

Notice of Electronic Statutory Public Meeting

Due to the current COVID-19 pandemic and the Premier's Emergency Order to limit gatherings, and maintain physical distancing, the Council Chambers remain closed to the Public, and the Planning & Development Committee is holding an Electronic Statutory Public Meeting, as authorized under section 238 of the *Municipal Act, 2001*, as amended. The electronic public meeting will provide interested parties the ability to learn more about the proposal, and provide any comments and feedback before any decisions are made on these applications. This Electronic Statutory Public Meeting will be held on:

Monday, June 7, 2021 at 7:00 pm

Residents can participate electronically by audio, or watch the meeting live streamed via the City of Pickering's YouTube channel.

<https://www.youtube.com/user/SustainablePickering>

Please note that this item is scheduled for 7:00 pm, however, this matter could be delayed due to Committee's consideration of preceding agenda items.

Should you wish to address the City Development Department and the Planning & Development Committee during the electronic meeting, please register with the City Clerk by 12:00 noon on the business day prior to the meeting.

Please visit www.pickering.ca/delegation to register or email clerks@pickering.ca. Please ensure that you provide the telephone number you wish to be called at so that you can be connected via audio when it is your turn to make a delegation.

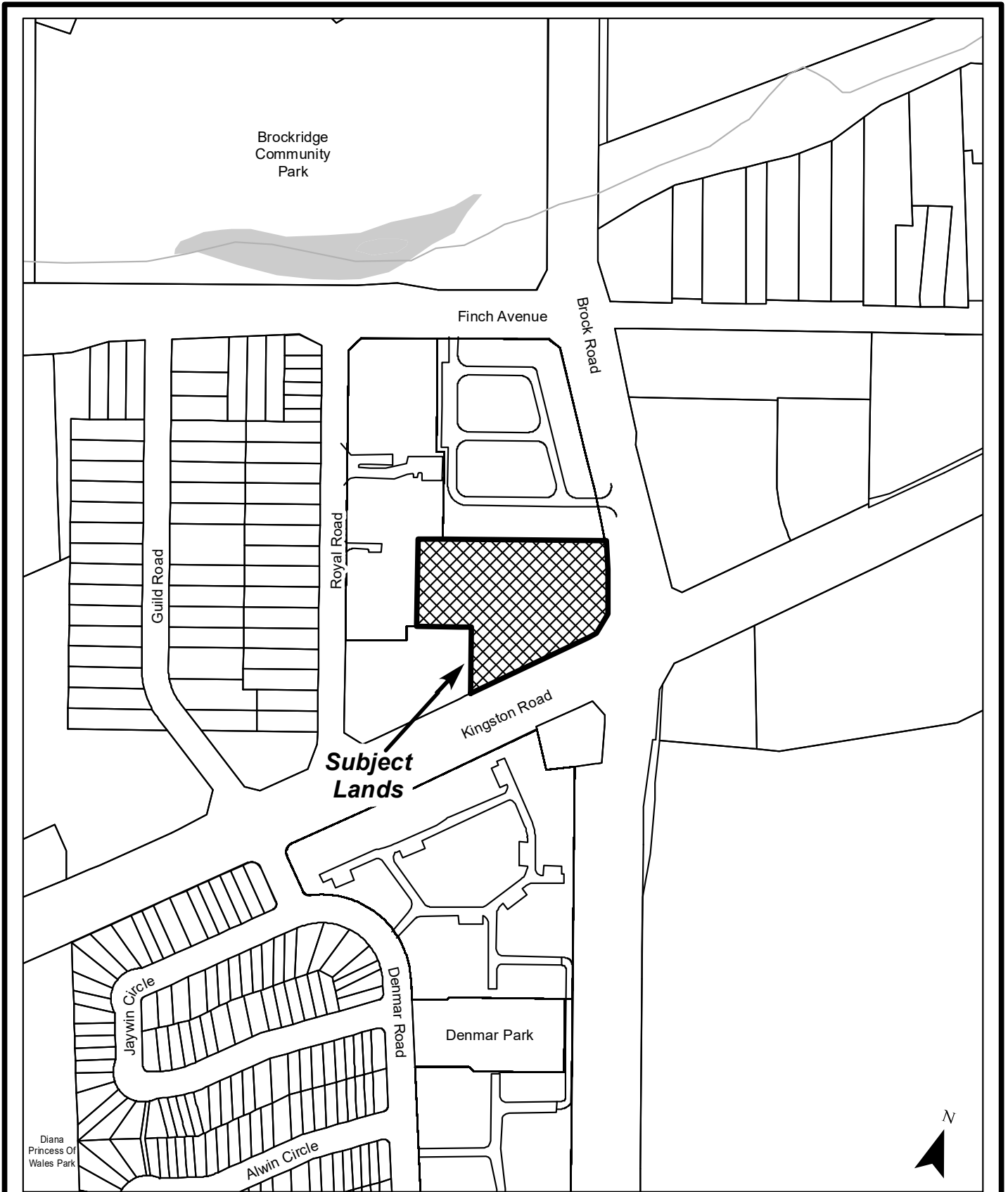
The following is a brief description of the proposal:

File Types & Numbers	Official Plan Amendment Application OPA 20-008P Zoning By-law Amendment Application A 13/20
Owner/Applicant	Brock & Kingston Holdings Inc
Property Location	1970 Brock Road Northwest corner of Brock Road and Kingston Road (see attached Location Map)
Ward	3
Proposal	The applicant is proposing a mixed-use development containing 860 residential units and 1,430 square metres of commercial floor space. Multiple buildings are proposed including two residential towers (31 and

	<p>34 storeys in height) connected by a 6-storey podium structure with commercial space on the ground floor. A 12-storey mid-rise residential building and 25, 3-storey townhouses are proposed north of the towers.</p> <p>The property includes a stone building designated under Part IV of the <i>Ontario Heritage Act</i> (Post Manor), which is proposed to be moved to the north east portion of the site fronting Brock Road. Vehicular access to the development is proposed via two right-in/right-out driveways from Brock Road and Kingston Road.</p> <p>The purpose of the Official Plan Amendment application is to request a site-specific exception to increase the maximum permitted residential density from 140 units per net hectare to 723 units per net hectare, and increase the maximum permitted floor space index from 2.5 to 5.6. The intent of the Zoning By-law Amendment application is to rezone the subject lands to an appropriate zone category and establish appropriate zoning performance standards to implement their proposal.</p>
Written Information Available	<p>Information Report available on the City's website at https://calendar.pickering.ca/council on or after May 28, 2021. If you do not have access to a computer, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.</p>
Last Date for Comment	June 14, 2021
City Development Contact	<p>Elizabeth Martelluzzi Planner II, Heritage Tel: 905.420.4617 extension 2169 Fax: 905.420.7648 Email: emartelluzzi@pickering.ca</p>
Reports Submitted with the Application	<ul style="list-style-type: none"> • Architectural Drawings • Planning Rationale Report • Functional Servicing Report • Heritage Impact Assessment • Noise and Vibration Impact Study • Pedestrian wind Assessment • Phase One Environmental Site Assessment • Phase Two Environmental Site Assessment • Transportation Impact Study • Tree Inventory Report • Tree Protection Plan <p>These reports and plans are available for public review on the City's website at www.pickering.ca/devapp.</p>
Pickering Official Plan Designation	"Mixed Use Areas – Mixed Corridors" within the Village East Neighbourhood

Zoning By-law 3036	“LCA-4” & “LCA-4A” – Local Central Area
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca
Planning Act Requirements	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at an Electronic Statutory Public meeting or make written submissions to the City of Pickering before the Official Plan and/or Zoning By-law Amendment are passed or before the City of Pickering gives or refuses to give approval of the draft plan of subdivision, the person or public body:</p> <ul style="list-style-type: none"> i) is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal; and, ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	May 12, 2021
<p>Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.</p>	

City Clerk



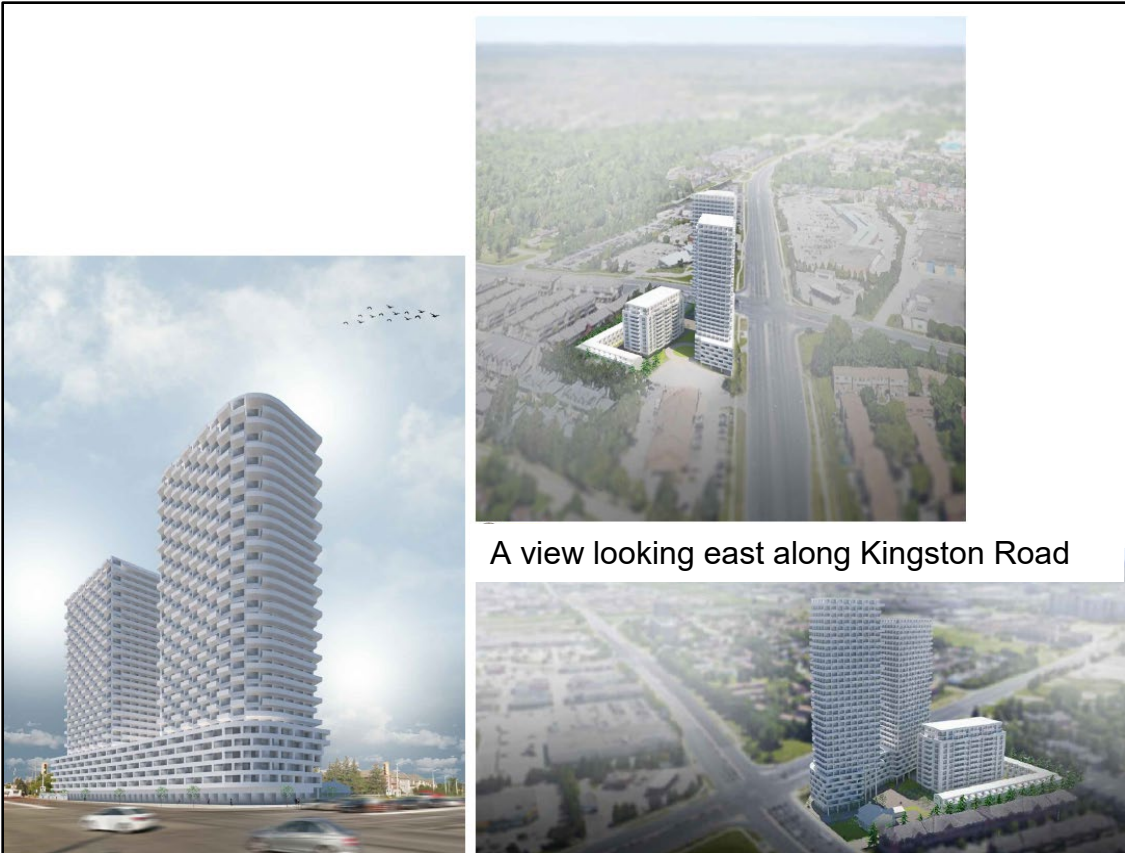

PICKERING
 City Development
 Department

Location Map	
File: OPA 20-008/P, A 013/20	
Applicant: Brock and Kingston Holdings Inc.	
Property Description: Part of Lot 19, Concession 1, N, Now Part 1, 40R8663 (1970 Brock Road)	
Date: Dec. 21, 2020	SCALE: 1:4,000
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THIS IS NOT A PLAN OF SURVEY.	

Submitted Concept Plan



Submitted Renderings



A view looking east along Kingston Road

A view looking northwest from Kingston Road and Brock Road

A view looking southwest