



# BAY RIDGES REDEVELOPMENT

## A NEW BEGINNING – CHANGE IS NEVER EASY

On October 3, 2006, the proposed redevelopment of the Bay Ridges Plaza was adopted by Council. The existing plaza is built on a 10.7 acre site at the southeast corner of Bayly Street and St. Martin's Drive. The plaza will be redeveloped and a new mixed use community will be built by S & R Development Group Ltd., The Rose Corporation and Chestnut Hill Homes.

The master plan for the redevelopment proposal approved by Council includes:

- Approximately 25,500 square feet of retail-commercial space excluding 15 live-work units along St. Martins Drive
- Two residential towers one 18 storeys and the other 16 storeys – with a total of 411 condominium suites rising from the same two-storey podium that houses the commercial space
- 121 condominium townhomes
- 85,853 sq. ft. or approximately 2 acres of green space, parkland and playground located along the Douglas Ravine and within the development as parkland and playgrounds

The redevelopment was designed by a team of professional urban planners, architects, traffic/ transportation experts, landscape architects, noise/ vibration experts and environmental consultants. The design complies with Pickering's Official Plan, which went through an extensive public consultation process, as well as Durham Region's Official Plan and Ontario's Places to Grow Act.

The developers conducted extensive discussions with area stakeholders over 18 months to address concerns and ensure that the

redevelopment results in the best neighbourhood possible. In response to feedback, they made approximately 30 changes to the initial design. Following are the facts about the approved redevelopment:

### RESIDENTIAL

The high-rise buildings will offer a wide range of one and two bedroom designs, with the development stepping down in height to the townhomes, most having rooftop gardens. The development will be ideal for a broad range of purchasers, from first-time buyers and young families to empty nesters. Both the retail and residential components would be of the highest quality in design and construction by well-respected Chestnut Hill Homes.

### TRAFFIC

Despite the traffic studies conducted by the developer and the regional staff's own conclusions that there isn't a requirement for a traffic light; at this time, the developer has committed to fund signalized traffic lights to be installed at St. Martin's and Bayly with a northbound, left-turning lane on St. Martin's, and a turning lane added along Bayly allowing for right-in and right-out traffic. New sidewalks will be constructed along Bayly Street and St. Martin's Drive and throughout the new development, creating a pedestrian-friendly environment for residents, shoppers and passersby.

### PARKING

There will be more than adequate parking to support this transit oriented, pedestrian-friendly redevelopment. Surface parking will consist of 70 spaces for shoppers and visitors alike, which is typical in any development project throughout the GTA. In addition, each townhome will have two parking spots and there will be 48 visitor spaces located in an underground parking garage.



All renderings are artist concept

#### DENSITY

The Town of Pickering's Official Plan (OP) has designated the Bay Ridges Plaza site as a "Detailed Review Area" containing 'mixed uses' and housing accommodation. The density in the proposed redevelopment is consistent with the City and Regional OP's and the Province's Smart Growth policies.

#### RETAIL COMPONENT

The developer intends to lease the commercial space to existing or new retail tenants that provide product and services which will satisfy the neighbourhood's needs. By phasing in the redevelopment, arrangements are being finalized for certain existing tenants to continue serving you - their clients and customers.

#### ENVIRONMENT

Positive feedback from the Toronto and Region Conservation Authority (TRCA) indicates that the redevelopment is environmentally responsible, sustainable and supportive. Approximately 65,546 sq. ft. or approximately 1.5 acres of the Bay Ridges site will be given over to the TRCA to be preserved as public parkland/open space and to help preserve and enhance Douglas Ravine. An additional 23,978 sq. ft. or approximately 2.61 acres would be set aside for the community's landscaped park and green space, including a children's playground. Chestnut Hill Homes will construct the community to the highest standards in energy conservation.

#### SUSTAINABILITY

Located less than five minutes from the Pickering GO Station, the new Bay Ridges would be a transit-supportive development that reflects the province's Smart Growth initiative and the City of Pickering's OP. The

design will contribute to reduced fossil fuel consumption and the attendant environmental issues of global warming and greenhouse gases.

The developers will spend \$2 million to replace sanitary sewers to the Liverpool pumping station to assist in resolving the current problem of sanitary/storm water backing up into the basements of homes west of Liverpool Road. The redevelopment will result in approximately \$1.5 million in tax revenue, which is about a ten-fold increase in taxes currently derived from the property, plus \$6.5 million in development charges that will be used for infrastructure renewal.

#### THE WHOLE PICTURE

The Bay Ridges Plaza redevelopment will launch a new beginning for Pickering's Bay Ridges area. The resulting mixed use community will have a positive impact by generating economic gain for the City, adding to its tax base and revitalizing an under-utilized facility. Through master-planning that accommodates critical input from government and local stakeholders, the design is practical, environmentally responsible and sustainable. The rejuvenated, transit and pedestrian-friendly community will provide exciting new opportunities to live, work and shop in Bay Ridges.

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