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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

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**Subject:** Official Plan Amendment OPA 19-004/P  
Zoning By-law Amendment Application A 14/19  
Draft Plan of Subdivision Application SP-2019-04  
Draft Plan of Condominium Application CP-2019-05  
Katanna Oklahoma LP  
Part of Lot 28, Broken Front Concession Range 3, Now Part of Part 1, 40R-2401  
(755 Oklahoma Drive)

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**1. Purpose of this Report**

The purpose of this report is to provide preliminary information regarding applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, submitted by Katanna Oklahoma LP, to facilitate a residential common element 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 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 proposal.

**2. Property Location and Description**

The subject property is located at the southeast corner of Oklahoma Drive and Eyer Drive within the West Shore Neighbourhood (see Location Map, Attachment #1). The subject property has an area of approximately 0.46 of a hectare with approximately 50.0 metres of frontage along Oklahoma Drive and 87.3 metres of frontage along Eyer Drive.

The subject lands are currently occupied by a single building that is used as a place of worship and a daycare facility, and associated parking area. The existing building is proposed to be demolished to accommodate the development (see Air Photo, Attachment #2).

Surrounding land uses include:

**North:** Immediately to the north, across Oklahoma Drive, is the Fairport Beach Public Elementary School. At the northwest corner of Oklahoma Drive and Eyer Drive is a commercial plaza with various uses, including but not limited to retail, restaurants and personal service uses.

**East:** Immediately to the east is an established residential condominium complex, consisting of 56 three-storey townhouse dwelling units.

South: Immediately to the south is a private driveway providing access to the residential condominium complex to the east from Eyer Drive. Further south is an established residential subdivision consisting of two-storey semi-detached and detached dwellings.

West: Immediately to the west, across Eyer Drive, is an established residential subdivision consisting of two-storey detached dwellings fronting onto Abingdon Court. Southwest of the subject lands is a residential condominium complex consisting of 111 two-storey townhouse units.

### 3. Applicant's Proposal

The applicant is proposing a residential common element condominium development consisting of 27 townhouse units accessed through an internal private road, which will be 6.5 metres in width (see Submitted Conceptual Site Plan, Attachment #3).

The conceptual site plan illustrates 2 rear lane townhouse blocks (Blocks 1 and 2), having a total of 13 units, fronting Eyer Drive with parking and garage access at the rear of the dwelling units. The private amenity space for these units will be a deck above the garage. The remaining 3 townhouse blocks (Blocks 3 to 5), consisting of 15 units, will have parking and garage access at the front of each dwelling unit. Each unit will also have a private rear yard amenity space. All of the townhouse units are proposed to be 3-storeys in height (approximately 12.0 metres) (see Submitted Conceptual Elevations, Attachment #4 and Attachment #5). The rear lane townhouse units fronting Eyer Drive will have a minimum width of 4.5 metres, and the townhouse units with frontage along the private road will have a minimum width of 5.5 metres.

Vehicular access to the internal private road will be provided through a full-move access from Eyer Drive. A 1.5 metre wide pedestrian walkway is proposed along the west side of the private road. Resident parking 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 0.25 spaces per unit for a total of 7 parking spaces, including 1 accessible parking space.

The conceptual site plan illustrates a 180 square metre outdoor amenity area located immediately north of Block 1 abutting the intersection of Oklahoma Drive and Eyer Drive.

The applicant has submitted an application for an Official Plan Amendment to re-designate the subject lands from "Urban Residential Areas - Low Density Areas" to "Urban Residential Areas - Medium Density Areas" in order to permit a residential density of 59 units per net hectare. The Zoning By-law Amendment is intended to rezone the lands to an appropriate residential zone category and establish appropriate development standards.

The applicant has also submitted an application for Draft Plan of Subdivision. The draft plan creates a single block for residential use and a block for a sight triangle abutting the corner of Oklahoma Drive and Eyer Drive, which will be conveyed to the City (see Submitted Draft Plan of Subdivision, Attachment #6). Obtaining draft plan approval is a technical requirement to allow the applicant to create the privately owned parcels of tied land through a process called "lifting part lot control".

The application for Draft Plan of Condominium will establish the common elements of the proposal (see Submitted Draft Plan of Condominium, Attachment #7). The common element features include the community mailbox, the private amenity space, the water meter room, visitor parking areas, the private road, and the internal pedestrian walkway.

The development will be subject to site plan approval.

#### **4. Policy Framework**

##### **4.1 Durham Regional Official Plan**

The Regional Official Plan designates the subject lands as “Living Areas”. The “Living Areas” designation shall be used predominately for housing purposes. The Plan also states that lands within the Living Area designation shall be developed in compact urban form through higher densities and by intensifying and redeveloping existing areas.

The proposal conforms to the Durham Regional Official Plan.

##### **4.2 Pickering Official Plan**

The subject lands are located within the West Shore Neighbourhood and are designated “Urban Residential Areas – Low Density Area”, which provides for housing and related uses. This designation permits a maximum net residential density of up to an including 30 units per net hectare. The applicant’s proposal will result in a residential density of approximately 59 units per net hectare, which exceeds the permitted density range. An amendment to the City’s Official Plan is required to re-designate the subject lands to “Urban Residential Areas – Medium Density Areas” to facilitate the proposal.

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.

Oklahoma Drive and Eyer Drive are identified as municipal collector roads within the City’s Official Plan. These roads are intended to carry local and neighbourhood traffic in greater volumes than local roads, and provide access from local roads to other collector roads and to Type ‘C’ arterial roads.

The applicant’s proposal will be assessed against these policies of the Official Plan during the further processing of the applications.

### **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 West Shore Neighbourhood is one of nine "Focus Neighbourhoods" that are the subject of the Study. The Study further identified and examined specific "Precincts" within the Focus Neighbourhoods. The subject lands are not located within an area identified as a Precinct.

The Planning Options Report, which was received by Council in January 2020, completes Phase 2 of the Study. The Report provides a rationale for a preferred strategy for managing new infill and replacement housing while respecting and/or enhancing a neighbourhoods character. Phase 3 of the Study will conclude with final recommendations for implementation tools that the City can use to review and consider future infill and replacement housing. Since the Study is not yet complete, this proposal will be reviewed keeping in mind the purpose of the Study and consider the proposed built form especially as it relates to existing adjacent properties.

### **4.4 Zoning By-law 2511, as amended**

The subject lands are currently zoned "I(C)-DN(1)" within Zoning By-law 2511, as amended by site specific By-law 2865/88, which permits the use of the lands for a church and a day nursery. The applicant is requesting to rezone the subject lands to an appropriate residential zone category with site-specific performance standards to facilitate the proposal.

## **5. Comments Received**

### **5.1 Resident Comments**

On January 28, 2020, a Public Open House meeting was hosted by the City Development Department to inform area residents about the development proposal. Approximately 30 residents attended the meeting. As of the date of this report, the City has received 6 written comments from the public. The following is a list of key comments and concerns expressed by the residents at the meeting, and written comments received:

- concerned that the front yards along Eyer Drive and the common outdoor amenity area will not be maintained appropriately
- commented that the proposed building heights are out of character with the existing dwellings in the surrounding neighbourhood
- concerned that the proposal will result in shadowing and privacy concerns for the abutting residents immediately to the east
- concerned with the potential dust, vehicle and noise nuisances during the construction process
- commented that the proposed density and population increase will result in negative traffic impacts along Oklahoma Drive and Whites Road, which is already congested

- concerned the intersection of Oklahoma Drive and Eyer Drive cannot accommodate the additional vehicles that will be generated by this development
- questioned if any improvements or signalization were proposed for the Oklahoma Drive and Eyer Drive intersection
- concerned that there is an insufficient amount of resident and visitor parking proposed to support the development, which will result in vehicles being parked along Eyer Drive and Abingdon Court
- commented that each unit will require more than the two parking spaces proposed
- questioned how garbage generated from the condominium will be addressed and if there will be a garbage enclosure area
- concerned there is insufficient greenspace proposed

## 5.2 Agency Comments

- |                              |   |
|------------------------------|---|
| Region of Durham             | <ul style="list-style-type: none"> <li>• the proposed applications support residential infill, compact development, and contributes to the Region's housing supply, and conforms to the Regional Official Plan, the Provincial Policy Statement and the Growth Plan</li> <li>• municipal water supply and sanitary sewer servicing are available to service the proposed development</li> <li>• the proposed internal private road does not meet the requirements for Regional Waste Collection</li> <li>• should the plan not be revised to maintain Regional Waste Collection standards, the proposed development will be required to have private waste collection</li> <li>• the application to amend the City of Pickering Official Plan is considered to have no significant Regional or Provincial concerns and is exempt from Regional approval</li> <li>• no objection to the approval of the plan of subdivision and plan of condominium, subject to applicable conditions</li> </ul> |
| Metrolinx                    | <ul style="list-style-type: none"> <li>• the subject lands are located greater than 300 metres from a GO Transit rail corridor and/or facility</li> <li>• no comments or concerns</li> </ul>  |
| Durham District School Board | <ul style="list-style-type: none"> <li>• no objections to the approval of the proposed development</li> <li>• approximately 9 elementary students could be generated through the proposed development</li> <li>• pupils generated through this development will attend existing school facilities</li> </ul>  |
| Durham Catholic School Board | <ul style="list-style-type: none"> <li>• no objections to the proposed development</li> <li>• students from this development will attend Father Fenelon Catholic Elementary School and St. Mary's Secondary Catholic School</li> </ul>  |

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## **6. City Department Comments**

### **6.1 Fire Services**

- no objection to the proposed development
- the proposed private road will allow for adequate access for emergency vehicles
- fire hydrants will be required within 90 metres of all principal unit entrances

### **6.2 Engineering Services Department**

- no objection to the proposed development
- request that the applicant provide Traffic Signal Warrant calculations for the Oklahoma Drive and Eyer Drive intersection to confirm if a full traffic signal is required
- request that the applicant provide a safety review of the existing Fairport Beach Public School driveway access at the northeast corner of the Oklahoma Drive and Eyer Drive
- the Owner shall satisfy all requirements, financial and otherwise, of the City of Pickering, including the execution of a subdivision agreement between the Owner and the City of Pickering concerning the provision and installation of services, grading, drainage and other local services

### **6.3 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 Phase 3 recommendations of the Infill and Replacement Housing in Established Neighbourhoods Study
- assessing the appropriateness of the proposal, including the requested increase in density
- ensuring appropriate zoning performance standards are implemented to facilitate a building design that is in keeping with the character of the surrounding residential community
- evaluating the appropriateness of the proposed site layout, building setbacks, building heights, and landscaping to ensure the City's urban design objectives are achieved
- assessing the appropriateness of the proposed access on Eyer Drive and whether a secondary access is required for Fire Services and Waste Management
- evaluating the Oklahoma Road and Eyer Drive intersection to determine if improvements are required as a result of the proposed development
- exploring alternative site-design options to accommodate municipal garbage collection

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.

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## 7. Information Received

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

- Conceptual Site Plan, prepared by RN Designs, dated July 30, 2019
- Planning Report, prepared by GHD, dated October 2019
- Sustainable Development Report, prepared by GHD, dated October 2019
- Draft Plan of Subdivision, prepared by GHD, dated July 2019
- Draft Plan of Condominium, prepared by GHD, dated October 2019
- Transportation Impact Study, prepared by NexTrans, dated October 1, 2019
- Arborist Report and Tree Preservation Plan, prepared by Ontree, dated July 13, 2019
- Functional Servicing and Stormwater Management Report, prepared by Husson, dated October 2019
- Grading Plan, prepared by Husson, dated October 9, 2019
- Servicing Plan, prepared by Husson, dated October 9, 2019
- Erosion and Sediment Control Plan, prepared by Husson, dated October 9, 2019
- Geotechnical Investigation, prepared by EXP, dated August 23, 2019
- Noise Impact Study, prepared by J.E. Coulter Associates Limited, dated October 30, 2019
- Phase 1 Environmental Site Assessment, prepared by EXP, dated August 29, 2019

## 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 Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

## 9. Owner/Applicant Information

The owner of this property is Katanna Oklahoma LP and is represented by GHD Ltd.

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## Attachments

1. Location Map
  2. Air Photo
  3. Submitted Conceptual Site Plan
  4. Submitted Conceptual Elevations – View from Eyer Drive
  5. Submitted Conceptual Elevations – View from Internal Road
  6. Submitted Draft Plan of Subdivision
  7. Submitted Draft Plan of Condominium
-

**Prepared By:**



Cody Morrison  
Planner II



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Manager, Development Review &  
Urban Design

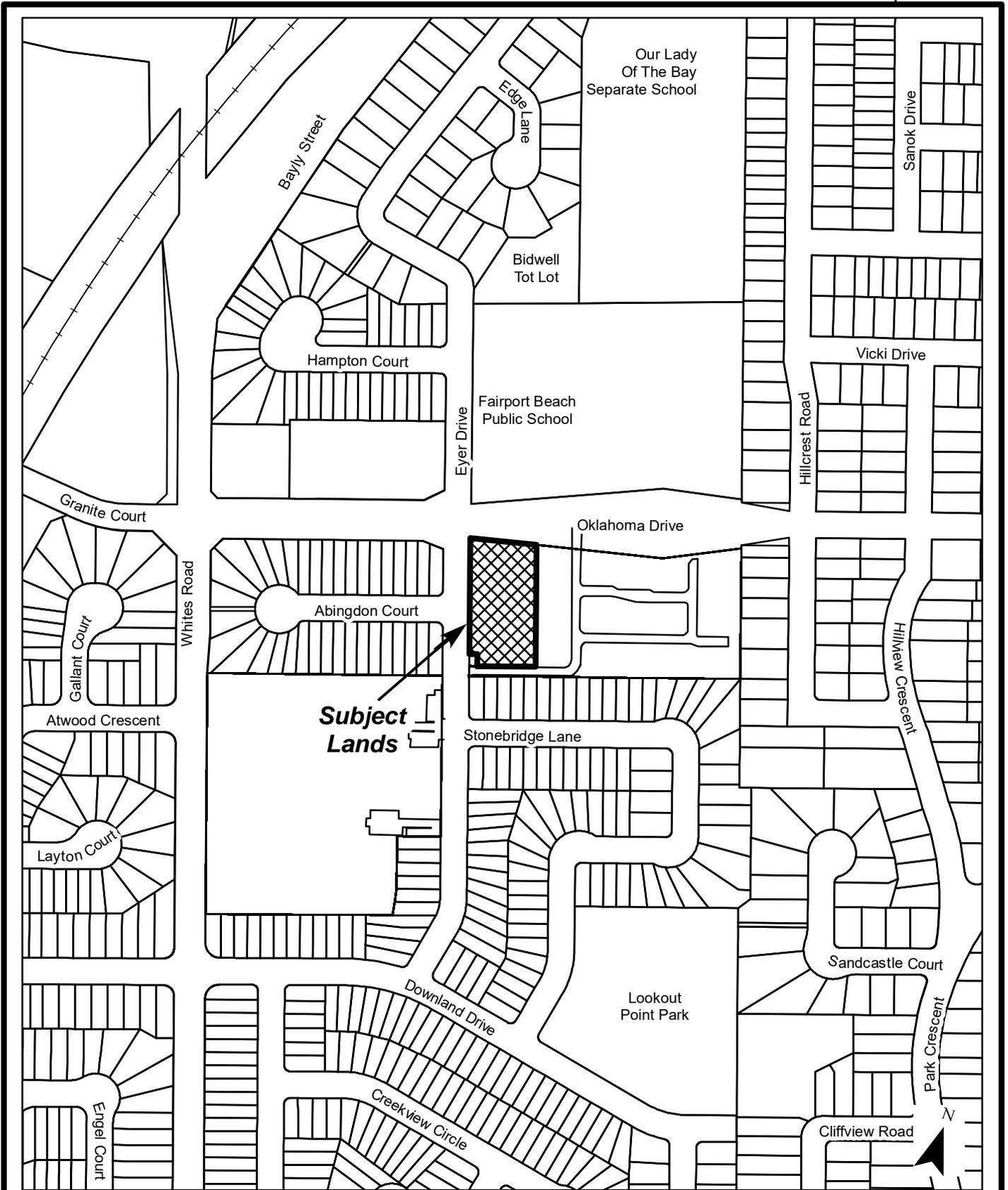
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Date of Report: May 19, 2020

**Approved/Endorsed By:**

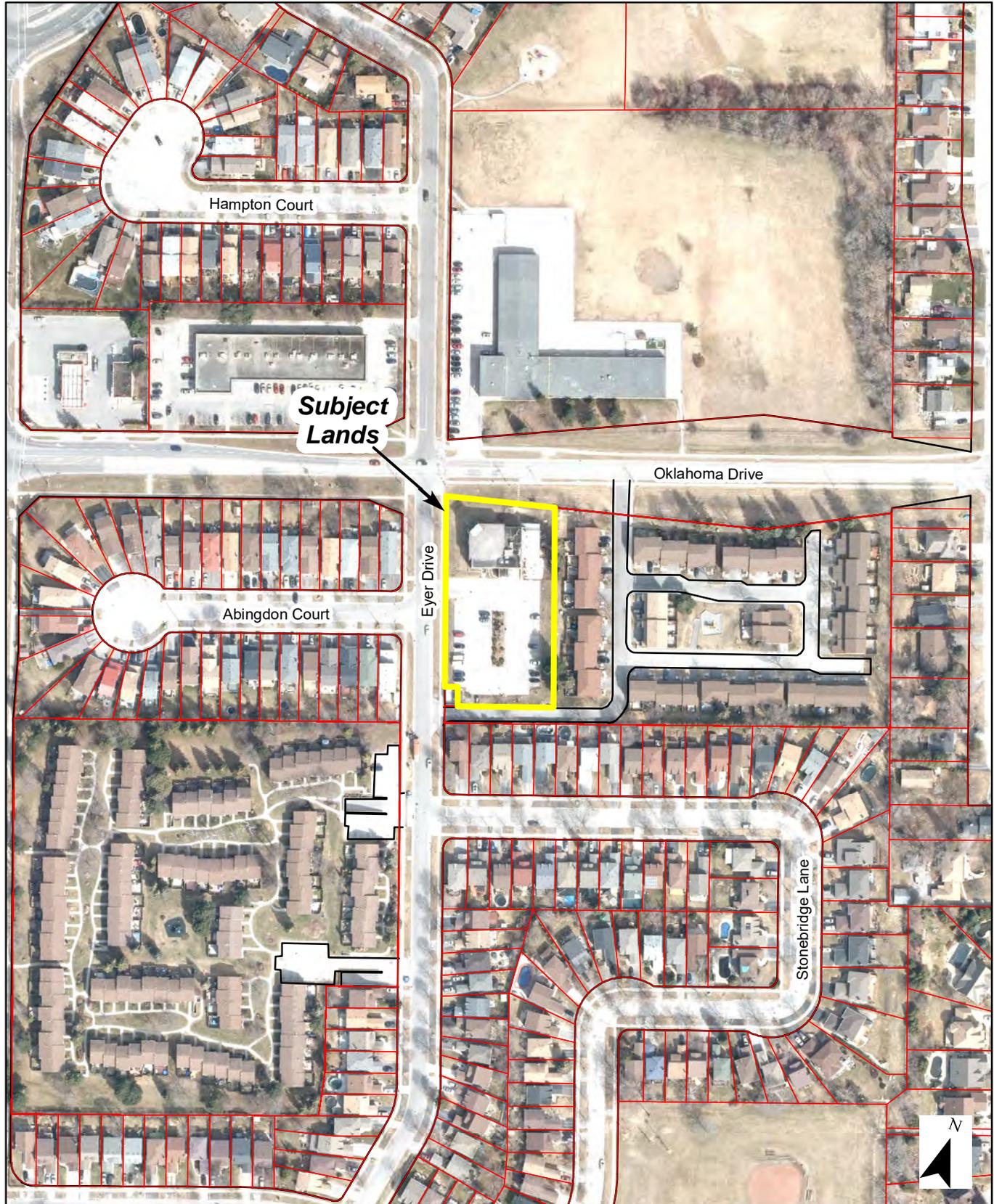


Catherine Rose, MCIP, RPP  
Chief Planner



  
**PICKERING**  
 City Development  
 Department

<b>Location Map</b>	
<b>File:</b> OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04	
<b>Applicant:</b> Katanna Oklahoma LP	
<b>Property Description:</b> Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401 (755 Oklahoma Drive)	
<b>Date:</b> Mar. 16, 2020	<b>SCALE:</b> 1:4,000
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City of  
**PICKERING**  
 City Development  
 Department

**Air Photo Map**

**File:** OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04

**Applicant:** Katanna Oklahoma LP

**Property Description:** Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401  
 (755 Oklahoma Drive)

**Date:** Mar. 16, 2020

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**SCALE:** 1:2,500  
 THIS IS NOT A PLAN OF SURVEY.



City of  
**PICKERING**  
City Development  
Department

**Submitted Conceptual Plan Site Plan**

**File No:** OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04

**Applicant:** Katanna Oklahoma LP

**Property Description:** Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401  
(755 Oklahoma Drive)

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

**DATE:** Feb 28, 2020



**Submitted Conceptual Elevation - View from Eyer Drive**

**File No:** OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04

**Applicant:** Katanna Oklahoma LP

**Property Description:** Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401  
(755 Oklahoma Drive)

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

**DATE:** Mar 2, 2020

*City of*  
**PICKERING**  
City Development  
Department



City of  
**PICKERING**

City Development  
Department

**Submitted Conceptual Elevation - View from Internal Road**

**File No:** OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04

**Applicant:** Katanna Oklahoma LP

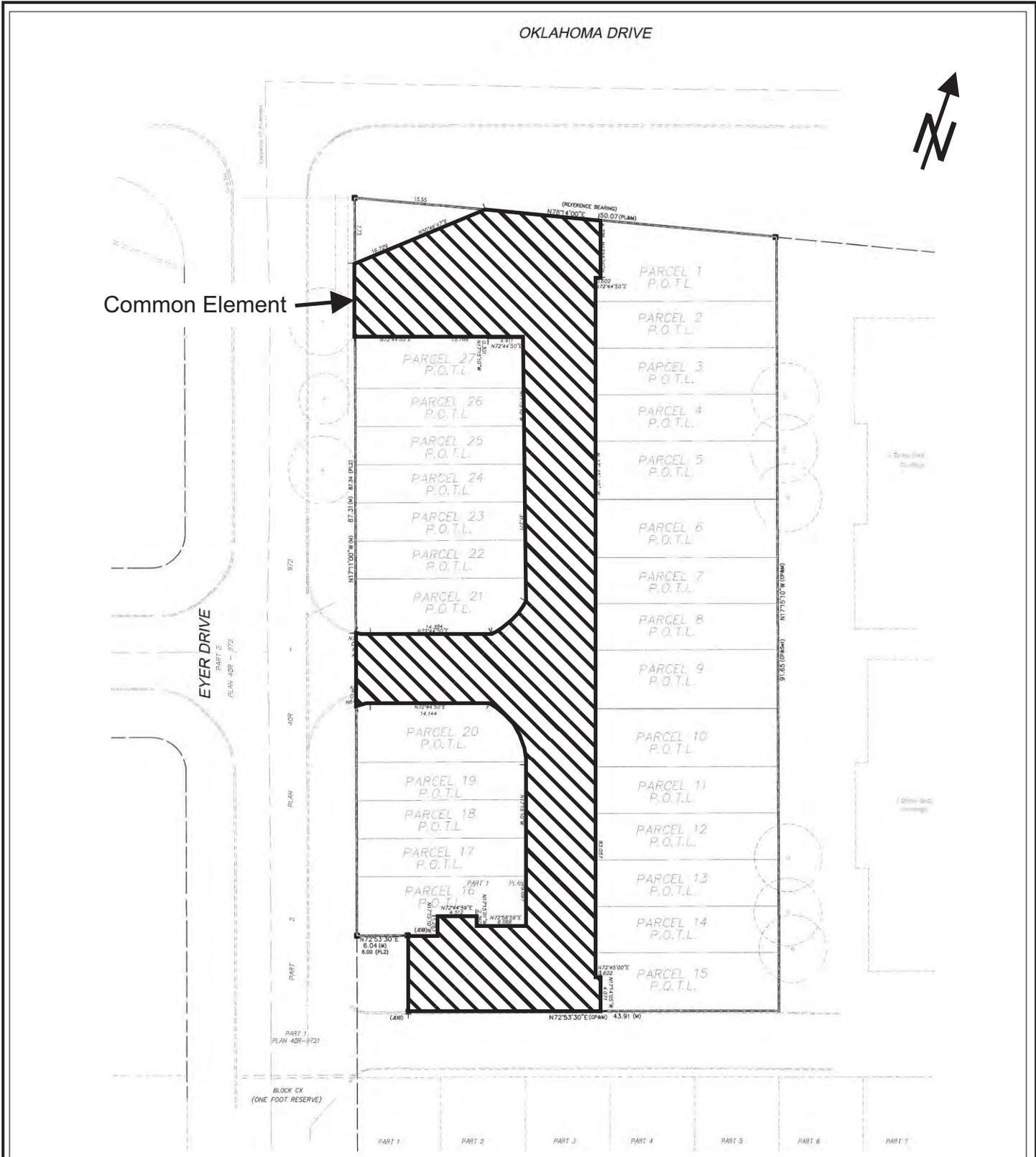
**Property Description:** Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401

(755 Oklahoma Drive)

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**DATE:** Mar 2, 2020





City of  
**PICKERING**  
City Development  
Department

**Submitted Draft Plan of Condominium**

**File No:** OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04

**Applicant:** Katanna Oklahoma LP

**Property Description:** Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401  
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