

Amendment ##
to the City of Pickering Official Plan

Amendment __ to the Pickering Official Plan

Purpose: The purpose of this Amendment is threefold. First to add additional policy direction to Section 9.2.1 Specific Policy Area A – Seaton Urban Area & Duffins Rouge Agricultural Preserve with respect to the lands in the Brock/407 Node designated as “Employment Area” on Map 1 of the Official Plan of the Regional Municipality of Durham. Second to amend Schedule I to the Pickering Official Plan to redesignate the lands in the Brock/407 Node from “Prestige Employment” to “Community Node”, “Medium Density Area” and “Low Density Area”. Third to amend Schedule XII to the Pickering Official Plan to redesignate the lands in the Brock/407 Node from “Prestige Employment Node” and “Community Node” to “Community Node”, “Mixed Use Corridor Type 2”, “Community Node – Interim Commercial”, “Medium Density Area”, ~~and~~ “Low Density Area Type 1”, “Seaton Natural Heritage System” and to add an additional Village Green symbol.

Location: This Amendment affects lands in the Brock/407 Node generally bounded by:

- North: Hamlet of Brougham/Highway 7;
- East: Seaton Neighbourhood 20: Thompson’s Corners/Greenbelt Plan boundary;
- South: Thompson’s Corners Community Node/Medium Density Area designation; and
- West: Seaton Natural Heritage System.

Highway 407 runs east/west through the centre of the Node, while Brock Road, a major arterial road, runs north/south and is located on the east side of the Node. A 407 Bus Rapid Transit station is located in the south/west quadrant of Highway 407 and Brock Road.

Basis: The Brock/407 Prestige Employment Node was never envisioned as an employment area for manufacturing and similar uses. The existing policy framework reflects a vision of the area as an office node and effectively limits permitted uses to research and development facilities and:

“Offices, corporate office business parks, limited personal service uses serving the area, restaurants serving the area, retail sales as a minor component of an industrial operation, hotels, financial institutions serving the areas;

Community, cultural and recreational uses, and other uses with similar performance characteristics that area more appropriately located in the employment area.”

Given the changes in the PPS definition of employment, it is no longer appropriate to include these lands in an employment designation. The vision remains the same, but the designation and policy framework require revisions to be consistent with the current PPS. It is proposed to redesignate to Community Core, together with related revisions to the abutting designations to allow better integration with the surrounding community. In addition, the associated lands to the west north of the 407 which are designated “Prestige Employment” will be evaluated separately but the prohibition of warehousing and other employment uses is proposed to be deleted. This will ensure the lands are evaluated on the same basis as the lands to the west.

Actual

Amendment: The Region of Durham Official Plan is hereby amended by:

1. By adding the following new policy, 9.2.7, to Section 9.2.1, Specific Policy Area A-Seaton Urban Areas & Duffins Rouge Agricultural Preserve:

“Within the lands designated “Employment Areas” in the Brock/407 Node, the designations and policies of the Pickering Official Plan, Neighbourhood 20: Thompson’s Corners Neighbourhood Plan shall apply.”

The City of Pickering Official Plan is hereby amended by:

Schedules

1. By modifying Schedule I, Land Use Structure, as shown on Schedule “A” to this Amendment to redesignate the Subject Lands “Community Node”, “Mixed Corridor”, “Medium Density Area” and “Low Density Area”; and,
2. By modifying Schedule XII, Neighbourhood 20: Thompson’s Corners Neighbourhood Plan as shown on Schedule “B” to redesignate the Subject Lands “Community Node”, “Community Node – Interim Commercial”, “Mixed Corridor Type 2”, “Medium Density Area”, ~~and~~ “Low Density Area Type 1”, “Seaton Natural Heritage System”, and to add an additional Village Green symbol.

Policies

1. By modifying Section 12.22 (e), (f), (g) and (m) (iii) in Chapter 11 Seaton Urban Area, Neighbourhood 20: Thompsons Corners, Section 12.22, as follows with new

underlined and deleted text shown as strike out text and retained text is shown as unchanged text:

~~“(e) shall provide greater direction on employment uses and densities in the Prestige Employment designation by applying two subcategories to the Prestige Employment land use category set out in Tables 2 and 7 as follows:~~

~~(i) Prestige Employment General:~~

~~(A) In addition to the prohibited uses in Section 11.32, warehousing, and light manufacturing, assembly and processing of goods shall be prohibited except in combination with a permitted use in the same building; and~~

~~(ii) Prestige Employment Node:~~

~~(A) In addition to the prohibited uses in Section 11.32, warehousing and light manufacturing, assembly and processing of goods shall be prohibited existing in combination with a permitted use in the same building; and~~

~~(B)~~

shall, in the Prestige Employment General designation prohibit only the uses in Section 11.32 and in the Community Node designation shall permit:

- (i) freestanding office, hotels, and mixed use buildings with a minimum density of 2.0 FSI shall be required for freestanding office buildings which shall be directed to locate close to the 407 interchanges within the Prestige Employment Node. The maximum height and density to be determined at the site plan approval stage. However, interim development of no less than 0.5 FSI maybe permitted provided a development concept and intensification plan is submitted demonstrating how the property can be intensified including:.....
- (ii) community, cultural and recreational uses, as well as institutional development and other public and related facilities such as hospitals, facilities for medical tests and laboratories with maximum height and density to be determined at site plan approval stage; ~~and,~~
- (iii) high density residential, retailing of goods and services, offices and restaurants as part of mixed use development. ~~.; and,~~

- ~~(iv) light manufacturing, assembly and processing of goods, distribution facilities, and light service industries as well as the retailing of goods and services and restaurants in freestanding buildings on the lands in the Community Node designation west of the Hamlet of Brougham, in addition to the uses permitted in subsections (i) and (ii).~~
- (f) shall require appropriate transitional design, compatibility and buffering from the ~~Prestige Employment Community Node~~ designation to the Hamlet of Brougham and its existing character through the implementing draft plan of subdivision, zoning by-law and site plan approval. The implementing draft plan of subdivision shall also provide for adequate road and pedestrian connections between Brougham and the surrounding ~~Prestige Employment Community~~ Node lands;
- (g) shall facilitate the long-term intensification of Highway 407 ETR/Transitway Station located at Brock Road and Highway 407 ETR/Transitway based on the Underlying land use of the ~~Prestige Employment Community Node~~;.....
- (m) shall recognize that the locations of:
- (i) local roads constructed through the Seaton Natural Heritage System will subject to satisfying the Environmental Assessment process;
 - (ii) Type A and Type B Arterial Roads are currently the subject of an Environmental Assessment and the road alignments will be confirmed through that process which may require further refinements to Schedule XII – Neighbourhood 20:Thompson’s Corners;
 - (iii) local roads, school sites, parks and village greens may be refined through draft plans of subdivision without an amendment to this Plan provided the location, size and layout are consistent with the design intent shown on Schedule XII – Neighbourhood 20:Thompson’s Corners and the policies of this Plan. In particular, the Village Green symbol in the Medium Density Area designation immediately south of Highway 407 may be relocated within Neighbourhood 20 or may not be required. Further, the need for an elementary school site, in addition to those sites designated on Schedule XII, shall be determined through the draft plan of subdivision process. If required, such a site may be located anywhere in Neighbourhood 20 consistent with the design intent shown on Schedule XII.”;

Implementation: The provisions set forth in the City of Pickering Official Plan, as

Amended, regarding the implementation of the Plan shall apply to this Amendment.

Interpretation: The provisions set forth the City of Pickering Official Plan, as amended. regarding the interpretation of the Plan shall apply in regard to this Amendment.