

February 4, 2025

City of Pickering
City Development
One The Esplanade
Pickering, ON L1V 6K7

Attention: Ms. Amanda Dunn, Principal Planner, Development Review

**Re: Resubmission of Applications for Official Plan and Zoning By-law
Amendment
Bayfield Realty Advisors Inc.
1755 Pickering Parkway
City of Pickering, Ontario**

City File: OPA 22-002/P, A 05-22
Our File: BRA/PCK/06-01

On behalf of Bayfield Realty Advisors and Pickering Ridge Lands Inc., Zelinka Priamo Ltd. is pleased to submit revised materials for the active Official Plan Amendment and Zoning By-law Amendment Applications for the above-noted lands in the City of Pickering, Ontario (the "Site").

BACKGROUND

The Site is located at 1755 Pickering Parkway, generally bound by Brock Road to the west, Pickering Parkway to the north, Notion Road to the east, and Highway 401 to the south. The lands are currently developed with several commercial retail establishments, including a Staples, Goodlife Fitness, Blue Sky Supermarket, and several other tenants and associated parking areas.

Under the City of Pickering Official Plan as amended by Official Plan Amendment 38, the Site is within the Brock Precinct of the Kingston Road Corridor and Specialty Retailing Node Intensification Area, and designated Mixed Use Type A, Mixed Use Type C, Residential, and the eastern portion of the site as Natural Areas. The Site is zoned MU-SRN-1 and (H)MU-SRN-1 under Zoning By-law 7176/11.

On June 6, 2022, Zelinka Priamo Ltd. submitted the original Official Plan Amendment and Zoning By-law Amendment Applications (the "applications"). The applications were intended, at that time, to implement the Official Plan Amendment for the entire Site but implement the Zoning By-law Amendment for only phase 1 of the proposed redevelopment. On April 12, 2024, revised applications were submitted, proposing comprehensive Official Plan and Zoning By-law Amendments to facilitate the phased redevelopment of the entire Site, including phases 1 through 7 for a mix of uses in a high-density format. The revised scope was a result of consultation with City Staff who encouraged this 'site-wide' approach, rather than limiting the Zoning By-law Amendment to phase 1.

An Open House meeting was held in-person on September 18, 2024 to inform the

community about the proposed development, and hear comments/questions from the public. The Open House Meeting was attended by approximately 22 members of the public.

On November 4, 2024, the Statutory Public Meeting was held in Council Chambers. Further to the Open House, the purpose of the meeting was to present the proposed development to Council and the public. There was one (1) member of the public who provided comments at the meeting.

Now in receipt of comments from all relevant City and Region departments, other agencies, members of the public, and City Council, Zelinka Priamo Ltd. provides this comprehensive resubmission package to address comments with a further refined proposal.

REVISED PROPOSAL

The applicant, Bayfield Realty Advisors Inc., in coordination with the landowner Pickering Ridge Lands Inc., are proposing to comprehensively redevelop the Site for a mix of uses, including office, commercial, and high-density residential uses, in accordance with the Kingston Road Corridor and Specialty Retailing Node Intensification Plan (the "Proposed Redevelopment").

The applicant is intending to proceed with redevelopment of the first phase, located at the westernmost portion of the site along Brock Road. The applications would facilitate redevelopment of these lands, and future phases are proposed to be subject to a Hold, which would require further analysis at the time of redevelopment. The applications seek to establish appropriate zoning parameters for the development of future phases, while recognizing that additional review is warranted. Accordingly, the plans submitted in support of these applications are conceptual in nature, and reflect potential deployment of the proposed zoning.

The conceptual built form of the Proposed Redevelopment continues to consist of 7 phases of redevelopment, with multiple buildings and with heights ranging from 20 to 43 storeys. A large public park features prominently in the centre of the Site, and is anticipated to be dedicated to the City at the appropriate time being as future phases proceed.

Some of the key changes made to the concept plans through this revision include:

- The Public Road network has been modified to eliminate the east-west portion of road located on the north side of the public park, and instead directing traffic to the singular future public road located at the south end of the park. Further, the proposed signalized intersection along Pickering Parkway has been adjusted and shifted to the east in accordance with staff comments, and the westerly access along Pickering Parkway has been revised to a private access to the two phases with frontage along Pickering Parkway;
- As a result of the elimination of Public Road network, the size of the park has been further increased, totalling 13,833 sq.m, and representing 14.57% of the site area.
- The proposed public road has been widened to 20m in most locations, in order to accommodate layby parking adjacent to the park. The public road in front of Phase 1 and Street B are identified as 18.5m in width, reflecting efficient use of land in an intensification area;
- Podium heights have been reduced to 6 storeys from 7 storeys;
- Revision to the proposed servicing strategy, to better align with the planned phasing and municipal assumption of servicing infrastructure; and
- Technical revisions to a number of materials provided in this submission, including the Draft Zoning By-law Amendment, which provides the detailed regulations for

the orderly development of the Site.

PROPOSED OFFICIAL PLAN AMENDMENT

The draft Official Plan Amendment would implement the South Pickering Intensification Study as it relates to the Site, including by implementing on a site-specific basis the maximum FSI of 5.0 that is allowable by OPA 38, and implementing site specific height permissions for the Site that reflect their context along Highway 401. New policy will permit high-density, mixed-use redevelopment of the Site and guide their future redevelopment, consistent with the intent and purpose of OPA 38. The Draft Official Plan Amendment is modified to reflect the approval of OPA 38.

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment seeks to implement the applicable zoning framework to regulate all phases of the Proposed Redevelopment. The proposed Zoning By-law Amendment would introduce a site-specific by-law for the Site in a manner consistent with the Official Plan Amendment and the direction of OPA 38, and that is consistent and conforms with the provincial policy framework, and in consideration of relevant design guidelines.

The lands associated with Phases 2-7 would be subject to zoning with a Holding provision, to be lifted at the time of future development of those phases, upon municipal approval of more detailed technical studies. The conditions to remove the hold have been expanded to include preparation of a “community services and facilities study”, which would facilitate review of community services in the context of comments received by the Durham District School Board. The addition to the hold was discussed with, and agreed by staff of the Durham District School Board as an appropriate measure to ensure that the school board is involved in future phases and can provide comment on the need to secure a new school, based on a number of factors that cannot be predicted at the time of the rezoning of the lands.

In this revised submission, the Draft Zoning By-law Amendment has been modified to reflect the updated conceptual master plans, including modifications to schedules and zoning provisions related to parking standards including provisions for car-share parking, POPS, live-work dwellings, and reducing the podium height maximum.

The proposed amendments to the Zoning By-law, continue to seek to establish a framework that would facilitate comprehensive redevelopment of the Site for a range of purposes. Following modification, in our opinion the proposed Zoning By-law Amendment continues to represent good planning.

Affordable Housing Commitment

City of Pickering Staff comments note a “requirement” for the owner to commit to the provision of affordable housing as part of the applications subject to review. While there is no policy “requirement” that the owner provide affordable housing, the owner has provided a letter that summarizes their commitment to the provision of affordable housing as part of the redevelopment of their lands. This commitment to provide affordable housing, includes the provision of 10 units in the first phase of development, secured at an affordable rate. Future phases of development can be evaluated based on market conditions at the time of development. The applications continue to represent substantial growth and contribution to housing supply in the City of Pickering.

SUBMISSION PACKAGE

The following materials are provided with this resubmission in digital form:

- This Cover letter, dated October 6, 2025;
- Detailed Comments Response Matrix dated October 6, 2025;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Affordable Housing Commitment Letter, prepared by Bayfield Realty Advisors dated October 6, 2025;
- Architectural Master Plan Set by Turner Fleischer Architects Inc. dated October 6, 2025, including:
 - Site Statistics;
 - Site Plan / Roof Plan;
 - Phasing Plan;
 - Underground Garage Plans;
 - Ground Floor Plans.
- Phase 1 Detailed Architectural Plans prepared by Turner Fleischer Architects Inc. dated October 6, 2025, including:
 - Statistics;
 - Survey;
 - Context Plan;
 - Site Plan / Roof Plan;
 - Residential Solid Waste Management Plan;
 - Underground Plans;
 - Floor Plans;
 - Elevations;
 - Bird Strike Study;
 - Building Sections;
 - Details.
- Urban Design Brief prepared by Turner Fleischer Architects Inc. dated October, 2025, including:
 - Sun/Shadow Study;
 - Building Elevations and Conceptual Renderings;
 - Road Cross Sections;
 - Cross Sections indicating Angular Planes;
 - Sustainability Checklist.
- Addendum to Transportation Impact Study prepared by RVAnderson Associates Limited, dated August 29, 2025;
- CN Development Review Form; and
- Email from Ministry of Transportation dated February 7, 2023 pursuant to comment #61.

Please note that revised Civil Engineering materials will follow shortly under a separate submission cover. This will include:

- Conceptual Global and Phased Site Servicing Plans; and
- Revised Functional Servicing Report.

We trust that the enclosed information is complete and satisfactory. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Rob MacFarlane, MPL, MCIP, RPP
Senior Associate

cc. Bayfield Realty Advisors Inc.