 10, 2019, a Public Open House meeting was hosted by the City Development Department to inform area residents about the development proposal. Approximately eight people attended the meeting. The following is a list of key comments and concerns that were received, in written form or verbally expressed by the area residents, at the meeting:

- commented that the proposed density and population increase (approximately 870 new residents) on the site will result in negative traffic impacts at the intersection of Kingston Road and Guild Road, and questioned whether this intersection should be signalized
- concerned that the heights of the proposed apartment buildings and back-to-back stacked townhouse buildings are out of character with the surrounding neighbourhood
- commented that the proposed density substantially exceeds the City's maximum density requirements, and that the proposed high density development will not be consistent with the establish character and built form along Guild Road, which is characterized by detached dwellings on large lots
- concerned that there is an insufficient number of resident and visitor parking proposed to support the development and that there will be overflow parking on Guild Road

- questioned how drainage from the subject lands will be accommodated during the construction process, and possible drainage impacts on their properties once the subject lands are fully developed
- concerned that the foundation of their dwellings could be damaged through the construction of the proposed underground parking structure
- concerned with the potential dust, vehicle and noise nuisances during the construction process

5.2 Agency Comments

5.2.1 Region of Durham

- No comments received at the time of writing.

5.2.2 Hydro One Networks Inc. (HONI)

- No comments received at the time of writing.

5.2.3 Durham District School Board

- No comments received at the time of writing.

5.2.4 Durham Catholic School Board

- No objection to the proposed development.
- Students from this development will attend St. Wilfrid Catholic Elementary School and St. Mary's Catholic Secondary School.

5.3 City Department Comments

5.3.1 Engineering Services Department

- No comments received at the time of writing.

5.3.2 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 all applicable statutory policies of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), and the Region of Durham Official Plan
- ensuring the proposal is consistent with the goals and objectives of the City of Pickering Official Plan
- assessing the appropriateness of the proposal, including the requested increase in density, in the context of the emerging land use policy framework and urban design objectives of the Kingston Road Corridor and the Specialty Retailing Node study

- ensuring the proposed housing form and density is compatible with the surrounding neighbourhood
- evaluating the appropriateness of the proposed site layout, building setbacks, massing and landscaping to ensure the City's urban design objectives are achieved
- evaluating the design of the pedestrian connections within the site and to transit along Kingston Road
- assessing the appropriateness and suitability of the proposed parking ratios
- evaluating the desirability of accepting the proposed park block as parkland dedication, including future vehicular and pedestrian access to these lands
- assessing the feasibility of programming the lands within the Hydro Corridor, including the proposed parkland, for recreational purposes
- ensuring the appropriate design and locations of Low Impact Development measures
- 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.

6. 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 office of the City of Pickering, City Development Department:

- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated July 2018
- Traffic Impact Study, prepared by The Municipal Infrastructure Group Ltd., dated June 2018
- Stage 1 Archaeological Assessment, prepared by ASI, dated May 1, 2018
- Functional Servicing Study, prepared by Valdor Engineering Inc., dated June 2018
- Preliminary Grading Plan, prepared by Valdor Engineering Inc., dated June 14, 2018
- Sun/Shadow Study Report, prepared by Kohn Partnership Architects, dated June 25, 2018
- Phase I Environmental Site Assessment, prepared by Rubidium Environmental, dated June 22, 2018
- Phase II Environmental Site Assessment, prepared by Rubidium Environmental, dated June 25, 2018
- Noise Impact Assessment, prepared by Rubidium Environmental, dated June 13, 2018
- Land Use Compatibility Assessment, prepared by Rubidium Environmental, dated June 11, 2018
- Geotechnical Investigation, prepared by Soil Engineering Ltd., dated June 2018
- Site Plan and Site Statistics, prepared by Kohn Partnership Architects, dated June 18, 2018
- Conceptual Floor Plan and Elevations, prepared by Kohn Partnership Architects, dated June 18, 2018

7. Procedural Information

7.1 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

7.2 Official Plan Amendment Approval Authority

- the Region of Durham may exempt certain local official plan amendments from Regional approval if such applications are determined to be locally significant, and do not exhibit matters of Regional and/or Provincial interest
- the Region has not yet advised if this application is considered to have no significant Regional or Provincial concerns and therefore exempted from Regional approval

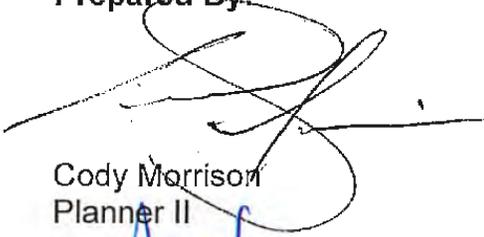
8. Owner/Applicant Information

The owner of this property is Highmark (Pickering) Inc. and is represented by The Biglieri Group Ltd.

Attachments

1. Location Map
 2. Air Photo Map
 3. Submitted Conceptual Site Plan
 4. Submitted Conceptual Renderings
 5. Submitted Conceptual Apartment Elevation Plan
 6. Submitted Conceptual Back-to-Back Stacked Townhouse Elevation Plan
 7. Kingston Road Corridor and Specialty Retailing Node Intensification Study Area Map
-

Prepared By:

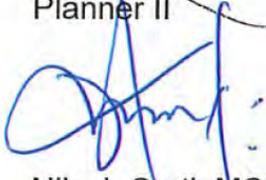


Cody Morrison
Planner II

Approved/Endorsed By:



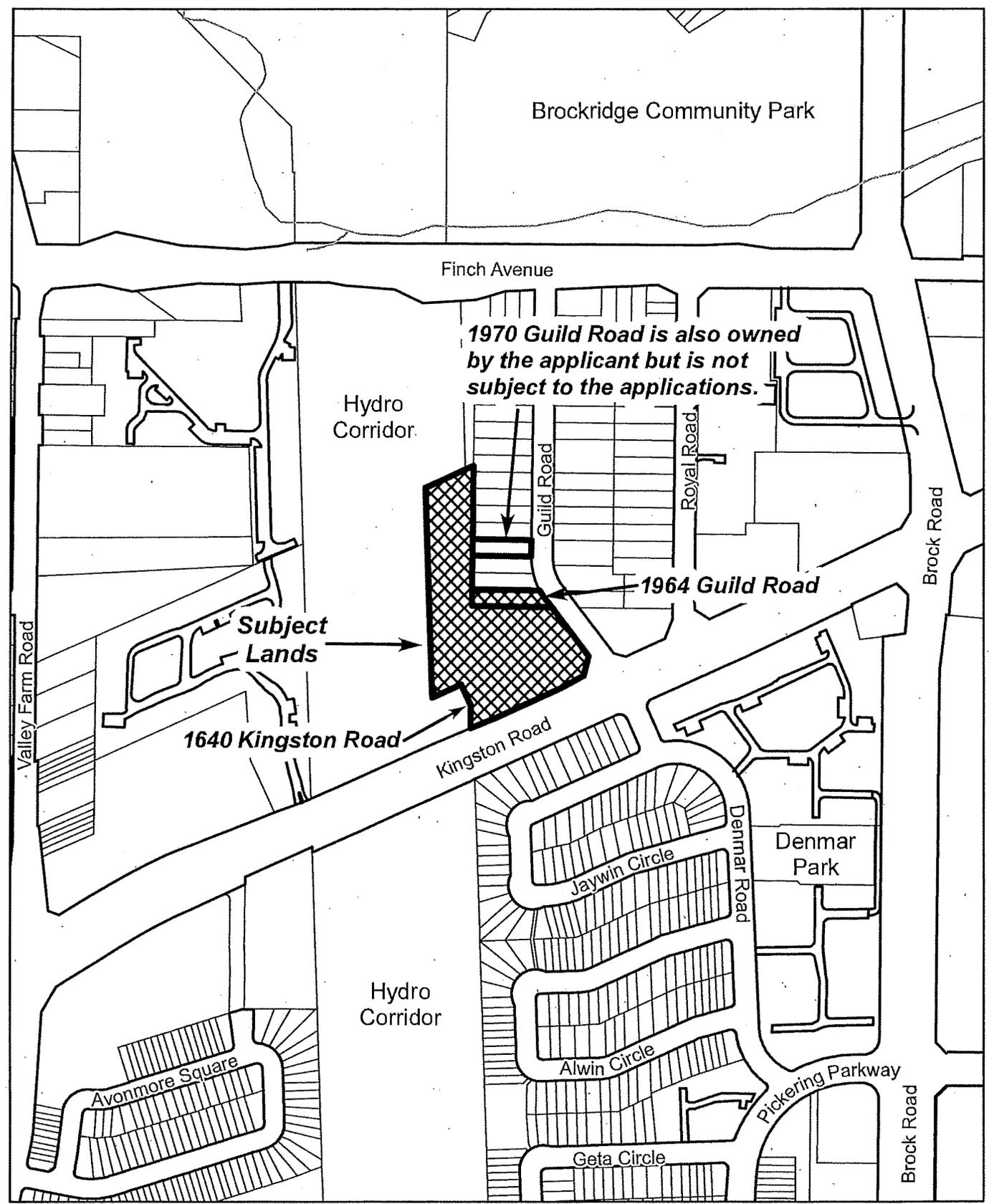
Catherine Rose, MCIP, RPP
Chief Planner



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

CM:NS:ld

Date of Report: January 17, 2019



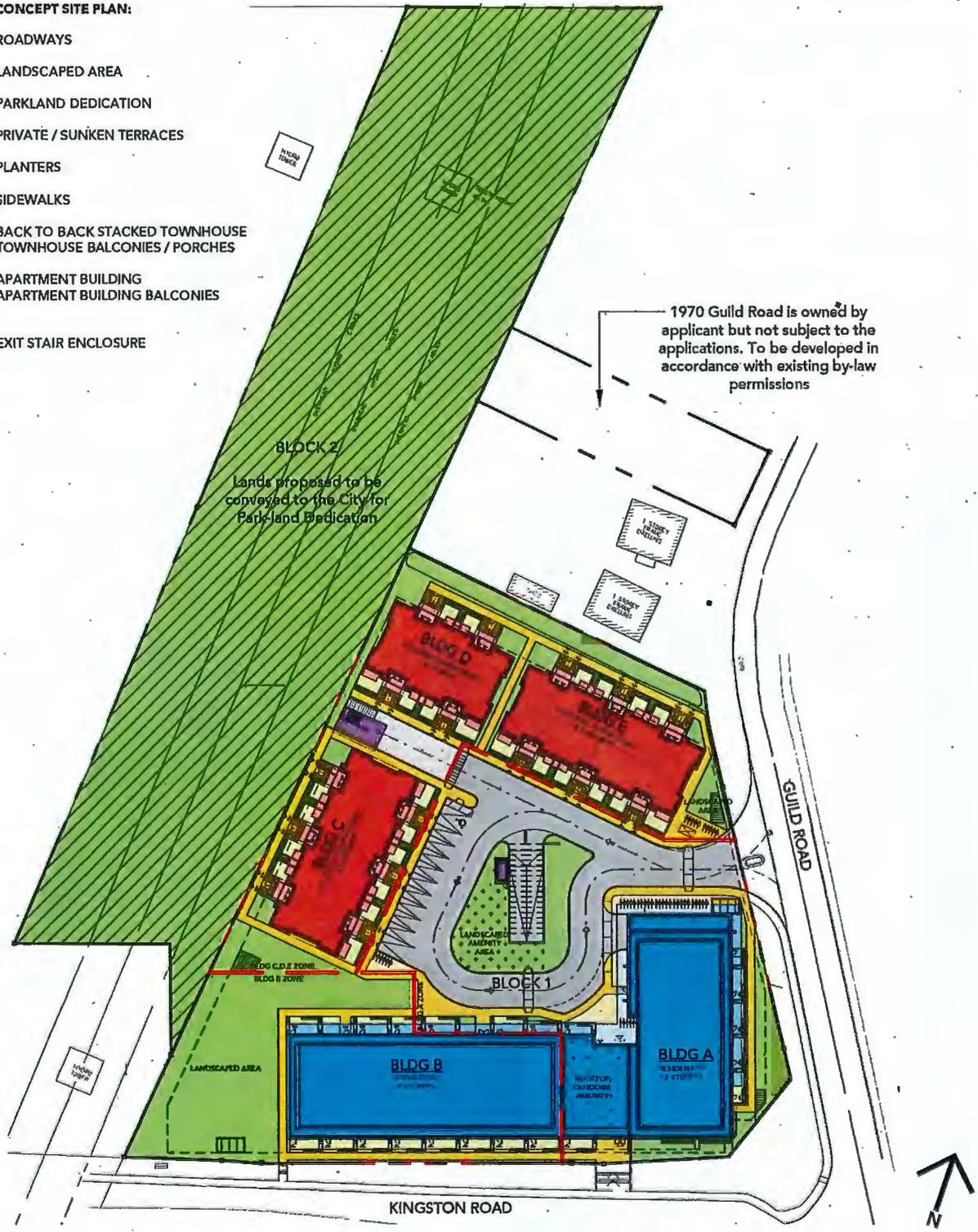
<p>PICKERING City Development Department</p>	Location Map	
	File: OPA 18-005/P and A 11/18	
	Applicant: Highmark (Pickering) Inc.	
	Property Description: Lots 1, 2 & 43, Plan 316 & Part of Lot 20, Con. 1 (1640 Kingston Road & 1964 Guild Road)	
	Date: Jan. 16, 2019	SCALE: 1:5,000
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<p><i>City of</i> PICKERING City Development Department</p>	Air Photo Map	
	File: OPA 18-005/P and A 11/18	
	Applicant: Highmark (Pickering) Inc.	
	Property Description: Lots 1, 2 & 43, Plan 316 & Part of Lot 20, Con. 1 (1640 Kingston Road & 1964 Guild Road)	
	Date: Jan. 14, 2019	
	SCALE: 1:5,000	
	<small>THIS IS NOT A PLAN OF SURVEY.</small>	

COLOURED CONCEPT SITE PLAN:

-  ROADWAYS
-  LANDSCAPED AREA
-  PARKLAND DEDICATION
-  PRIVATE / SUNKEN TERRACES
-  PLANTERS
-  SIDEWALKS
-  BACK TO BACK STACKED TOWNHOUSE
TOWNHOUSE BALCONIES / PORCHES
-  APARTMENT BUILDING
APARTMENT BUILDING BALCONIES
-  EXIT STAIR ENCLOSURE



City of
PICKERING
City Development
Department

Submitted Conceptual Site Plan

File No: OPA 18-005/P & A 11/18

Applicant: Highmark (Pickering) Inc.

Property Description: Lots 1, 2 & 43, Plan 316 & Part of Lot 20, Con. 1
(1640 Kingston Road & 1964 Guild Road)

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

DATE: Jan. 7, 2019



Typical Townhouse Elevation



Southeast Perspective from corner of Kingston Road and Guild Road

Attachment # 4 to
Information Report # 03-19

City of
PICKERING
City Development
Department

Submitted Conceptual Renderings

File No: OPA 18-005/P and A 11/18

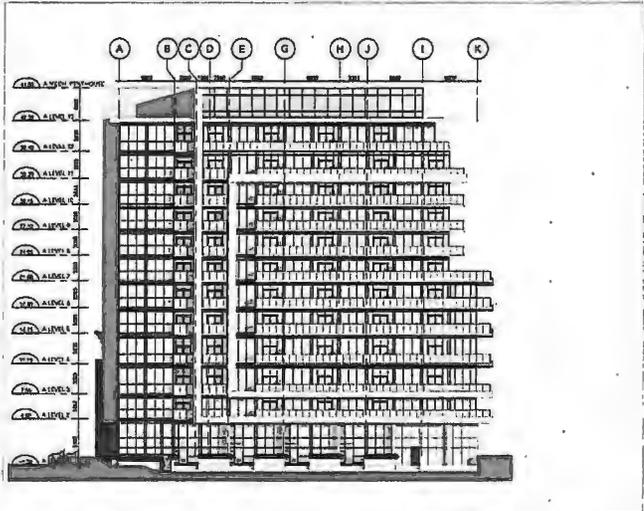
Applicant: Highmark (Pickering) Inc.

Property Description: Lots 1, 2 & 43 Plan 316 & Part of Lot 20, Con. 1
(1640 Kingston Road & 1964 Guild Road)

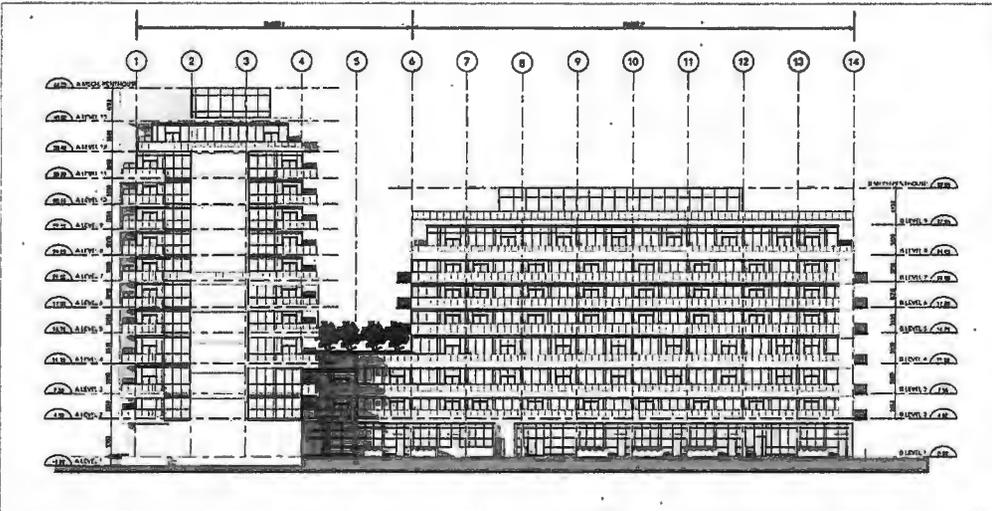
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Jan 7, 2019

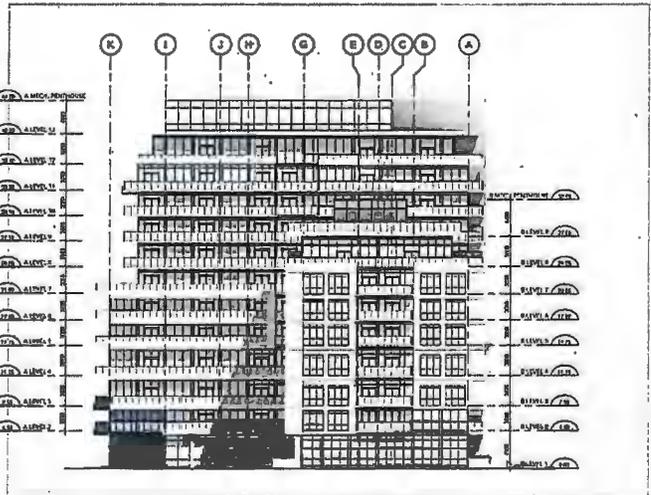
Attachment # 5 to
 Information Report # 03-19



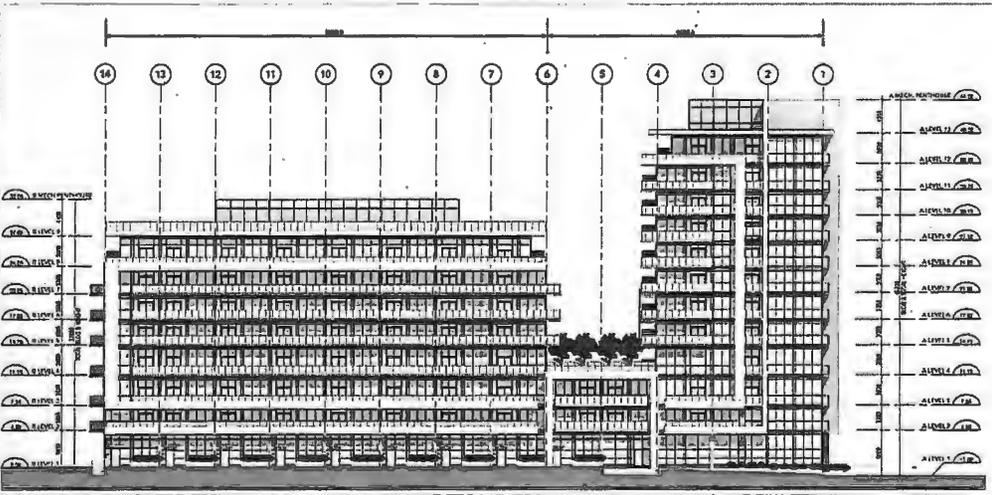
BUILDING A&B - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING A&B - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING A&B - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING A&B - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

City of
PICKERING
 City Development
 Department

Submitted Conceptual Apartment Elevation Plan

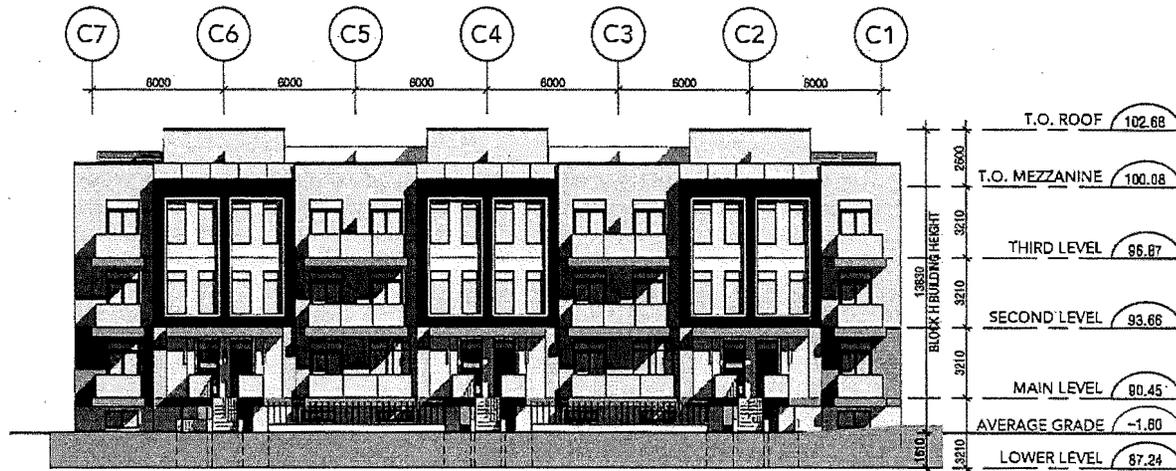
File No: OPA 18-005/P and A 11/18

Applicant: Highmark (Pickering) Inc.

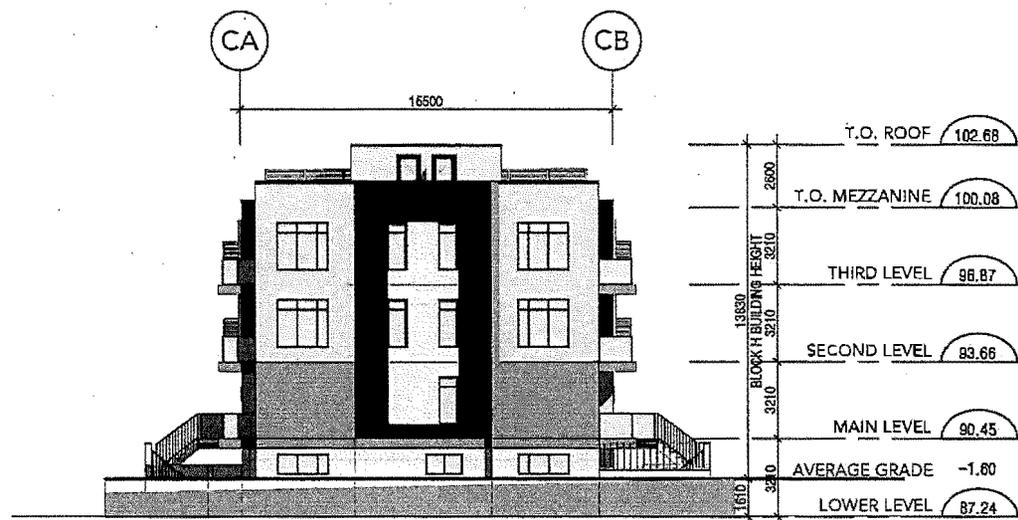
Property Description: Lots 1, 2 & 43 Plan 316 & Part of Lot 20, Con. 1
 (1640 Kingston Road & 1964 Guild Road)

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 CITY DEVELOPMENT DEPARTMENT.

DATE: Jan 7, 2019



Typical Front and Rear Elevation



Typical Side Elevation

Attachment # 6 to Information Report # 03-19

City of
PICKERING
City Development
Department

Submitted Conceptual Back-to-Back Stacked Townhouse Elevation Plan

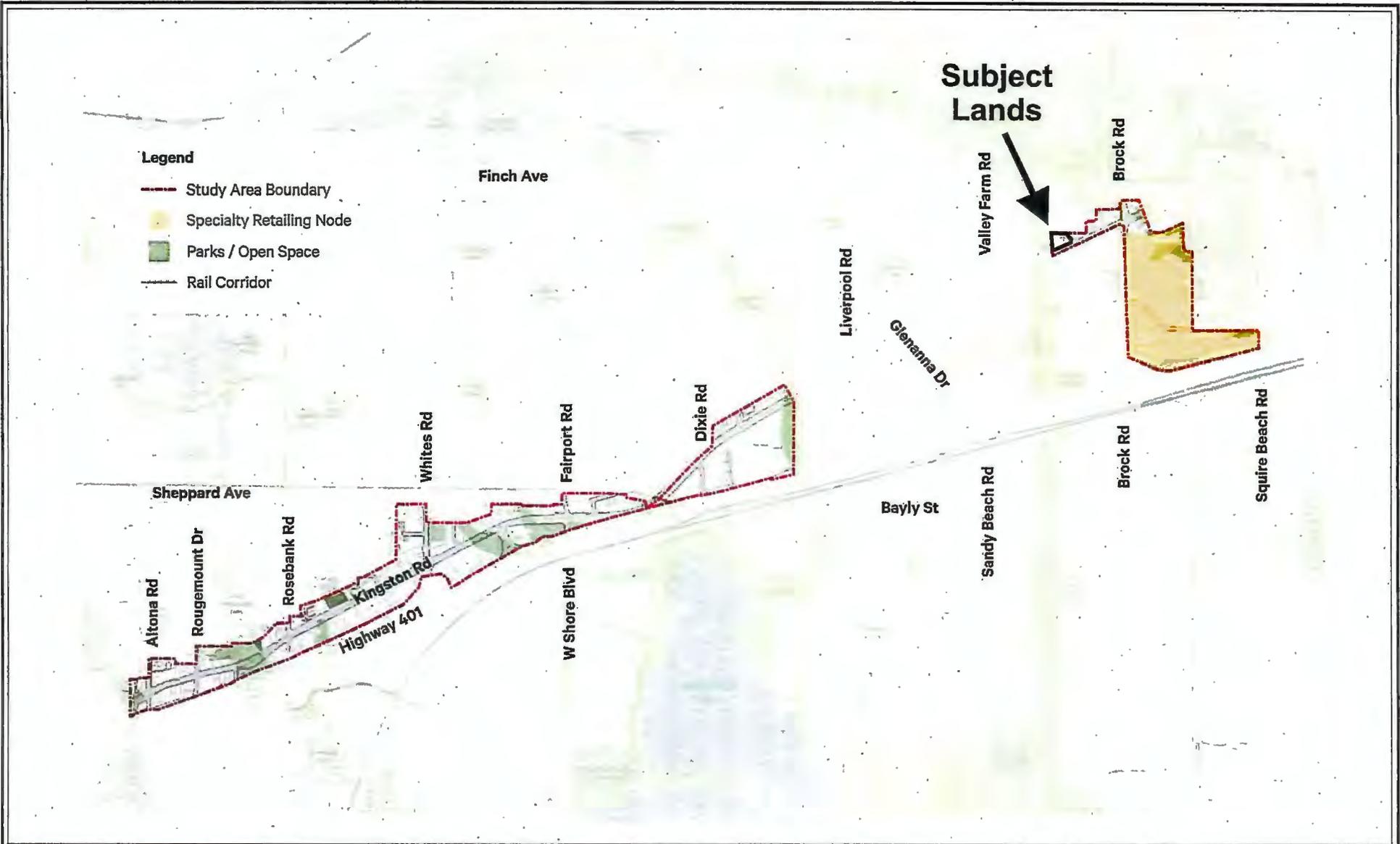
File No: OPA 18-005/P and A.11/18

Applicant: Highmark (Pickering) Inc.

Property Description: Lots 1, 2 & 43 Plan 316 & Part of Lot 20, Con. 1
(1640 Kingston Road & 1964 Guild Road)

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DATE: Jan 7, 2019



Attachment # 1 / to
 Information Report # 03-19

City of
PICKERING
 City Development
 Department

Kingston Road Corridor and Specialty Retailing Node Intensification Study Area Map

File No: OPA 18-005/P and A 11/18

Applicant: Highmark (Pickering) Inc.

Property Description: Lots 1, 2 & 43 Plan 316 & Part of Lot 20, Con. 1

(1640 Kingston Road & 1964 Guild Road)

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

DATE: Jan 7, 2019