

— *City of* —
PICKERING

Detailed 20 Year
Population Forecast

— *City of* —

PICKERING

Detailed 20 Year
Population Forecast
(based on data collected to December 31, 2022)

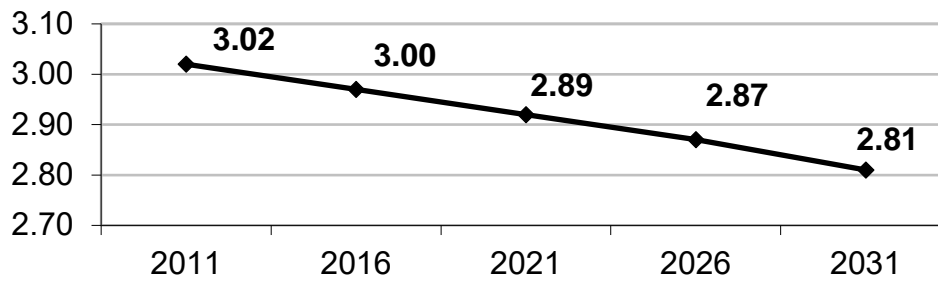
Table of Contents

Introduction	Page i
Pickering Neighbourhood Keymap	Page 1
South Urban Pickering	
Neighbourhood 1 – Rosebank	Page 2
Neighbourhood 2 – West Shore	Page 4
Neighbourhood 3 – Bay Ridges	Page 6
Neighbourhood 4 – Brock Industrial	Page 8
Neighbourhood 5 – Rougemount	Page 10
Neighbourhood 6 – Woodlands	Page 12
Neighbourhood 7 – Dunbarton	Page 14
Neighbourhood 8 – City Centre	Page 16
Neighbourhood 9 – Village East	Page 20
Neighbourhood 10 – Highbush	Page 22
Neighbourhood 11 – Amberlea	Page 24
Neighbourhood 12 – Liverpool	Page 26
Neighbourhood 13 – Brock Ridge	Page 28
Neighbourhood 14 – Rouge Park	Page 30
Neighbourhood 15 – Duffin Heights	Page 32
Seaton Urban Area	
Neighbourhood 16 – Lamoreaux	Page 36
Neighbourhood 17 – Brock-Taunton	Page 38
Neighbourhood 18 – Mount Pleasant	Page 40
Neighbourhood 19 – Wilson Meadows	Page 42
Neighbourhood 20 – Thompson’s Corners	Page 44
Neighbourhood 21 – Innovation Corridor	page 46
Rural Pickering	
Claremont & Area	Page 48
Greenwood, Kinsale & Estate Residential Clusters	Page 50
Remaining Rural	Page 52
Unit Summary	Page 54
Population Summary	Page 55
Methods and Assumptions	Page 56

Introduction

The long range forecasts to 2042 are based on: data from the 2021 Census; “Growing Durham: Our Future, Our Community”, the Region of Durham’s Implementation Study, 2008; background work for the City Centre Official Plan Amendment 26; and the status of development applications received by the City as of the end December 2022

Persons Per Unit (ppu) Forecast



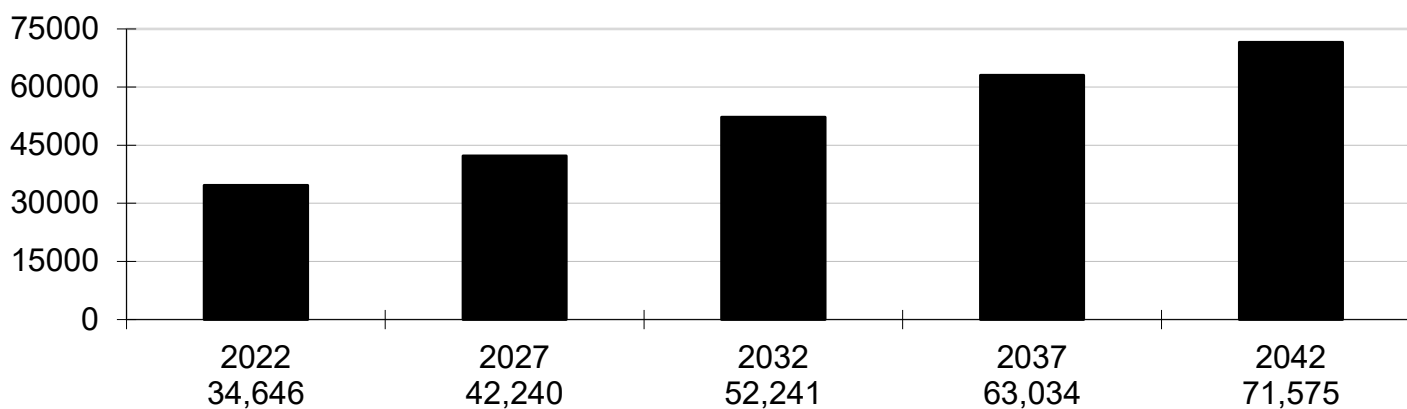
Source: Region of Durham, Table B-6 “Growing Durham, Our Community”

The Region’s Growth Plan Implementation Study states that due largely to the continued aging of the “baby boom” age group over the next 25 years, population growth in Durham has been, and is anticipated to continue to be, low relative to the growth in housing units, resulting in a declining persons per unit ratio. The use of a declining person per unit ratio has resulted in declining forecasted populations in the mature Pickering neighbourhoods of West Shore, Village East, Amberlea, and Liverpool that have limited infill opportunities. Comparisons with forecasts prior to 2014 are not advised as they relied on a single, static persons per unit ratio derived by the Statistics Canada National Household Survey. Population and housing unit forecasts for the City Centre were based on data from the report, “Downtown Pickering, A Vision for Intensification and Framework for Investment, June 2013”, which plans for smaller residential units and households but did not use a declining persons per unit ratio.

Residential Units

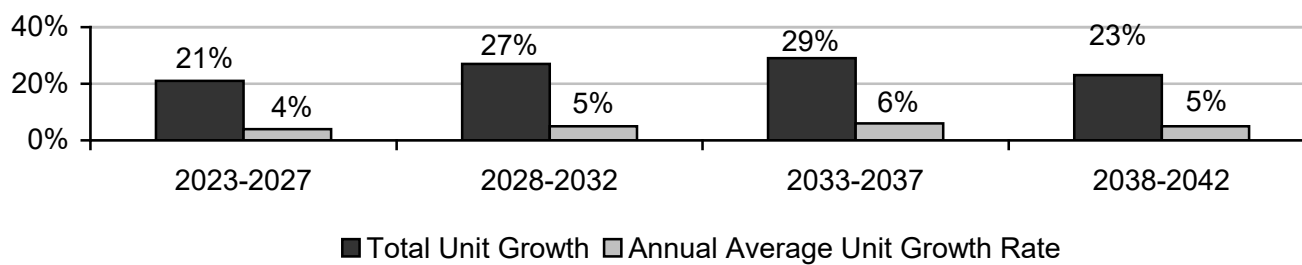
The chart below shows that Pickering is expected to experience a significant increase in new residential units in the near term (2022 to 2027) from 34,646 to 42,240 units, with growth in the longer term (2042) forecasted to 71,575 units.

**Residential Unit Forecast
2022 - 2042**

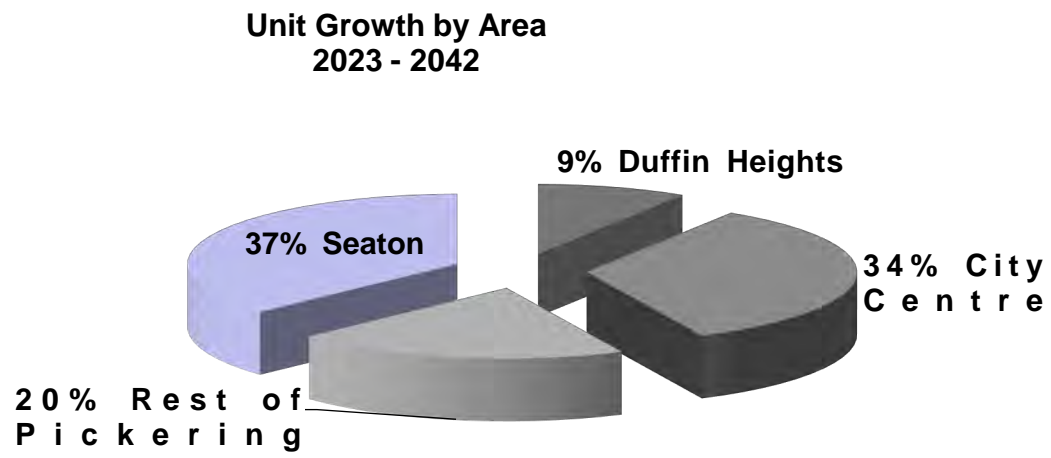


The chart below shows that development of new residential units will increase significantly in the 5 year period from 2033 to 2037, with 21 percent growth for the 2023 to 2027 period, 27 percent growth for the 2028 to 2032 period, 29 percent growth for the 2033 to 2037 period; and 23 percent growth for the 2038 to 2042 period. The average annual rate of growth over the forecast period is approximately 5 percent per annum.

**Residential Unit Growth
2023 - 2042**

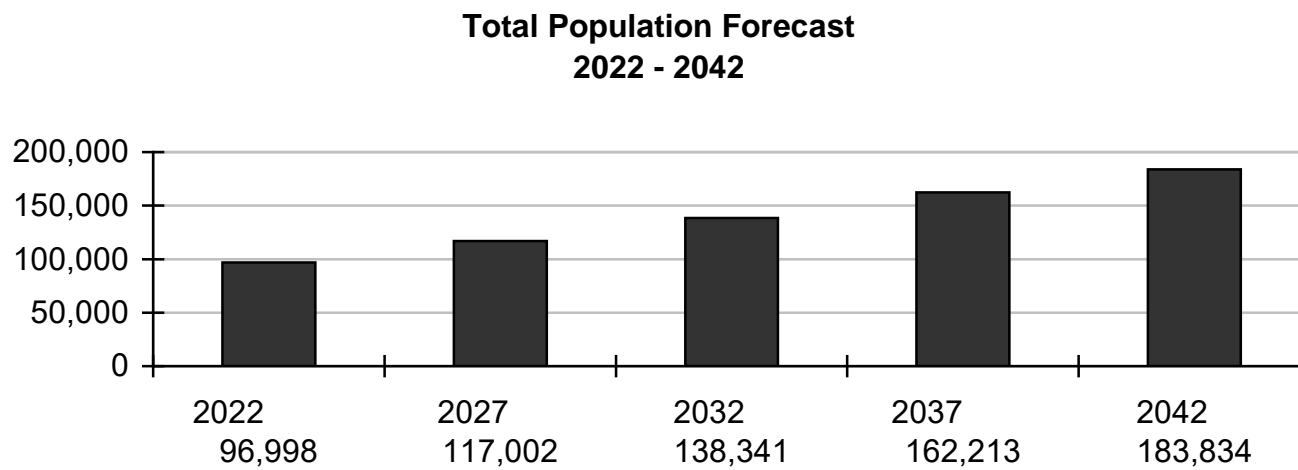


The growth in residential units reflects the anticipated development between 2023 and 2042 primarily in the greenfield areas of Seaton, and Duffin Heights, as well as the intensification of the City Centre. The chart below demonstrates that Seaton will account for the greatest proportion of the City’s growth in residential units in the period of 2023 to 2042 at 37 percent. The City Centre, Duffin Heights, and the rest of Pickering are each forecast to experience similar rates of growth in residential units.

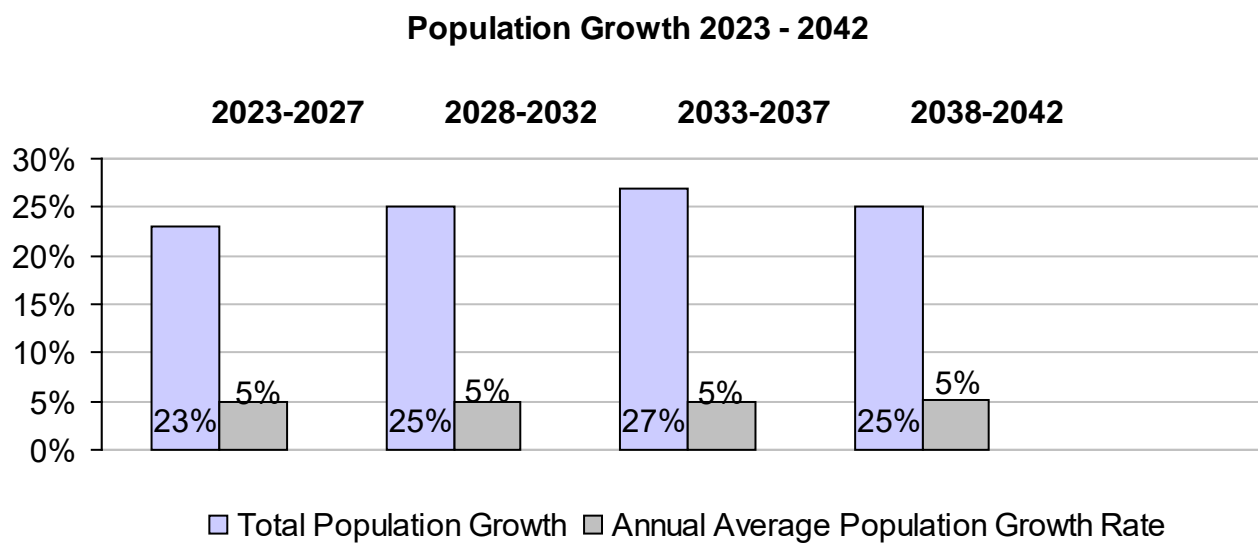


Population

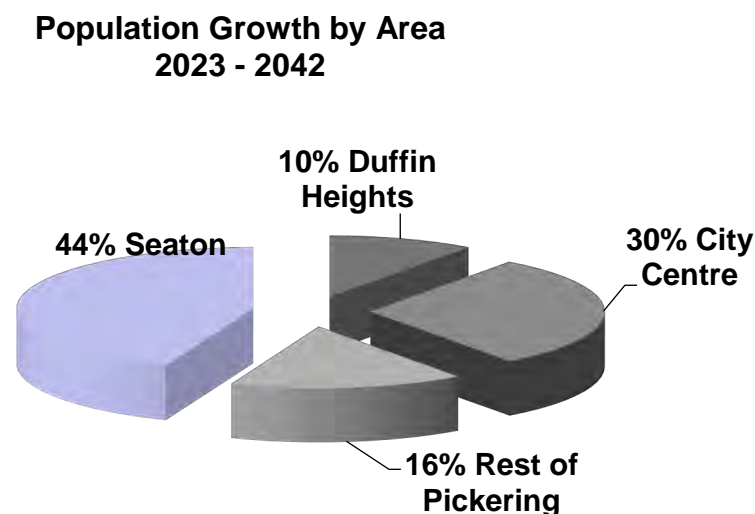
Corresponding with the forecasted residential unit growth, the chart below shows that Pickering is expected to experience a steady increase in population in each of the 5 year terms.

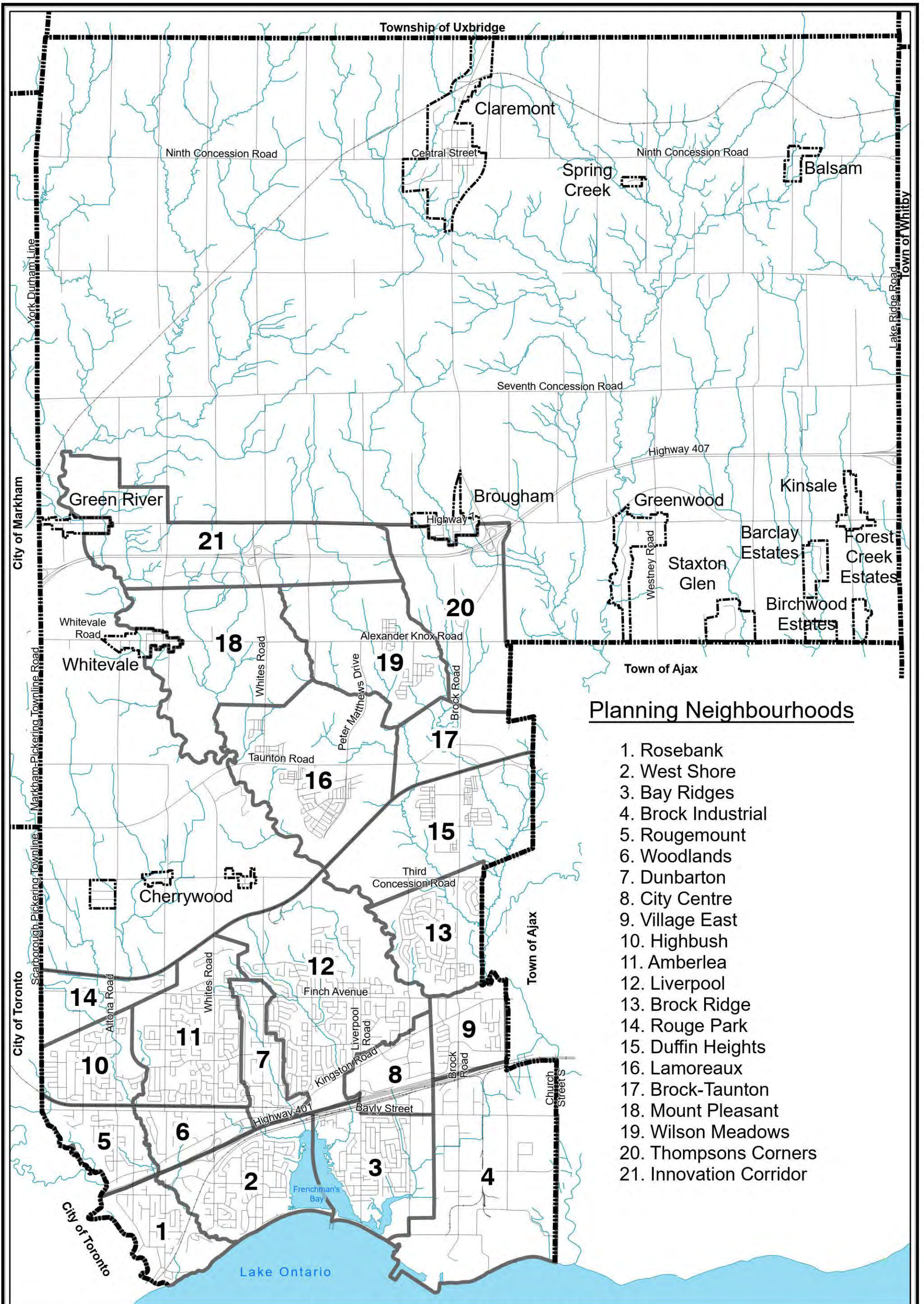


This growth reflects an increase in population of 90 percent over the 2023 to 2042 timeframe, or an annual average population growth rate of 5 percent. The chart below indicates the percentage growth and the annual average rate of growth rates for five year intervals from 2023 to 2042.



The chart below shows that Seaton at 44 percent will account for the greatest proportion of the City’s population growth in the period of 2023 to 2042, the City Centre at 30 percent of the population growth and Duffin Heights contributing 10 percent of the population growth. During this period, the rest of Pickering, urban neighbourhoods will continue to mature and the intensification proposed along Kingston Road, experiencing growth that will contribute to 16 percent of the total population.





Planning Neighbourhoods

1. Rosebank
2. West Shore
3. Bay Ridges
4. Brock Industrial
5. Rougemount
6. Woodlands
7. Dunbarton
8. City Centre
9. Village East
10. Highbush
11. Amberlea
12. Liverpool
13. Brock Ridge
14. Rouge Park
15. Duffin Heights
16. Lamoreaux
17. Brock-Taunton
18. Mount Pleasant
19. Wilson Meadows
20. Thompsons Corners
21. Innovation Corridor

City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands
Neighbourhoods
Key Map**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 1 - Rosebank

existing Units; December 31, 2022 - 1110

existing population; December 31, 2022 - 3208

Table 1.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
1B	infill	based on existing character of neighbourhood	20
1C	infill	based on existing character of neighbourhood	12
1G	infill	based on existing character of neighbourhood	18
	severances	based on future potential land severances	12
Total Units			62

Table 1.2 - Proposals & Developments

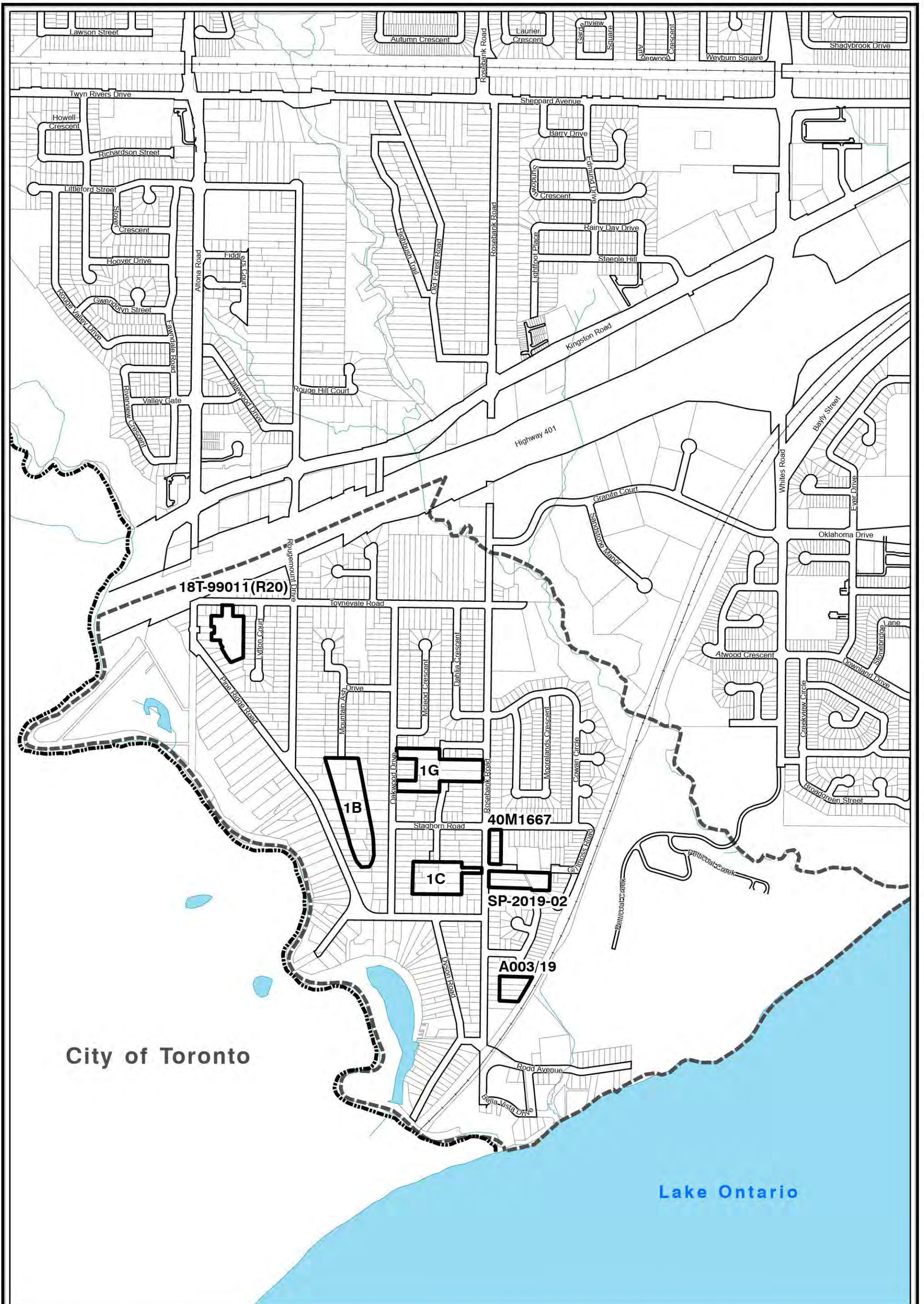
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
18T99011(R20)	13				13
SP2019-02	8				8
A003/19	4				4
Developments					
40M-1667		2			2
Vacant/Potential Redevelopment Lands					
(see Table 1.1)			3	58	61
Total Unit Increase	25	2	3	58	88
Total Forecasted Units					1198

Table 1.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
18T99011(R20)	13			13					
SP2019-02	8			8					
A003/19	4			4					
Developments									
40M-1667	2						2		
Vacant/Potential Redevelopment Lands									
(see Table 1.1)	61	4	5	5	5	5	20	20	13
Unit Increase	88	4	5	30	5	5	22	20	13

Table 1.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	1110	1114	1119	1149	1154	1159	1181	1201	1214
Total Population	3208	3219	3234	3321	3312	3326	3361	3375	3411



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 1**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 2 - West Shore

existing Units; December 31, 2022 - **2384**

existing population; December 31, 2022 - **6890**

Table 2.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	existing lots yet to be built on	5
Total Units			5

Table 2.2 - Proposals & Developments

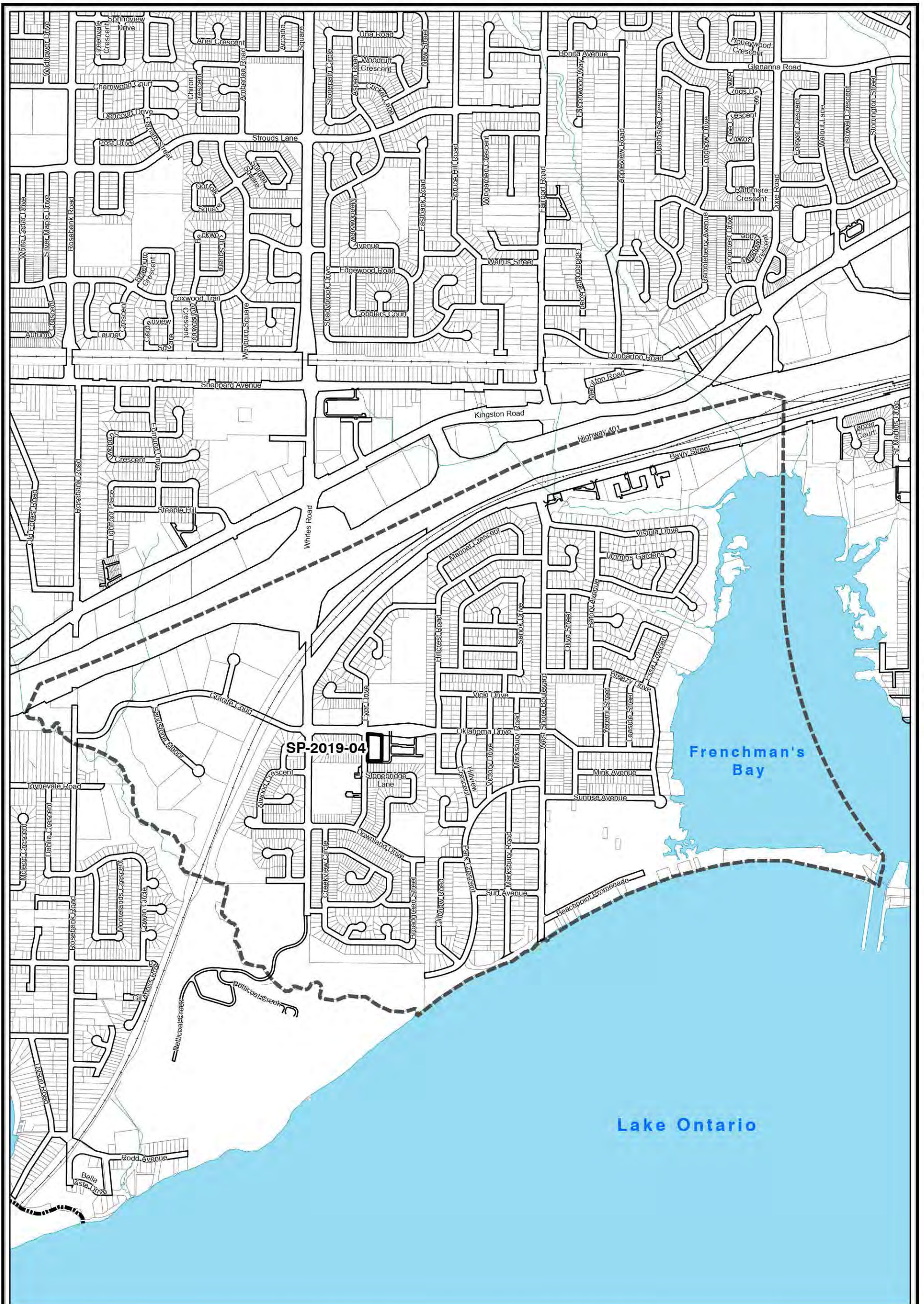
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2019-04	27				27
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 2.1)			1	4	5
Total Unit Increase	27	0	1	4	32
Total Forecasted Units					2416

Table 2.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2019-04	27			27					
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 2.1)	5	1							
Unit Increase	32	1	0	27	0	0	0	0	0

Table 2.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	2384	2385	2385	2412	2412	2412	2412	2412	2412
Total Population	6890	6893	6893	6971	6922	6922	6865	6778	6778



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 2**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 3 - Bay Ridges

existing Units; December 31, 2022 - **3827**

existing population; December 31, 2022 - **11060**

Table 3.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
3B	infill	based on existing character of neighbourhood	9
3C	redevelop	based on 75% of land area X 75% of max. density	9
Total Units			18

Table 3.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
A001/21	4				4
Developments					
Vacant/Potential Redevelopment Lands (see Table 3.1)			9	9	18
Total Unit Increase	4	0	9	9	22
Total Forecasted Units					3849

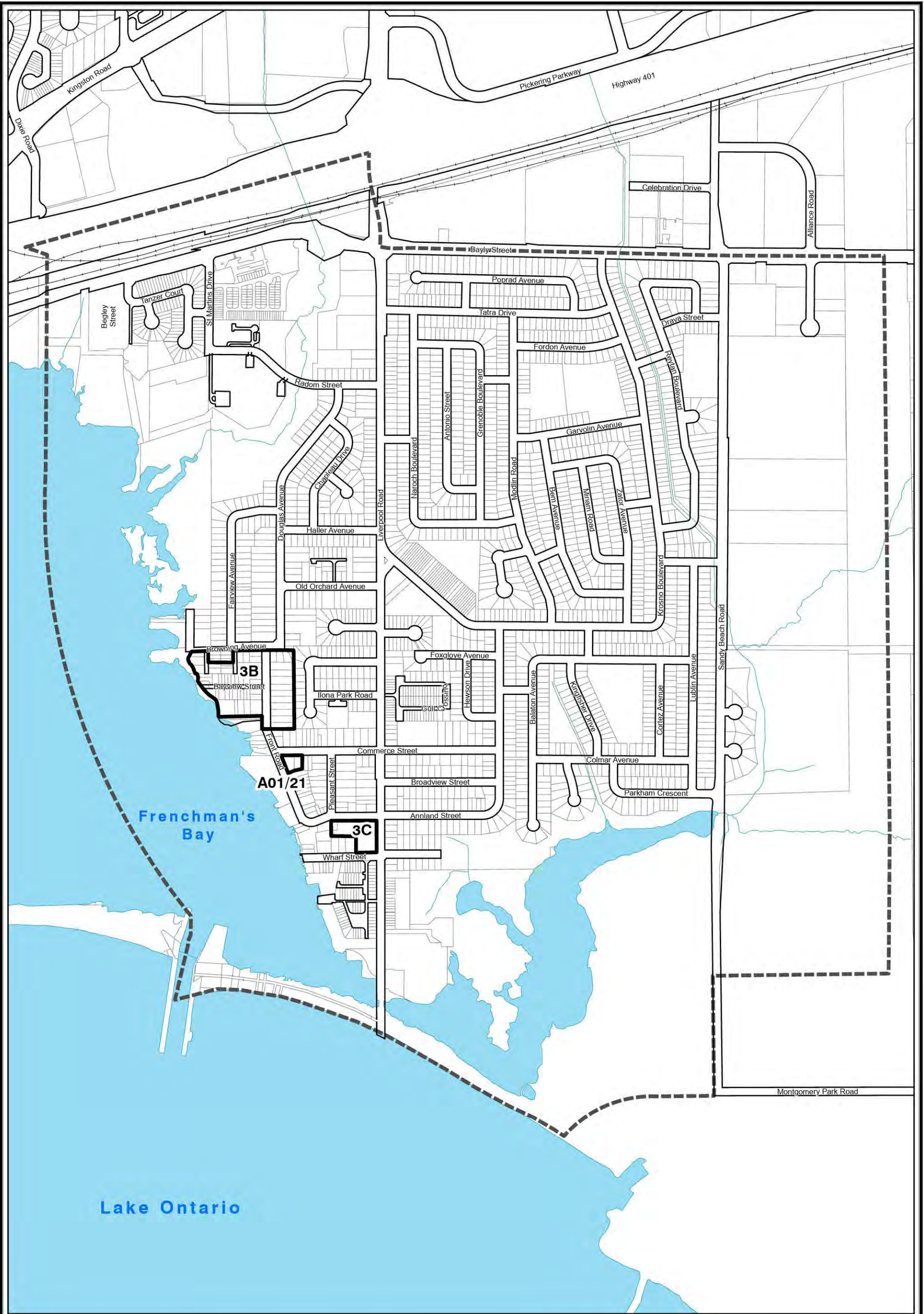
Table 3.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
A001/21	4				4				
Developments									
Vacant/Potential Redevelopment Lands (see Table 3.1)	18	10	2	2	2	2			
Unit Increase	22	10	2	2	6	2	0	0	0

Table 3.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	3827	3837	3839	3841	3847	3849	3849	3849	3849
Total Population	11060	11089	11095	11100	11041	11047	10954	10816	10816

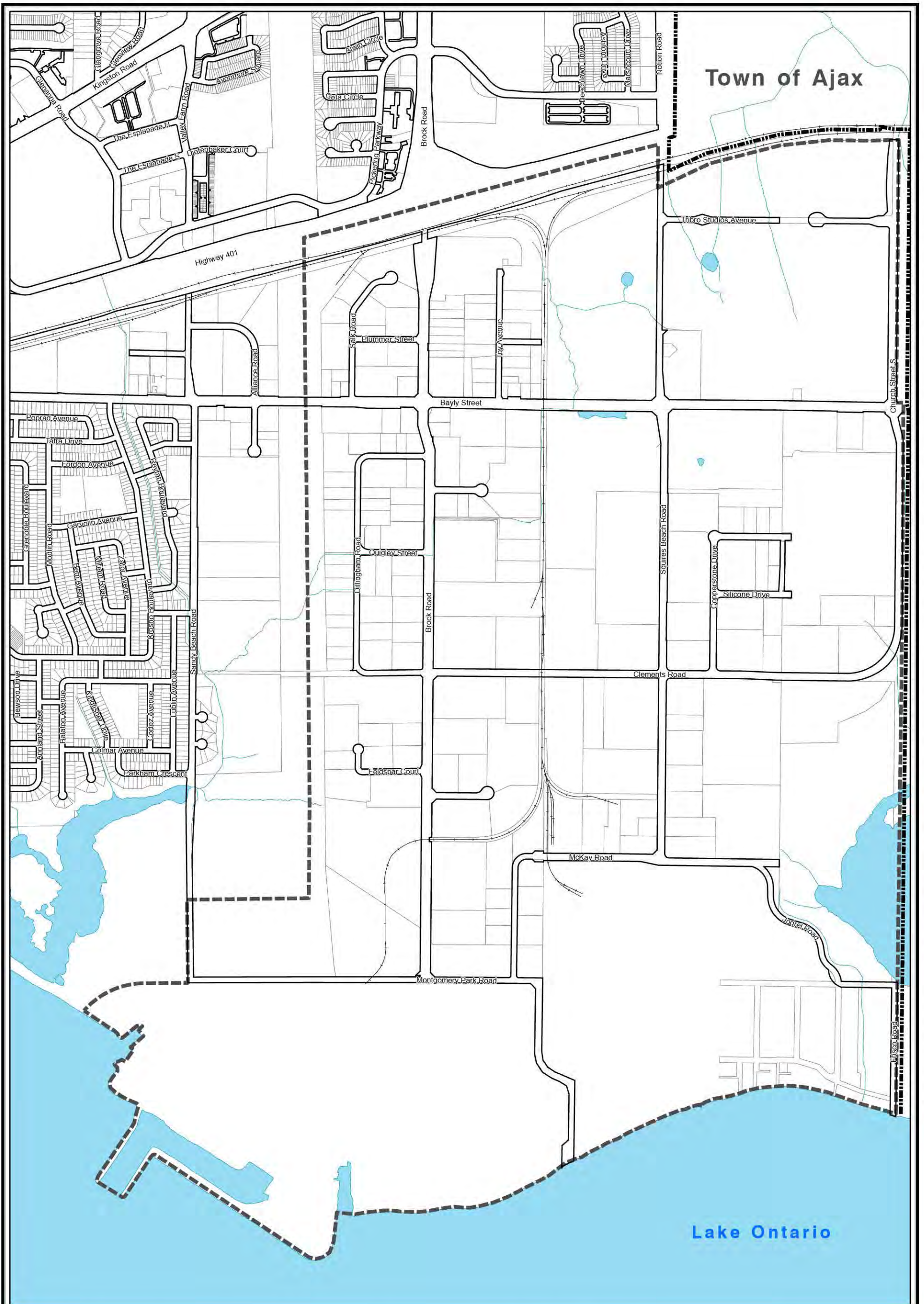
The Boundary of the Bay Ridges Neighbourhood changed through Official Plan Amendment # 26



Neighbourhood 4 - Brock Industrial

existing Units; December 31, 2022 - **4** existing population; December 31, 2022 - **12**

This neighbourhood is designated in the Pickering Official Plan for employment uses and has no residential units. As such this neighbourhood has no bearing on this product at this time. However, we anticipate adding an employment component to this product in the future, so the intent is that page be retained as a place holder for that future component.



Town of Ajax

Lake Ontario

City of
PICKERING
City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 4**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 5 - Rougemount

existing Units; December 31, 2022 - **1048**

existing population; December 31, 2022 - **3029**

Table 5.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
5A	infill	based on existing character of neighbourhood	4
5B	redevelop	see point 10 in methods and assumptions	350
5C	redevelop	see point 10 in methods and assumptions	202
5D	redevelop	see point 10 in methods and assumptions	97
**	severances	based on future potential land severances	5
Total Units			658

Table 5.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
A002/22	580				580
SP2014-03	28				28
Developments					
40M2697		22			22
Vacant/Potential Redevelopment Lands					
(see Table 5.1 A & **)			5	3	8
(See Table 5.1B-E)				649	649
Total Unit Increase	608	22	5	652	1287
Total Forecasted Units					2335

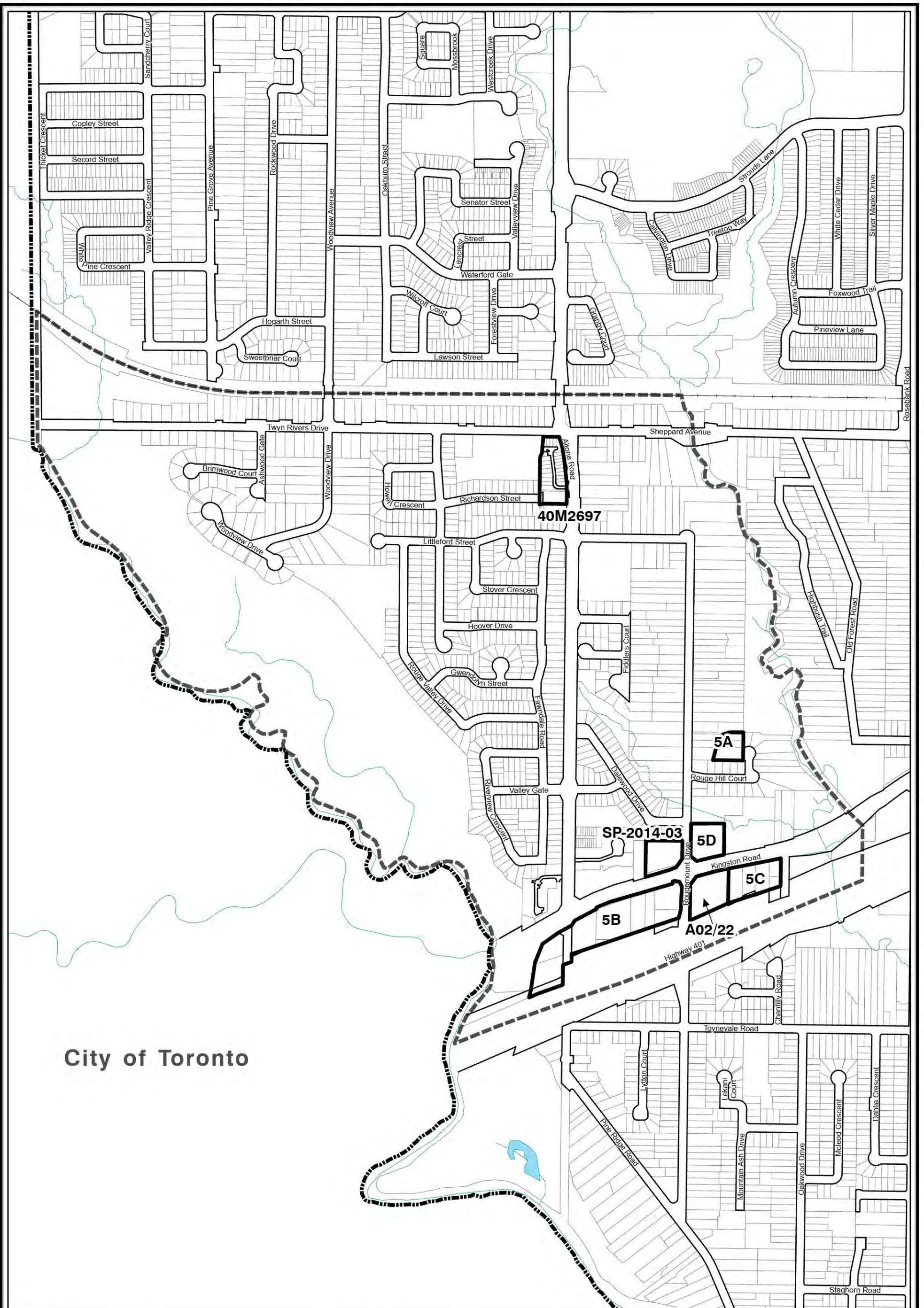
Table 5.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
A002/22	580					580			
SP2014-03	28					28			
Developments									
40M2697	22	8	10	4					
Vacant/Potential Redevelopment Lands									
(see Table 5.1 A & **)	8	1	1	1	2				
(See Table 5.1B-E)	649							128	128
Unit Increase	1287	9	11	5	2	608	0	128	128

Table 5.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	1048	1057	1068	1073	1075	1683	1683	1811	1939
Total Population	3029	3055	3087	3101	3085	4830	4830	5086	5342

NOTE: In table 5.1, Sections 5B, 5C, 5D & 5E fall within the Kingston Road Corridor



City of Toronto

City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 5**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 6 - Woodlands

existing Units; December 31, 2022 - **936**

existing population; December 31, 2022 - **2705**

Table 6.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
6A	infill	based on 75% of land area X 75% of max. density	54
6B	redevelop	see point 10 in methods and assumptions	602
6C-6H	redevelop	see point 10 in methods and assumptions	1634
**	severances	based on future potential land severances	11
Total Units			2301

Table 6.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
S06/21	88				88
A006/20	2884				2884
SP2004-01	16				16
Development					
S04/14			227		227
Vacant/Potential Redevelopment Lands					
(see Table 6.1 A & **)			1	54	55
(see Table 6. B -H)				4162	4162
Total Unit Increase	2988	0	228	4216	7432
Total Forecasted Units					8368

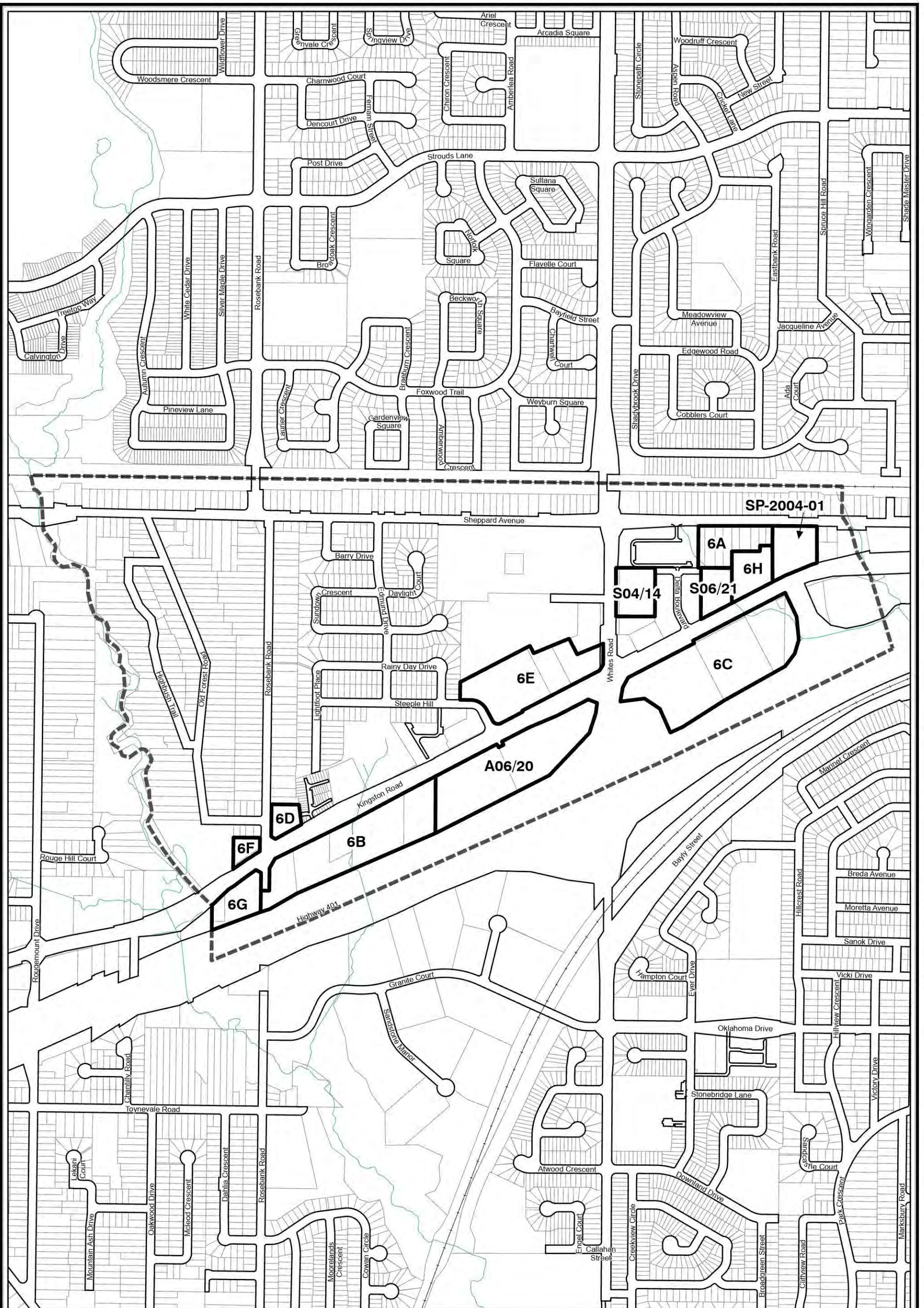
Table 6.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
S06/21	88				86				
A006/20	2884						144	250	250
SP2004-01	16						16		
Development									
S04/14	227	27	200						
Vacant/Potential Redevelopment Lands									
(see Table 6.1 A & **)	55	2	1						50
(see Table 6. B -H)	4162							100	100
Unit Increase	7432	29	201	0	86	0	160	350	400

Table 6.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	936	965	1166	1166	1252	1252	1412	1762	2162
Total Population	2705	2789	3370	3370	3593	3593	4049	4951	5994

NOTE: In table 6.1, Sections 6B, 6C, 6D, 6E, 6F, 6G & 6H fall within the Kingston Road Corridor



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 6

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 7 - Dunbarton

existing Units; December 31, 2022 -

929

existing population; December 31, 2022 -

2685

Table 7.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
7A	infill	based on existing character of neighbourhood	6
7B	infill	based on existing character of neighbourhood	2
7C	infill	based on existing character of neighbourhood	8
7D	infill	based on existing character of neighbourhood	9
7E&7F	infill	based on existing character of neighbourhood	23
7G	redevelop	see point 10 in methods and assumptions	125
7H	redevelop	see point 10 in methods and assumptions	619
7I	redevelop	see point 10 in methods and assumptions	100
	severances	based on future potential land severances	27
Total Units			919

Table 7.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2019-03	30				30
Development					
40M-2552		5			5
40M-2683			9		9
Vacant/Potential Redevelopment Lands					
(See Table 7.1)			5	914	919
Total Unit Increase	30	5	14	914	963
Total Forecasted Units					1892

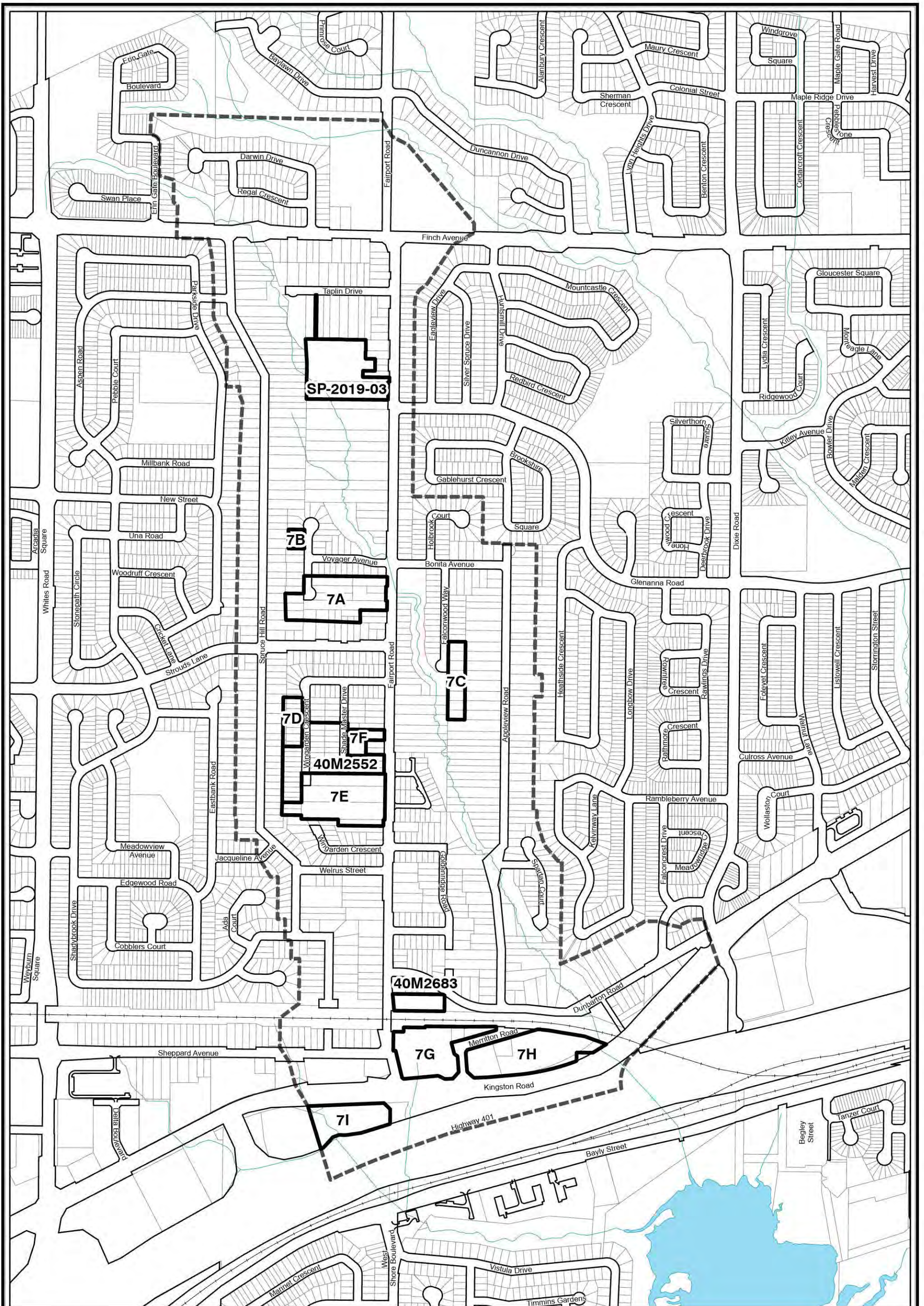
Table 7.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2019-03	30			3	27				
Development									
40M-2552	5			2	2				
40M-2683	9			9					
Vacant/Potential Redevelopment Lands									
(See Table 7.1)	919		5	5	5	5	25	25	25
Unit Increase	963	0	5	19	34	5	25	25	25

Table 7.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	929	929	934	953	987	992	1017	1042	1067
Total Population	2685	2685	2699	2754	2833	2847	2894	2928	2998

NOTE: In table 7.1, Sections 7F, 7G & 7H fall within the Kingston Road Corridor



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 7

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 8 - City Centre

existing Units; December 31, 2022 - **2871**

existing population; December 31, 2022 - **5168**

Table 8.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
8A	redevelop	to meet Urban Growth Centre density targets	2342
8C	redevelop	to meet Urban Growth Centre density targets	1320
Total Units			3662

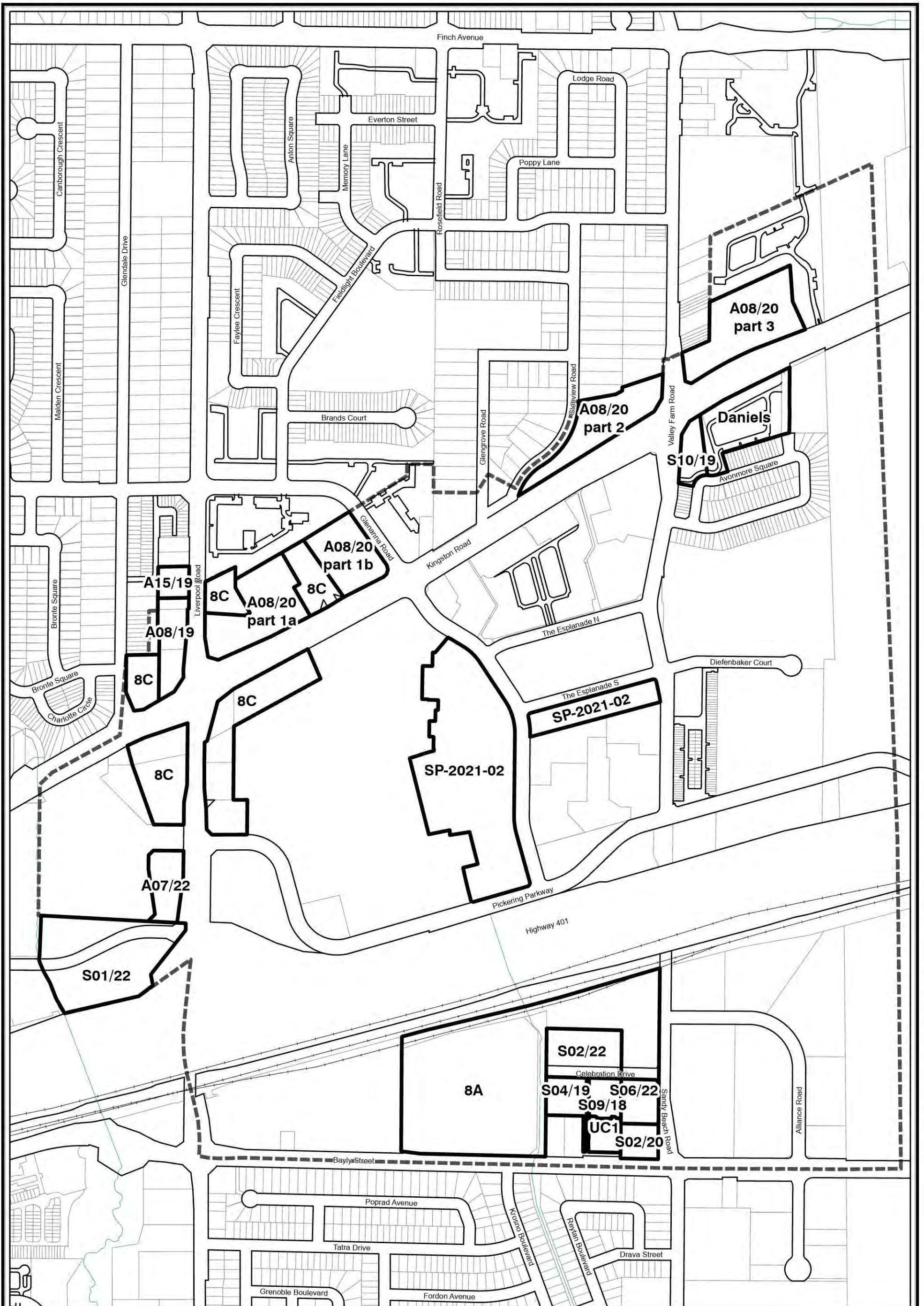
Table 8.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
S01/22	1756				1756
A008/20 (part 1a & 1b)	1134				1134
A008/20 (part 2)	478				478
A008/20 (part 3)	1023				1023
A007/22	590				590
SP2021-02	5099				5099
A008/19	495				495
**A015/19	49				49
S10/19	406				406
S09/18	336				336
S04/19	371				371
S02/22	1067				1067
S02/20	321				321
S06/22	482				482
Developments					
UC1			276		276
Daniels			31		31
Vacant/Potential Redevelopment Lands					
(See Table 8.1)				3662	3662
Total Unit Increase	13607	0	307	3662	17576
Total Forecasted Units					20447

- unit and population figures were taken from the Downtown Growth Study, April 5, 2012
- The Boundary of the Town Centre Neighbourhood changed through Official Plan Amendment # 26 and the neighbourhood was renamed "City Centre Neighbourhood"
- see point 8 in the Methods and assumptions to better understand population and unit density for the City Centre

** this rezoning is split between neighbourhoods 8 & 12 so 1/2 of the proposed units are shown in these tables and the other half are in the tables in neighbourhood 12

** UC2 to UC7 include the following planning files, S4/19, S9/18, S2/22, S02/20 & S6/22



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 8

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 8 - City Centre (continued)

existing Units; December 31, 2022 - **2871**

existing population; December 31, 2022 - **5168**

Table 8.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
S01/22	1756						564	612	580
A008/20 (part 1a & 1b)	1134						500	500	134
A008/20 (part 2)	478								366
A008/20 (part 3)	1023								
A007/22	590						590		
SP2021-02	5099						2000	2000	1099
A008/19	495							245	250
**A015/19	49							49	
S10/19	406				100	150	156		
S09/18	336		300	36					
S04/19	371			300	71				
S02/22	1067						467	600	
S02/20	321				300	21			
S06/22	482					100	386		
Developments									
UC1	276	250	26						
Daniels	31	31							
Vacant/Potential Redevelopment Lands									
(See Table 8.1)	3662							250	250
Unit Increase	17576	281	326	336	471	271	4663	4256	2679

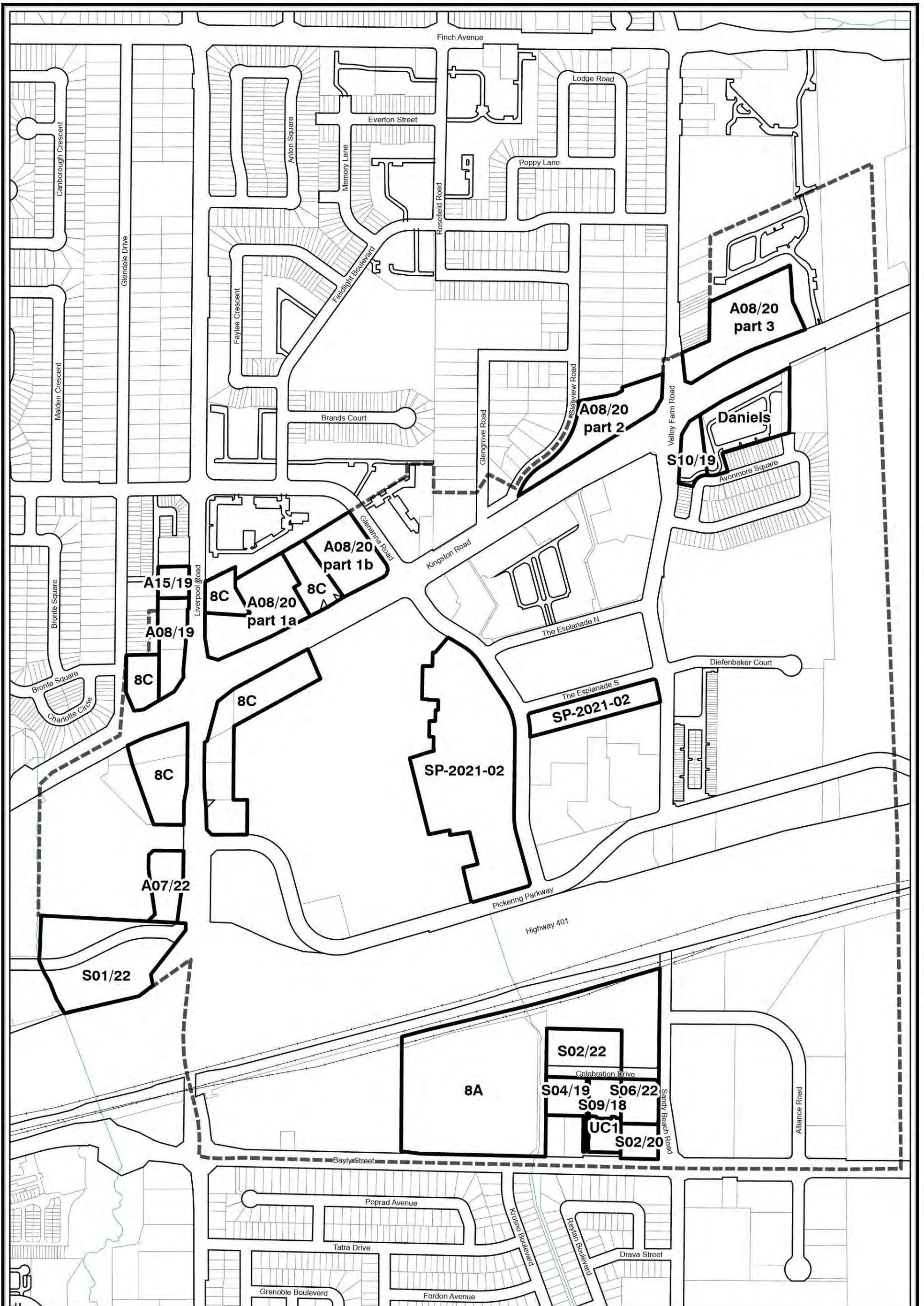
Table 8.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	2871	3152	3478	3814	4285	4556	9219	13475	16154
Total Population	5168	5674	6260	6865	7713	8201	16594	25333	32308

- unit and population figures were taken from the Downtown Growth Study, April 5, 2012
- The Boundary of the Town Centre Neighbourhood changed through Official Plan Amendment # 26 and the neighbourhood was renamed "City Centre Neighbourhood"
- see point 8 in the Methods and assumptions to better understand population and unit density for the City Centre

** this rezoning is split between neighbourhoods 8 & 12 so 1/2 of the proposed units are shown in these tables and the other half are in the tables in neighbourhood 12

** UC2 to UC7 include the following planning files, S4/19, S9/18, S2/22, S02/20 & S6/22



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 8

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 9 - Village East

existing Units; December 31, 2022 - **1875**

existing population; December 31, 2022 - **5419**

Table 9.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
9A	redevelop	based on 38% of land area X 75% of max. density	26
9B	redevelop	based on 38% of land area X 75% of max. density	14
9C	redevelop	see point 10 in methods and assumptions	128
9D	redevelop	see point 10 in methods and assumptions	906
9E	redevelop	see point 10 in methods and assumptions	894
9F	redevelop	see point 10 in methods and assumptions	36
**	severances	based on future potential land severances	29
Total Units			2033

NOTE:

In table 9.1, Sections 9C, 9D, 9E & 9F fall within the Kingston Road Corridor

Table 9.2 - Proposals & Developments

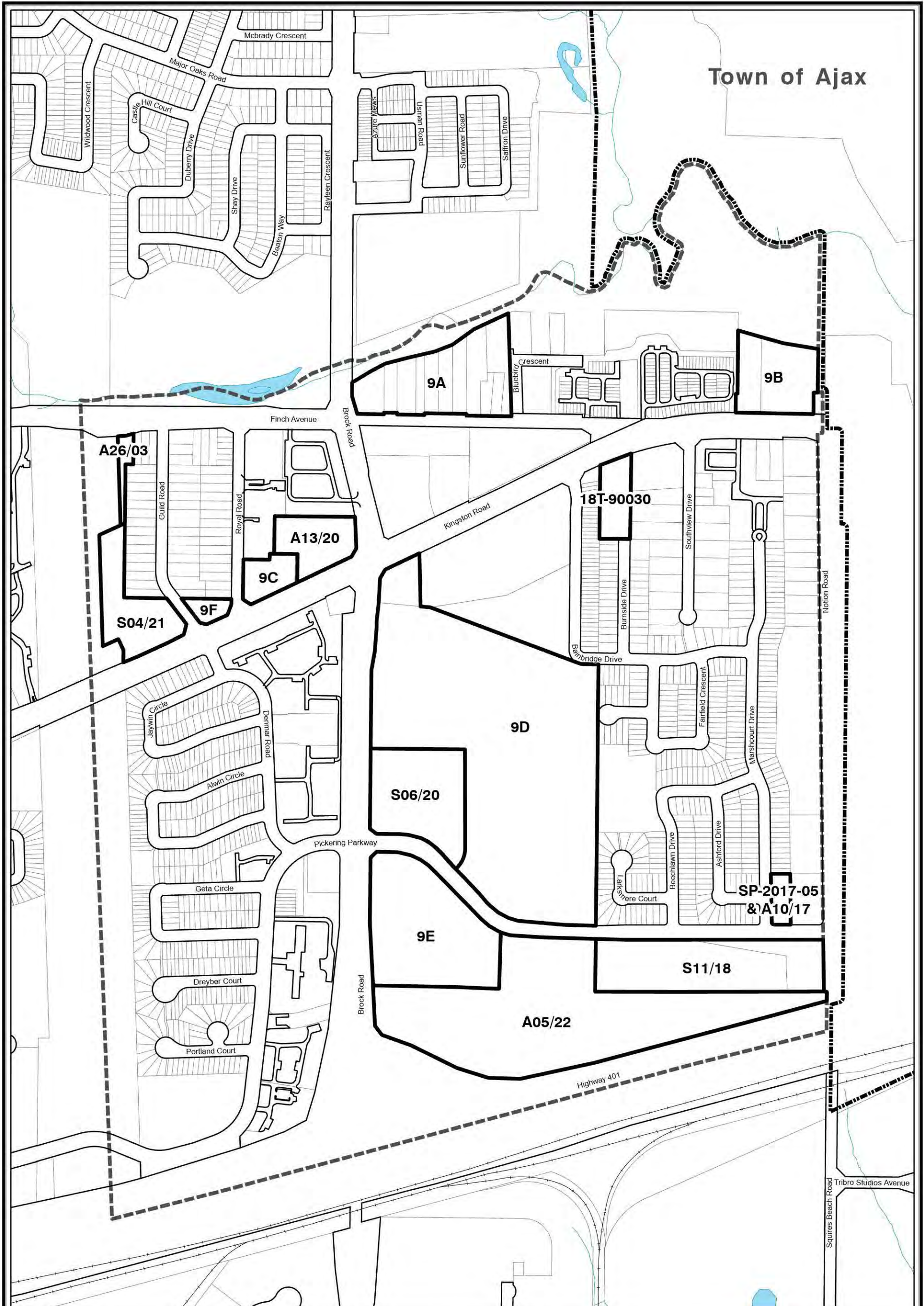
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
S04/21	346				346
18T90030	18				18
A026/03	12				12
A005/22	5225				5225
S06/20	1678				1678
A013/20	675				675
SP2017-05	7				7
S11/18	130				130
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 9.1 A, B & **)			1	68	69
(See Table 9.1 C&F)				164	164
(See Table 9.1 D & E)				906	906
(See Table 9.1 E)				894	894
Total Unit Increase	7745	0	1	2032	9778
Total Forecasted Units					11653

Table 9.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
S04/21	346					100	246		
18T90030	18								
A026/03	12					100	200	427	941
A005/22	5225							600	600
S06/20	1678								
A013/20	675						25		
SP2017-05	7		7						
S11/18	130		70	60					
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 9.1 A, B & **)	69					10	20	20	21
(See Table 9.1 C&F)	164								
(See Table 9.1 D & E)	906								
(See Table 9.1 E)	894								150
Unit Increase	10124	0	77	60	0	210	491	1047	1712

Table 9.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	1875	1875	1952	2012	2012	2222	2713	3760	5472
Total Population	5419	5419	5641	5815	5774	6377	6324	7624	10866



Neighbourhood 10 - Highbush

existing Units; December 31, 2022 - **2100**

existing population; December 31, 2022 - **6069**

Table 10.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
10A	infill	based on existing character of neighbourhood	4
10B	infill	based on protection of Environmental features	12
10C	infill	based on existing character of neighbourhood	9
	severances	future potential land severances	37
Total Units			62

Table 10.2 - Proposals & Developments

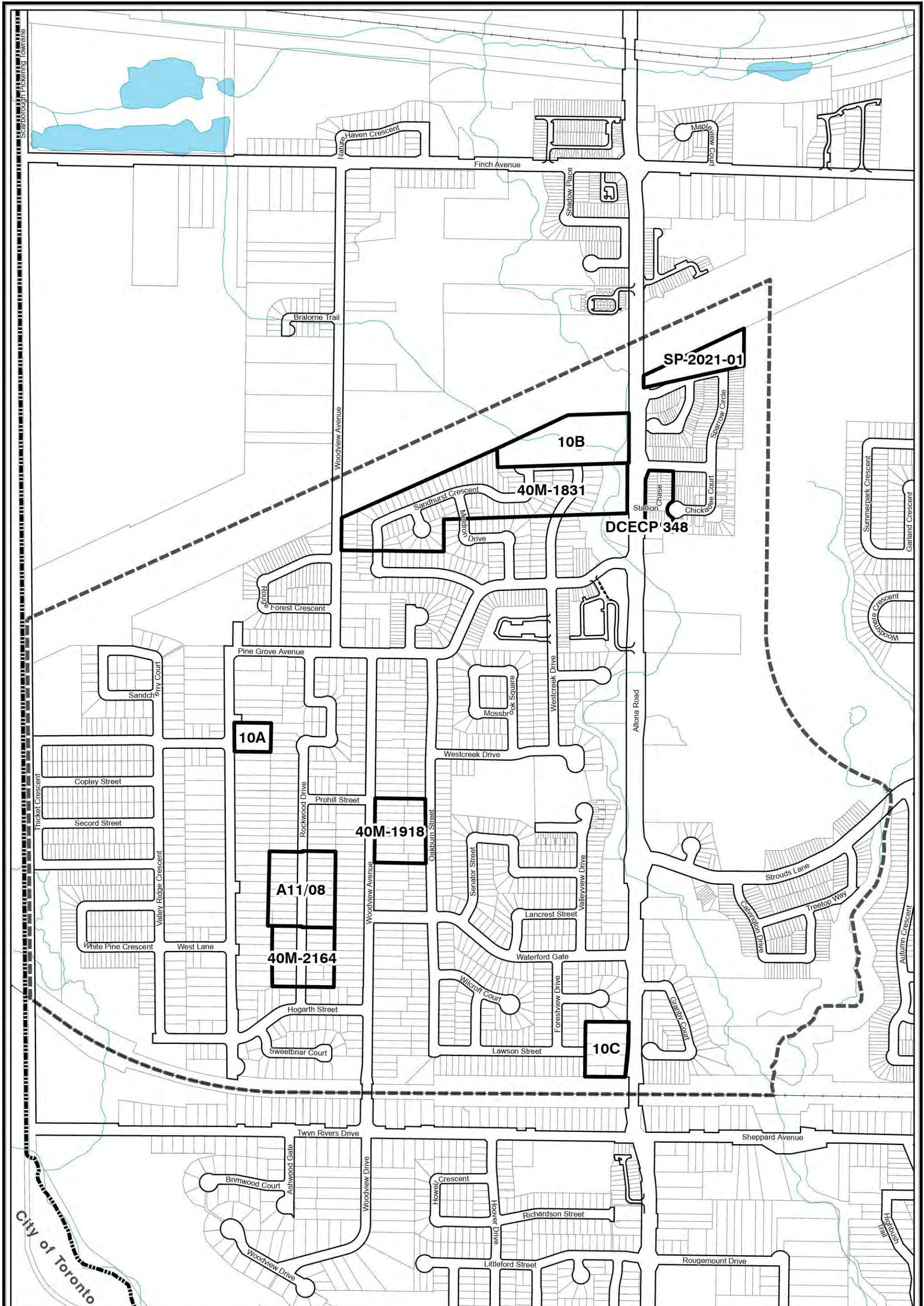
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
A011/08		1			1
SP2021-01	61				61
Developments					
DCECP 348		7	20		27
40M-1831		3			3
40M-1918		3			3
40M-2164		1	1		2
Vacant/Potential Redevelopment Lands					
(See Table 10.1)				62	62
Total Unit Increase	61	15	21	62	159
Total Forecasted Units					2259

Table 10.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
A011/08	1				1				
SP2021-01	61								
Developments									
DCECP 348	27	9	18						
40M-1831	3						3		
40M-1918	3		1	1	1				
40M-2164	2	1	1						
Vacant/Potential Redevelopment Lands									
(See Table 10.1)	62				10	10	15	15	12
Unit Increase	159	10	20	1	12	10	18	15	12

Table 10.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	2100	2110	2130	2131	2143	2153	2171	2186	2198
Total Population	6069	6098	6156	6159	6150	6179	6179	6143	6176



Neighbourhood 11 - Amberlea

existing Units; December 31, 2022 - **4481**

existing population; December 31, 2022 - **12950**

Table 11.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
11B	redevelop	based on 33% of land area X 75% of max. density	159
	severances	based on future potential land severances	1
Total Units			160

Table 11.2 - Proposals & Developments

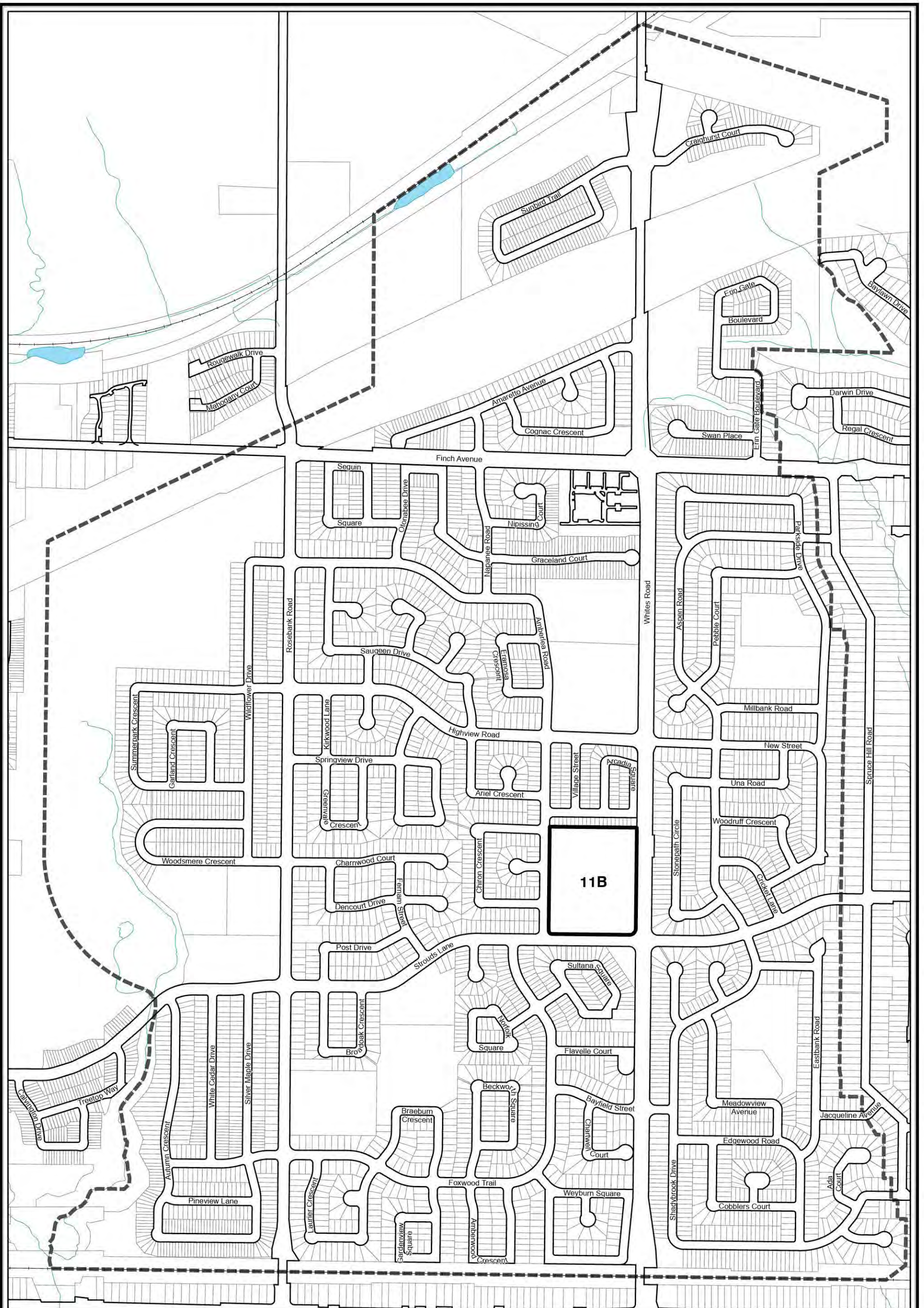
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 11.1)			1	171	172
Total Unit Increase	0	0	1	171	172
Total Forecasted Units					4653

Table 11.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 11.1)	172	2	3	3	3	3	3	3	2
Unit Increase	172	2	3	3	3	3	3	3	2

Table 11.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	4481	4483	4486	4489	4492	4495	4498	4501	4503
Total Population	12950	12956	12965	12973	12892	12901	12801	12648	12653



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 11

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 12 - Liverpool

existing Units; December 31, 2022 -

6026

existing population; December 31, 2022 -

17415

Table 12.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
12A	infill	based on existing character of neighbourhood	18
12B	infill	based on existing character of neighbourhood	7
12C	redevelop	based on 75% of land area X 75% of max. density	24
12D	redevelop	based on 75% of land area X 75% of max. density	36
12E	redevelop	see point 10 in methods and assumptions	548
12F	redevelop	based on 33% of land area X 75% of max. density	76
12G	redevelop	see point 10 in methods and assumptions	692
12H	redevelop	see point 10 in methods and assumptions	249
Total Units			1650

Table 12.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
**A015/19	49				49
S01/07	20				20
Developments					
LD22/21 to LD24/21	4				4
Vacant/Potential Redevelopment Lands					
(see Table 12.1)				1650	1650
Total Unit Increase	73	0	0	1650	1723
Total Forecasted Units					7749

Table 12.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
**A015/19	49							49	
S01/07	20								
Developments									
LD22/21 to LD24/21	4			4					
Vacant/Potential Redevelopment Lands									
(see Table 12.1)	1650							30	30
Unit Increase	1723	0	0	4	0	0	0	79	30

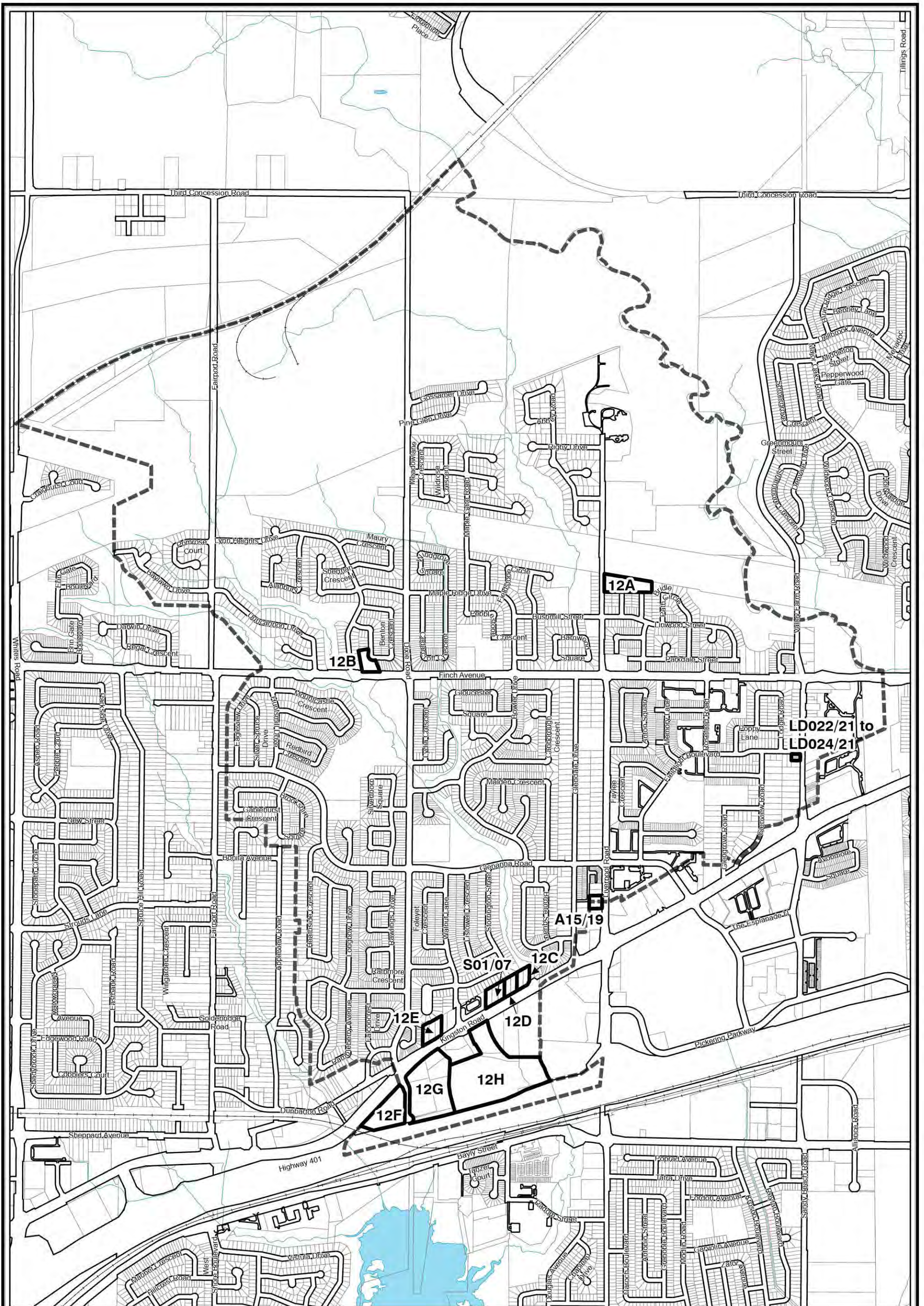
Table 12.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	6026	6026	6026	6030	6030	6030	6030	6109	6139
Total Population	17415	17415	17415	17427	17306	17306	17161	17166	17251

The Boundary of the Liverpool Neighbourhood changed through Official Plan Amendment # 26

** this rezoning is split between neighbourhoods 8 & 12 so 1/2 of the proposed units are shown in these tables and the other half are in the tables in neighbourhood 8

NOTE: In table 12.1, Sections 12C, 12D, 12E, 12F, 12G & 12H fall within the Kingston Road Corridor However, the report does not estimate the number of units that sections C-E could yield



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 12

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 13 - Brock Ridge

existing Units; December 31, 2022 - **2319**

existing population; December 31, 2022 -

6702

Table 13.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
13A	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	127
13B	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	26
13C	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	27
13D	redevelop	based on 33% of land area X 75% of max. density	71
Total Units			251

Table 13.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
A009/22	61				61
SP2020-01	372				372
SP2018-01	53				53
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 13.1)				251	251
Total Unit Increase	486	0	0	251	737
Total Forecasted Units					3056

Table 13.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
A009/22	61								
SP2020-01	372						372		
SP2018-01	53						53		
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 13.1)	251						60	60	60
Unit Increase	737	0	0	0	0	0	485	60	60

Table 13.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	2319	2319	2319	2319	2319	2319	2804	2864	2924
Total Population	6702	6702	6702	6702	6656	6656	7980	8048	8216



Town of Ajax

Neighbourhood 14 - Rouge Park

existing Units; December 31, 2022 - **483**

existing population; December 31, 2022 - **1396**

Table 14.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
14B-C	vacant	based on 75% area X 75% density	15
14E-F	vacant	based on 50% area X 75% density	47
14H	vacant	based on 75% area X 75% density	27
14I	vacant	based on 50% area X 75% density	9
Total Units			98

Table 14.2 - Proposals & Developments

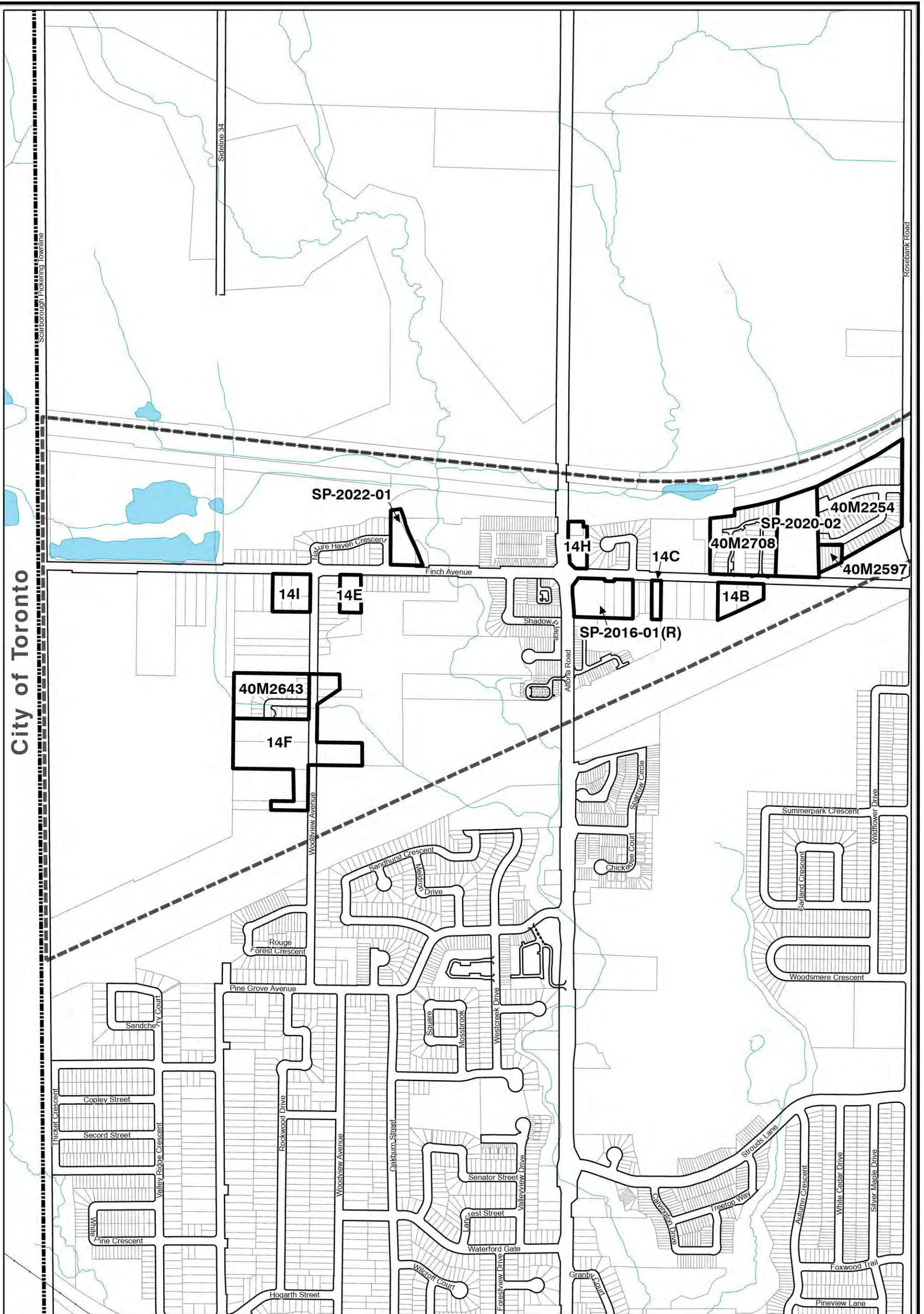
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2022-01	8				8
SP2020-02	31				31
SP2016-01(R)	48				48
Development					
40M-2643		1			1
40M-2254		7			7
40M-2597		1			1
40M-2708			31		31
Vacant/Potential Redevelopment Lands					
(See Table 14.1)			1	105	106
Total Unit Increase	87	9	32	105	233
Total Forecasted Units					716

Table 14.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2022-01	8					8			
SP2020-02	31				20	14			
SP2016-01(R)	48				28	20			
Development									
40M-2643	1			1					
40M-2254	7						7		
40M-2597	1			1					
40M-2708	31	31							
Vacant/Potential Redevelopment Lands									
(See Table 14.1)	106	1	2	58	57	20	50	50	50
Unit Increase	233	32	2	60	105	62	57	50	50

Table 14.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	483	515	517	577	682	744	801	851	901
Total Population	1396	1488	1494	1668	1957	2135	2280	2391	2532



Neighbourhood 15 - Duffin Heights

existing Units; December 31, 2022 - **1724**

existing population; December 31, 2022 - **4982**

Table 15.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
15A	vacant	based on 75% of land area X 75% max. low density	15
15B,C & E	vacant	based on 75% of land area X 75% max. medium density	325
15M	vacant	based on 75% of land area X 75% max. high density	265
Total Units			605

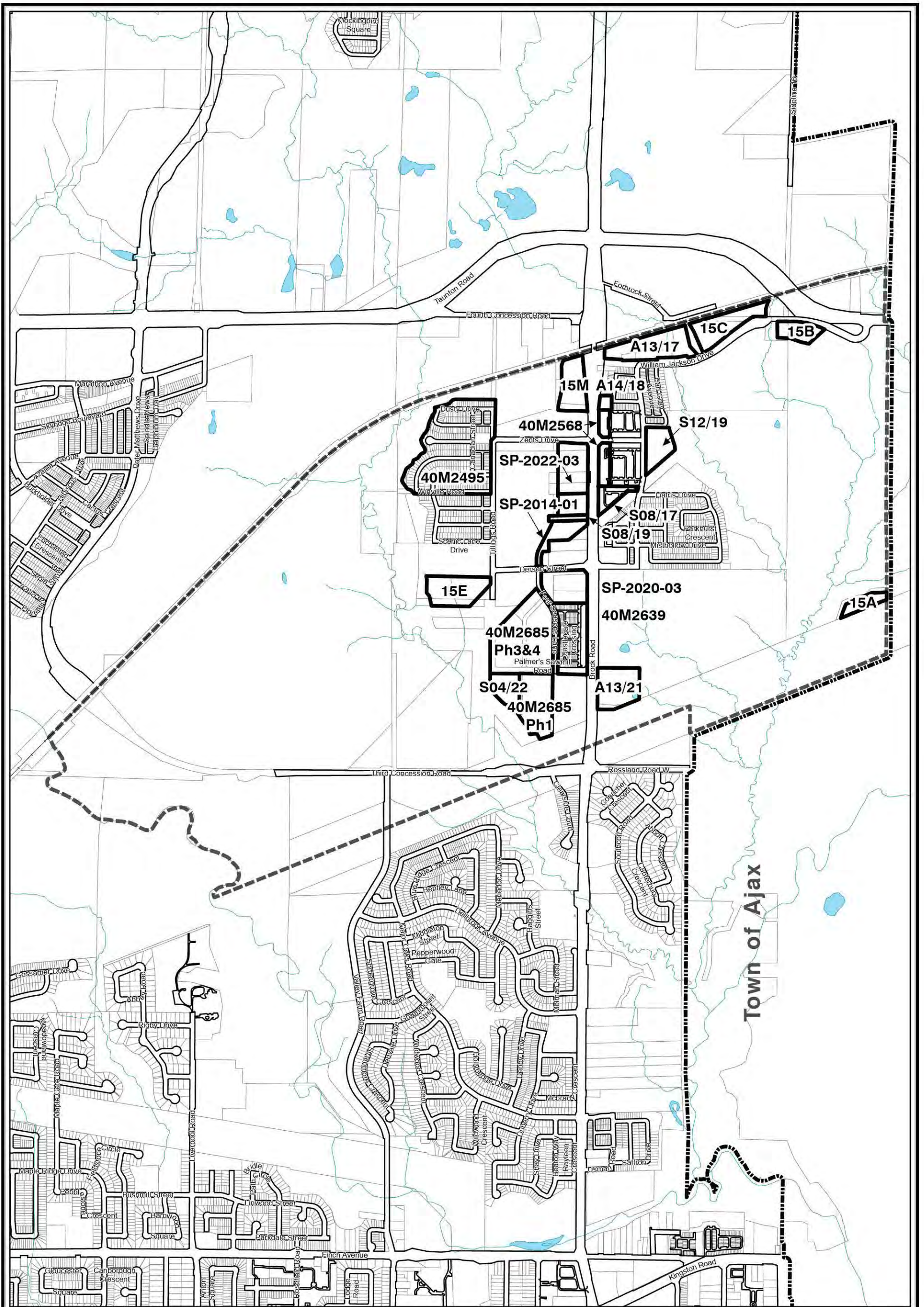
Note: the areas and densities in the above table are taken from the Duffin Heights Tertiary Plan

Note: 15E(144units) could be used for a community facility

Note: Environmental servicing plan currently underway, preliminary results suggest a reduction in developable area and thus a reduction in population

Table 15.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
A013/21	353				353
S08/19	30				30
SP2014-01	97				97
SP2020-03	197				197
SP2022-03	195				195
S04/22	111				111
S10/22	170				170
S03/21	44				44
Developments					
40M-2639			24		24
40M-2568 Phase 3&4	513				513
40M-2685 Phase 1			137		137
40M-2685 Phase 3&4	337				337
S08/17			27		27
S12/19			148		148
Vacant/Potential Redevelopment Lands					
(see Table 15.1)				605	605
Total Unit Increase	2047	0	336	605	2988
Total Forecasted Units					4712



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 15

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 15 - Duffin Heights (continued)

existing Units; December 31, 2022 - **1724**

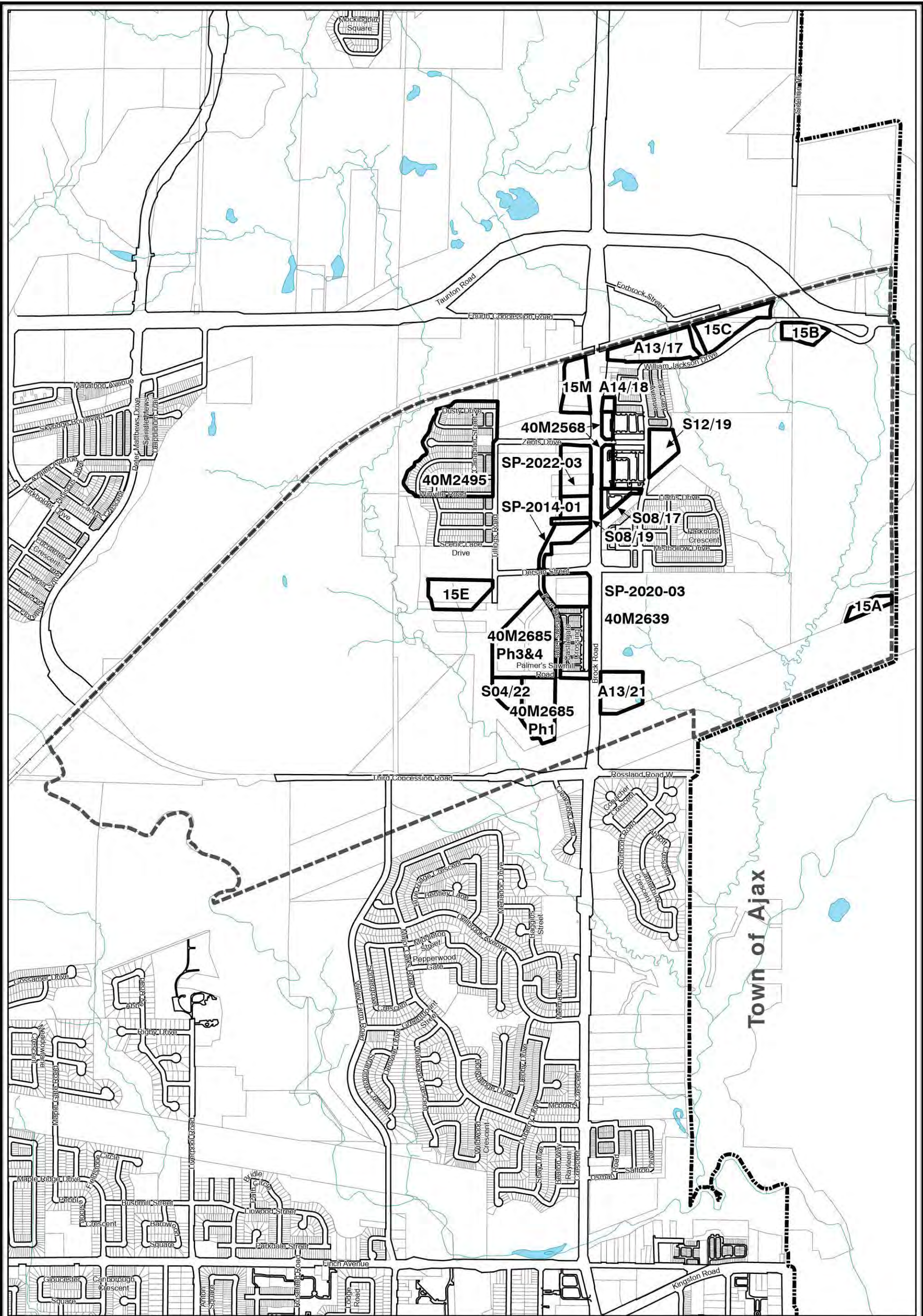
existing population; December 31, 2022 - **4982**

Table 15.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028- 2032	2033- 2037	2038- 2042
Proposals									
A013/21	353							353	
S08/19	30					30			
SP2014-01	97				53	44			
SP2020-03	197			100	97	97			
SP2022-03	195					100	95		
S04/22	111			50	61				
S10/22	170			32	46	92			
S03/21	44				24	20			
Developments									
40M-2639	0	24							
40M-2568 Phase 3&4	513					100	413		
40M-2685 Phase 1	0		68	69					
40M-2685 Phase 3&4	337						250	198	
S08/17	0		27						
S12/19	0	148							
Vacant/Potential Redevelopment Lands	0								
(see Table 15.1)	0						200	200	205
Unit Increase	2047	172	95	251	281	483	958	751	205

Table 15.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028- 2032	2033- 2037	2038- 2042
Total Units	1724	1896	1991	2242	2523	3006	3964	4715	4920
Total Population	4982	5479	5754	6479	7241	8627	11282	13249	13825



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 15**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 16 - Lamoreaux

existing Units; December 31, 2022 -

859

existing population; December 31, 2022 -

2483

Table 16.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	based on Provincially approved Central Pickering Development Plan	
Total Units			0

Note: Forecasted Incremental growth is based on Staged servicing Implementation strategy by landowners consultant (October 18, 2012)

Table 16.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2008-05	230				230
SP2008-06	994				994
SP2008-11	1092				1092
SP2009-13 (phase 4+)	292				292
SP2015-06 **	48				48
Developments					
40M-2625		21	1		22
40M-2631		17	4		21
40M-2632			109		109
40M-2664		34	39		73
40M-2671		34	109		143
40M-2705			62		62
40M-2731		321			321
40M-2743		257			257
Vacant/Potential Redevelopment Lands					
(see Table 16.1)					0
Total Unit Increase	2656	686	324	0	3664
Total Forecasted Units					4523

Table 16.3 - Forecasted Incremental Unit Growth

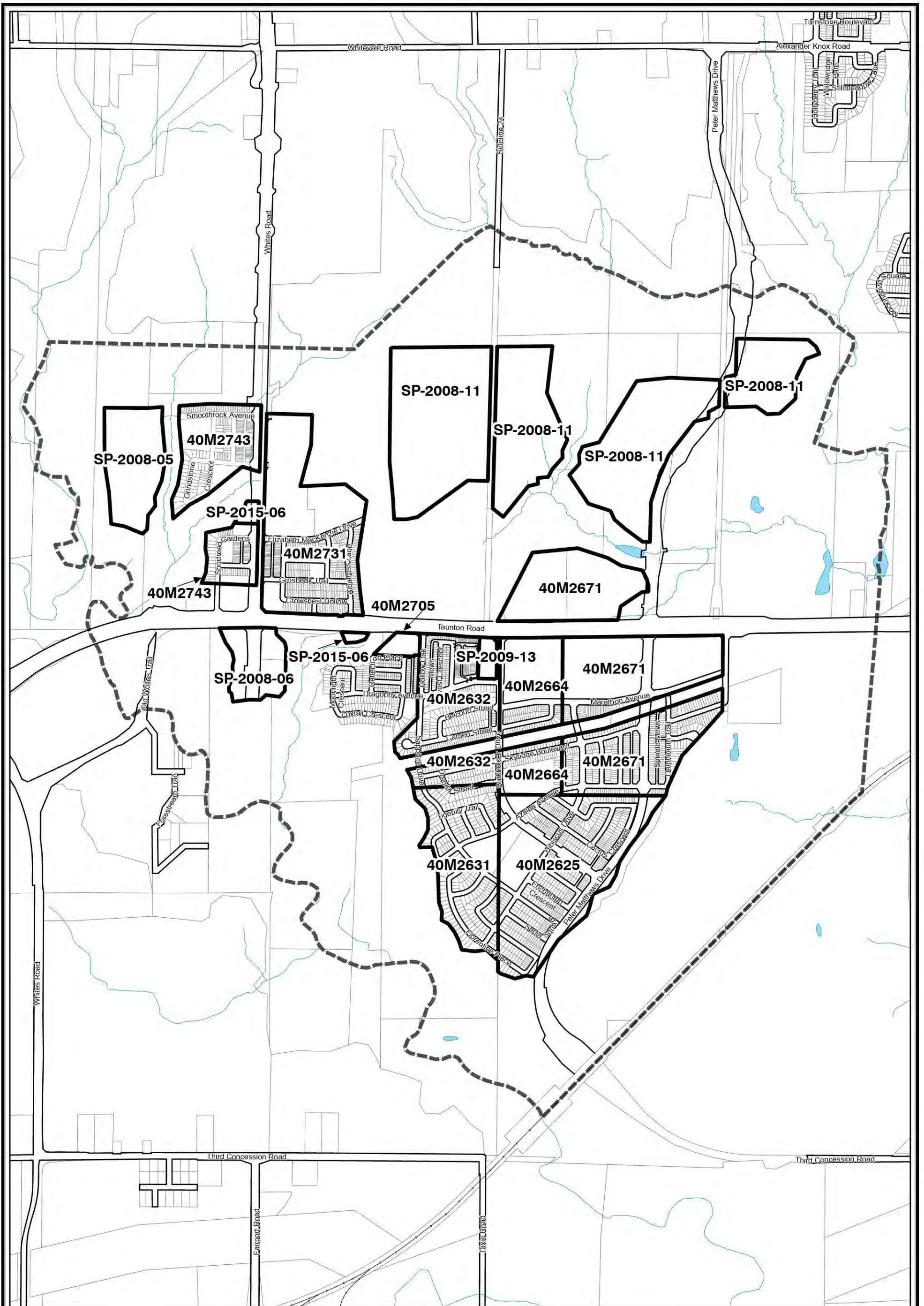
	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2008-05	230				100	130			
SP2008-06	994					150	500	444	
SP2008-11	1092			100	100	100	500	292	
SP2009-13 (phase 4+)	292						292		
SP2015-06 **	48							48	
Developments									
40M-2625	22	1	21						
40M-2631	21	4	17						
40M-2632	109	60	49						
40M-2664	73	39	34						
40M-2671	143	50	59	34					
40M-2705	62	62							
40M-2731	321		100	100	121				
40M-2743	257		100	100	57				
Vacant/Potential Redevelopment Lands									
(see Table 16.1)									0
Unit Increase	3664	216	380	334	378	380	1292	784	0

Table 16.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	859	1075	1455	1789	2167	2547	3839	4623	4623
Total Population	2483	3107	4205	5170	6219	7310	10926	12991	12991

** This plan of subdivision is split between neighbourhood 16 and 18

- 48 units will be part of the Lamoreaux Neighbourhood and the remaining 221 will be in the Mount Pleasant Neighbourhood



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 16

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 17 - Brock-Taunton

existing Units; December 31, 2022 - 13

existing population; December 31, 2022 - 38

Table 17.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	based on Provincially approved Central Pickering Development Plan	
Total Units			0

Table 17.2 - Proposals & Developments

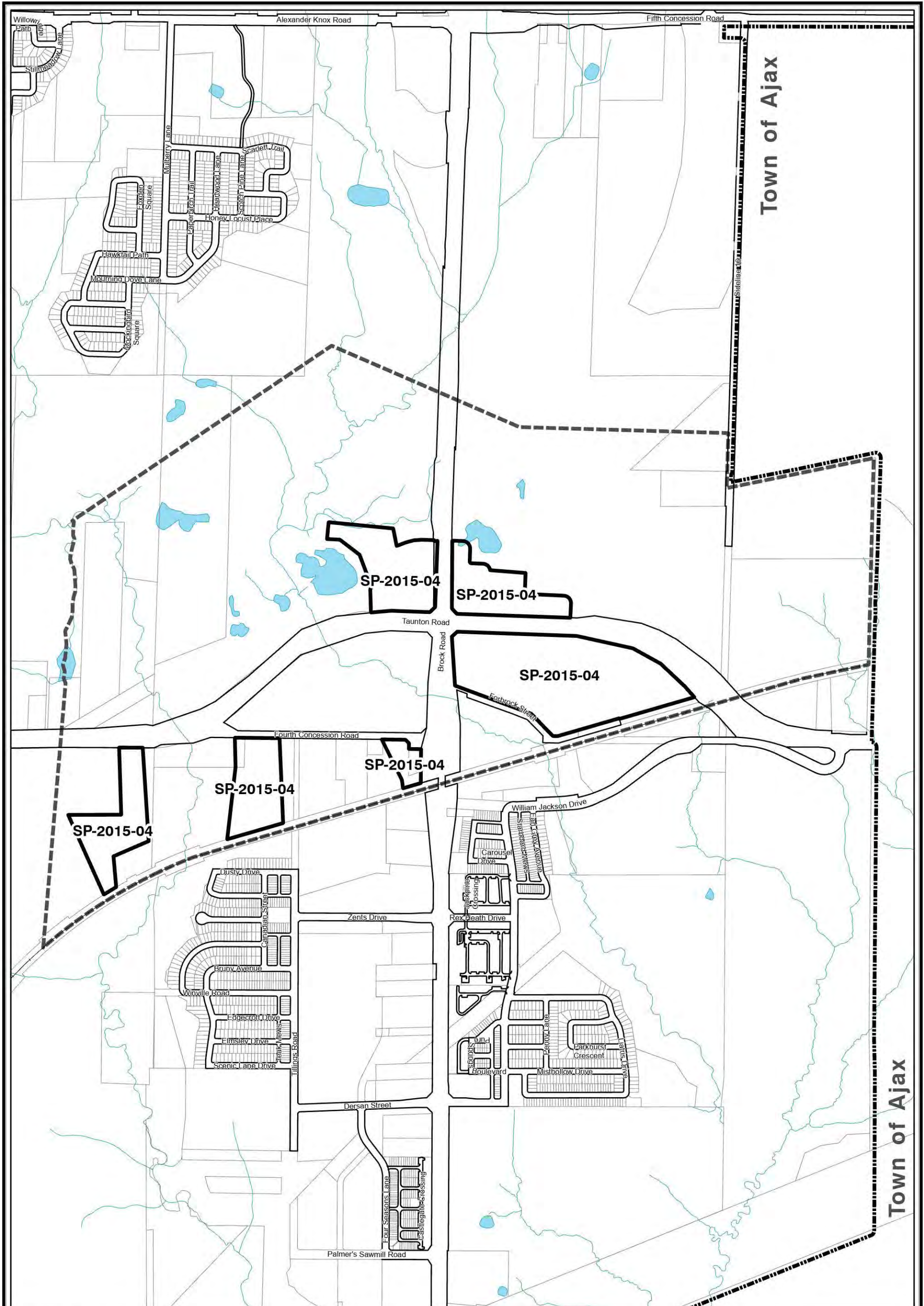
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2015-04	1833				1833
Developments					
Vacant/Potential Redevelopment Lands (See Table 18.1)					0
Total Unit Increase	1833	0	0	0	1833
Total Forecasted Units					1846

Table 17.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2015-04	1833								500
Developments									
Vacant/Potential Redevelopment Lands (See Table 18.1)	0								
Unit Increase	1833	0	0	0	0	0	0	0	500

Table 17.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	13	13	13	13	13	13	13	13	513
Total Population	38	38	38	38	37	37	37	37	1442



Neighbourhood 18 - Mount Pleasant

existing Units; December 31, 2022 -

16

existing population; December 31, 2022 -

46

Table 18.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	based on Provincially approved Central Pickering Development Plan	
Total Units			0

Note: The draft plans of subdivision are currently before the Ontario Municipal Board

Note: Forecasted Incremental growth is based on Staged servicing Implementation strategy by landowners consultant (October 18, 2012)

Table 18.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2009-01	766				766
SP2009-02	2336				2336
SP2009-05	784				784
SP2009-06	827				827
SP2009-07	350				350
SP2009-08	474				474
SP2015-06 **	195				195
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 18.1)	0				0
Total Unit Increase	5732	0	0	0	5732
Total Forecasted Units					5748

Table 18.3 - Forecasted Incremental Unit Growth

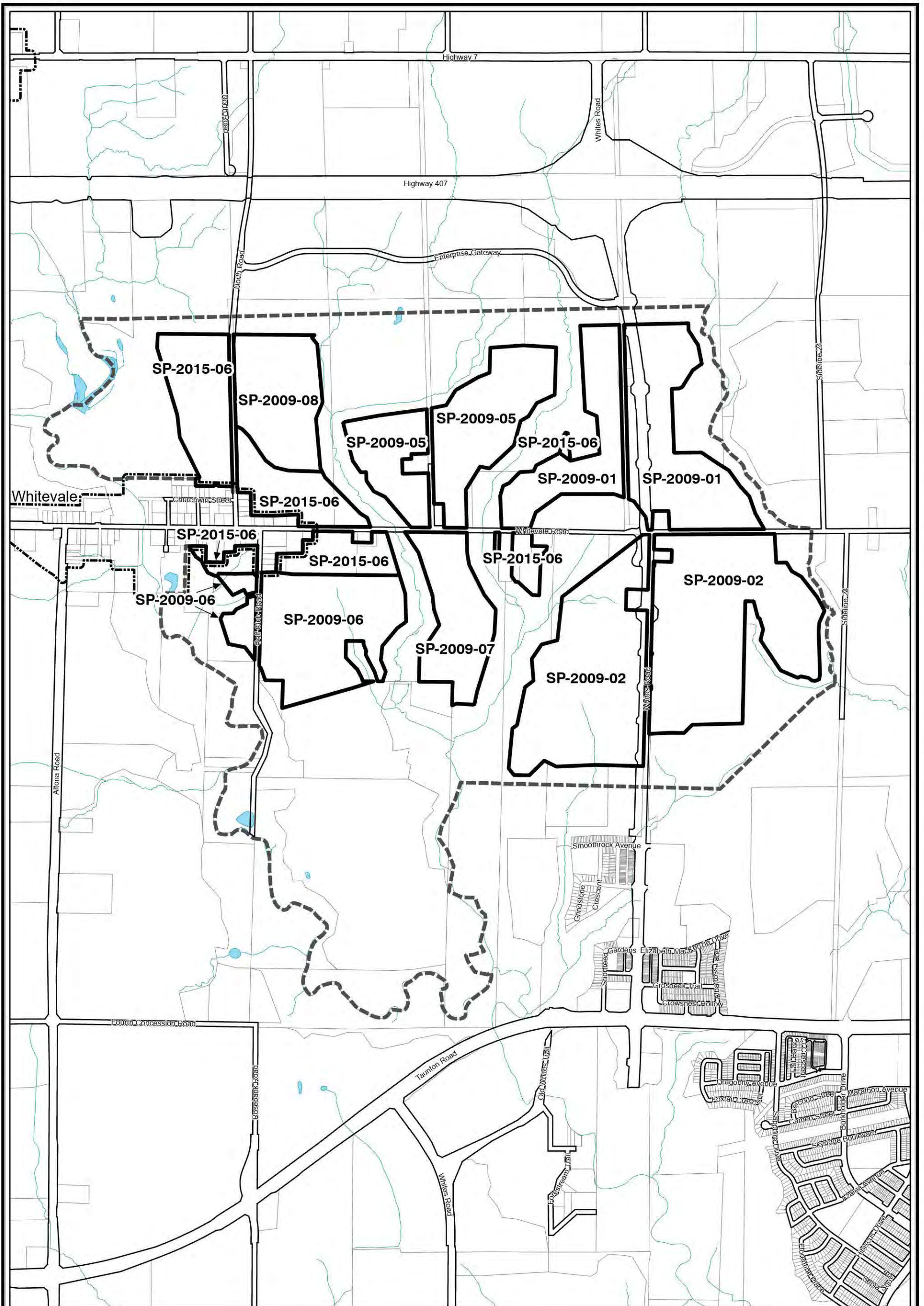
	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2009-01	766							250	250
SP2009-02	2336							250	250
SP2009-05	784						100	300	382
SP2009-06	827								500
SP2009-07	350			58	60	100	132		
SP2009-08	474								250
SP2015-06 **	195								
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 18.1)	0								
Unit Increase	5732	0	0	58	60	100	232	800	1632

Table 18.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	16	16	16	74	134	234	466	1266	2898
Total Population	46	46	46	214	385	672	1326	3557	8143

** This plan of subdivision is split between neighbourhood 16 and 18

- 48 units will be part of the Lamoureaux Neighbourhood and the remaining 221 will be in the Mount Pleasant Neighbourhood



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 18

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 19 - Wilson Meadows

existing Units; December 31, 2022 - **173** existing population; December 31, 2022 - **500**

Table 19.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	based on Provincially approved Central Pickering Development Plan	
Total Units			0

Note: The draft plans of subdivision are currently before the Ontario Municipal Board

Note: Forecasted Incremental growth is based on Staged servicing Implementation strategy by landowners consultant (October 18, 2012)

Table 19.2 - Proposals & Developments

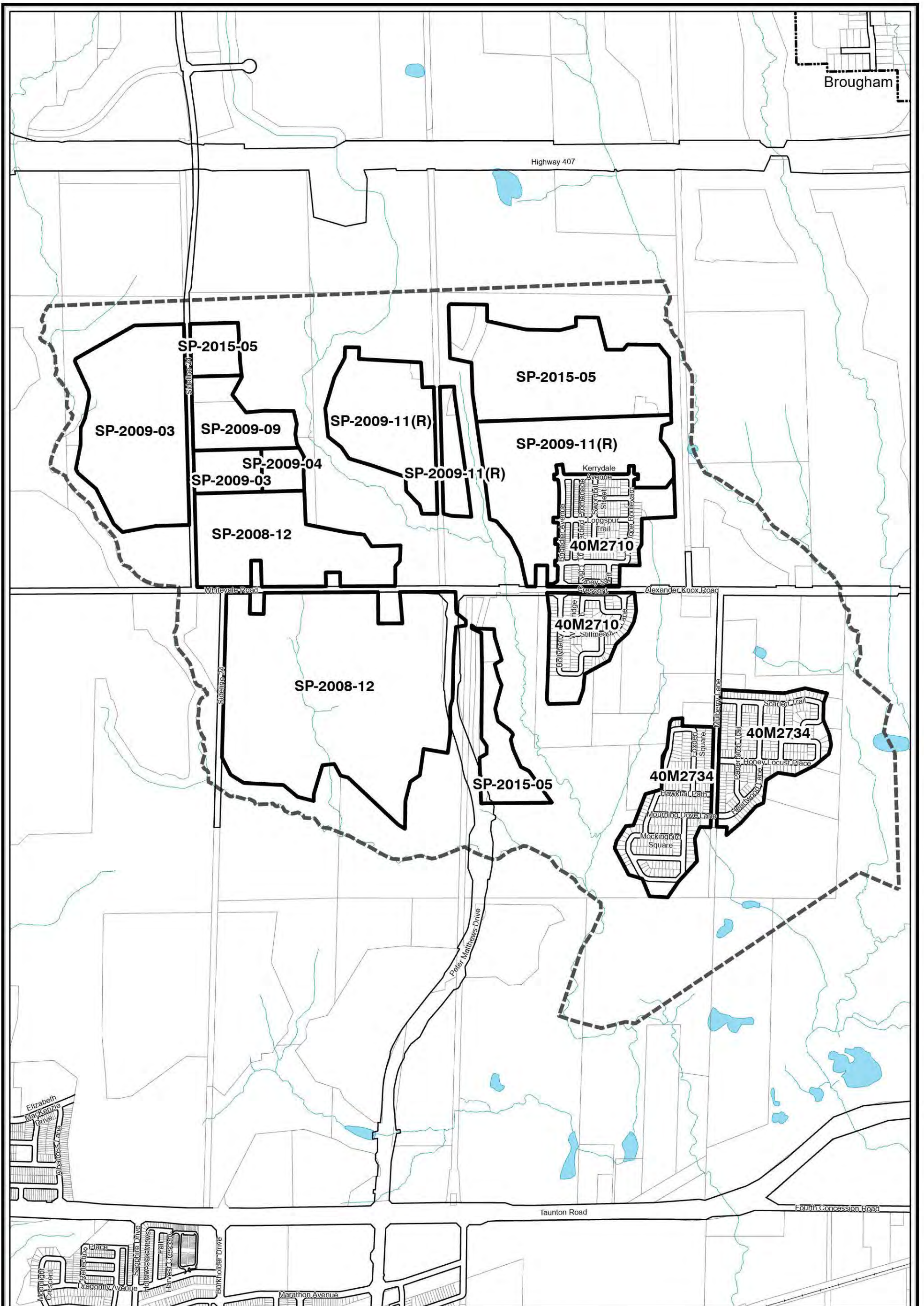
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2008-12	1100				1100
SP2009-03	478				478
SP2009-04	42				42
SP2009-09	195				195
SP2009-11(Phase 2)	630				630
SP2015-05***	550				550
Developments					
40M-2710		14	215		229
40M-2734		457			457
Vacant/Potential Redevelopment Lands					
(See Table 19.1)					0
Total Unit Increase	2995	471	215	0	3681
Total Forecasted Units					3854

Table 19.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2008-12	1100						100	500	500
SP2009-03	478							250	
SP2009-04	42							38	
SP2009-09	195							195	
SP2009-11(Phase 2)	630				90	150	423	355	
SP2015-05***	550						250	300	
Developments									
40M-2710	229	150	79						
40M-2734	457		150	150	157				
Vacant/Potential Redevelopment Lands									
(See Table 19.1)	0								
Unit Increase	3681	150	229	150	247	150	773	1638	500

Table 19.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	173	323	552	702	949	1099	1872	3510	4010
Total Population	500	933	1595	2029	2724	3154	5328	9863	11268



City of
PICKERING

City Development Department

Vacant/Potential Redevelopment Lands for Residential Development Neighbourhood 19

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

Neighbourhood 20 - Thompson's Corners

existing Units; December 31, 2022 -

13

existing population; December 31, 2022 -

38

Table 20.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	vacant	based on Provincially approved Central Pickering Development Pla	0
Total Units			0

Table 20.2 - Proposals & Developments

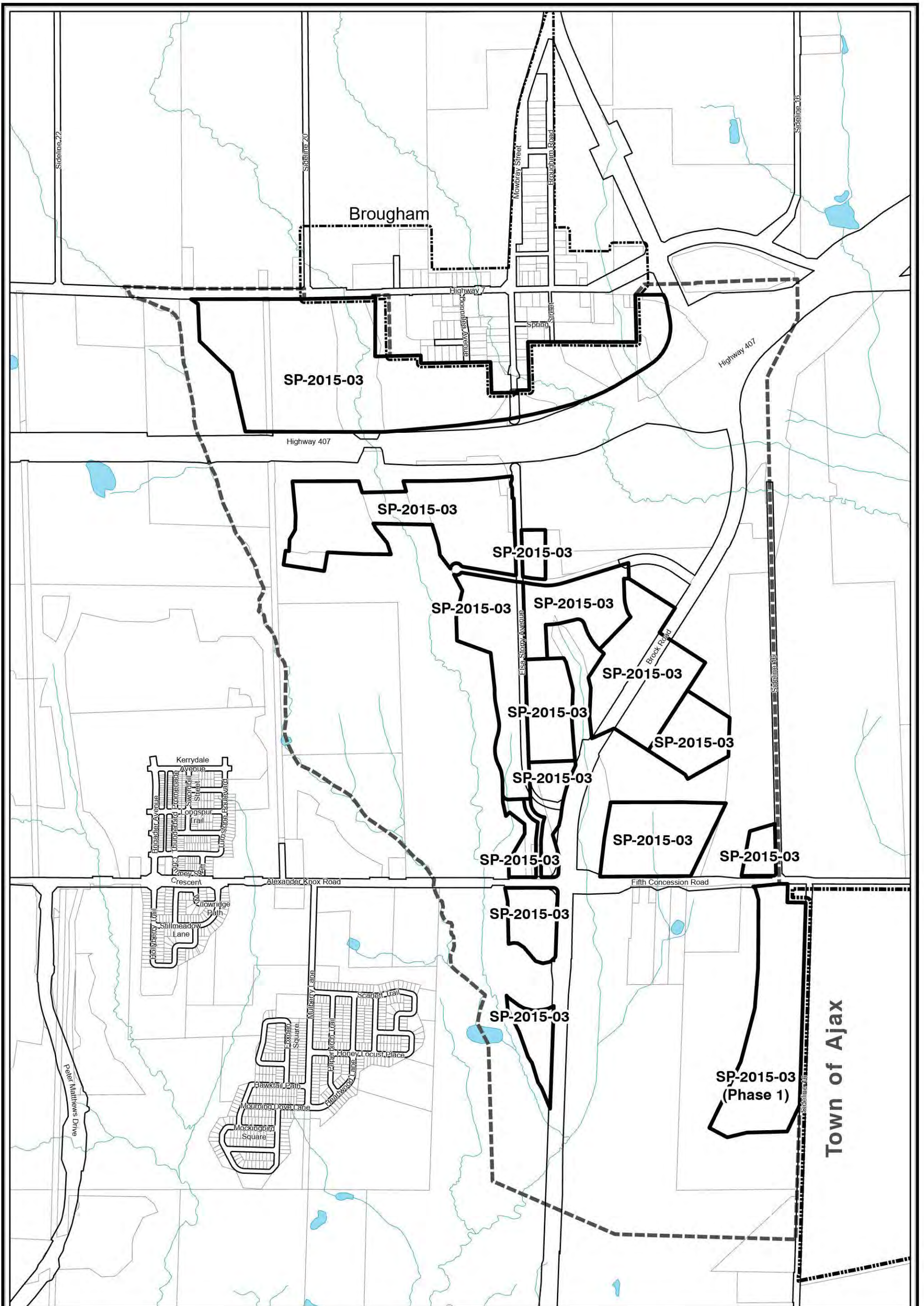
	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
SP2015-03 phase 1	353				353
SP2015-03 remaining	2203				2203
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 20.1)	0				0
Total Unit Increase	2556	0	0	0	2556
Total Forecasted Units					2569

Table 20.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
SP2015-03 phase 1	353			175	178				
SP2015-03 remaining	2203					177	750	750	553
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 20.1)	0								
Unit Increase	2556	0	0	175	178	177	750	750	553

Table 20.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	13	13	13	188	366	543	1293	2043	2596
Total Population	38	38	38	543	1050	1558	3680	5741	7295



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 20**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Neighbourhood 21 - Innovation Corridor

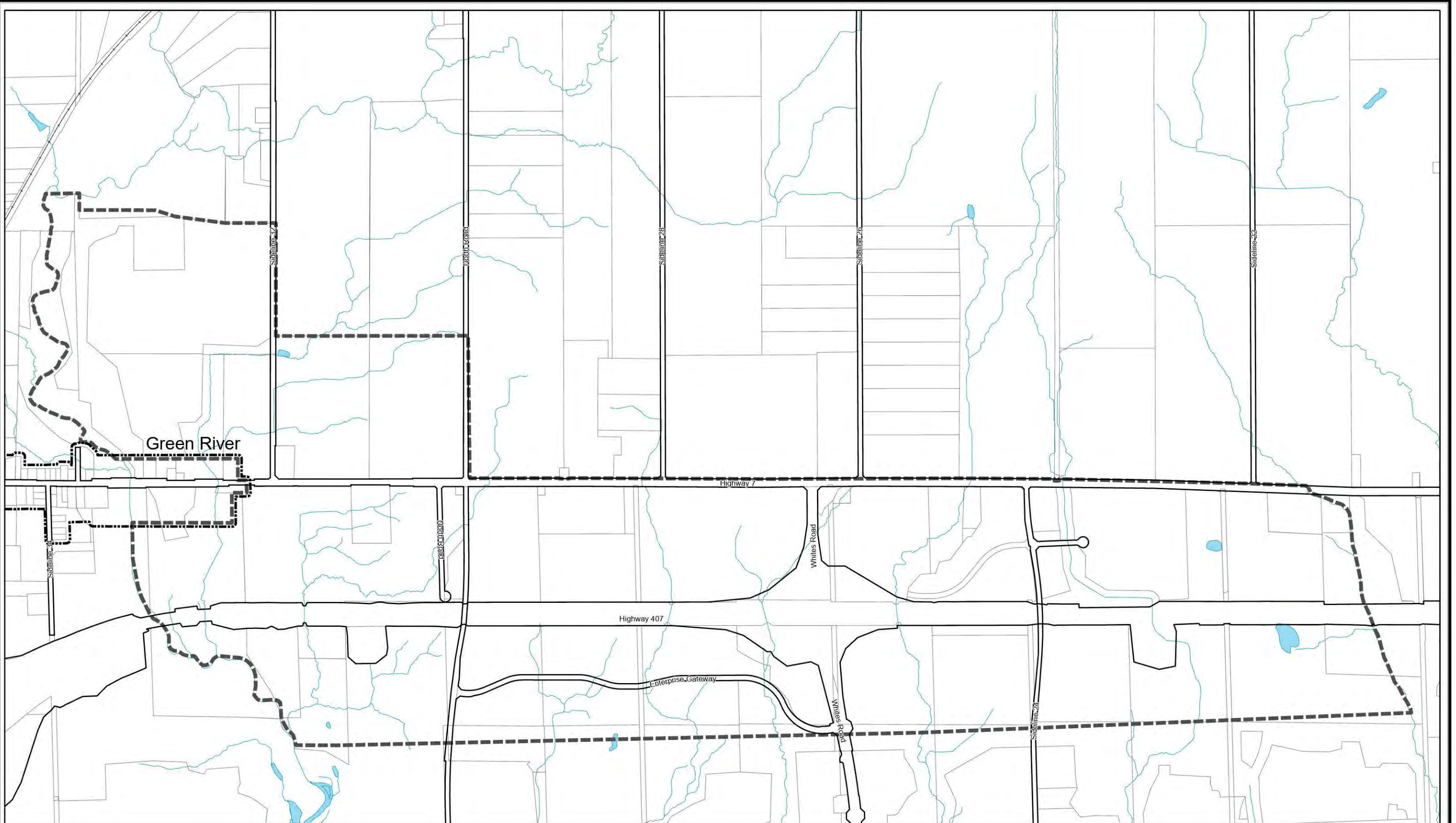
existing Units; December 31, 2022 -

11

existing population; December 31, 2022 -

32

This neighbourhood is designated in the Pickering Official Plan for employment uses and has no residential units. As such this neighbourhood has no bearing on this product at this time. However, we anticipate adding an employment component to this product in the future, so the intent is that page be retained as a place holder for that future component.



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Neighbourhood 21**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its suppliers all rights reserved.; © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Claremont and Area

existing Units; December 31, 2022 -

375

existing population; December 31, 2022 -

1084

Table 22.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	infill		6
Total Units			6

Table 22.2 - Proposals & Developments

	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Proposals					
18T-90016(R)	70				70
Development					
Vacant/Potential Redevelopment Lands					
(see Table 22.1)	5				5
Total Unit Increase	5	0	0	0	75
Total Forecasted Units					450

Table 22.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
18T-90016(R)	70		2	13	13	13	29		
Development									
Vacant/Potential Redevelopment Lands									
(see Table 22.1)	5	1							4
Unit Increase	75	1	2	13	13	13	29	0	4

Table 22.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	375	376	378	391	404	417	446	446	450
Total Population	1084	1087	1092	1130	1159	1197	1269	1253	1265

Uxbridge-Pickering Townline Road

Claremont

18T-90016(R)

Ninth Concession Road

Ninth Concession Road

Sideline 20

Sideline 16

Greenwood, Kinsale & Estate Residential Clusters

existing Units; December 31, 2022 -

214

existing population; December 31, 2022 -

618

Table 23.1 - Existing residential units & population

	Existing Units	Existing Population
Barclay	35	101
Birchwood	2	6
Forest Creek	0	0
Greenwood	106	306
Kinsale	32	92
Staxton Glen	39	113

Table 23.2 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Barclay			0
Birchwood			0
Forest Creek			0
Greenwood			0
Kinsale	infill	potential creation based on surrounding characteristics	12
	vacant	lots yet to be built on	6
Staxton Glen			0
Total Units			18

Table 23.3 - Proposals & Developments

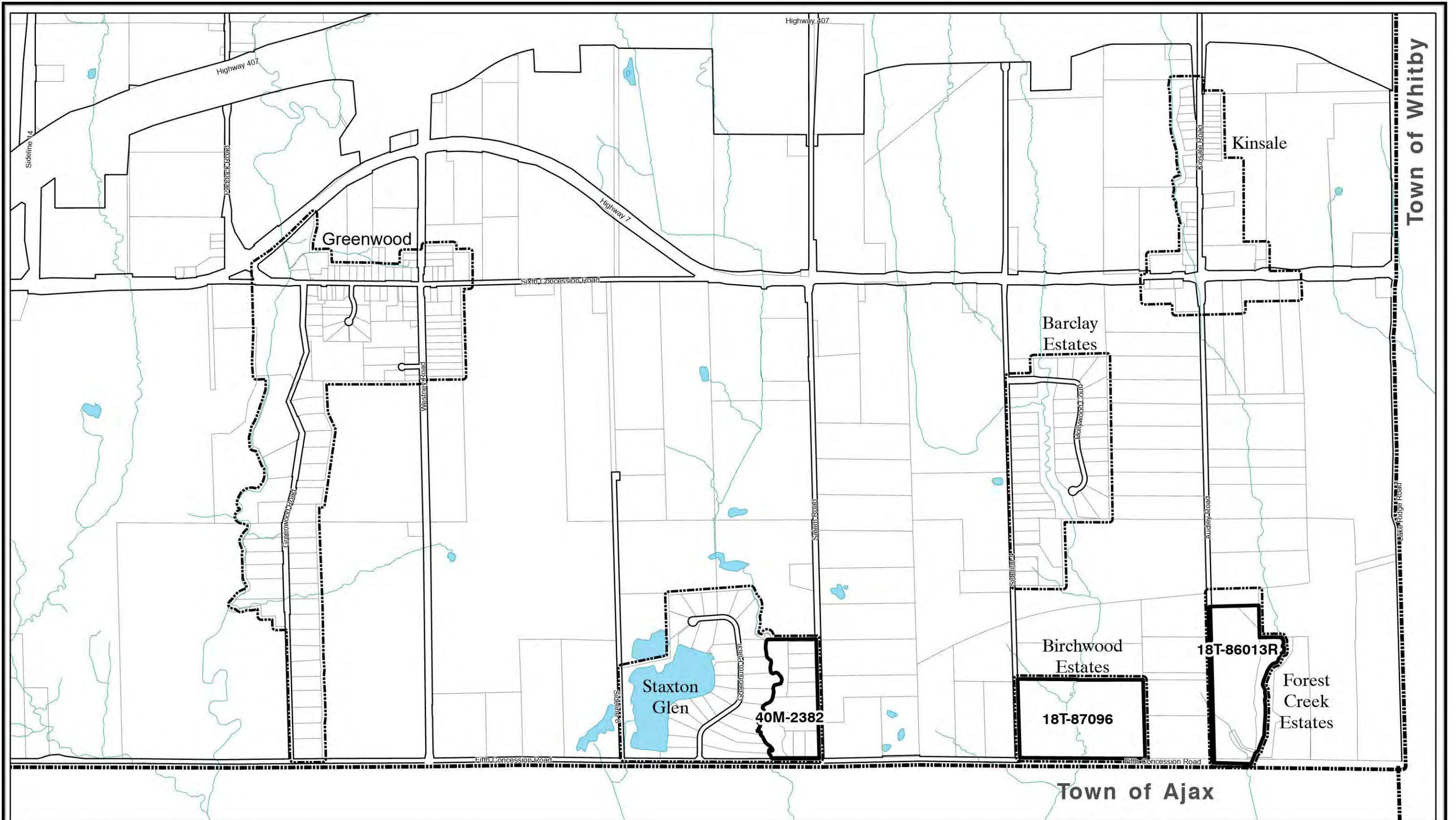
	Proposed Units	Units Yet to Build	Units Yet to Occupy	Potential Vacant Lots	Total Future Lots
Proposals					
18T87096	23				23
18T86013R	14				14
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 23.2)		4	1	13	18
Total Unit Increase	37	4	1	13	55
Total Forecasted Units					269

Table 23.4 - Forecasted Incremental Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Proposals									
18T87096	23						6	6	6
18T86013R	14				3	3	8		
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 23.2)	18		1	5	2	1	1	1	1
Total Unit Increase	55	0	1	5	5	4	15	7	7

Table 23.5 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	214	214	215	220	225	229	244	251	258
Total Population	618	618	621	636	646	657	694	705	725



City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Estate Clusters**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its suppliers all rights reserved.; © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Remaining Rural Area

existing Units; December 31, 2022 -

855

existing population; December 31, 2022 -

2471

Table 24.1 - Proposals & Developments

	Existing Units	Existing Pop.	Proposed Units	Units Yet to Build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Cherrywood & area							
(Infill lands)	113	327				9	9
Whitevale							
(Infill lands)	75	217				11	11
Green River							
(Infill lands)	35	101				11	11
Brougham							
(Infill lands)	34	98				26	26
Balsam							
(Infill lands)	14	40				3	3
Spring Creek							
	9	26				0	0
Altona							
(Infill lands)	2	6				10	10
Agricultural Assembly							
	57	165				0	0
Federal Ownership							
	270	780				0	0
Other Rural lands							
(Infill lands)	246	711			3	160	163
Total Unit Increase			0	0	3	230	233
Total Existing Totals	855	2471					
Total Forecasted Units							1088

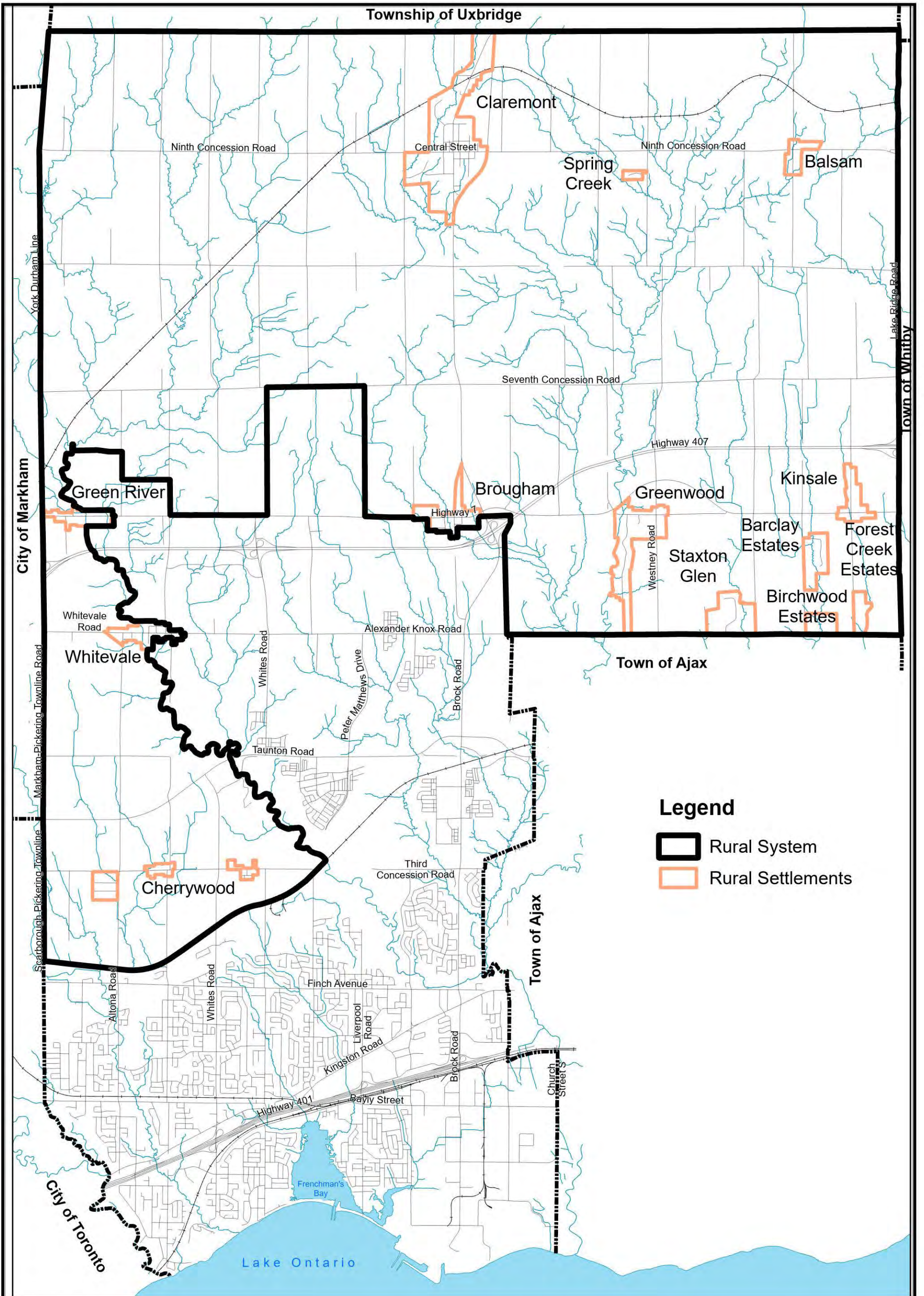
Table 24.2 - Forecasted Incremental Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Cherrywood & area									
(Infill lands)	9					1	1	1	
Whitevale									
(Infill lands)	11				1	1	1	1	1
Green River									
(Infill lands)	11					1	1	1	1
Brougham									
(Infill lands)	26								
Balsam									
(Infill lands)	3							1	1
Spring Creek									
	0								
Altona									
(Infill lands)	10							1	1
Agricultural Assembly									
	0								
Federal Ownership									
	0								
Other Rural lands									
(Infill lands)	163	0	2	5	5	5	25	25	25
Total Unit Increase	233	0	2	5	6	8	28	30	29

Table 24.3 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Total Units	855	855	857	862	868	876	904	934	963
Total Population	2471	2471	2477	2491	2491	2514	2573	2625	2706

Lands within the Agricultural Assembly and North East Pickering are no longer under an MZO or greenbelt protection so development numbers could change once the Province has provided more direction for the development potential.



Legend

- Rural System
- Rural Settlements

City of
PICKERING

City Development Department

**Vacant/Potential Redevelopment Lands for Residential Development
Rural System**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2022

© The Corporation of the City of Pickering Produced (in part) under license from: © Kings Printer, Ontario Ministry of Natural Resources. All rights reserved. © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved. © Municipal Property Assessment Corporation and its suppliers all rights reserved.

Unit Summary

Table 25.1 - Total Cumulative Units Forecasted for Urban Pickering

Neighbourhoods	Existing Units	Proposed Additional Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
1-Rosebank	1110	88	1114	1119	1149	1154	1159	1181	1201	1214
2-West Shore	2384	32	2385	2385	2412	2412	2412	2412	2412	2412
3-Bay Ridges	3827	22	3837	3839	3841	3847	3849	3849	3849	3849
4-Brock Industrial	4	0	4	4	4	4	4	4	4	4
5-Rougemount	1048	1287	1057	1068	1073	1075	1683	1683	1811	1939
6-Woodlands	936	7432	965	1166	1166	1252	1252	1412	1762	2162
7-Dunbarton	929	963	929	934	953	987	992	1017	1042	1067
8-City Centre	2871	17576	3152	3478	3814	4285	4556	9219	13475	16154
9-Village East	1875	10124	1875	1952	2012	2012	2222	2713	3760	5472
10-Highbush	2100	159	2110	2130	2131	2143	2153	2171	2186	2198
11-Amberlea	4481	172	4483	4486	4489	4492	4495	4498	4501	4503
12-Liverpool	6026	1723	6026	6026	6030	6030	6030	6030	6109	6139
13-Brock Ridge	2319	737	2319	2319	2319	2319	2319	2804	2864	2924
14-Rouge Park	483	233	515	517	577	682	744	801	851	901
15-Duffin Heights	1724	2047	1896	1991	2242	2523	3006	3964	4715	4920
South Urban Total	32117	42595	32667	33414	34212	35217	36876	43758	50542	55858

Table 25.2 - Total Cumulative Units Forecasted for Seaton Neighbourhoods

Neighbourhoods	Existing Units	Proposed Additional Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
16-Lamoreaux	859	3664	1075	1455	1789	2167	2547	3839	4623	4623
17-Brock - Taunton	13	1833	13	13	13	13	13	13	13	513
18-Mount Pleasant	16	5732	16	16	74	134	234	466	1266	2898
19-Wilson Meadows	173	3681	323	552	702	949	1099	1872	3510	4010
20-Thompson's Corners	13	2556	13	13	188	366	543	1293	2043	2596
21-Innovation Corridor	11	0	11	11	11	11	11	11	11	11
Seaton Lands Total	1085	17466	1451	2060	2777	3640	4447	7494	11466	14651

Table 25.3 - Total Cumulative Units Forecasted for Rural Pickering

Hamlets & Clusters	Existing Units	Proposed Additional Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Claremont & Area	375	75	376	378	391	404	417	446	446	450
Greenwood, Kinsale & Estate Clusters	214	55	214	215	220	225	229	244	251	258
Remaining Rural	855	233	855	857	862	868	876	904	934	963
Rural Total	1444	363	1445	1450	1473	1497	1522	1594	1631	1671

Table 25.4 - Total Cumulative Units Forecasted for Pickering

All of Pickering	Existing Units	Proposed Additional Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
South Urban Totals	32117	42595	32667	33414	34212	35217	36876	43758	50542	55858
Seaton Lands Totals	1085	17466	1451	2060	2777	3640	4447	7494	11466	14651
Total Urban	33202	60061	34118	35474	36989	38857	41323	51252	62008	70509
Rural Totals	1444	363	1445	1450	1473	1497	1522	1594	1631	1671
Entire City Total	34646	60424	35563	36924	38462	40354	42845	52846	63639	72180

Population Summary

Table 26.1 - Total Cumulative Population Forecasted for Urban Pickering

Neighbourhoods	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
1-Rosebank	3208	3219	3234	3321	3312	3326	3361	3375	3411
2-West Shore	6890	6893	6893	6971	6922	6922	6865	6778	6778
3-Bay Ridges	11060	11089	11095	11100	11041	11047	10954	10816	10816
4-Brock Industrial	12	12	12	12	12	12	12	12	12
5-Rougemount	3029	3055	3087	3101	3085	4830	4830	5086	5342
6-Woodlands	2705	2789	3370	3370	3593	3593	4049	4951	5994
7-Dunbarton	2685	2685	2699	2754	2833	2847	2894	2928	2998
8-City Centre	5168	5674	6260	6865	7713	8201	16594	25333	32308
9-Village East	5419	5419	5641	5815	5774	6377	6324	7624	10866
10-Highbush	6069	6098	6156	6159	6150	6179	6179	6143	6176
11-Amberlea	12950	12956	12965	12973	12892	12901	12801	12648	12653
12-Liverpool	17415	17415	17415	17427	17306	17306	17161	17166	17251
13-Brock Ridge	6702	6702	6702	6702	6656	6656	7980	8048	8216
14-Rouge Park	1396	1488	1494	1668	1957	2135	2280	2391	2532
15-Duffin Heights	4982	5479	5754	6479	7241	8627	11282	13249	13825
South Urban Total	89689	90972	92775	94715	96488	100959	113565	126547	139178

Table 26.2 - Total Cumulative Population Forecasted for Seaton Neighbourhoods

Neighbourhoods	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
16-Lamoreaux	2483	3107	4205	5170	6219	7310	10926	12991	12991
17-Brock - Taunton	38	38	38	38	37	37	37	37	1442
18-Mount Pleasant	46	46	46	214	385	672	1326	3557	8143
19-Wilson Meadows	500	933	1595	2029	2724	3154	5328	9863	11268
20-Thompson's Corners	38	38	38	543	1050	1558	3680	5741	7295
21-Innovation Corridor	32	32	32	32	32	32	32	32	32
Seaton Lands Total	3136	4193	5953	8026	10447	12763	21328	32220	41170

Table 26.3 - Total Cumulative Population Forecasted for Rural Pickering

Hamlets & Clusters	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
Claremont & Area	1084	1087	1092	1130	1159	1197	1269	1253	1265
Greenwood, Kinsale & Estate Clusters	618	618	621	636	646	657	694	705	725
Remaining Rural	2471	2471	2477	2491	2491	2514	2573	2625	2706
Rural Total	4173	4176	4191	4257	4296	4368	4537	4583	4696

Table 26.4 - Total Cumulative Population Forecasted for Pickering

All of Pickering	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
South Urban Totals	89689	90972	92775	94715	96488	100959	113565	126547	139178
Seaton Lands Totals	3136	4193	5953	8026	10447	12763	21328	32220	41170
Total Urban	92824	95165	98729	102741	106935	113722	134894	158767	180349
Rural Totals	4173	4176	4191	4257	4296	4368	4537	4583	4696
Entire City Total	96998	99341	102919	106998	111231	118091	139430	163350	185044

Methods and Assumptions:

1. This publication is a detailed breakdown of forecasted population increases for the City of Pickering. Neighbourhoods used in this publication are based on the Pickering Official Plan Urban Neighbourhood and Rural Settlement boundaries.
2. Proposals are those active residential development applications received by December 31, 2022. Calculations are based on numbers supplied by the applicant's proposal. This is not to imply that the proposal will be draft approved or registered.
3. Vacant land/potential future development was calculated based on density from the Pickering Official Plan and the existing characteristics of the urban neighbourhood or rural settlement. Redevelopment of the City Centre Neighbourhood was based on data from the report, "Downtown Pickering, A Vision for Intensification and Framework for Investment, June 2013".
4. Forecasted development build out was based on professional opinion and development trends for the area.
5. Forecasted infill and future development blocks in the 'UNITS' tables are based on the 'VACANT LANDS' tables.
6. Only registered accessory dwelling units are included in this publication. It is possible that there are several unregistered units that could have an effect on the population in a given area of Pickering.
7. The 2022 Actual Column on each page represents the following:
 - The total units calculated based on new building permits granted occupancy from May 2021 to the end of December 2022 added to the numbers of units in the 2021 Census report for Pickering from Statistics Canada, and
 - The total population calculated based on the population in the 2021 Census report for Pickering from Statistics Canada plus a 4% undercount assumed by the Region of Durham plus the total number of new building permits granted occupancy multiplied by 2.89, the 2021 person per unit count for Pickering from the 2021 Census report from Statistics Canada.
8. This publication does not project an ultimate future population but rather forecasts population based on active residential land development proposals, and vacant readily developable residential lands. The method to forecast population does not generally include possible redevelopment of lands currently used for other uses such as commercial plazas or the intensification of sites that are already developed. Population and unit forecasts for the City Centre are based on the report, "Downtown Pickering, A Vision for Intensification and Framework for Investment, June 2013", and the following:
 - a development density of 200 residents and jobs combined per hectare (source: Urban Growth Centre, Growth Plan), and
 - a minimum growth target of 8,300 people and 8,700 jobs by 2031, based on a resident/job ratio of 1:1
 - an average dwelling unit density of 1.8 ppu
 - an average dwelling unit size of 100m²
 - All infrastructure improvements necessary to support growth have been provided
9. The population for Pickering with the exception of the City Centre is calculated by multiplying the number of units by the following:
 - 2.89 persons per unit for the period of 2021 to 2025 (Statistics Canada 2021 Census),
 - 2.87 persons per unit for the period of 2026 to 2030 (Table B-6, Growing Durham Appendices), and
 - 2.81 persons per unit for the year 2031 and later (Table B-6, Growing Durham Appendices).

The population for the City Centre is calculated by multiplying the number of units by 1.8 persons per unit for the period of 2015 to 2035 for the City Centre. This person per unit ratio specific to the City Centre is derived from the City Centre Official Plan Amendment 26 - Downtown Intensification Study, after 2035 2 people per unit assumed to be in line with the Kingston Road Corridor Intensification study.
10. Population and unit forecasts for areas along the Kingston Road Corridor within Neighbourhoods 5, 6, 7, 9 and 12 are based on the report, "Kington Road Corridor Intensification Study" and the following:
 - Low Density would yield 85% net to gross efficiency average net unit size 102 sqm and 3 people per unit
 - Medium Density would yield 85% net to gross efficiency average net unit size 81 sqm and 2 people per unit
 - Medium-High Density would yield 85% net to gross efficiency average net unit size 81 sqm and 2 people per unit
 - High Density would yield 94% net to gross efficiency average net unit size 81 sqm and 2 people per unit
11. The Other Rural Lands within the Remaining Rural tables on page 48 include the lands within the Federal ownership and the provincial ownership.
12. Although the Durham Regional Official Plan provides for a 2031 population of 225,670 persons for the City of Pickering, the achievement of this population target would require an expansion of the current urban area boundary and an assessment of:
 - The amount and rate of development that has occurred in Seaton Community and,
 - The preparation and completion of a watershed plan update for the East Duffins and Carruthers Creek Watersheds.
13. Symbols on the maps:
 - A solid triangle represents a place of worship, CEM represents cemeteries; a solid tree within a hollow rectangle represents a park; a rectangle with a flag, if solid represents a public elementary school, if hollow represents a separate elementary school; a rectangle with 3 flags, if solid represents a public secondary school, if hollow represents a separate secondary school; the image of two people swimming represents municipal swimming pools; RC represents a municipal recreation complex, L represents municipal libraries, C represents a municipal community centre, C/L represents the Pickering Civic Complex & Central Library.

If you have questions, comments, or suggestions about this publication, please contact the City of Pickering, City Development Department at (905) 420-4617 or email citydev@pickering.ca.