

Delivered Digitally to the City of Pickering

March 27th, 2026

**RE: Official Plan and Zoning Bylaw Submission  
1884 Liverpool Road and 1885 Glendale Drive, Pickering, ON**

Batory Planning + Management has been retained by Louisville Homes Limited as the planning and development management consultant with respect to the redevelopment of 1884 Liverpool Road and 1885 Glendale Drive, Pickering (the “Subject Site”).

The Subject Site is located at the northwest corner of Liverpool Road and Glenanna Road, with additional frontage along Glendale Drive, within Ward 2 – Liverpool Neighbourhood, as shown in Figure 1 below. The lands are approximately 2,240.7 square metres in area following conveyances and are currently occupied by two single detached dwellings.



Figure 1: Aerial photo of the subject site

## **The Subject Site and Surrounding Context**

Located in the Liverpool Neighbourhood, Ward 2, the Subject Site is currently occupied by two single detached houses. The City of Pickering Official Plan designates the subject site as “Low Density Area’ on Schedule 1 Land Use Structure. The site is zoned “Residential First Density” (R1D) in the City of Pickering Zoning By-law 8149-24, as amended.

The Subject Site is surrounded by a predominantly residential context characterized by a mix of low- and medium-density built form. To the north, there are low-density residential lands consisting of bungalows and two-storey detached dwellings. East of the site, lands designated for medium-density residential uses include a range of townhouse and semi-detached dwellings, with built forms generally ranging from two to four storeys; however, these developments exhibit limited interface with the public realm. To the south, more recent townhouse developments provide an enhanced streetscape condition, with pedestrian-oriented design features such as direct unit access, increased façade articulation, and improved visual engagement with the street. Further south, Kingston Road serves as a prominent commercial corridor and transit spine within the City. To the west, across Glendale Drive, the area transitions back to low-density residential uses, consisting of bungalow and two-storey detached dwellings.

## **Background and Pre-Application:**

A pre-consultation meeting was held on June 10, 2024, with staff from the City's development review departments. Comments and the preapplication checklist were received shortly after. Since then, there have been internal discussions with staff on the proposed density. Through discussions, it was advised that the proposed development requires an application to amend the Official Plan and Zoning By-law. At this time, all comments from City Staff and external agencies have been received, and the owners have since been working with staff and the consultant team to refine the application further for an official submission.

## **Proposed Development:**

The proposed development replaces the existing single detached dwellings with a 3-storey stacked townhouse development comprising 51 residential units and approximately 3,207 square metres of gross floor area. The proposal includes 173.4 square metres of outdoor amenity space, as well as 56 vehicle parking spaces and 56 bicycle parking spaces, all accommodated within an underground level.



The development has been carefully designed to integrate with the surrounding context through appropriate height, massing, and setbacks, reflecting the existing pattern of 2- to 3-storey townhouse developments at the Liverpool Road and Glenanna Road intersection. Site planning incorporates a central outdoor amenity area along Glendale Drive, providing a transition to the adjacent low-density neighbourhood, while all vehicular functions are internalized and accessed from Glenanna Road to enhance the public realm.



Building orientation and frontage conditions emphasize a pedestrian-friendly environment, with direct unit access, landscaping, and active street interfaces along both arterial roads. The proposal also incorporates appropriate setbacks, stepbacks, and buffering to ensure compatibility with adjacent residential uses.



Architecturally, the development features a cohesive design with articulated façades, a mix of traditional and contemporary materials, and variation in building elements to create visual interest while maintaining continuity with the surrounding neighbourhood. The integration of landscaping, street trees, and pedestrian connections further contributes to an enhanced public realm and overall streetscape.

Overall, the proposed development represents a context-sensitive form of infill intensification that contributes to a complete and well-designed community.

### **Supporting Documents**

In support of the Official Plan and Zoning Bylaw Amendment Application Submission, please find enclosed the following digital materials:

1. OPA Application Form, prepared by Batory Planning and Management, dated March 26, 2026

2. ZBA Application Form, prepared by Batory Planning and Management, dated March 26, 2026
3. Cover Letter, prepared by Batory Planning and Management, dated March 27, 2026
4. Comments Response Matrix, prepared by Batory Planning and Management, dated March 27, 2026
5. ISDS Checklist, prepared by Batory Planning and Management, dated March 19, 2026
6. Sustainability Brief, prepared by Batory Planning and Management, dated March 19, 2026
7. Planning Justification Report, prepared by Batory Planning and Management, dated March 19, 2026
8. Draft OPA, prepared by Batory Planning and Management, dated March 19, 2026
9. Draft ZBA, prepared by Batory Planning and Management, dated March 19, 2026
10. Zoning Table, prepared by Batory Planning and Management, dated March 19, 2026
11. Topographic Survey, prepared by H.F Grander, dated February 10, 2026
12. Architectural Drawing Set, prepared by Micacchi, dated March 13, 2026
13. Site Grading Plan, prepared by Poltis, dated March 6, 2026
14. Site Servicing Plan, prepared by Poltis, dated March 6, 2026
15. Functional Servicing and Stormwater Management Report, prepared by Poltis, dated March 6, 2026
16. Landscape Drawing Set, prepared by MSLA, dated January 28, 2026
17. Tree Preservation Plan, prepared by DavidWhiteTreeCare, dated February 8, 2026
18. Arborist Report, prepared by BTi, dated February 26, 2026
19. Geotechnical Report, prepared by Soil Engineers, dated
20. Hydrogeological Report, prepared by Soil Engineers, dated March
21. Phase 1 ESA, prepared by Soil Engineers, dated February 28, 2025
22. Stage 1 and 2 Archaeological Report, prepared by Irvin Heritage, dated May 21, 2025
23. Ministry Clearance Letter, prepared by the Province of Ontario, dated July 7, 2025
24. Noise Report, prepared by SLR, dated February 12, 2026
25. Traffic Impact Assessment, prepared by UrbanTrans, dated February 9, 2026

We look forward to working with you and the City staff team. Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,



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