

The Corporation of the City of Pickering

By-law No. XX

Being a By-law to adopt Amendment XX to the
Official Plan for the City of Pickering (OPA 20-008/P)

Whereas pursuant to the *Planning Act*, R.S.O. 1990, c.p. 13, subsections 17(22) and 21(1), the Council of The Corporation of the City of Pickering may, by by-law, adopt amendments to the Official Plan for the City of Pickering;

And whereas pursuant to Section 17(10) of the *Planning Act*, the Minister of Municipal Affairs and Housing has by order authorized Regional Council to pass a by-law to exempt proposed area municipal official plan amendments from its approval;

And whereas on February 23, 2000, Regional Council passed By-law 11/2000 which allows the Region to exempt proposed area municipal official plan amendments from its approval;

And whereas the Region has advised that Amendment 47 to the City of Pickering Official Plan is exempt from Regional approval;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

1. That Amendment XX to the Official Plan for the City of Pickering, attached hereto as Exhibit "A", is hereby adopted;
2. That the City Clerk is hereby authorized and directed to forward to the Regional Municipality of Durham the documentation required by Procedure: Area Municipal Official Plans and Amendments.
3. This By-law shall come into force and take effect on the day of the final passing hereof.

By-law passed this XX day of XX, 2025.

Kevin Ashe, Mayor

Susan Cassel, City Clerk

Exhibit "A" to By-law X

**Amendment XX
to the City of Pickering Official Plan**

Amendment XX to the Pickering Official Plan

Purpose: The purpose of this site-specific amendment is to increase the permitted density on the lands from ‘over 30 and up to and including 140’ dwellings per net hectare, to a net residential density of ‘over 60 units per hectare’, with no maximum, and to increase the permitted maximum Floor Space Index (FSI) from ‘up to and including 2.5’ to a maximum FSI of 5.0, for lands located on the southeast corner Kingston Road and Whites Road.

Location: The site-specific amendment affects the lands located on the southeast corner of Whites Road and Kingston Road, municipally known as 705 Kingston Road.

Basis: The subject lands are currently designated “Mixed Use Areas – Mixed Corridor” within the City of Pickering Official Plan, and are subject to the Woodlands Neighbourhood Policies. However, through the Kingston Road Corridor and Brock Node Intensification Study, and its implementing Amendment 38 to the Pickering Official Plan, these lands have been identified as part of a strategic growth area by the City.

A site-specific amendment was submitted to permit a mixed-use development comprising four 35-storey high-rise buildings. The proposal implements a new public road and public park. The proposed development is in keeping with the goals of the Council-endorsed Kingston Road Corridor and Speciality Retailing Node Intensification Plan for the Brock Precinct, and in keeping with the policies within the Council approved Official Plan Amendment 38.

The proposed development is located at the intersection of Whites Road and Kingston Road, which are both designated as arterial roads and Rapid Transit Spines under the Durham Regional Official Plan. The proposal provides for a mix of uses and intensification that allow for the efficient use of land in an area that is supported by existing and planned transit services along Kingston Road. Furthermore, the proposal will utilize existing municipal infrastructure and services and future improvements. The amendment is consistent with the policies of the Provincial Planning Statement, 2024, and the Durham Regional Official Plan, 2024.

Actual Amendment:

The City of Pickering Official Plan is hereby amended by:

1. Revising Table 6 Mixed Use Areas: Densities and Floor Areas by Subcategory

(k) despite Table 6 of Chapter 3, establish a maximum residential density of over 80 units per net hectare and maximum floor space index of 5.0 for lands located on the southeast corner of Kingston Road and Whites Road, municipally known as 705 Kingston Road.