

Amendment XX
To the City of Pickering Official Plan

DRAFT

Amendment XX to Pickering Official Plan

Purpose: The purpose of this Amendment is to increase the minimum permitted net residential density to 500 dwellings per hectare from a maximum limit of 140 units per hectare, and to increase the maximum permitted Floor Space Index (“FSI”) to 5.0 FSI from 2.5 FSI. This amendment is necessary in order to permit higher density mixed-use development that is appropriate for the existing and planned land use context, while maintaining the vision of the City of Pickering Intensification Plan for the Whites Precinct.

Location: This amendment applies to the land municipally known as 603-643, 645 and 699 Kingston Road in the City of Pickering; and are legally described as Part of Lot 29, Range 3, Broken Front Concession in the former Geographic Township of Pickering, now in the City of Pickering, in the Regional Municipality of Durham.

Basis: The Subject Property is designated *Mixed Use Areas – Mixed Corridors* by the City of Pickering Official Plan. This designation permits a range of lands uses in a mixed-use context including residential, retail and office that are to be integrated into the overall vision for the area. In order to achieve the proposed development concept generally consistent with this vision increases the maximum density threshold and maximum permitted FSI, respectively, are required.

Actual Amendment: The City of Pickering Official Plan is hereby amended by:

- 1.0 Revision to Exceptions under Section 3.0, by adding a new site-specific City Policy (3.21) as follows:

“3.21 Despite the maximum Net Residential Density and Maximum FSI permissions for lands designated *Mixed Use Areas - Mixed Corridors* as set out in Table 6, City Council shall permit the following on lands identified on Schedule I of OPA XX:

- (a) **A minimum net residential density of 500 dwellings per hectare shall be permitted;**
- (b) **A maximum FSI of 5.0 shall be permitted.”**

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

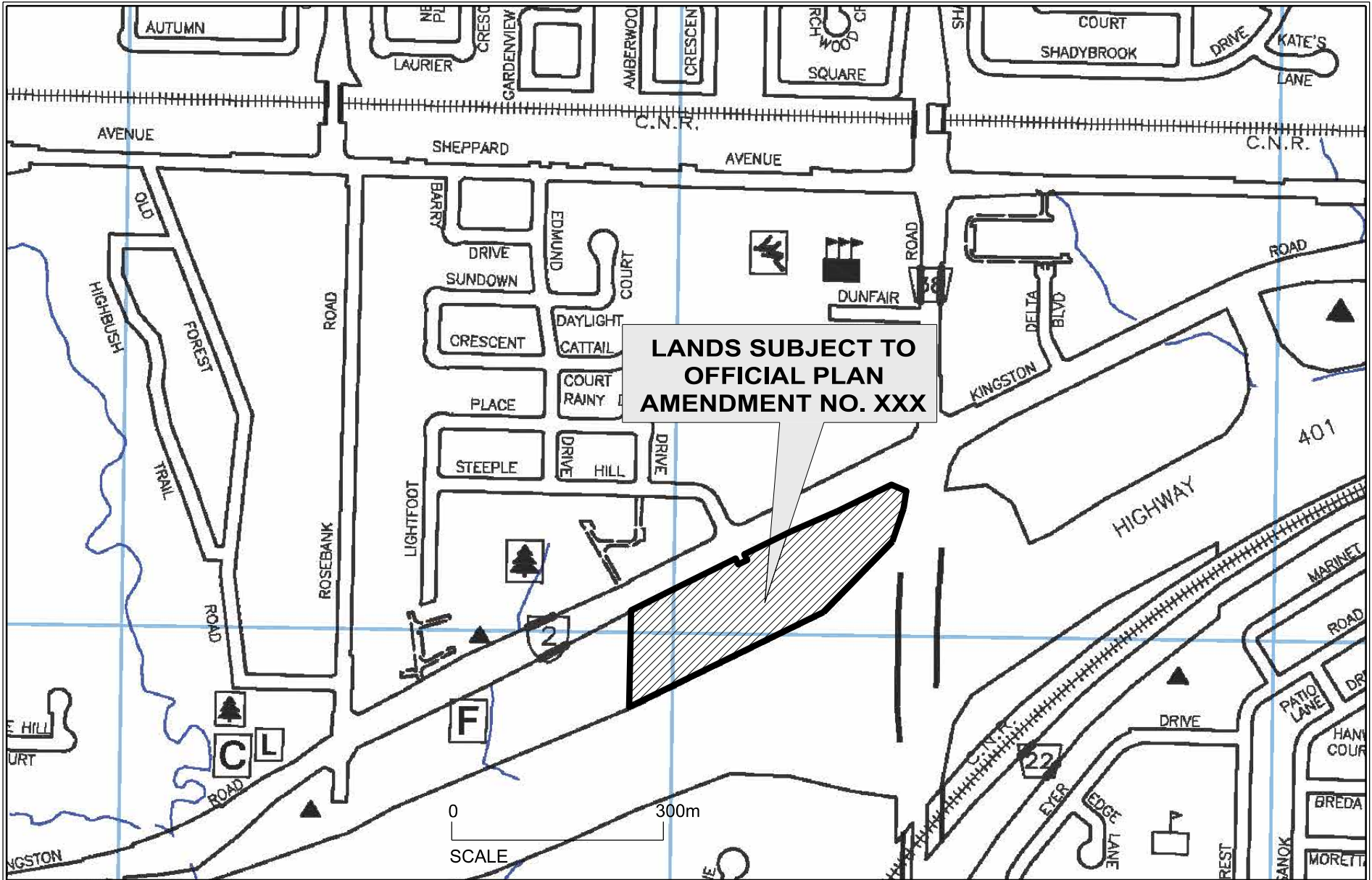
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Interpretation: The provisions set forth in the City of Pickering Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment and lands identified on Schedule I attached hereto.

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SCHEDULE '1'

OFFICIAL PLAN AMENDMENT NO. XX



 City Development Department	FILE NO.	
	APPLICANT: SORBARA DEVELOPMENT GROUP	
	PROPERTY DESCRIPTION: 603-643,645-699 KINGSTON ROAD, CITY OF PICKERING	
	DATE: MARCH 31, 2020	
	SCALE: SEE SCALE BAR	