

Applications (City File Numbers OPA 24-003/P & A 005/24) for Official Plan Amendment and Zoning By-law Amendment have been submitted by 705 Kingston Road Ltd. The applications pertain to the property located at the southeast corner of Kingston Road and Whites Road, known as the Whites Road Shopping Centre, municipally addressed as 705 Kingston Road (see location map).

The proposed development is a multi-phased high-density, mixed-use project. It includes:

- three buildings containing 5 residential towers ranging in height from 28 to 35 storeys
- a total of 1,748 residential units
- 3,922 square metres of commercial space
- a 0.2 of a hectare public park

The development will proceed in two phases. Conceptual site plans and renderings are attached to this notice for reference.

The purpose of the Official Plan Amendment is to increase the permitted residential density from over 30 and up to 140 dwelling units per net hectare to over 60 units per net hectare with no maximum. Also, the amendment seeks to increase the permitted maximum floor space index (FSI) from up to and including 2.5 to a maximum of 5.0. The purpose of the Zoning By-law Amendment is to rezone the property to an appropriate zone category and establish site-specific zoning standards to enable the proposed development.

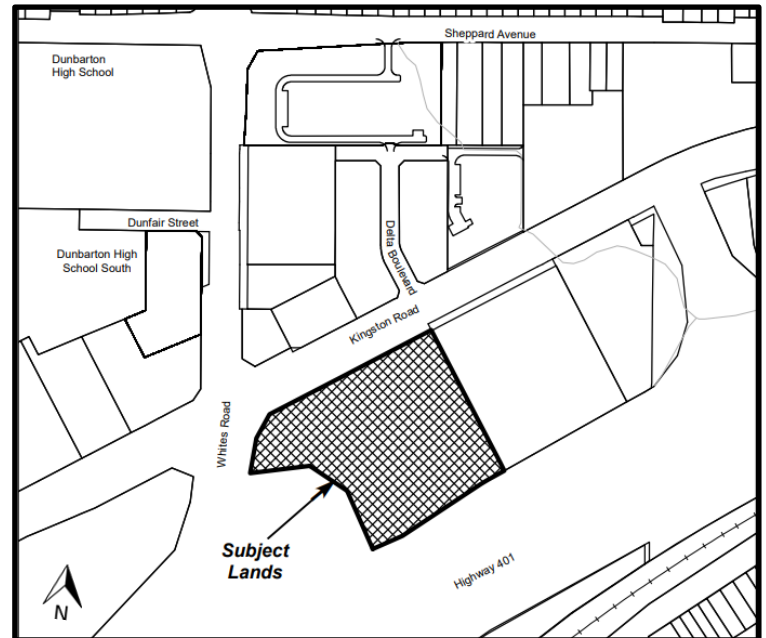
In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that these are complete applications.

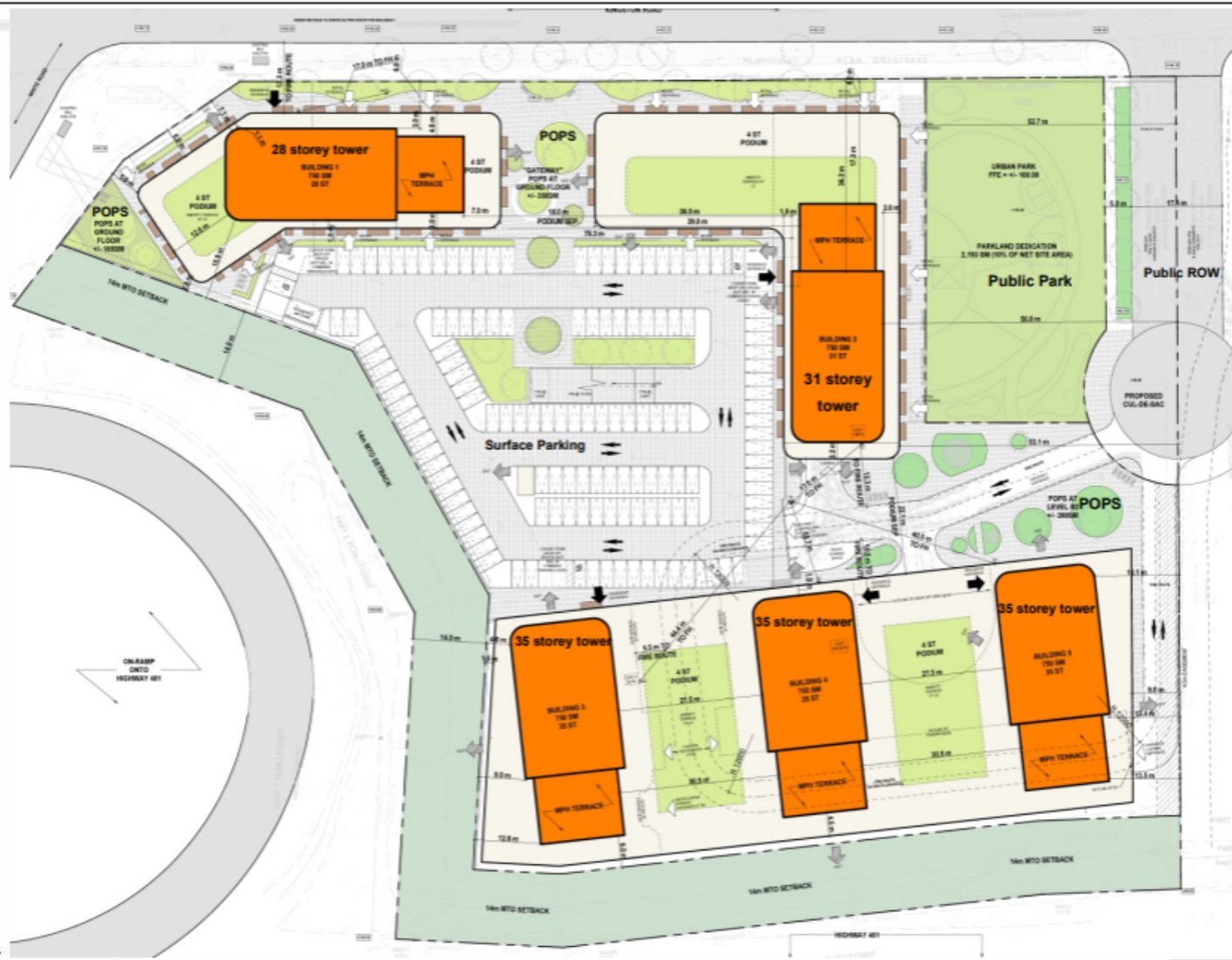
A Statutory Public Meeting for these applications will be held at a later date and further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

Information and material submitted in support of these applications are available for public viewing on the City's website at pickering.ca/devapp.

Your comments and/or questions regarding these applications can be forwarded to Amanda Dunn at 905.420.4660, extension 1136, adunn@pickering.ca, City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7.

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.





City of
PICKERING

City Development
Department

Proposed Site Plan

File No: OPA 24-003 & A 05/24

Applicant: 705 Kingston Road Ltd.

Municipal Address: 705 Kingston Road

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: December 13, 2024



City of
PICKERING

City Development
Department

Conceptual Rendering

File No: OPA 24-003 & A 05/24

Applicant: 705 Kingston Road Ltd.

Municipal Address: 705 Kingston Road

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