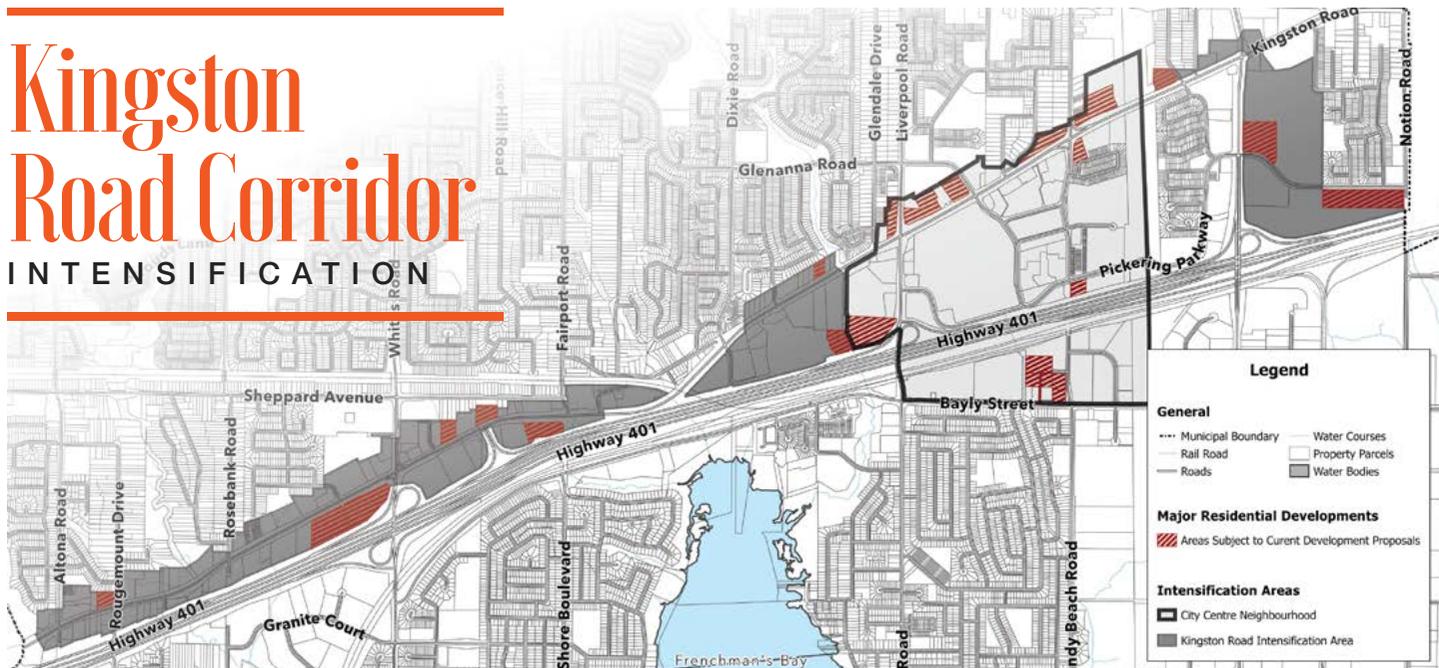


# Kingston Road Corridor

## INTENSIFICATION



### BACKGROUND

City of Pickering is in the process of a major update to the Official Plan that is necessary to fully conform to the intensification policies of the Provincial Growth Plan. It identifies policies to guide redevelopment of the lands located along Kingston Road, and on the east side of Brock Road.

The City's goal is to improve the long-term social, environmental, economic and cultural health of Pickering for future generations. New policies put forward will promote land uses and building designs that are easily accessed by walking or public transit, are environmentally friendly, and enable a mix of residential and commercial uses within the various Kingston Road Corridor neighbourhoods.

### PURPOSE

The Province of Ontario leads land use planning and has issued a number of documents to guide and direct regional and local land use policy. This includes policies about managing growth. Pickering is part of the Regional Municipality of Durham, which also has an Official Plan.

The Province's Growth Plan requires that the majority of new growth happen in existing urban areas that are well served by transit. This creates "complete communities" that offer a mix of land uses and different housing options. The City's Plan must conform to the Region's Plan. Additionally, both official plans must conform to Provincial policies.

### PROCESS

Since 2015, City of Pickering has worked through various processes. This included community engagement and background information which lead staff to conclude that South Pickering Intensification Plan should focus on the Kingston Road Corridor as the main area for intensification. The Kingston Road Corridor and Specialty Retailing Node Intensification Study concluded in December 2019 when City Council endorsed in principle an Intensification Plan and Draft Urban Design Guidelines.

In January 2022, Council of the City of Pickering adopted the By-law Official Plan Amendment 38. Upon City Council adoption, City of Pickering forwarded all material related to amendment to the Region of Durham for their review and final approval.

### NEXT STEPS

Once Region of Durham approves the By-law amendment, City staff will prepare the required City initiated zoning by-law amendment to update the land use regulations for the properties within the area. This zoning by-law amendment will establish maximum heights on a site by site basis, as well as other detailed matters such as setbacks, parking, etc. During this phase, staff will undertake community engagement. The community engagement and communication plan will be brought to Council for endorsement in the second quarter of 2022.

Until the City initiated zoning by-law amendment is adopted, any development proposals within the area will still be required to undergo a development application process with mandatory public consultation, Council approval, as well as site plan approval.

### HOW WILL THIS AFFECT ME?

Large scale development of this kind takes many years to realize and requires a number of approvals from stakeholders before it can proceed to construction. Properly managed intensification will ensure that growth happens smoothly. OPA 38 is the next step in a series of steps that will establish more detail that reflects the City vision for intensification. As a resident, you will have an opportunity to provide your input at all stages that require Council approval.

In the short to medium term, daily routines may be disrupted due to construction of essential infrastructure (e.g. BRT, water mains, sewers) and building on private lands. Coordinated construction management plans will be put in place to handle the impacts of construction in our community. There will be frequent communication by government agencies to provide notice of these disruptions so that you may plan for it. Businesses in the proposed development areas will be required to relocate when construction commences. City staff will be working with developers and businesses to mitigate impact on businesses and provide assistance to relocate during the months of construction.

### HOW CAN I LEARN MORE?

1. Landlord: If you are an affected business, contact your landlord to discuss their plans and application.
2. City Development and Economic Development: To learn more about the policies and current applications contact the City Development department. To discuss the impacts on your business and seek relocation assistance contact the Economic Development department.
3. Website: Information on the background of the project, official reports and documents, current development applications, and frequently asked questions are available on our website.
4. Email Updates: Sign up on the website to get any updates via email.
5. Social Media: Any key changes will be shared through our social media channels.