



April 8, 2025

City of Pickering

City Development Department
One The Esplanade
Pickering, Ontario
L1V 6K7

Attention: Nilesch Surti, Manager, Development Review & Urban Design

**RE: Proposed Residential Development
1095 Kingston Road, City of Pickering
Zoning By-law Amendment Application
TBG Project No. 23982**

INTRODUCTION

On behalf of our client, 1095 Kingston Road Ltd. C/O Resident ("Owner"), The Biglieri Group Ltd. ("TBG") is pleased to submit the enclosed Zoning By-law Amendment application for the lands municipally known as 1095 Kingston Road, in the City of Pickering, Ontario ("Subject Lands"). The proposal includes the development of a high-density residential development. We have taken care to integrate feedback provided by the City of Pickering, following the Pre-Consultation meeting on October 23, 2024.

SUBJECT LANDS AND LOCAL CONTEXT

The Subject Lands occupy the southwest corner at the intersection of Kingston Road and Dixie Road, in the City of Pickering. The site has an area of 2.09 hectares and currently contains one commercial/retail structure along with associated surface parking. Extensive commercial plazas can be found to the east of the site. The site is bound by Highway 401 and an active rail corridor to the southwest. Low-density established neighborhoods can be found to the north, across Kingston Road.

POLICY FRAMEWORK

The Region of Durham Official Plan designates the Subject Lands as a Rapid Transit Corridor and is within the Regional Urban Boundary. The City of Pickering Official Plan designates the Subject Lands as Mixed Use – Mixed Corridors. Official Plan Amendment 38 ("OPA 38"), as adopted by Council, and is in effect on the subject site, designates the subject site as Mixed Use Type C. The subject site is also a Gateway location, as detailed within the applicable Urban Design Guidelines for the Kingston Road Corridor. Chapter 11A of the Pickering Official Plan, which includes development related policies for the Kingston Road Corridor, has been considered throughout the concept development process and is discussed in the Planning Rationale Report ("PRR").

PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

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The City of Pickering Zoning By-law 3036 identifies the subject site as being within the M1-SC30 zone, a commercial zone with a range of commercial/retail permissions. Site specific Zoning By-laws 4138/92 and 4361/93 have refined the list of permissible commercial uses and removed a previously existing holding symbol. The subject site is also subject to the Kingston Road Corridor and Specialty Retailing Node Draft Urban Design Guidelines.

PROPOSED DEVELOPMENT

The proposed development consists of two buildings, with podium heights ranging between 6-8 storeys. Four towers are proposed, with heights of 35 storeys each. The site plan is configured such that Building 1, is located on the western portion of the site. Building 2 is located on the eastern portion of the site adjacent to the intersection of Kingston Road and Dixie Road. A total of 1,492 residential units are proposed on the subject site, ranging from one- to three-bedroom units. A total of 3,000 square metres of indoor amenities and 2,985 square metres of outdoor amenities are provided, for an overall rate of 4 square metres per unit. Parking will be provided internal to the site. A total of 223 visitor spaces are provided within the podium volumes at the ground level and in the P1 below-grade level. A total of 920 residential parking spaces are proposed, which are provided in one level of underground parking and 6 levels of above grade parking, integrated within the podium volumes of both buildings. The combined parking rate is 0.77 spaces per unit. A Gateway Plaza (368 square metres) at the northeast corners of the site provides community amenities and enhance connectivity at a key Gateway for the Dunbarton/Liverpool Precinct. A POPS space (1,054 square metres) along the southeastern edge of the site provides opportunities for recreation and rest. A Multi-use Path runs east-west along the site's southern edge, providing connectivity across the site, to the POPS, and towards potential future connections further east. The total proposed floor space index is 4.71 based on the net site area, which excludes the Sight Triangle Conveyance.

SUPPORTING DOCUMENTS

In support of the Zoning By-Law Amendment Application, and as per the checklist provided by City staff, we are pleased to submit one (1) copy of the following materials:

No.	Document	Date	Consultant
01	Cover Letter	04/08/2025	The Biglieri Group Ltd.
02	Application Form – Zoning By-law Amendment	03/20/2025	
03	Planning Rationale Report	04/2025	
04	Draft Zoning By-law Amendment	03/2025	
05	Urban Design Brief	03/2025	
06	Sustainability Brief	04/07/2025	
07	Architectural Set	03/20/2025	BDP Quadrangle
08	Sustainable Development Checklist	03/21/2025	
09	Wind Study	03/24/2025	Gnobi Consulting Inc,
10	Functional Servicing and Stormwater Management Report	03/24/2025	Counterpoint Engineering Inc.
11	Site Grading Plan	03/24/2025	
12	Site Servicing Plan	03/24/2025	

13	Erosion & Sediment Control Plan	03/24/2025	
14	Hydrogeological Review Report	04/07/2025	Grounded Engineering Inc.
15	Geotechnical Engineering Report	03/26/2025	
16	Phase One Environmental Site Assessment	01/16/2024	
17	Phase Two Environmental Site Assessment	02/14/2024	
18	Record of Site Condition	05/14/2024	Ontario Ministro of the Environment, Conservation and Parks
19	Noise Assessment	02/2025	Dillon Consulting Ltd.
20	Rail Safety and Risk Mitigation Study	04/2025	
21	Traffic Impact Study	03/2025	BA Consulting Group Ltd.
22	Landscape Plans	03/21/2025	MHBC
23	Facility Fit Plan	03/2025	
24	Arborist Report	02/20/2025	
25	Tree Inventory, Protection and Removals Plan	02/20/2025	
26	Lot Survey	01/12/2024	Speight, Van Nostrand & Gibson Ltd.
27	Parcel Abstract	04/07/2025	

Should you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.



Mallory Nievas, MES, RPP, MCIP
Associate



Federico Palacios, MPI
Planner