

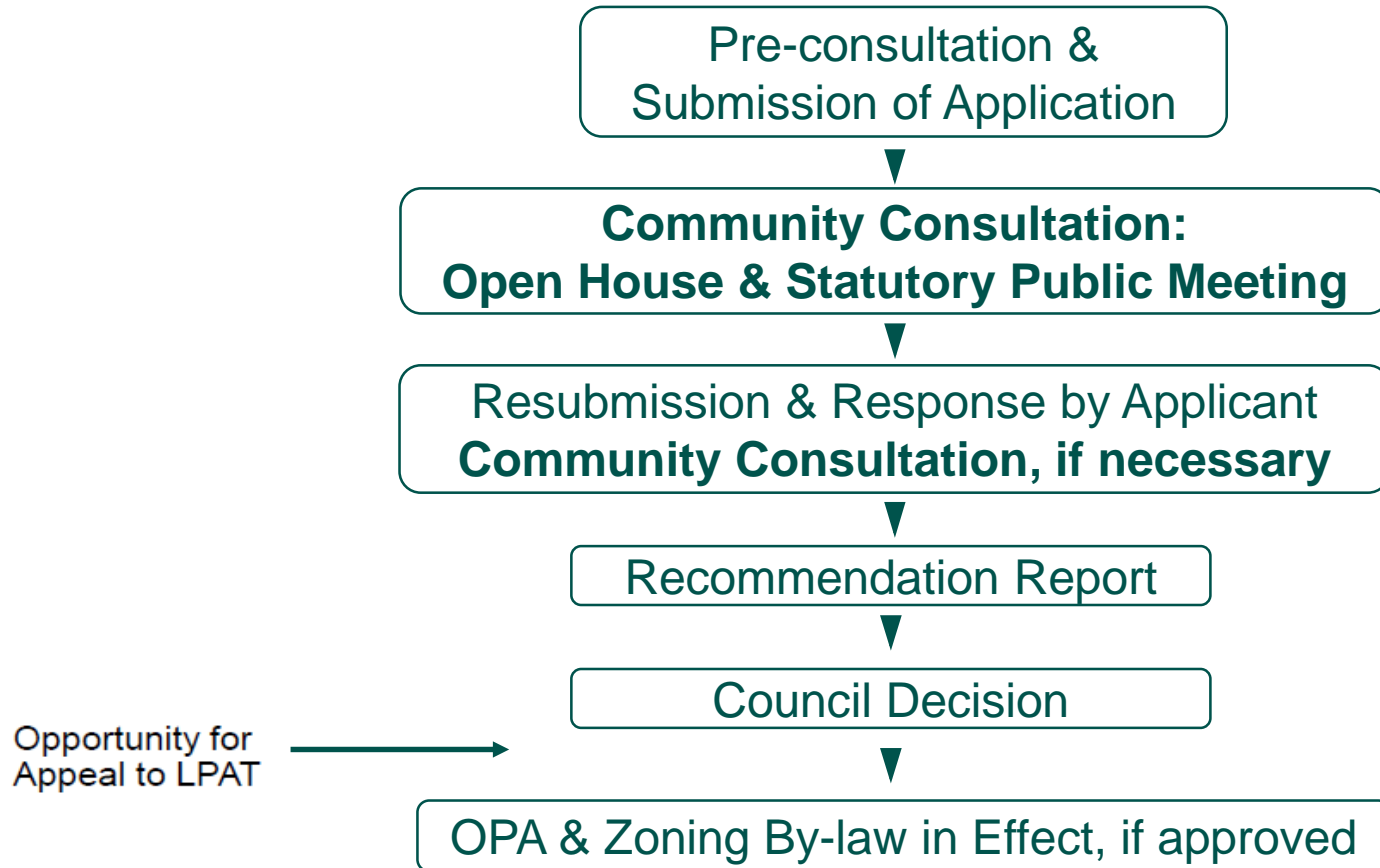
Electronic Public Open House

First Simcha Shopping Centres Limited, Calloway
REIT (Pickering) Inc. (**Smart Centres**)
1899 Brock Road

Official Plan Amendment, Zoning By-law Amendment
& Site Plan Applications

OPA 20-003/P, A 07/20 & S 06/20

Planning Approval Process



Pre-Consultation & Submission of Application

- A pre-consultation meeting was held on: August 12, 2019
- Official Plan, Zoning By-law Amendment and Site Plan applications were submitted on: April 24, 2020
- The City deemed the applications complete on: June 5, 2020

Materials Submitted with Applications

The following material have been submitted with the applications:

- Architectural Plans
- Phasing Plan
- Planning Rationale
- Transportation Statement
- Civil Engineering Plans
- Master Servicing Report & Stormwater Report
- Geotechnical Report
- Hydrogeology Report
- Landscape Plan
- Tree Inventory Plan
- Shadow Study
- Wind Study
- Phase One ESA
- Urban Design Brief
- Noise Report

City's website:

pickering.ca/devapp

Circulation and Review

Applications were circulated to:

- Ministry of Transportation (MTO)
- Toronto and Region Conservation Authority (TRCA)
- Region of Durham Planning and Economic Development
- School Boards
- Hydro One
- Utility Providers (Rogers, Bell, Enbridge Gas, Elexicon)
- City of Pickering Departments including:
Planning & Design, Engineering Services, Fire Services,
Building Services and Sustainability

Community Consultation

- Applicant's submitted information and reports are posted on the City's website – pickering.ca/devapp
- Notice of the Open House was distributed to the residents within 150 metres of the subject lands and an extended circulation area established in consultation with the area Councillor's
- The City has received 15 written submissions

Resident Comments

- Proposal will increase traffic congestion on roads within the surrounding neighbourhoods
- Roads and off ramps do not have the capacity to handle more vehicles
- Building heights are too tall, not appropriate at this location and not compatible with the surrounding established neighbourhoods
- Proposal will create privacy and shadow impacts

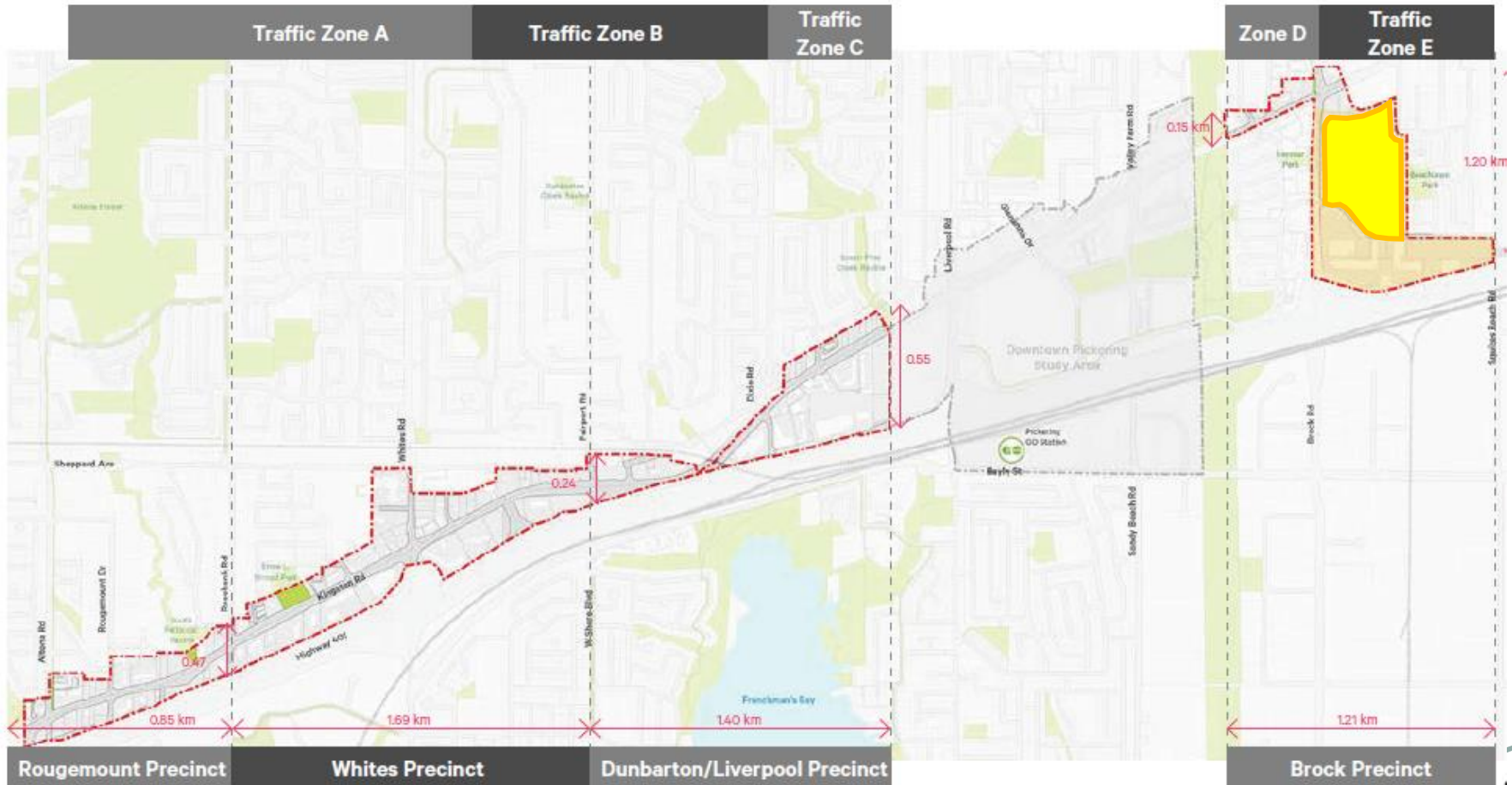
Resident Comments

- Vibration during construction will impact surrounding homes
- Property currently under utilized and in need of revitalization
- Wider sidewalks, pedestrian routes, bike lanes needed for safe pedestrian and bike travel
- Buildings should be a high quality design

Next Steps

- Statutory Public Information Meeting – Fall 2020
- Staff will prepare a detailed response to applicant
- The applicant provides a resubmission and staff recirculates the updated supporting information and materials to City Departments and external agencies
- Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal

Kingston Road Corridor and Speciality Retailing Node Intensification Study



Brock Precinct Intensification Plan



Next Steps: Kingston Road Corridor and Speciality Retailing Node Intensification Study

- City Staff have commenced the Official Plan Amendment process, which will include opportunities for stakeholder and community participation later this fall
- If you have any questions regarding this study, please contact Kristy Kilbourne (kkilbourne@pickering.ca) or Déan Jacobs (djacobs@pickering.ca) or by telephone at 905.420.4617.