

Amendment 37 to the Pickering Official Plan

Purpose: The purpose of this amendment is to re-designate the lands located on the southeast corner of William Jackson Drive and Earl Grey Avenue from “Urban Residential Areas – Medium Density Areas” to “Urban Residential Areas – High Density Areas” to facilitate a residential condominium development including a site specific exemption to permit a maximum density of 161 units per net hectare.

Location: The site specific amendment affects the lands located on the southeast corner of William Jackson Drive and Earl Grey Avenue described as Part of Lot 18, Concession 3, Part 1, 40R-29457, City of Pickering.

Basis: Through the review of Official Plan Amendment Application 18-004/P and Zoning By-law Amendment Application A 09/18, City Council determined that the Amendment facilitates a development that is compatible with the surrounding community, is an appropriate intensification project in Pickering’s urban area, and provides an opportunity for 60 to 100 households to access funding from Trillium Housing’s second mortgage program adding to Pickering’s supply of affordable ownership housing. The Amendment is consistent with the policies of the Provincial Policy Statement 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Durham Regional Official Plan.

Actual

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

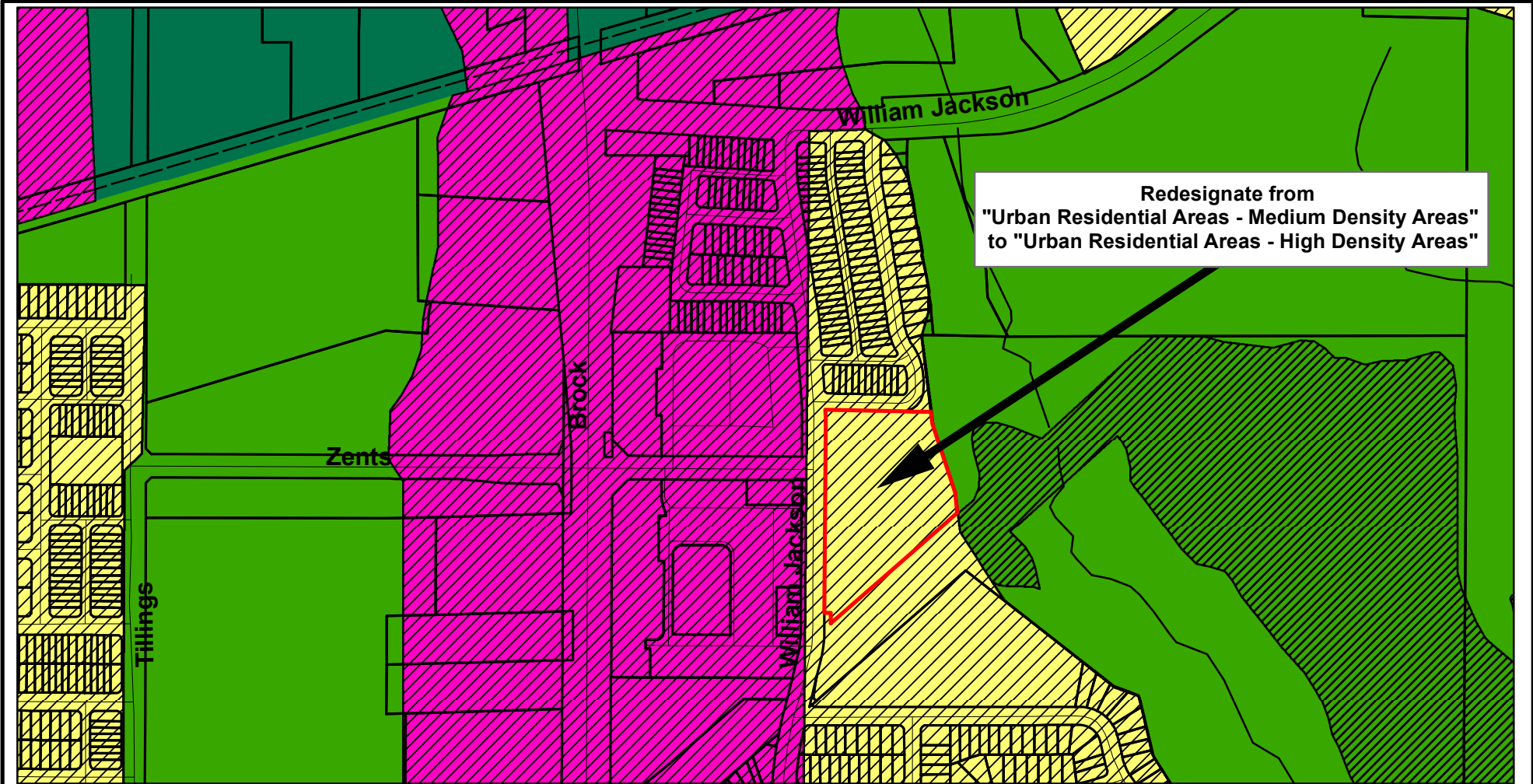
1. Amending Schedule I – Land Use Structure by replacing the “**Urban Residential Areas – Medium Density Areas**” designation with “**Urban Residential Areas – High Density Areas**” designation for lands located on the southeast corner of William Jackson Drive and Earl Grey Avenue, as illustrated on Schedule ‘A’ attached to this amendment.
2. Revising policy 12.17, Duffin Heights Neighbourhood Policies, in Chapter 12 – Urban Neighbourhoods, to add a new subsection (q) as follows:

“(q) despite Table 9 of Chapter 3, establish a maximum net residential density of 161 units per net hectare on lands located on the southeast corner of William Jackson Drive and Earl Grey Avenue described as Part of Lot 18, Concession 3, Part 1, 40R-29457.”

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.

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

Schedule 'A' to Amendment 37
Existing Official Plan






Redesignate from
"Urban Residential Areas - Medium Density Areas"
to "Urban Residential Areas - High Density Areas"

Extract of
Schedule I to the
**Pickering
Official Plan**



Edition 8

Land Use Structure

Open Space System

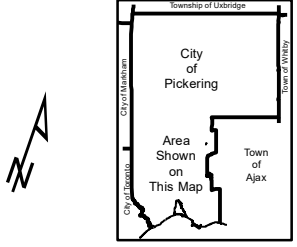
-  Seaton Natural Heritage System
-  Natural Areas
-  Active Recreational Areas

Urban Residential Areas

-  Medium Density Areas
-  High Density Areas

Mixed Use Areas

-  Mixed Corridors



City of Pickering
City Development Department
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This Map Forms Part of Edition 8 of the Pickering Official Plan and
Must Be Read in Conjunction with the Other Schedules and the Text.