

City of **PICKERING**



Detailed 20-Year Population & Housing Unit Forecast

(Based on data collected to December 31, 2024)



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Executive Summary

Purpose

The purpose of this report is to present the City of Pickering’s population and housing unit forecast, as projected from fiscal year 2025 to 2044. This forecast has been created through review of the most recent and relevant resources, which give insight to Pickering’s population and housing unit growth trends. This long-range forecast to 2044 is based on data collected from the following: 2021 Statistics Canada population and housing Census; 2021 Durham Region-wide Growth Analysis Technical Report; Background work for the City Centre Official Plan Amendment (OPA) 26 and Kingston Road Corridor Intensification Study; the City of Pickering Growth Management Strategy, 2025; and Development applications received, and occupancy permits issued by the City.

Planning Framework

The planning framework of the City of Pickering consists of an ecological system, an urban system, and a rural system. The urban and rural systems include the urban and rural settlement areas where housing unit and population growth occurs. Neighbourhoods are the backbone of the Urban System and range in size, shape, and character.

Urban System

The Urban System within the City of Pickering comprises of three adjoining areas which are described by the City’s Official Plan as the South Pickering Urban Area, the Seaton Urban Area, and the Proposed Airport Site. The neighbourhoods included in each urban area are numbered and titled as listed below.

- South Pickering Urban Area
1. Rosebank

2. West Shore

3. Bay Ridges

4. Brock Industrial

5. Rougemount

6. Woodlands

7. Dunbarton

8. City Centre

9. Village East

10. Highbush

11. Amberlea

12. Liverpool

13. Brock Ridge

14. Rouge Park

15. Duffin Heights
- Seaton Urban Area
16. Lamoreaux

17. Brock – Taunton

18. Mount Pleasant

19. Wilson Meadows

20. Thompson’s Corners

21. Pickering Innovation Corridor

Rural System

The Rural System consists of Settlement Areas which are numbered and titled as listed below.

- Settlement 1: Cherrywood and Area

Settlement 2: Whitevale

Settlement 3: Green River

Settlement 4: Brougham

Settlement 5: Greenwood and Area

Settlement 6: Staxton Glen

Settlement 7: Birchwood Estates

Settlement 8: Barclay Estates

Settlement 9: Kinsale

Settlement 10: Claremont

Settlement 11: Spring Creek

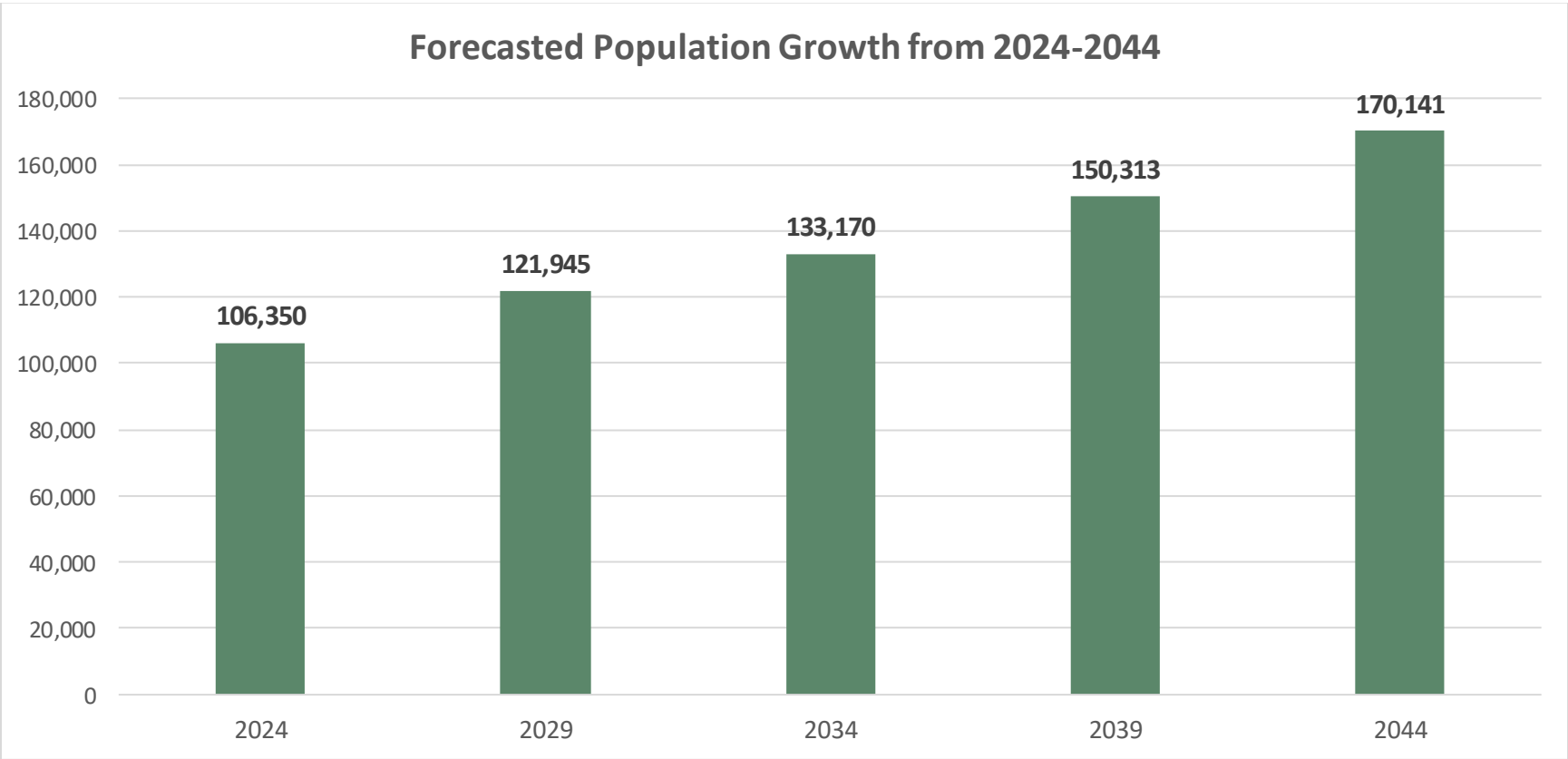
Settlement 12: Balsam

Settlement 13: Forest Creek Estates

Population Forecast Summary

Corresponding with the forecasted housing unit growth, Pickering is expected to experience a steady increase in population from 2025-2044. The forecasted growth reflects an increase in population of 69 percent over the next 20-years, at an annual average population growth rate of 3 percent. Seaton Urban Area will account for 28 percent of population growth in Pickering, while the South Pickering Urban Area will account for the greatest proportion of Pickering’s population growth at 71 percent in the period of 2025 to 2044.

Figure 1: Population Increase Forecasted (City-wide)

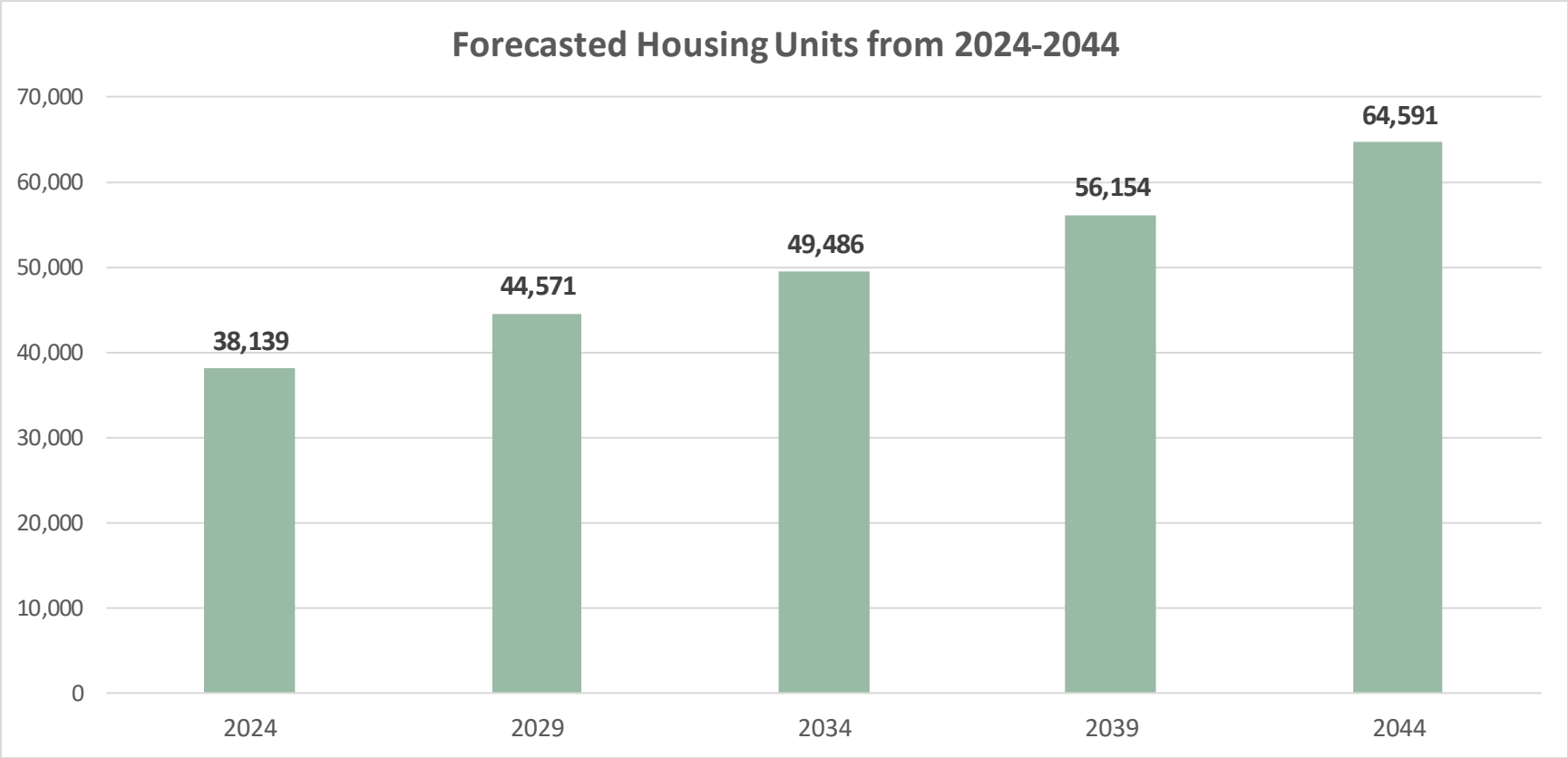


Housing Unit Forecast Summary

The forecasted city-wide growth in housing units reflects that anticipated development between 2025 and 2044 will primarily occur within intensification areas and greenfield areas. This includes neighbourhoods within the Kingston Road Corridor, the City Centre neighbourhood, Duffins Height neighbourhood, and neighbourhoods within the Seaton Urban Area.

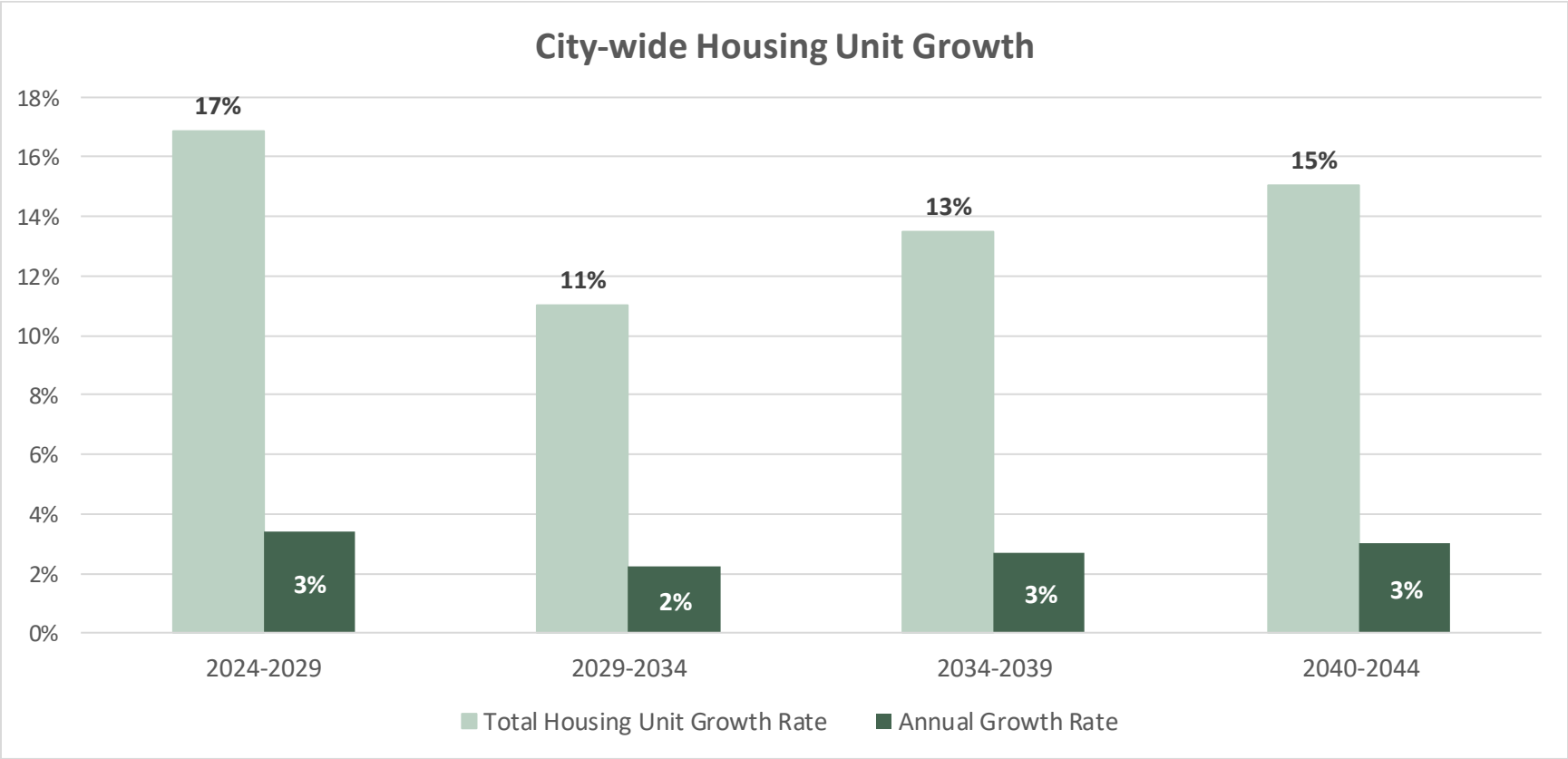
Within the Seaton Urban Area, the Lamoreaux neighbourhood is reaching full built out. As a result, the Mount Pleasant, Wilson Meadows, and Thompson’s Corners neighbourhoods will begin to see significant growth in the next 20-years as the Seaton Urban Area continues to develop. It is projected that the Seaton Urban Area will account for 28 percent of the City’s housing unit growth, and the South Urban Pickering Area will account for 71 percent of housing unit growth from year 2025 to 2044.

Figure 2: Number of Housing Units Forecasted (City-wide)



The chart below shows the percentage growth of Pickering’s housing units in the next 20-year, in 5-year intervals. The most significant growth is forecasted in the next 5-years, at 17 percent. Housing unit growth will see a decrease to 11 percent in the years 2029-2034. However, the housing unit growth is expected to rebound as the housing market stabilizes in the future. The decrease in housing growth is reflective of the current economic challenges and a decline in the pre-construction condominium market, leading to a slowdown of new construction for high-rise projects. The annual growth rate for new housing units will remain at approximately 3 percent within the next 20-years.

Figure 3: Percentage of Growth in Housing Units Forecasted (City-wide)



Methods and Assumptions

1. This publication is a detailed breakdown of forecasted population increases for the City of Pickering. Neighbourhoods used in this publication are based on the Pickering Official Plan Urban Neighbourhood and Rural Settlement boundaries.
2. Proposals are those active applications for residential development or development containing a residential component received by December 31, 2024. Calculations are based on numbers supplied by the applicant's proposal. This is not to imply that the proposal will be draft approved or registered.
3. Vacant land/potential future development represents an inventory of existing lots of record that are yet to be built or sites that have potential for severance, infill or redevelopment. Severances are based on the existing characteristics of the urban neighbourhood or rural settlement areas, and are not displayed on the map. Potential infill and redevelopment sites are shown on the map, and are calculated based on density from the Pickering Official Plan, the conditions of the site, and the existing characteristics of the urban neighbourhood or rural settlement areas. Potential redevelopment sites within the Kingston Road Corridor and the City Centre are calculated based on the assumptions in Point 7 and 8 below.
4. Forecasted development build out was based on professional opinion and development trends for the area.
5. Only registered accessory dwelling units are included in this publication. It is possible that there are several unregistered units that could influence the population in a specific area of Pickering.
6. The 2024 Actual Column on each page represents the following:
 - The total units calculated based on new building permits granted occupancy from May 2021 to end of December 2024 plus the number of units in the 2021 Census for City of Pickering from Statistics Canada, and
 - The total population calculated based on the population in the 2021 Census Pickering from Statistics Canada plus a 4% undercount assumed by the Region of Durham plus the total number of new building permits granted occupancy multiplied by the rate of 2.89 Persons Per Unit (PPU), per the 2021 PPU for Pickering as determined by the 2021 Census by Statistics Canada.
7. This publication does not project an ultimate future population but rather forecasts population based on proposed residential units and potential developable residential lands. Population and unit forecasts for the City Centre Neighbourhood are based on the Intensification Analysis within the "Growth Management Strategy", May 2025, which includes the following assumptions:
 - a typical height of 30 storeys for new large-scale developments
 - a yield of 900 units per hectare (based on an observed correlation of building height to net density of approximately 30 units per hectare per storey)
 - a 20% takeout factor (for parkland and right-of-way conveyances)
8. Calculations were made utilizing the persons per unit as determined by Statistics Canada and Durham Region, in addition to Pickering's analysis of the Neighbourhoods and special corridors planned for a range of residential density within the city. Population forecasting for this update is calculated by multiplying the number of units by the following PPU.
 - **Pickering (excluding City Centre and Kingston Road Corridor)**
 - 2.89 PPU for years 2021 to 2025 (Statistics Canada 2021 Census),
 - 2.87 PPU for years 2026 to 2030 (2021 Durham Region-wide Growth Analysis Technical Report);
 - 2.86 PPU for the year 2031 to 2035 (2021 Durham Region-wide Growth Analysis Technical Report);
 - 2.84 PPU for the year 2036 to 2040 (2021 Durham Region-wide Growth Analysis Technical Report); and
 - 2.81 PPU for the year 2041 to 2043 (2021 Durham Region-wide Growth Analysis Technical Report).
 - **City Centre Neighbourhood**

This PPU is derived from the City Centre Official Plan Amendment 26 - Downtown Intensification Study and is adjusted over time for consistency in forecasting with the Kingston Road Corridor Intensification study.

 - 1.8 PPU for years 2015 to 2035; and
 - 2.0 PPU for years 2036 and onward.
 - **Kingston Road Corridor Calculation**

Population and unit forecasts for areas along the Kingston Road Corridor within Neighbourhoods 5, 6, 7, 9 and 12 are based on the "Kingston Road Corridor Intensification Study" and the following:

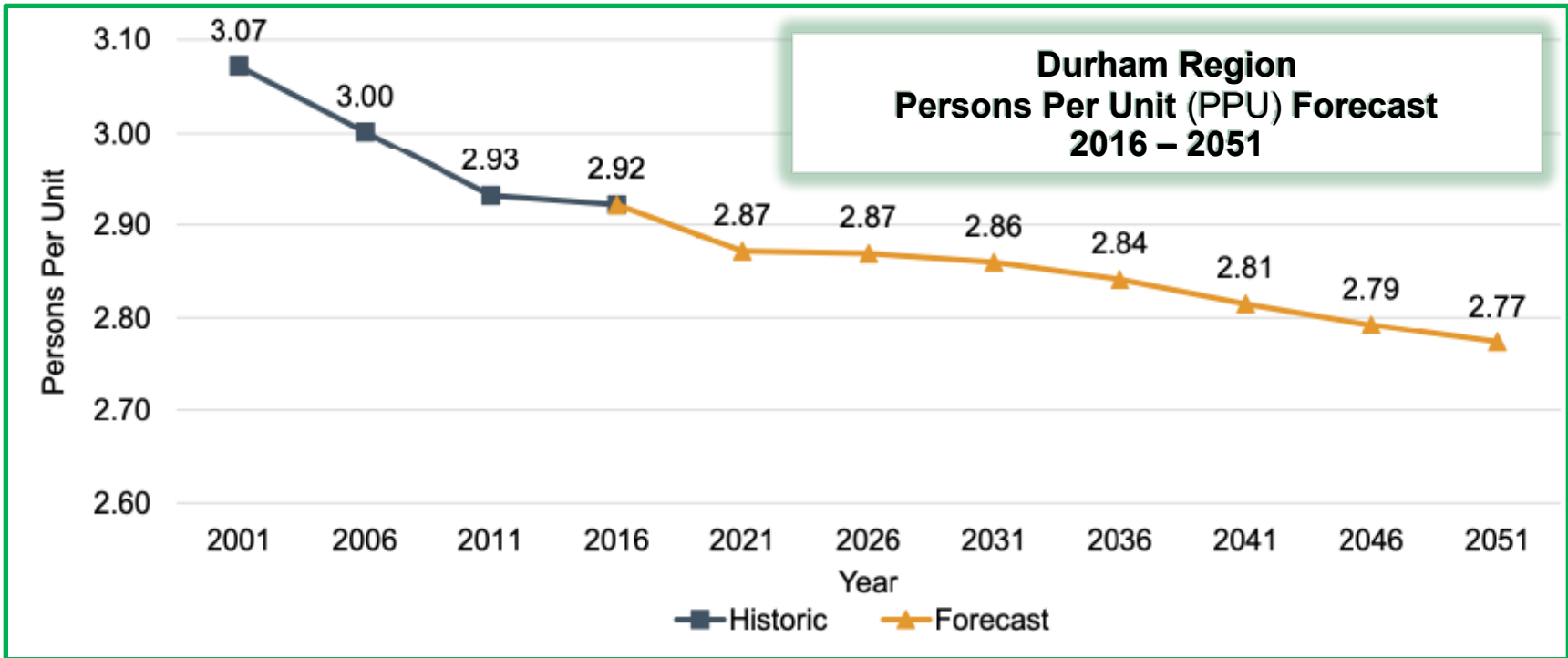
 - 3.0 PPU where Low Density yields 85% net to gross efficiency and an average net unit size 102 square metres
 - 2.0 PPU where Medium Density yields 85% net to gross efficiency and an average net unit size 81 square metres
 - 2.0 PPU where Medium-High Density yields 85% net to gross efficiency and an average net unit size 81 square metres
 - 2.0 PPU where High Density would yield 94% net to gross efficiency and an average net unit size 81 square metres
9. The Other Rural Lands within the Remaining Rural tables include the lands held by Federal or Provincial ownership.
10. Symbols on the maps:
 - A solid triangle represents a place of worship, CEM represents cemeteries; a solid tree within a hollow rectangle represents a park; a rectangle with a flag, if solid represents a public elementary school, if hollow represents a separate elementary school; a rectangle with 3 flags, if solid represents a public secondary school, if hollow represents a separate secondary school; the image of two people swimming represents municipal swimming pools; RC represents a municipal recreation complex, L represents municipal libraries, C represents a municipal community centre, C/L represents the Pickering Civic Complex & Central Library.



Persons Per Unit

The graph below is a figure extracted from the 2021 Durham Region Growth Strategy Technical Report. The Persons Per Unit (PPU) presented in this graph from Durham Region is based on a headship rate analysis and is the PPU utilized to inform Pickering’s population and housing unit forecast updates within this Report.

Figure 4: Durham Region, Historical Persons Per Unit (PPU) Trends, 1991 to 2016



Source: Durham Region, Table 3-6, Region-Wide Growth Analysis Technical Report, June 2021

The average PPU for Durham Region is forecasted to continue to decline over the longer term. This decline, however, is expected to occur at a slower rate relative to historical trends due to strong net migration associated with young adults anticipated over the forecast period. The recent trend toward greater stabilization in average household occupancy within Durham Region has been attested to be a result of delays in adult children leaving home, largely due to rising housing purchase and rental costs.

The use of a declining PPU ratio has resulted in a decline of forecasted populations for the mature Pickering neighbourhoods of West Shore, Village East, Amberlea, and Liverpool that have limited infill opportunities. An increase in multi-family (i.e., multi-generational) dwellings is also believed to drive this trend into the near future. These trends are also observed across many other Ontario municipalities, most notably the more populated, urbanized municipalities within the Greater Toronto Hamilton Area (GTHA).

Forecast Tables

The Official Plan provides the planning policy framework for land-use decision making in the City of Pickering; thus, it is beneficial to organize and present the data in a manner that is consistent with the designated areas as described in the Pickering Official Plan. The forecasts are based on a 20-year time-period, from 2025 to 2044.

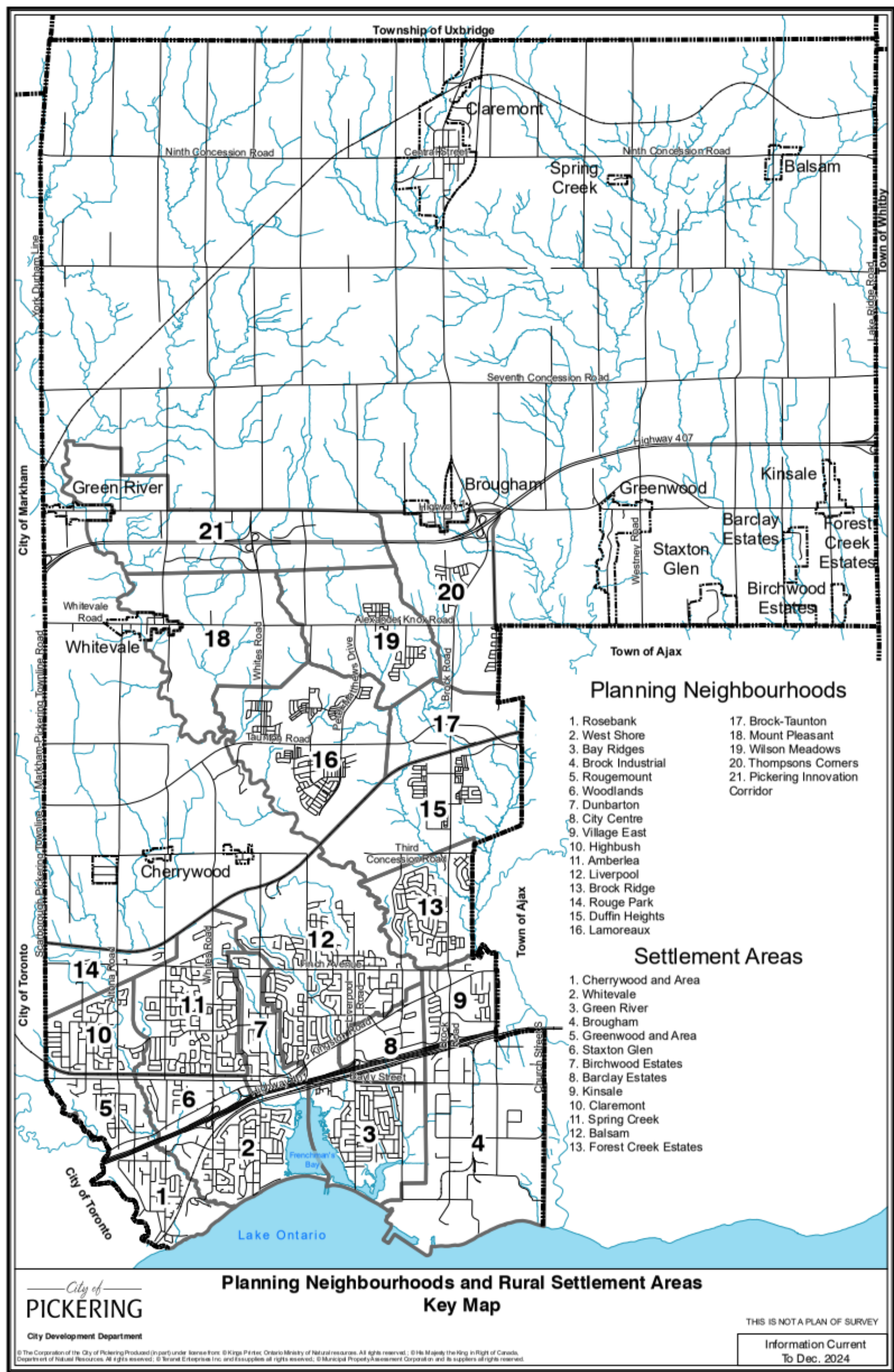
The data is presented in table format (forecast tables) to display population and housing unit growth trends. The forecast tables are organized by urban and rural settlement area as follows:

- Forecast Tables Part I: South Pickering Urban Area
- Forecast Tables Part II: Seaton Urban Area
- Forecast Tables Part III: Rural Settlement Areas

Each forecast table is attached with a figure displaying the map for each neighbourhood or rural settlement area. A map of each neighbourhood area and rural settlement area includes the following:

- Location of any development proposals currently under review;
- Approved development sites yet to be fully occupied; and
- Vacant land areas with residential development potential.

Figure 5: Pickering Key Map

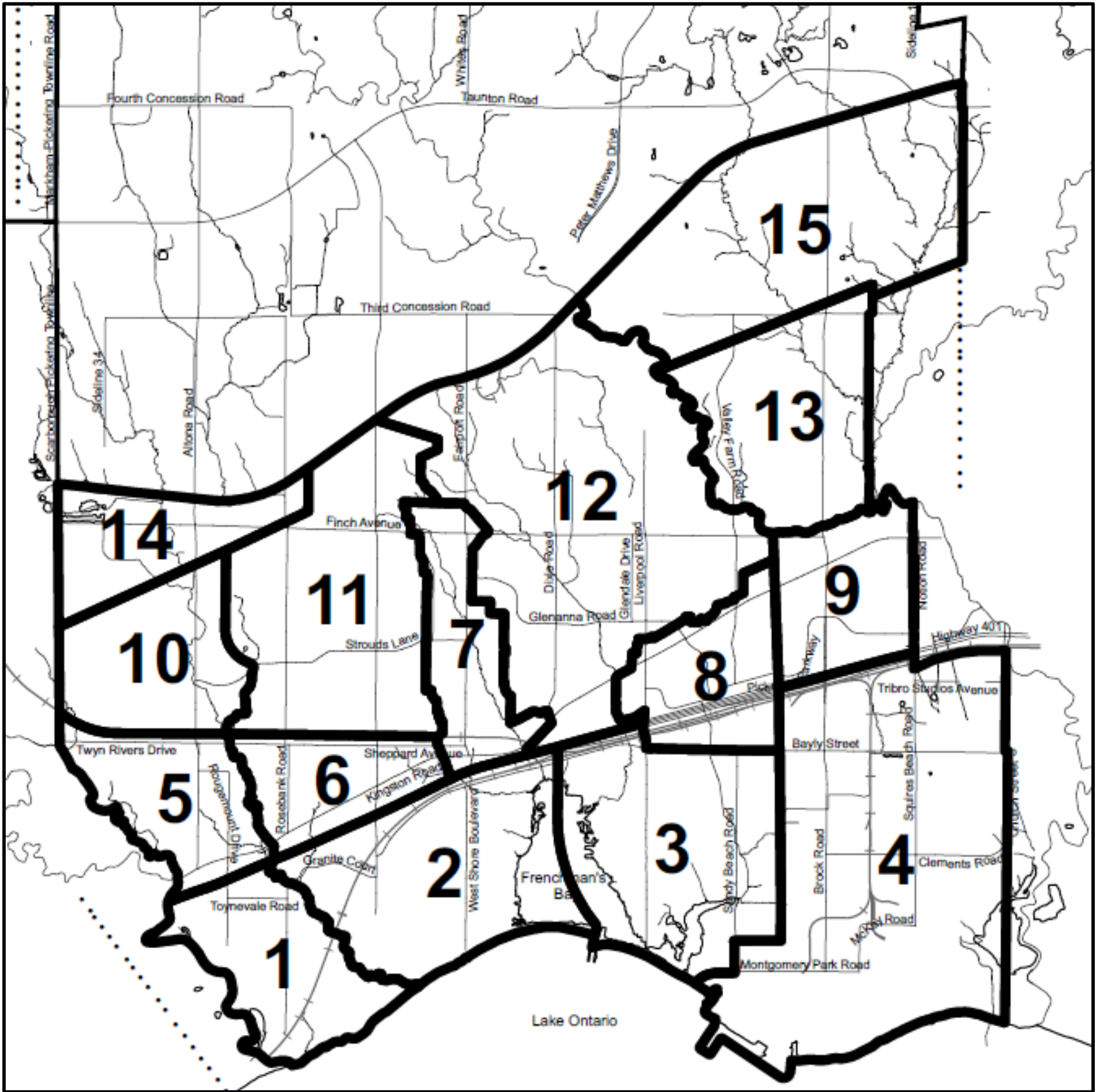


Forecast Tables Part I: South Pickering Urban Area

The South Pickering Urban Area extends from Lake Ontario northerly to the C.P. (Belleville) rail line, which cuts diagonally across the city from north of Finch Avenue in the west, to north of Taunton Road in the east. This area has grown steadily since the 1990s when the city had a population of just over 70,000 people. South Pickering is divided into 15 planning neighbourhoods as displayed on Figure 6.

- | | | |
|---------------------|-----------------|--------------------|
| 1. Rosebank | 6. Woodlands | 11. Amberlea |
| 2. West Shore | 7. Dunbarton | 12. Liverpool |
| 3. Bay Ridges | 8. City Centre | 13. Brock Ridge |
| 4. Brock Industrial | 9. Village East | 14. Rouge Park |
| 5. Rougemount | 10. Highbush | 15. Duffin Heights |

Figure 6: Key Map of South Pickering Urban Area Neighbourhoods



Rosebank – Neighbourhood 1

Existing Units: December 31, 2024 – 1,134

Existing population: December 31, 2024 – 3,277

Table 1.1 – Vacant/Potential Redevelopment Lands

Section #	Type	Assumptions made in determining # of units	# of Units
1A	infill	based on existing character of neighbourhood	20
1B	infill	based on existing character of neighbourhood	12
1C	infill	based on existing character of neighbourhood	12
1D	infill	based on existing character of neighbourhood	11
**	severances	based on future potential land severances	8
***	vacant	existing lots yet to be built	3
Total Units			66

Table 1.2 – Proposals & Developments

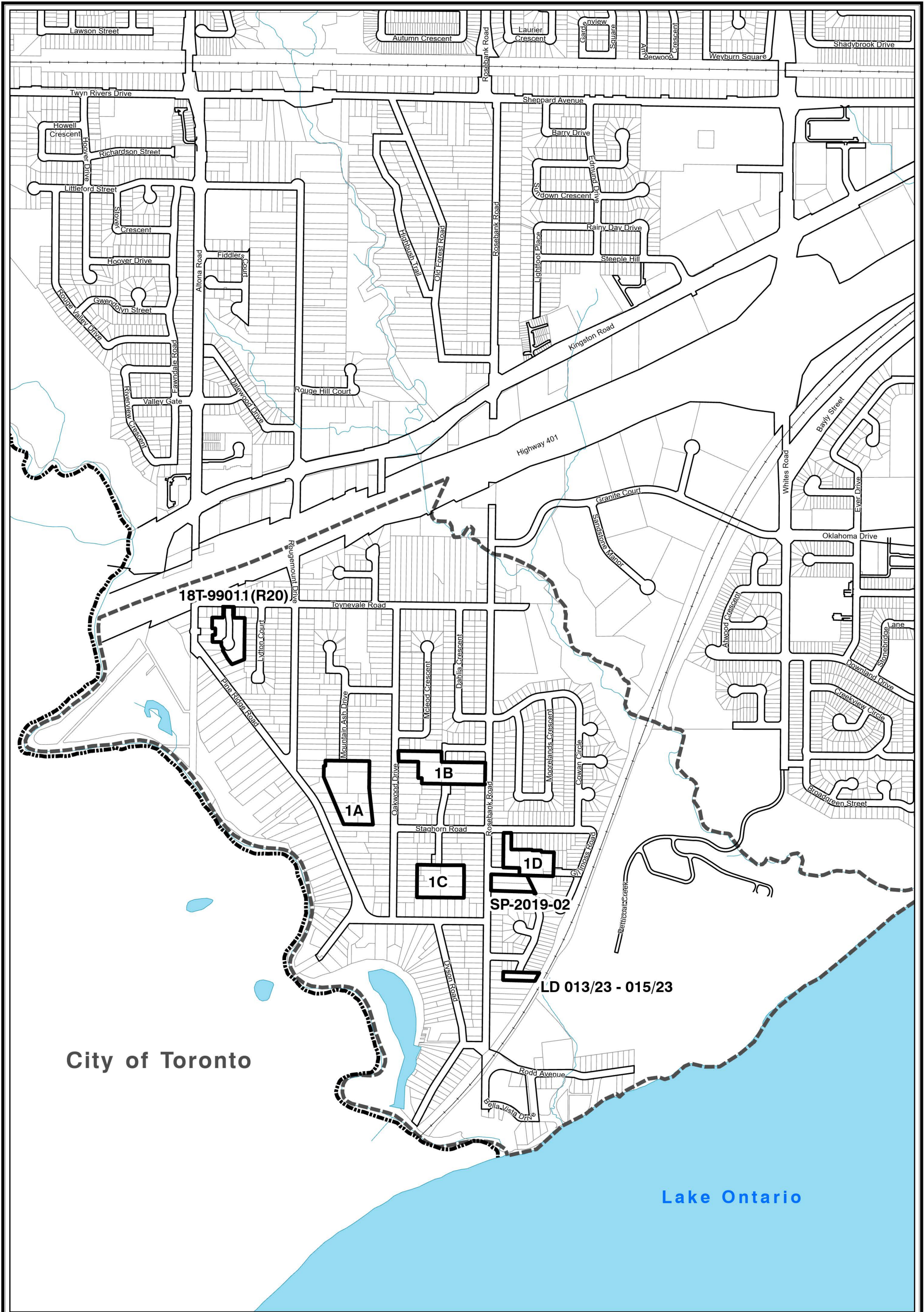
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
18T99011(R20)	13				13
SP-2019-02	8				8
LD13/2023 - LD15/2023	4				4
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 1.1)		3		63	66
Total Unit Increase	25	3	0	63	91
Total Forecasted Units					1,225

Table 1.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
18T99011(R20)	13						13		
SP-2019-02	8						8		
LD13/2023 - LD15/2023	4					4			
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 1.1)	66	0	0	2	2	2	10	10	15
Unit Increase	91	0	0	2	2	6	31	10	15

Table 1.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	1,134	1,134	1,134	1,136	1,138	1,144	1,175	1,185	1,200
Total Population	3,277	3,277	3,255	3,260	3,266	3,283	3,361	3,365	3,372



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**Lands Shown in Tables 1.1 - 1.3
Neighbourhood 1 - Rosebank**

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West Shore – Neighbourhood 2

Existing Units: December 31, 2024 – 2,397

Existing population: December 31, 2024 – 6,927

Table 2.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
**	severance	based on existing character of neighbourhood	2
Total Units			2

Table 2.2 – Proposals & Developments

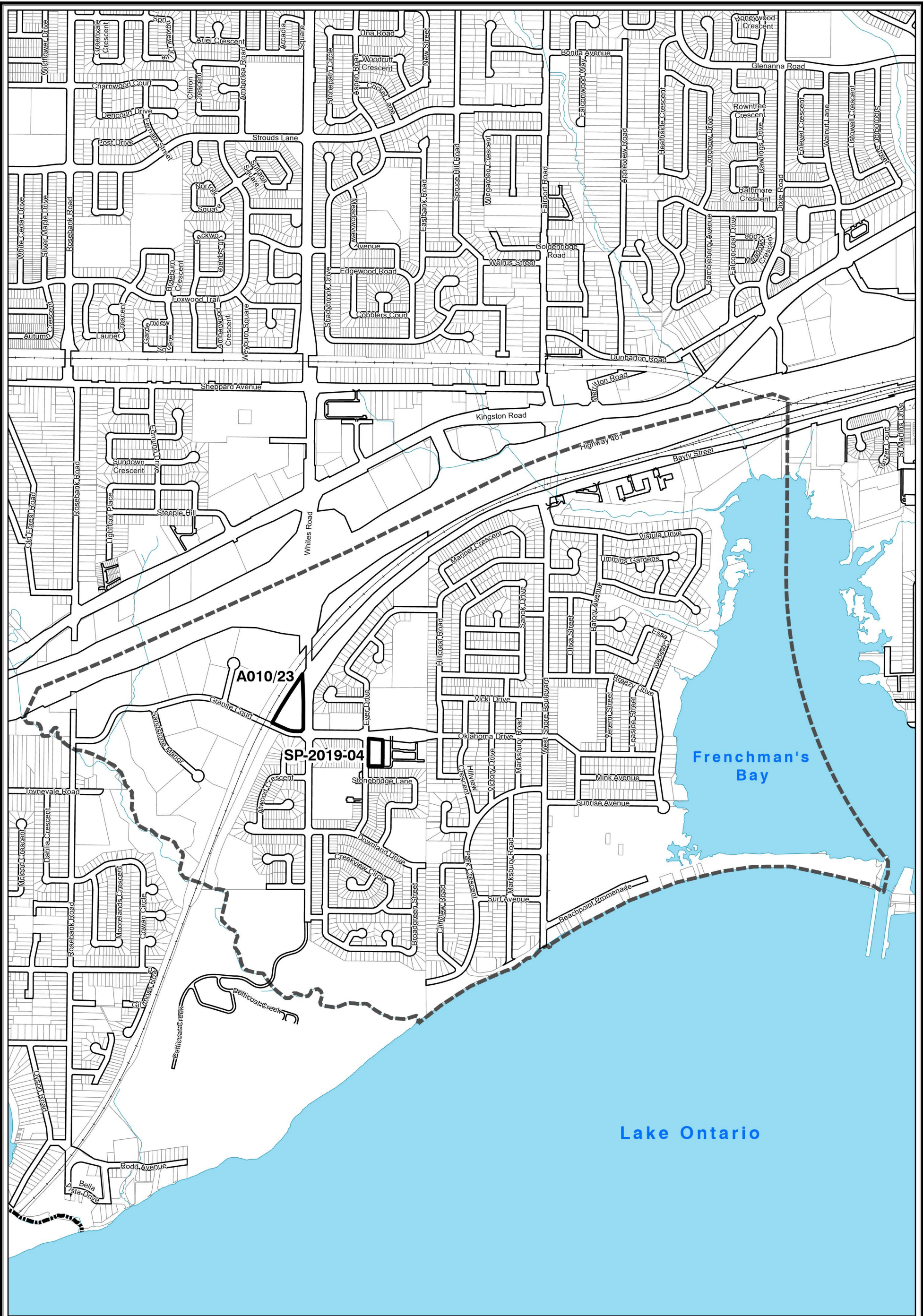
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A10/23	252				252
SP-2019-04	27				27
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 2.1)				2	2
Total Unit Increase	279	0	0	2	281
Total Forecasted Units					2,678

Table 2.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A10/23	252							252	
SP-2019-04	27						27		
Development									
Vacant/Potential Redevelopment Lands									
(see Table 2.1)	2						1	1	
Unit Increase	29	0	0	0	0	0	28	253	0

Table 2.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	2,397	2,397	2,397	2,397	2,397	2,397	2,425	2,678	2,678
Total Population	6,927	6,927	6,879	6,879	6,879	6,879	6,936	7,606	7,525



Bay Ridges – Neighbourhood 3

Existing Units: December 31, 2024 – 3,851 Existing population: December 31, 2024 – 11,129

Table 3.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
**	severances	based on future potential land severances	8
***	vacant	existing lots yet to be built	2
Total Units			10

Table 3.2 – Proposals & Developments

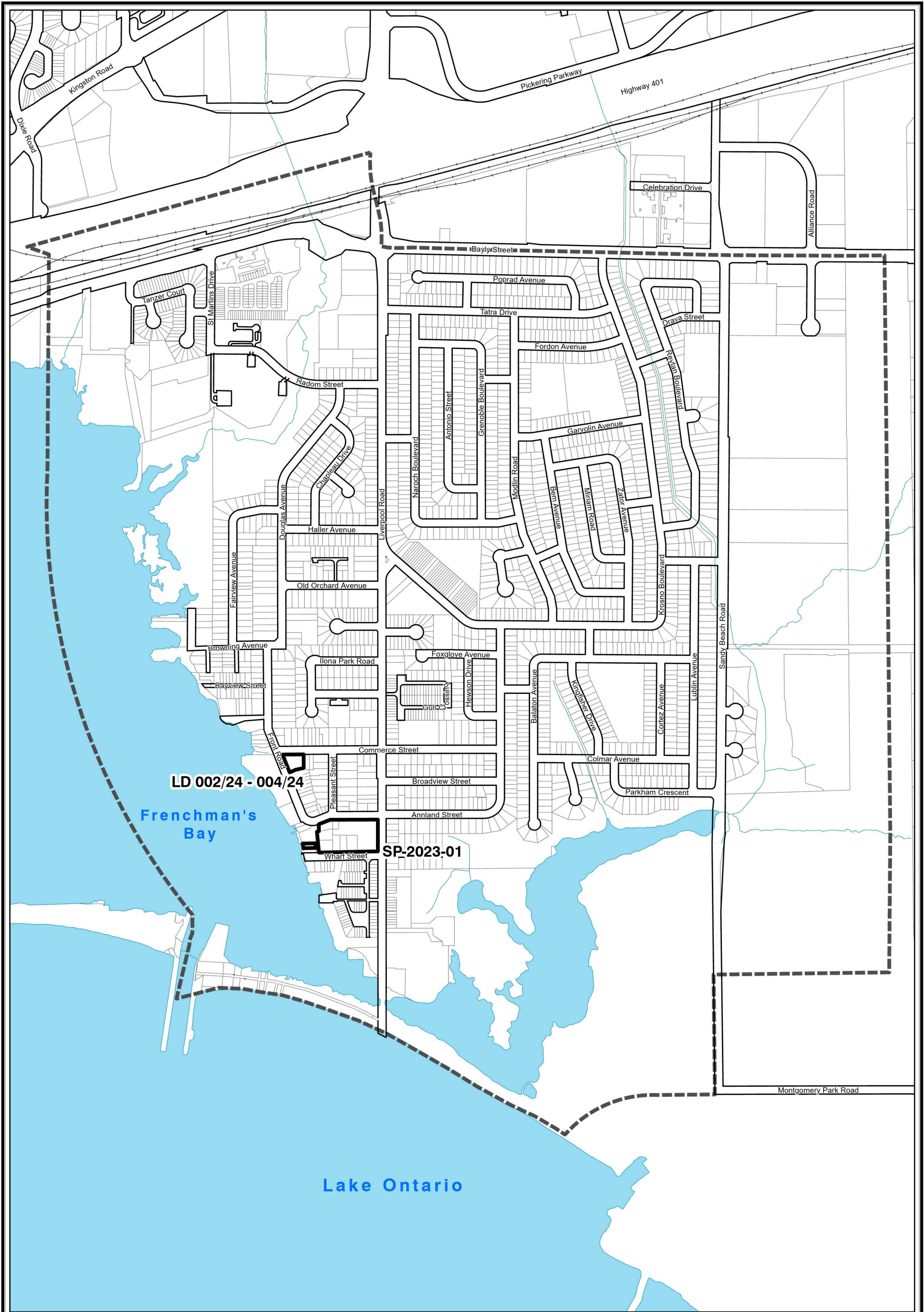
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP-2023-01	51				51
LD02/24 - LD04/24	4				4
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 3.1)				10	10
Total Unit Increase	55	0	0	10	65
Total Forecasted Units					3,916

Table 3.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP-2023-01	51						51		
LD02/24 - LD04/24	4				4				
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 3.1)	10				1	1	2	2	2
Unit Increase	65	0	0	0	5	1	53	2	2

Table 3.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	3,851	3,851	3,851	3,851	3,856	3,857	3,910	3,912	3,914
Total Population	11,129	11,129	11,052	11,052	11,067	11,070	11,183	11,110	10,998

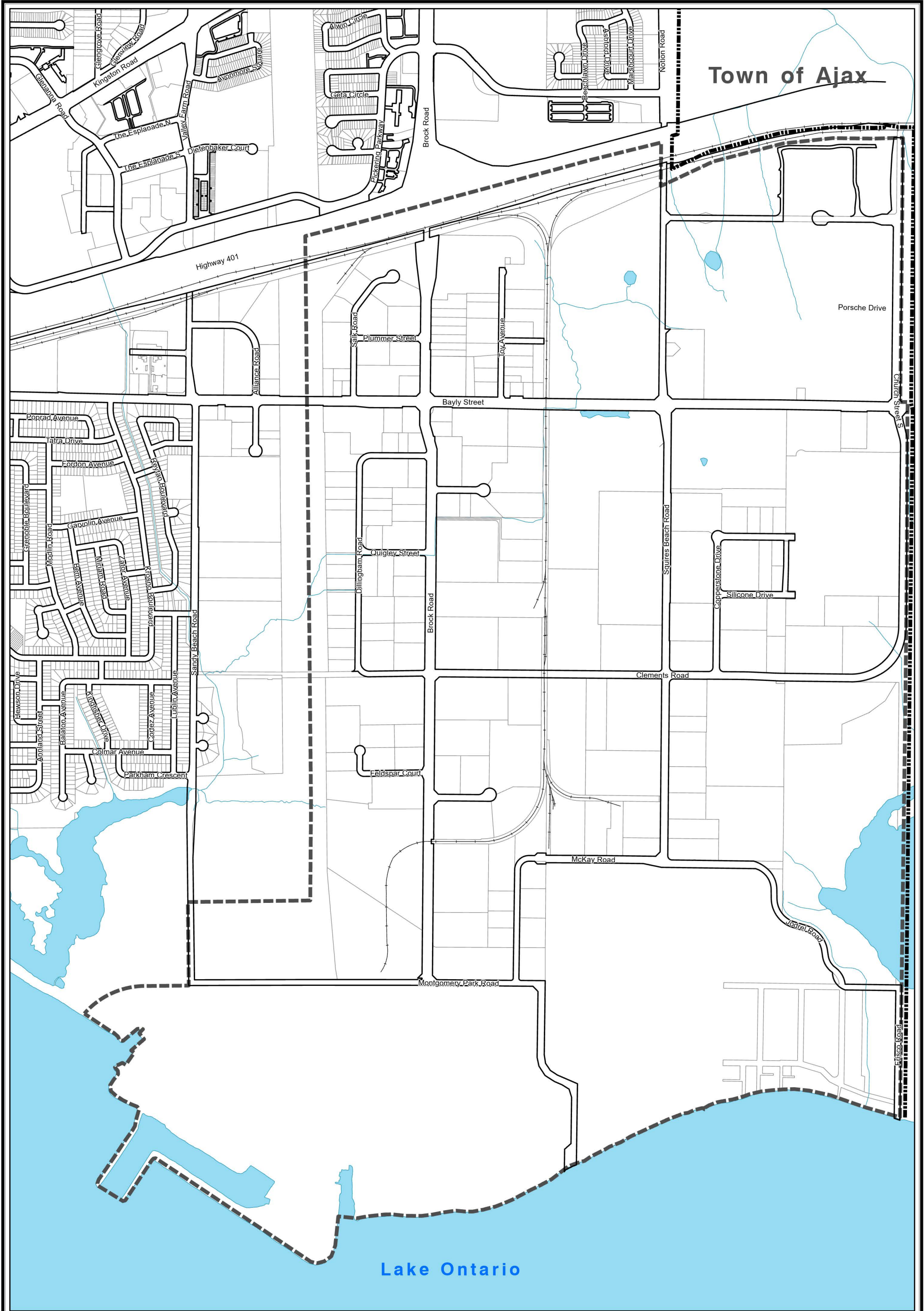


Brock Industrial – Neighbourhood 4

Existing Units: December 31, 2024 – 4

Existing population; December 31, 2024 – 12

This neighbourhood is designated in the Pickering Official Plan for employment uses and has no residential growth. As such this neighbourhood has no bearing on this product at this time. However, we may add an employment component to this product in the future, so this page is included as a place holder.



Rougemount – Neighbourhood 5

Existing Units: December 31, 2024 – 1,077

Existing population: December 31, 2024 – 3,113

Table 5.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
5A	redevelop	see point 8 in methods and assumptions	350
5B	redevelop	see point 8 in methods and assumptions	117
5C	redevelop	see point 8 in methods and assumptions	97
**	severances	based on future potential land severances	10
Total Units			574

Table 5.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A02/22	580				580
S02/17	28				28
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 5.1 **)				10	10
(See Table 5.1 5A-5C)				564	564
Total Unit Increase	608	0	0	574	1,182
Total Forecasted Units					2,259

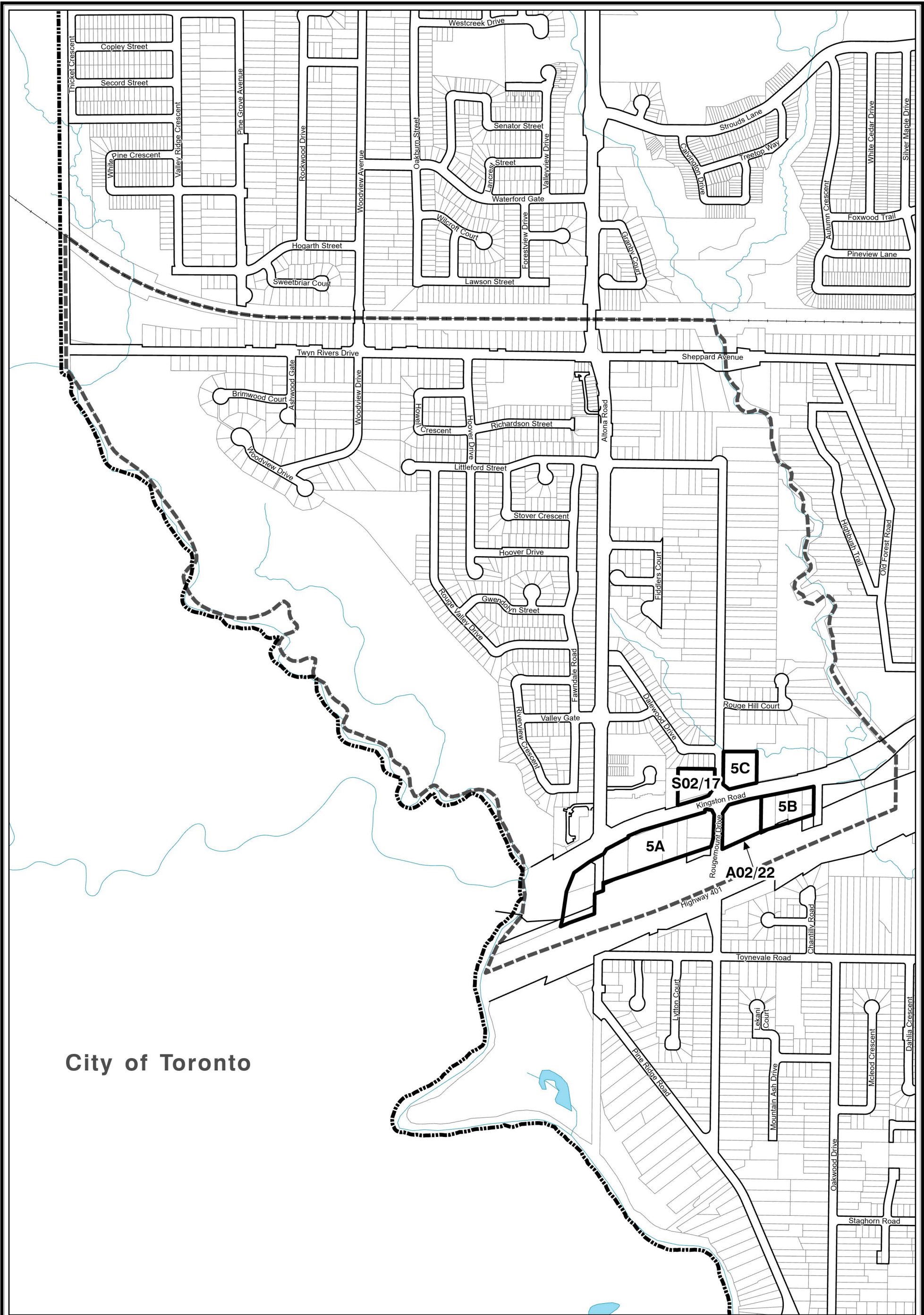
Table 5.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A02/22	580								580
S02/17	28						28		
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 5.1 **)	10			1	1	1	2	2	2
(See Table 5.1 5A-5C)	564							128	128
Unit Increase	1,182	0	0	1	1	1	30	130	710

Table 5.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	1,077	1,077	1,077	1,078	1,079	1,080	1,110	1,240	1,950
Total Population	3,113	3,113	3,091	3,094	3,097	3,100	3,175	3,414	4,906

Note: In Table 5.1, Sections 5A, 5B & 5C fall within the Kingston Road Corridor



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**Lands Shown in Tables 5.1 - 5.3
Neighbourhood 5 - Rougemount**

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Woodlands – Neighbourhood 6

Existing Units: December 31, 2024 – 1,227

Existing population: December 31, 2024 – 3,546

Table 6.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
6A	infill	based on 75% of land area X 75% of max. density	54
6B	redevelop	see point 8 in methods and assumptions	412
6C	redevelop	see point 8 in methods and assumptions	626
6D	redevelop	see point 8 in methods and assumptions	70
6E	redevelop	see point 8 in methods and assumptions	401
6F	redevelop	see point 8 in methods and assumptions	32
6G	redevelop	see point 8 in methods and assumptions	213
6H	redevelop	see point 8 in methods and assumptions	100
**	severances	based on future potential land severances	7
Total Units			1,915

Table 6.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A06/20	3,460				3,460
A05/24	1,748				1,748
SP-2004-01	16				16
Development					
S06/21			30		30
Vacant/Potential Redevelopment Lands					
(see Table 6.1 6A & **)				61	61
(see Table 6.1 6B-6H)				1,854	1,854
Total Unit Increase	5,224	0	30	1,915	7,169
Total Forecasted Units					8,396

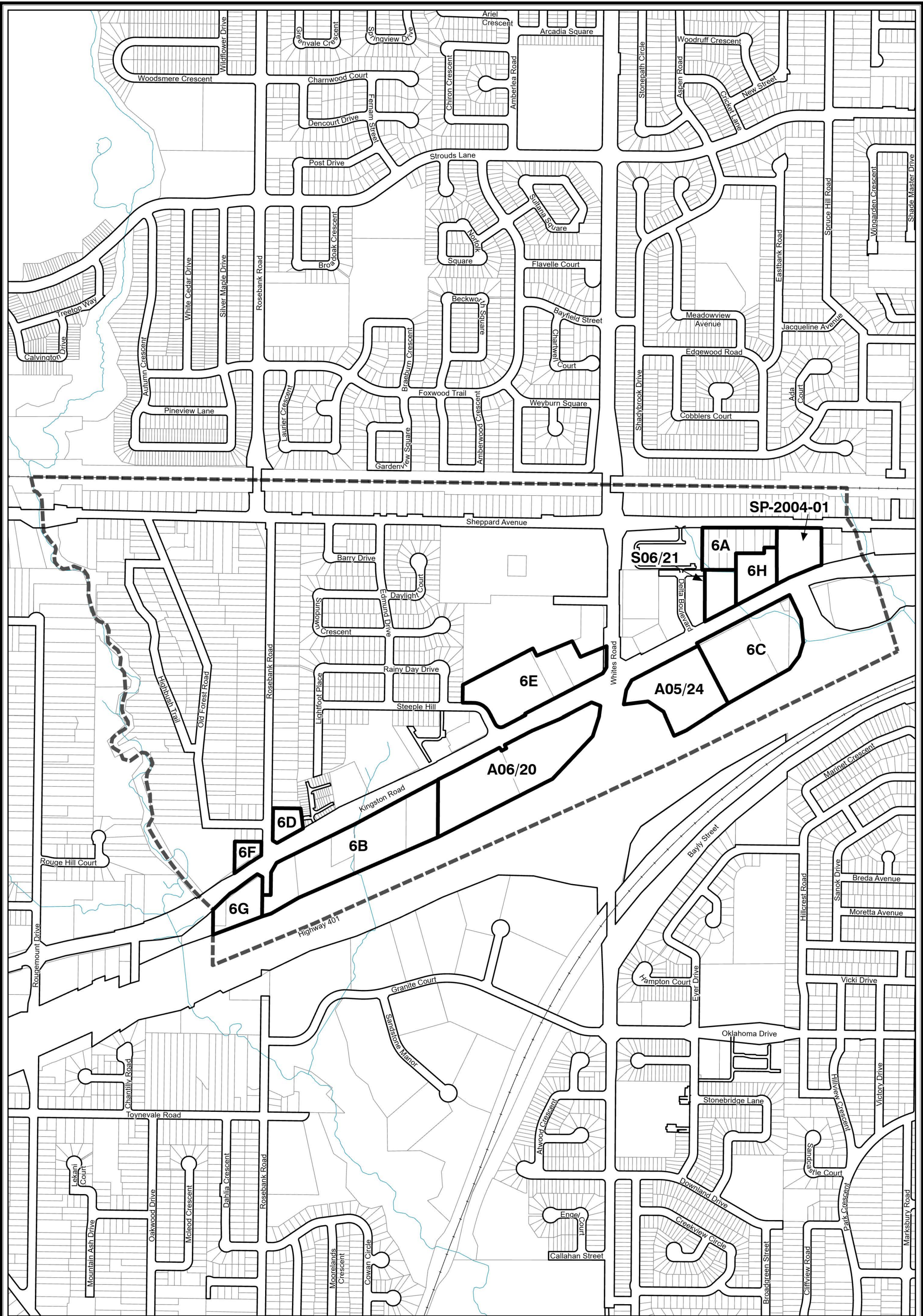
Table 6.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A06/20	3,460							350	500
A05/24	1,748							700	700
SP-2004-01	16							16	
Development									
S06/21	30	30							
Vacant/Potential Redevelopment Lands									
(see Table 6.1 6A & **)	61								50
(see Table 6.1 6B-6H)	1,854							100	100
Unit Increase	7,169	30	0	0	0	0	0	1,166	1,350

Table 6.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	1,227	1,257	1,257	1,257	1,257	1,257	1,257	2,423	3,773
Total Population	3,546	3,633	3,608	3,608	3,608	3,608	3,595	5,915	9,549

Note: In Table 6.1, Sections 6B, 6C, 6D, 6E, 6F, 6G & 6H fall within the Kingston Road Corridor



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**Lands Shown in Tables 6.1 - 6.3
Neighbourhood 6 - Woodlands**

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Dunbarton – Neighbourhood 7

Existing Units: December 31, 2024 – 956

Existing population: December 31, 2024 – 2,763

Table 7.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
7A	infill	based on existing character of neighbourhood	28
7B	infill	based on approved density	30
7C	redevelop	see point 8 in methods and assumptions	125
7D	redevelop	see point 8 in methods and assumptions	619
**	severances	based on future potential land severances	20
***	vacant	existing lots yet to be built	6
Total Units			828

Table 7.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A11/22	41				41
A09/23	400				400
LD 078-23, LD 08-24 - LD 10-24	3				3
Development					
Vacant/Potential Redevelopment Lands					
(See Table 7.1 7A, ** & ***)				54	54
(See Table 7.1 7B)				30	30
(See Table 7.1 7C-7D)				744	744
Total Unit Increase	444	0	0	828	1,272
Total Forecasted Units					2,228

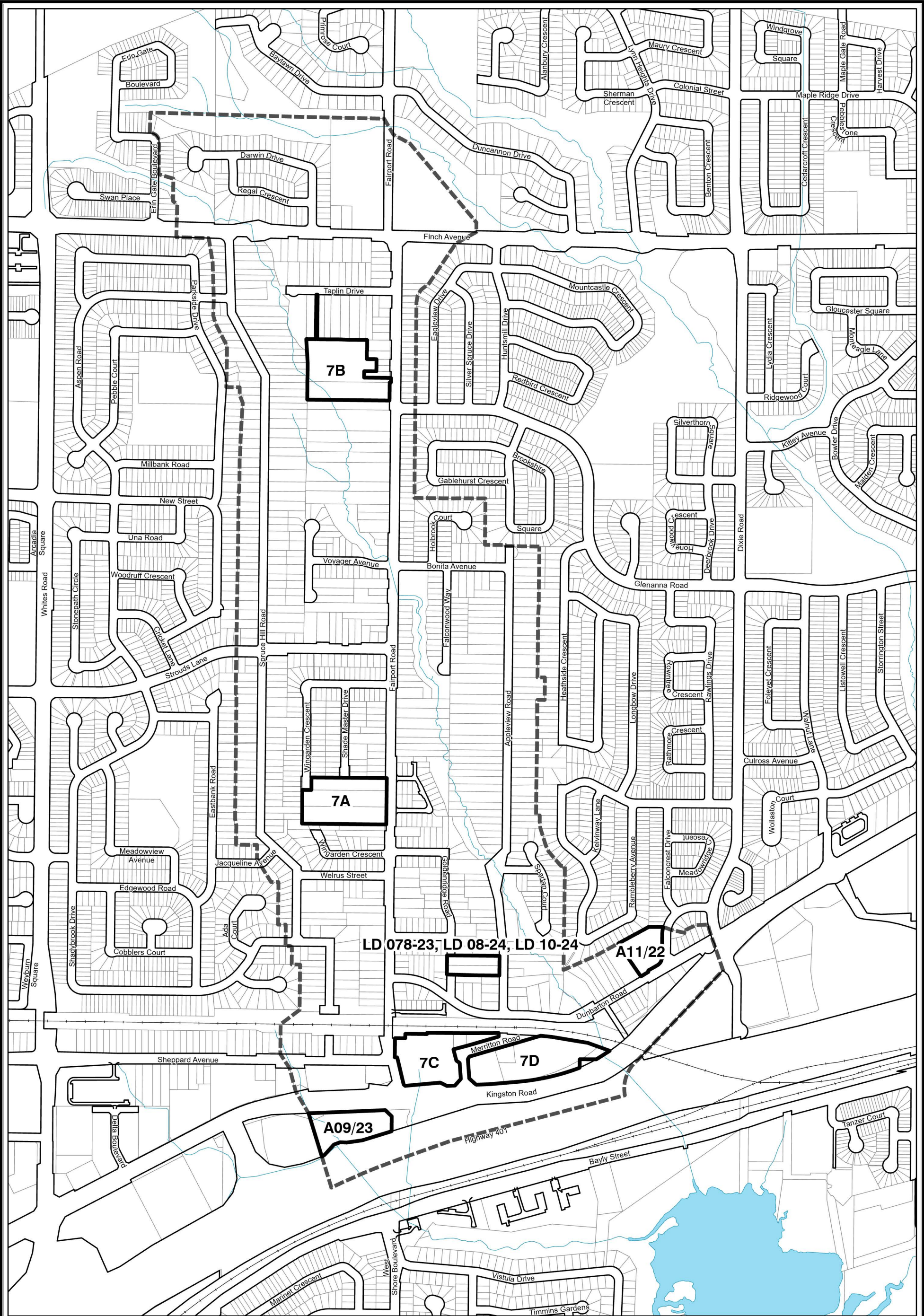
Table 7.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A11/22	41						41		
A09/23	400							400	
LD 078-23, LD 08-24 - LD 10-24	3			3					
Development									
Vacant/Potential Redevelopment Lands									
(See Table 7.1 7A, ** & ***)	54		1	1	1	1	8	8	30
(See Table 7.1 7B)	30							30	
(See Table 7.1 7C-7D)	744							200	200
Unit Increase	498	0	1	4	1	1	49	638	230

Table 7.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	956	956	957	961	962	963	1,012	1,650	1,880
Total Population	2,763	2,763	2,747	2,758	2,761	2,764	2,894	4,182	5,121

Note: In Table 7.1, Sections 7C & 7D fall within the Kingston Road Corridor



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Lands Shown in Tables 7.1 - 7.3
Neighbourhood 7 - Dunbarton

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City Centre – Neighbourhood 8

Existing Units: December 31, 2024 – 3,552

Existing population: December 31, 2024 – 6,394

Table 8.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
8A	redevelop	see point 7 in the Methods and assumptions	23,371
8B	redevelop	based on approved density	2,300
Total Units			25,671

Table 8.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2021-02 (PTC Remaining Blocks)	2,156				2,156
A08/19	391				391
**A15/19	49				49
A08/21 (Phase 3)	603				603
S10/19	406				406
S02/22 (UC4&5)	1,067				1,067
S01/23	571				571
S08/23	594				594
S10/23 (PTC Block 1&3)	2,197				2,197
S11/23 (PTC Block 4&7)	1,877				1,877
Developments					
S04/19 (UC3)			114		114
S02/20 (UC6)		321			321
S06/22 (UC7)		482			482
S01/22 (Phase 1&2)		612	564		1,176
Vacant/Potential Redevelopment Lands					
(See Table 8.1)				25,671	25,671
Total Unit Increase	9,911	1,415	678	25,671	37,675
Total Forecasted Units					41,227

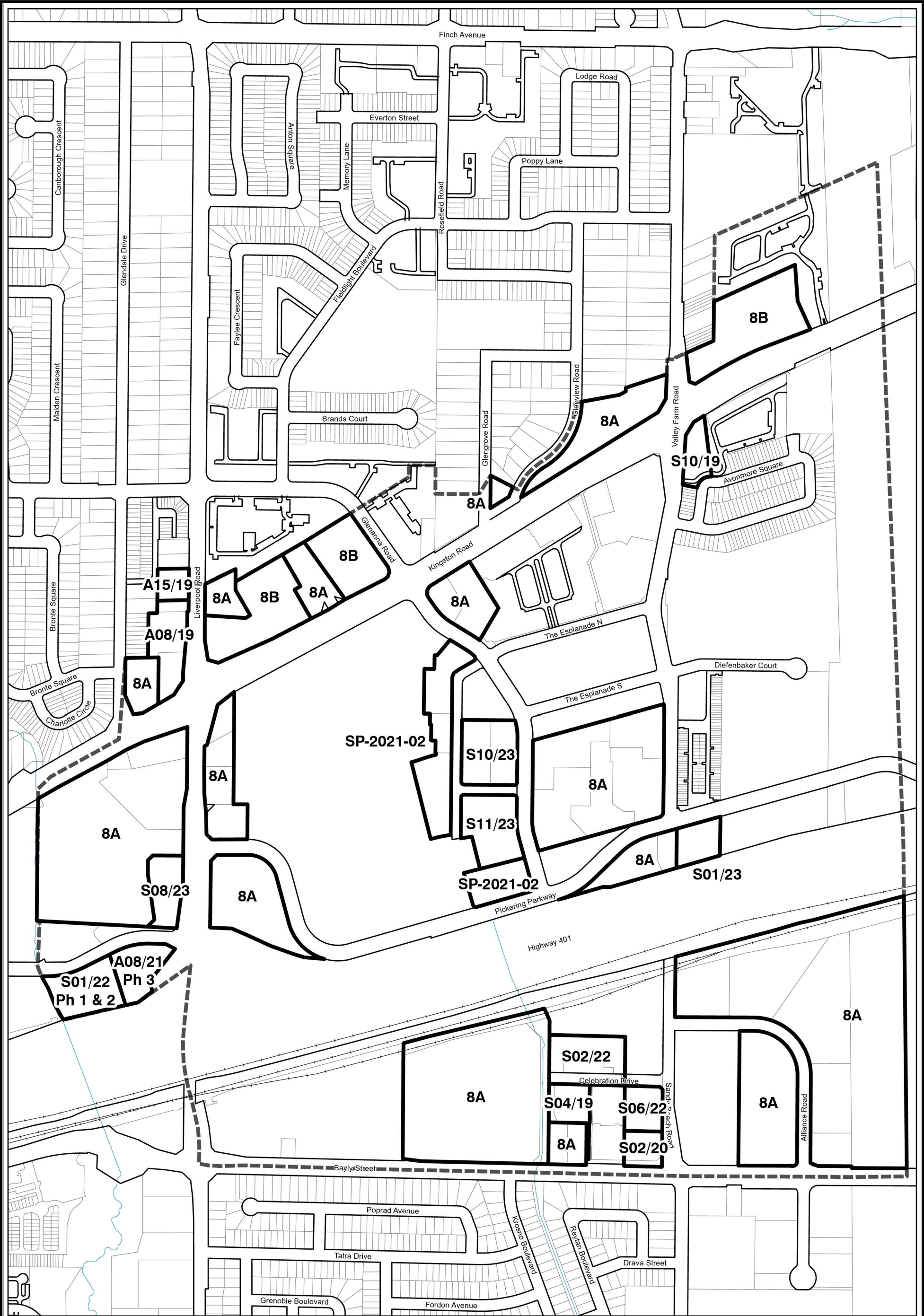
Table 8.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2021-02 (PTC Remaining Blocks)	2,156								
A08/19	391								391
**A15/19	49								49
A08/21 (Phase 3)	603							100	503
S10/19	406								
S02/22 (UC4&5)	1,067								
S01/23	571					200	314		
S08/23	594								100
S10/23 (PTC Block 1&3)	2,197						974	800	417
S11/23 (PTC Block 4&7)	1,877								
Developments									
S04/19 (UC3)	114	114							
S02/20 (UC6)	321	40	281						
S06/22 (UC7)	482			200	282				
S01/22 (Phase 1&2)	1,176		50	300	264	300	262		
Vacant/Potential Redevelopment Lands									
(See Table 8.1)	25,671								
Unit Increase	37,675	154	331	500	546	500	1,550	900	1,460

Table 8.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	3,552	3,706	4,037	4,537	5,083	5,583	7,133	8,033	9,493
Total Population	6,394	6,671	7,267	8,167	9,149	10,049	12,839	16,066	18,986

**A15/19 – this rezoning is split between neighbourhoods 8 & 12 so half of the proposed units are shown in these tables and the other half are in the tables in neighbourhood 12.



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Lands Shown in Tables 8.1 - 8.3
Neighbourhood 8 - City Centre

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Village East – Neighbourhood 9

Existing Units: December 31, 2024 – 2,009

Existing population: December 31, 2024 – 5,806

Table 9.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
9A	redevelop	based on 38% of land area X 75% of max. density	26
9B	redevelop	based on 38% of land area X 75% of max. density	14
9C	redevelop	see point 8 in methods and assumptions	36
9D	redevelop	see point 8 in methods and assumptions	94
9E	redevelop	see point 8 in methods and assumptions	894
9F	redevelop	see point 8 in methods and assumptions	906
**	severances	based on future potential land severances	26
Total Units			1,996

Table 9.2 – Proposals & Developments

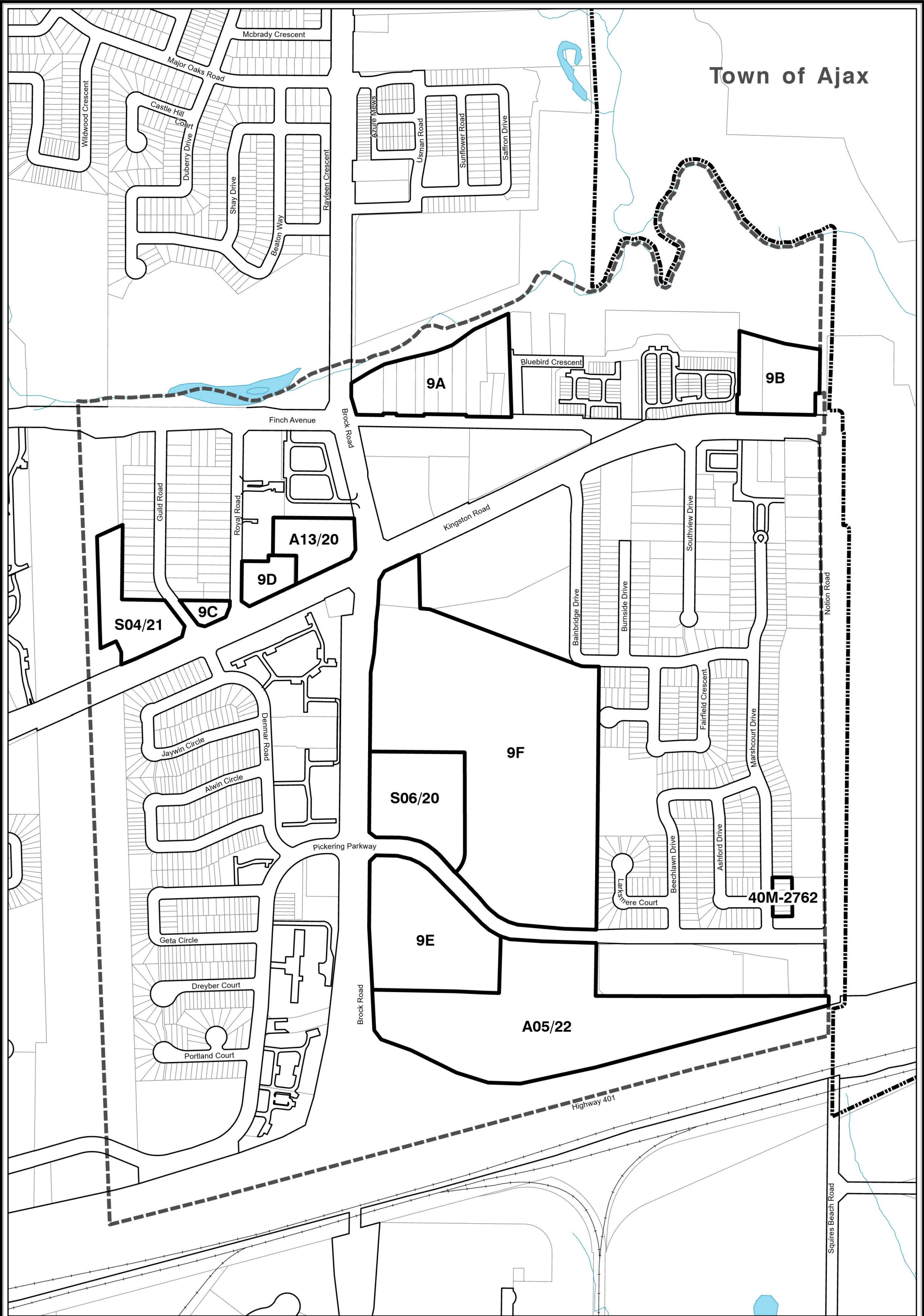
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A13/20	675				675
A05/22	5,225				5,225
S06/20	1,599				1,599
S04/21	346				346
Developments					
40M2762	7				7
Vacant/Potential Redevelopment Lands					
(See Table 9.1 A, B & **)				66	66
(See Table 9.1 C&D)				130	130
(See Table 9.1 E)				894	894
(See Table 9.1 F)				906	906
Total Unit Increase	7,852	0	0	1,996	9,848
Total Forecasted Units					11,857

Table 9.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A13/20	675							200	475
A05/22	5,225								200
S06/20	1,599								200
S04/21	346						346		
Developments									
40M2762	7			7					
Vacant/Potential Redevelopment Lands									
(See Table 9.1 A, B & **)	66			1	1	1	3	3	10
(See Table 9.1 C&D)	130								
(See Table 9.1 E)	894								
(See Table 9.1 F)	906								150
Unit Increase	9,848	0	0	8	1	1	349	203	1,035

Table 9.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	2,009	2,009	2,009	2,017	2,018	2,019	2,368	2,571	3,606
Total Population	5,806	5,766	5,806	5,789	5,792	5,795	6,475	7,134	9,303



Town of Ajax

9A

9B

A13/20

9D

S04/21

9C

9F

S06/20

9E

A05/22

40M-2762

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**Lands Shown in Tables 9.1 - 9.3
Neighbourhood 9 - Village East**

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Highbush – Neighbourhood 10

Existing Units: December 31, 2024 – 2,106

Existing population: December 31, 2024 – 6,086

Table 10.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
10A	infill	based on existing character of neighbourhood	4
10B	infill	based on protection of Environmental features	12
10C	infill	based on existing character of neighbourhood	9
**	severances	future potential land severances	23
***	vacant	existing lots yet to be built	15
Total Units			63

Table 10.2 – Proposals & Developments

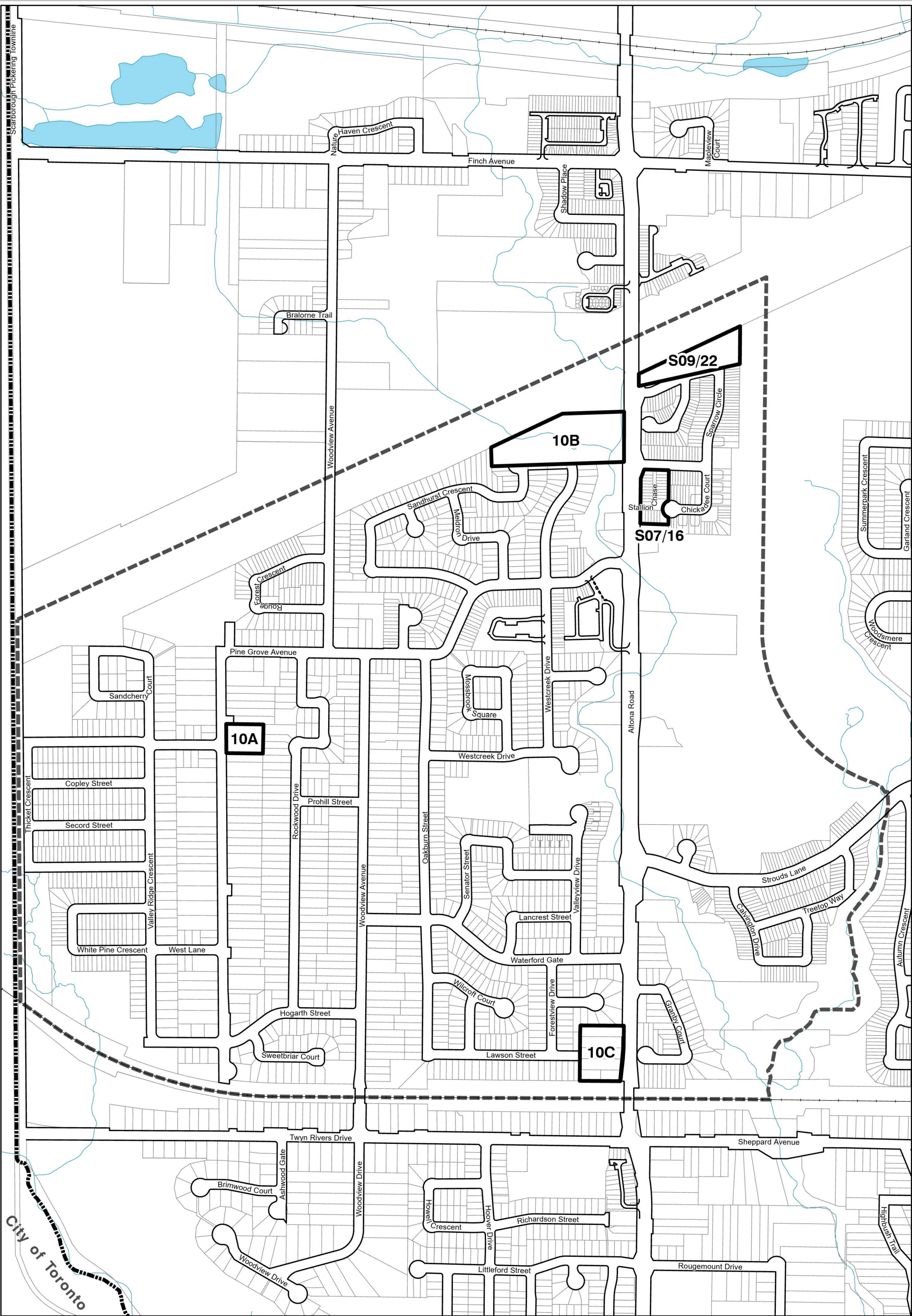
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
S09/22	63				63
Developments					
S07/16			9		9
Vacant/Potential Redevelopment Lands					
(See Table 10.1)				63	63
Total Unit Increase	63	0	9	63	135
Total Forecasted Units					2,241

Table 10.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
S09/22	63					31	32		
Developments									
S07/16	9		9						
Vacant/Potential Redevelopment Lands									
(See Table 10.1)	63			1	2	2	15	15	12
Unit Increase	135	0	9	1	2	30	44	15	12

Table 10.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	2,106	2,106	2,115	2,116	2,118	2,151	2,198	2,213	2,225
Total Population	6,086	6,086	6,070	6,073	6,079	6,173	6,286	6,285	6,252



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Lands Shown in Tables 10.1 - 10.3
Neighbourhood 10 - Highbush

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Amberlea – Neighbourhood 11

Existing Units: December 31, 2024 – 4,523

Existing population; December 31, 2024 – 13,071

Table 11.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
11A	redevelop	based on 33% of land area X 75% of max. density	159
**	severances	based on future potential land severances	1
Total Units			160

Table 11.2 – Proposals & Development

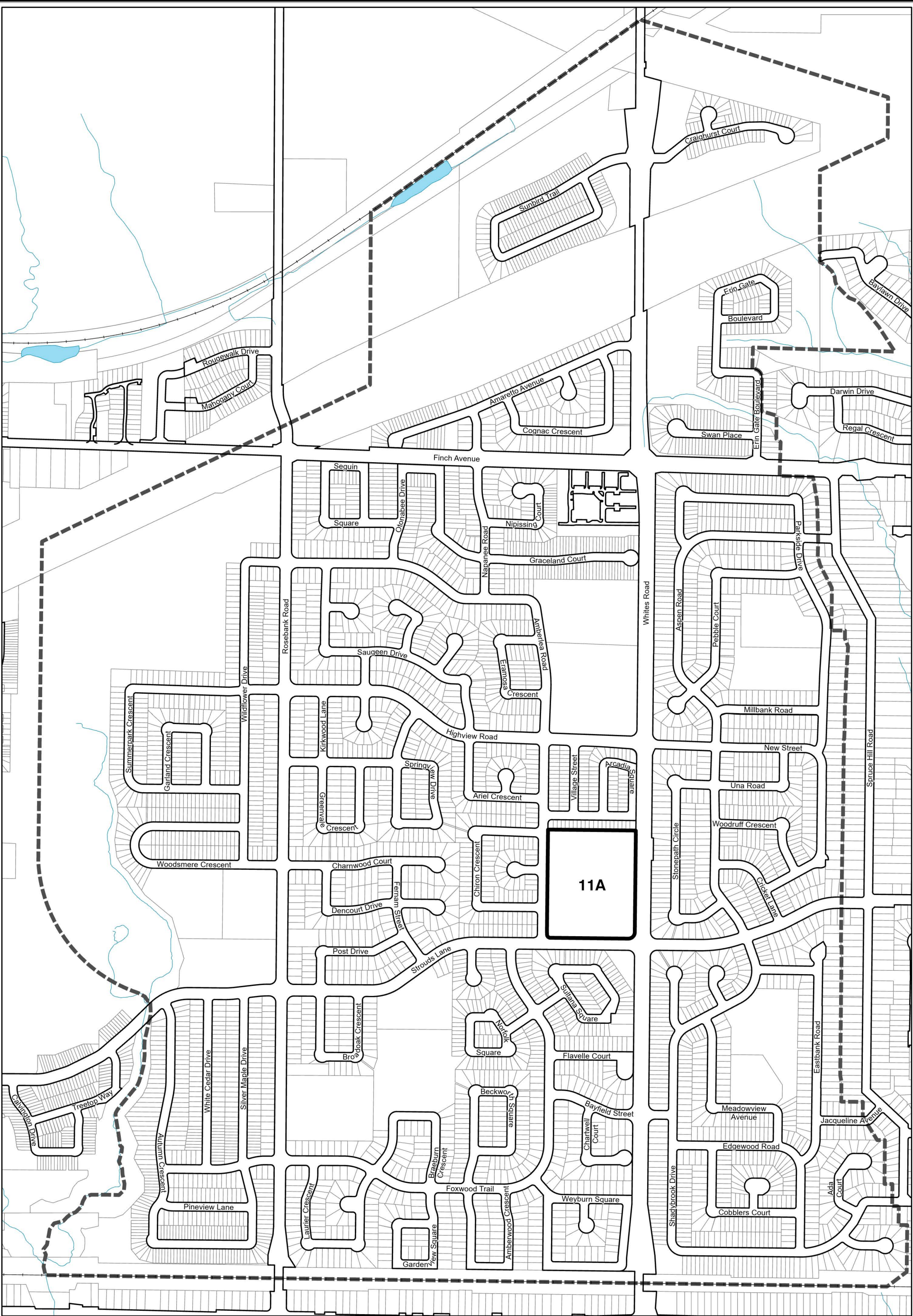
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 11.1)			1	160	161
Total Unit Increase	0	0	1	160	161
Total Forecasted Units					4,684

Table 11.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 11.1)	161								161
Unit Increase	161	0	0	0	0	0	0	0	161

Table 11.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,684
Total Population	13,071	13,071	13,071	12,981	12,981	12,981	12,936	128,45	13,162



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Lands Shown in Tables 11.1 - 11.3
Neighbourhood 11 - Amberlea

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Liverpool – Neighbourhood 12

Existing Units: December 31, 2024 – 6,052

Existing population: December 31, 2024 – 17,490

Table 12.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
12A	infill	based on existing character of neighbourhood	18
12B	infill	based on existing character of neighbourhood	7
12C	redevelop	see point 8 in methods and assumptions	166
12D	redevelop	see point 8 in methods and assumptions	330
12E	redevelop	see point 8 in methods and assumptions	561
Total Units			1,082

Table 12.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
**A15/19	49				49
A02/24	5,264				5,264
Developments					
LD22/21 to LD24/21			4		4
Vacant/Potential Redevelopment Lands					
(see Table 12.1 A&B)				25	25
(see Table 12.1 C-E)				1057	1057
Total Unit Increase	5,313	0	4	1082	6399
Total Forecasted Units					12451

Table 12.3 – Forecasted Incremental Unit Growth

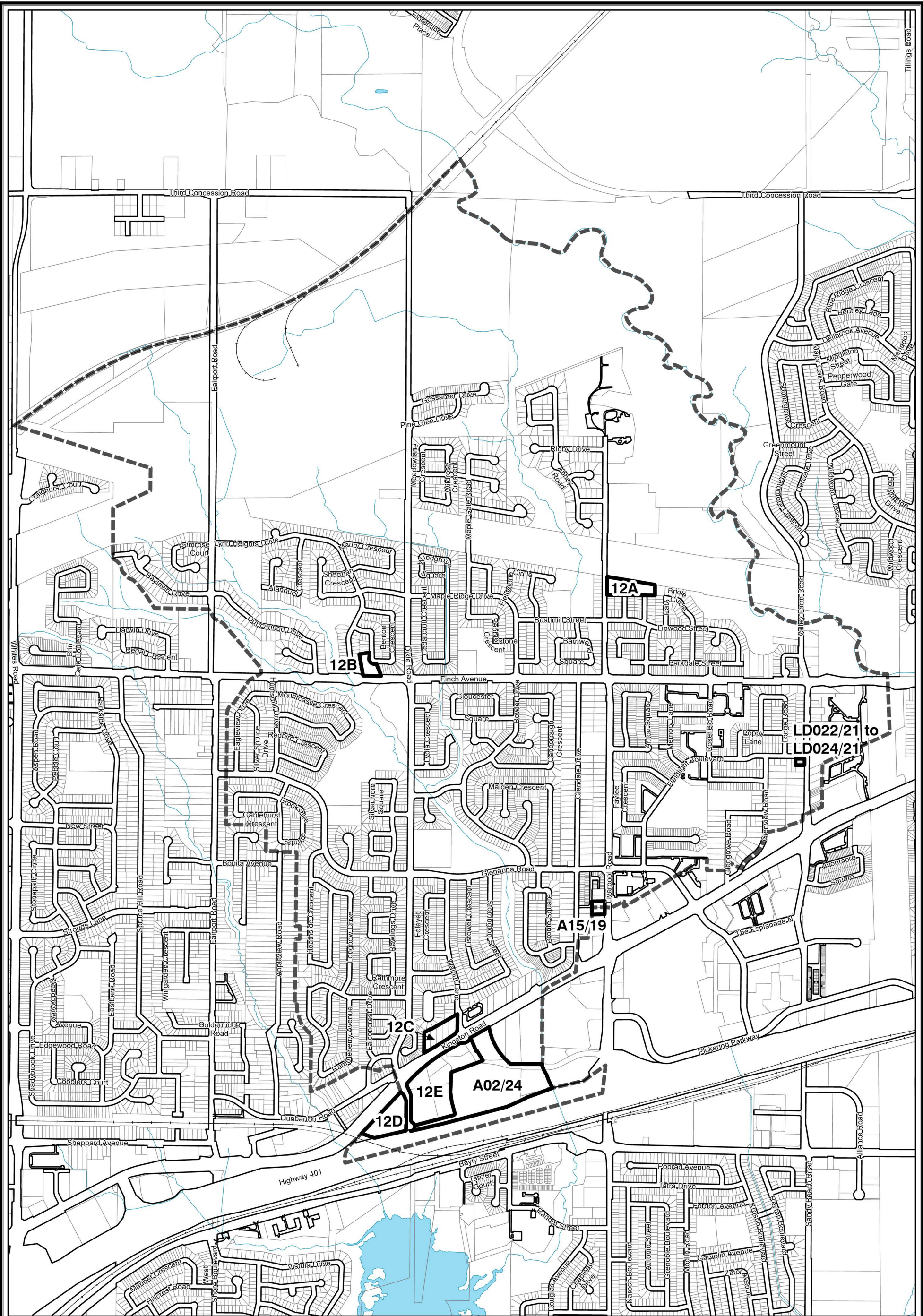
Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
**A15/19	49								49
A02/24	5,264						583	800	800
Developments									
LD22/21 to LD24/21	4	4							
Vacant/Potential Redevelopment Lands									
(see Table 12.1 A&B)	25							10	15
(see Table 12.1 C-E)	1,057								500
Unit Increase	5,342	4	0	0	0	0	583	810	1,364

Table 12.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	6,052	6,056	6,056	6,056	6,056	6,056	6,639	7,449	8,813
Total Population	17,490	17,502	17,381	17,381	17,381	17,381	18,486	20,483	23,712

**A15/19 – This rezoning is split between Neighbourhoods 8 & 12 so half of the proposed units are shown in these tables and the other half are in the tables in Neighbourhood 8.

Note: In Table 12.1, Sections 12C, 12D & 12E fall within the Kingston Road Corridor.



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**Lands Shown in Tables 12.1 - 12.3
Neighbourhood 12 - Liverpool**

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Brock Ridge – Neighbourhood 13

Existing Units: December 31, 2024 – 2,350

Existing population: December 31, 2024 – 6,792

Table 13.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
13A	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	127
13B	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	26
13C	infill	based on servicing capacity (Duffins Precinct Dev. Guidelines)	27
13D	redevelop	based on 33% of land area X 75% of max. density	71
Total Units			251

Table 13.2 – Proposals & Developments

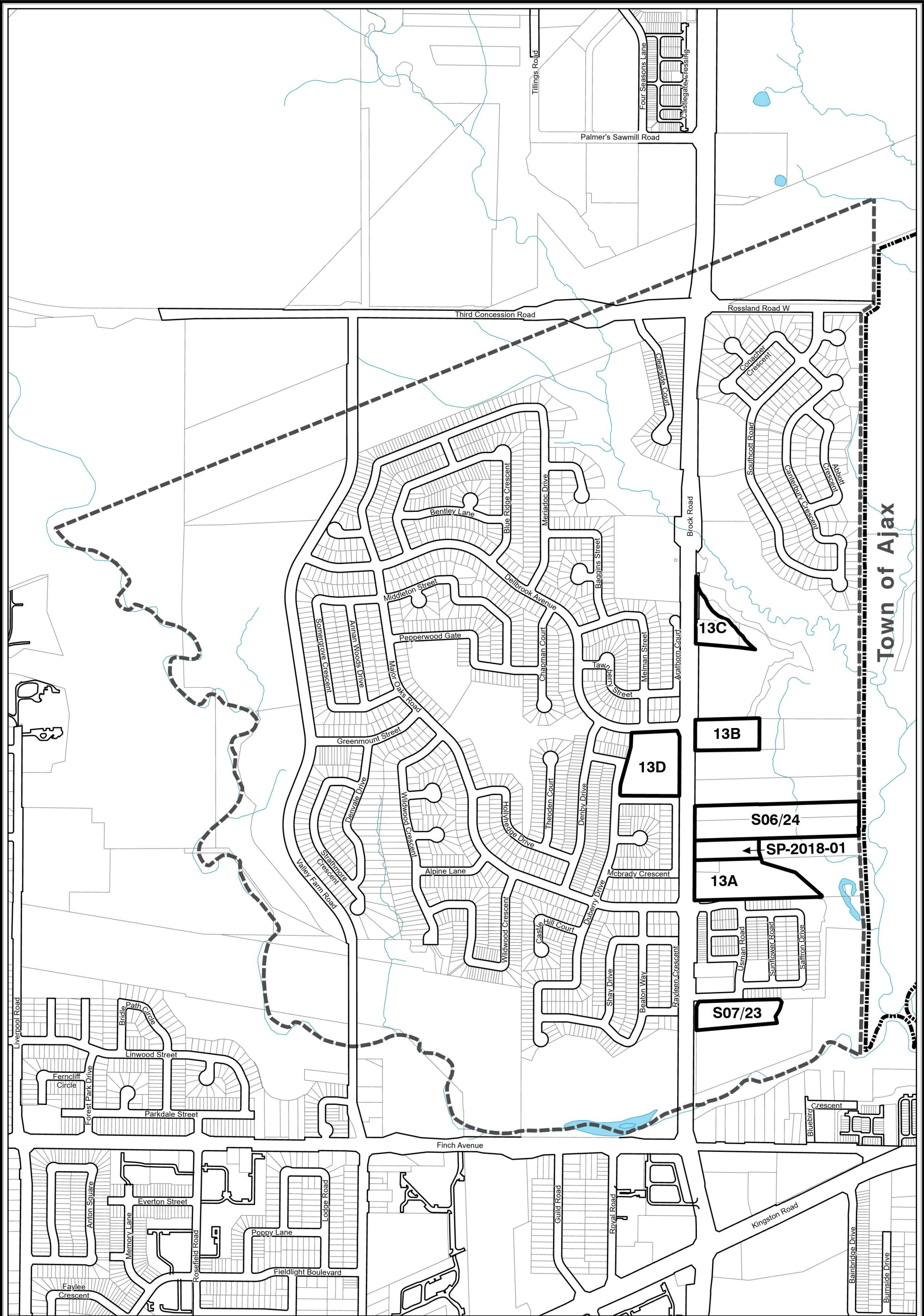
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2018-01	53				53
S07/23	372				372
S06/24	92				92
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 13.1)				251	251
Total Unit Increase	517	0	0	251	768
Total Forecasted Units					3,118

Table 13.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2018-01	53								53
S07/23	372						100	272	
S06/24	92								92
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 13.1)	251						60	60	60
Unit Increase	768	0	0	0	0	0	160	332	205

Table 13.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	2,350	2,350	2,350	2,350	2,350	2,350	2,510	2,842	3,047
Total Population	6,792	6,792	6,745	6,745	6,745	6,745	7,179	8,071	8,562



Town of Ajax

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Lands Shown in Tables 13.1 - 13.3
Neighbourhood 13 - Brock Ridge

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Rouge Park – Neighbourhood 14

Existing Units: December 31, 2024 – 508

Existing population: December 31, 2024 – 1,468

Table 14.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
14A	infill	based on 75% area X max. low density	16
14B	infill	based on 50% area X max. low density	8
14C	infill	based on 75% area X max. low density	10
14D	infill	based on 50% area X max. low density	12
14E	infill	based on 75% area X max. low density	22
Total Units			68

Table 14.2 – Proposals & Developments

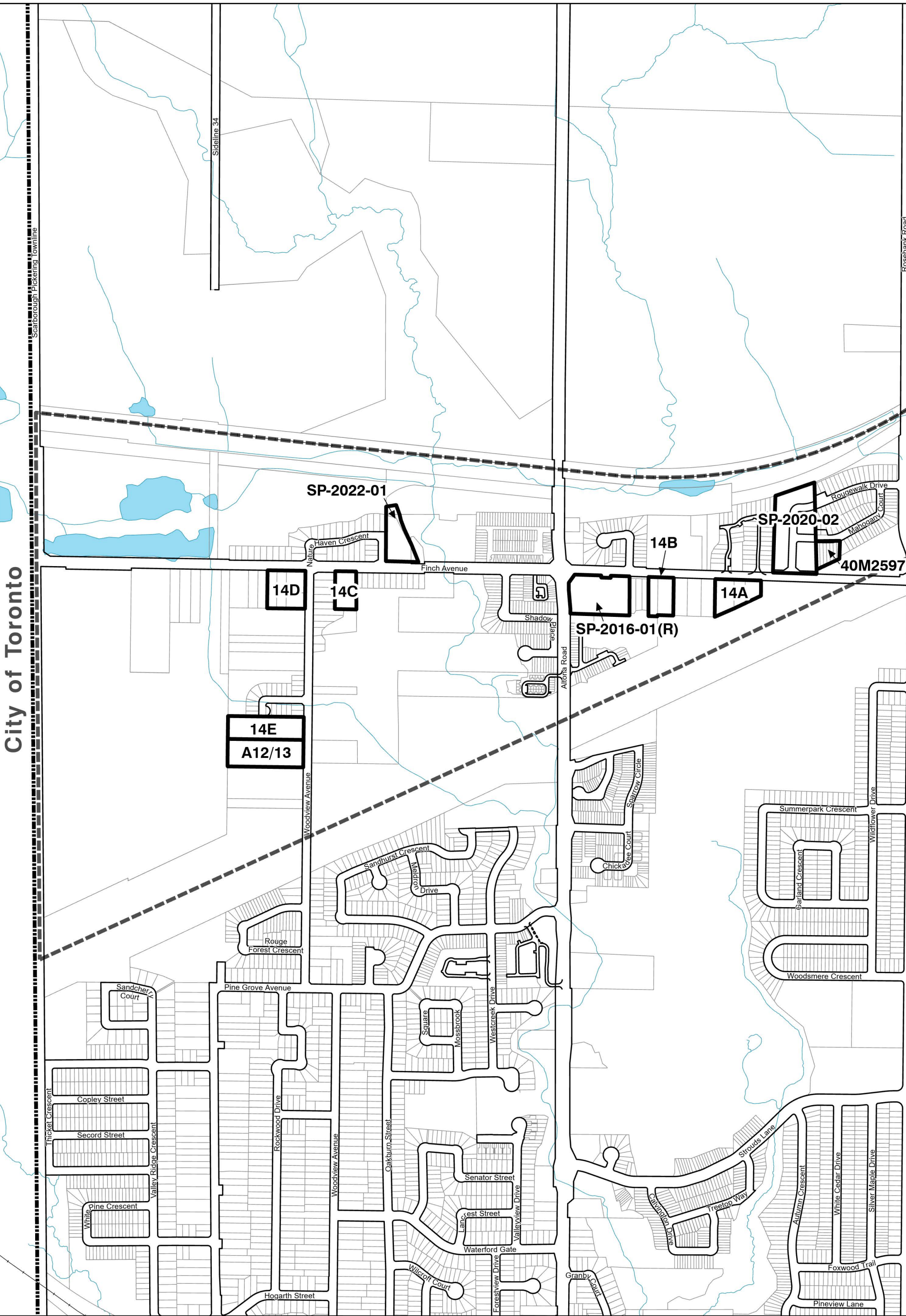
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A12/23	21				21
SP2016-01(R)	48				48
SP2020-02	31				31
SP2022-01	8				8
Development					
40M-2597		1			1
Vacant/Potential Redevelopment Lands					
(See Table 14.1)				68	68
Total Unit Increase	108	1	0	68	177
Total Forecasted Units					685

Table 14.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A12/23	21							21	
SP2016-01(R)	48				28	20			
SP2020-02	31				20	14			
SP2022-01	8				8				
Development									
40M-2597	1	1							
Vacant/Potential Redevelopment Lands									
(See Table 14.1)	68							20	20
Unit Increase	177	1	0	0	56	34	0	41	20

Table 14.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	508	509	509	509	565	599	599	640	660
Total Population	1,468	1,471	1,461	1,461	1,622	1,719	1,713	1,818	1,855



Duffin Heights – Neighbourhood 15

Existing Units: December 31, 2024 – 2,079

Existing population: December 31, 2024 – 6,008

Table 15.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
15A	vacant	based on 75% of land area X 75% max. low density	15
15B&C	vacant	based on 75% of land area X 75% max. medium density	181
15D	vacant	based on 75% of land area X 75% max. high density	265
Total Units			461

Note: the areas and densities in the above table are taken from the Duffin Heights Tertiary Plan

Table 15.2 – Proposals & Developments

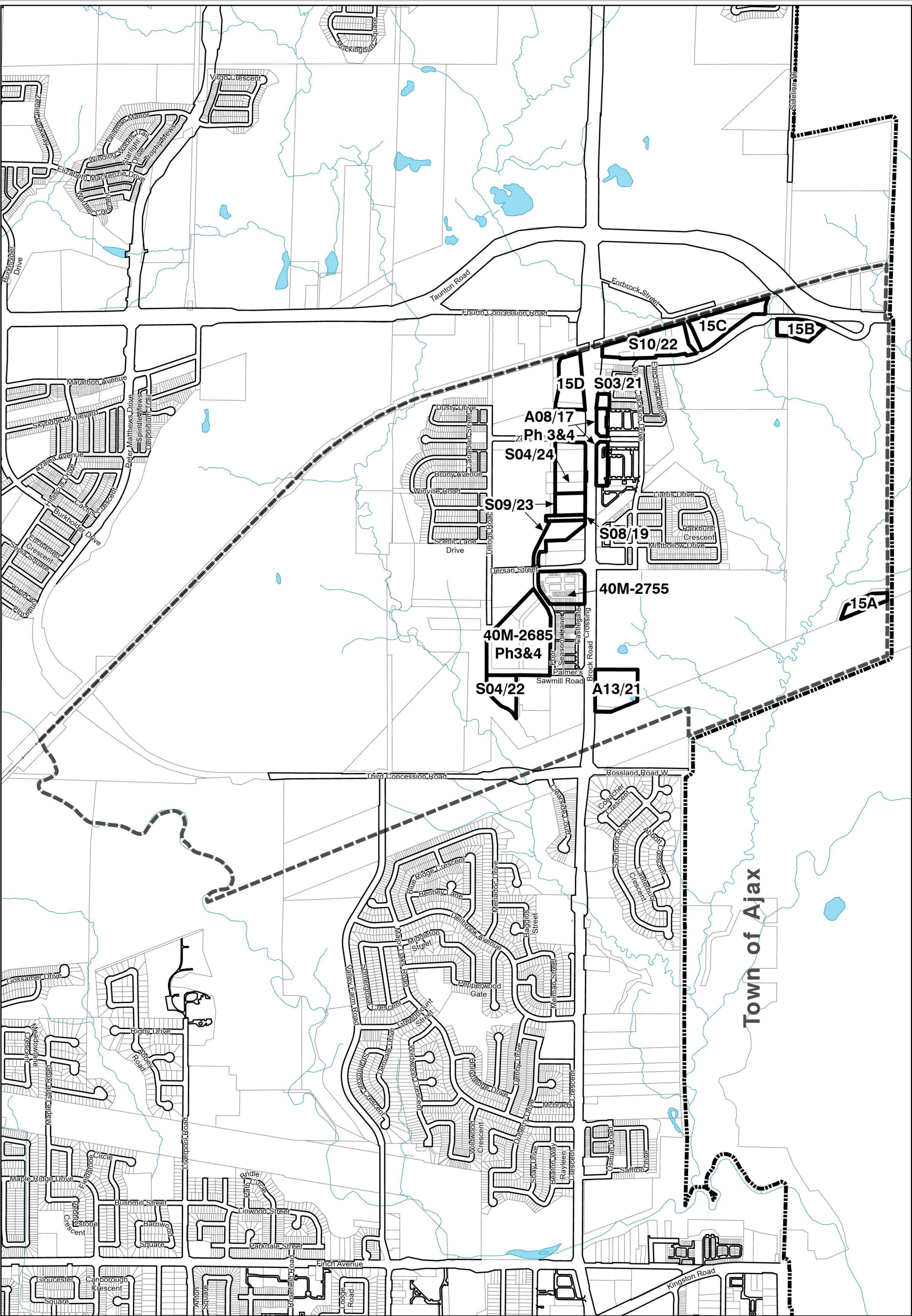
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A08/17 Phase 3&4	501				501
A13/21	353				353
S08/19	30				30
S03/21	44				44
S04/22	85				85
S10/22	170				170
S09/23	103				103
S04/24	274				274
Developments					
40M-2755			197		197
40M-2685 Phase 3&4	337				337
Vacant/Potential Redevelopment Lands					
(see Table 15.1)				461	461
Total Unit Increase	1,897	0	197	461	2,555
Total Forecasted Units					4,634

Table 15.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A08/17 Phase 3&4	501						301	200	
A13/21	353								353
S08/19	30					30			
S03/21	44								44
S04/22	85					43	42		
S10/22	170							170	
S09/23	103						103		
S04/24	274					50	224		
Developments									
40M-2755	197	197							
40M-2685 Phase 3&4	337							139	198
Vacant/Potential Redevelopment Lands									
(see Table 15.1)	461						200	200	205
Unit Increase	2,555	197	0	0	0	123	870	709	800

Table 15.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	2,079	2,276	2,276	2,276	2,276	2,399	3,269	3,978	4,778
Total Population	6,008	6,578	6,532	6,532	6,532	6,885	9,349	11,298	13,426



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**Lands Shown in Tables 15.1 - 15.3
Neighbourhood 15 - Duffin Heights**

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Forecast Tables Part II: Seaton Urban Area

The Seaton Urban Area extends northerly from the C.P. (Belleville) rail line to Highway 7, generally between the West Duffins Creek and Sideline 16, but also includes lands north of Highway 7 generally between the West Duffins Creek and North Road. The Proposed Airport Site includes lands north of Highway 7 which have been protected for the potential development of an airport.

16. Lamoreaux

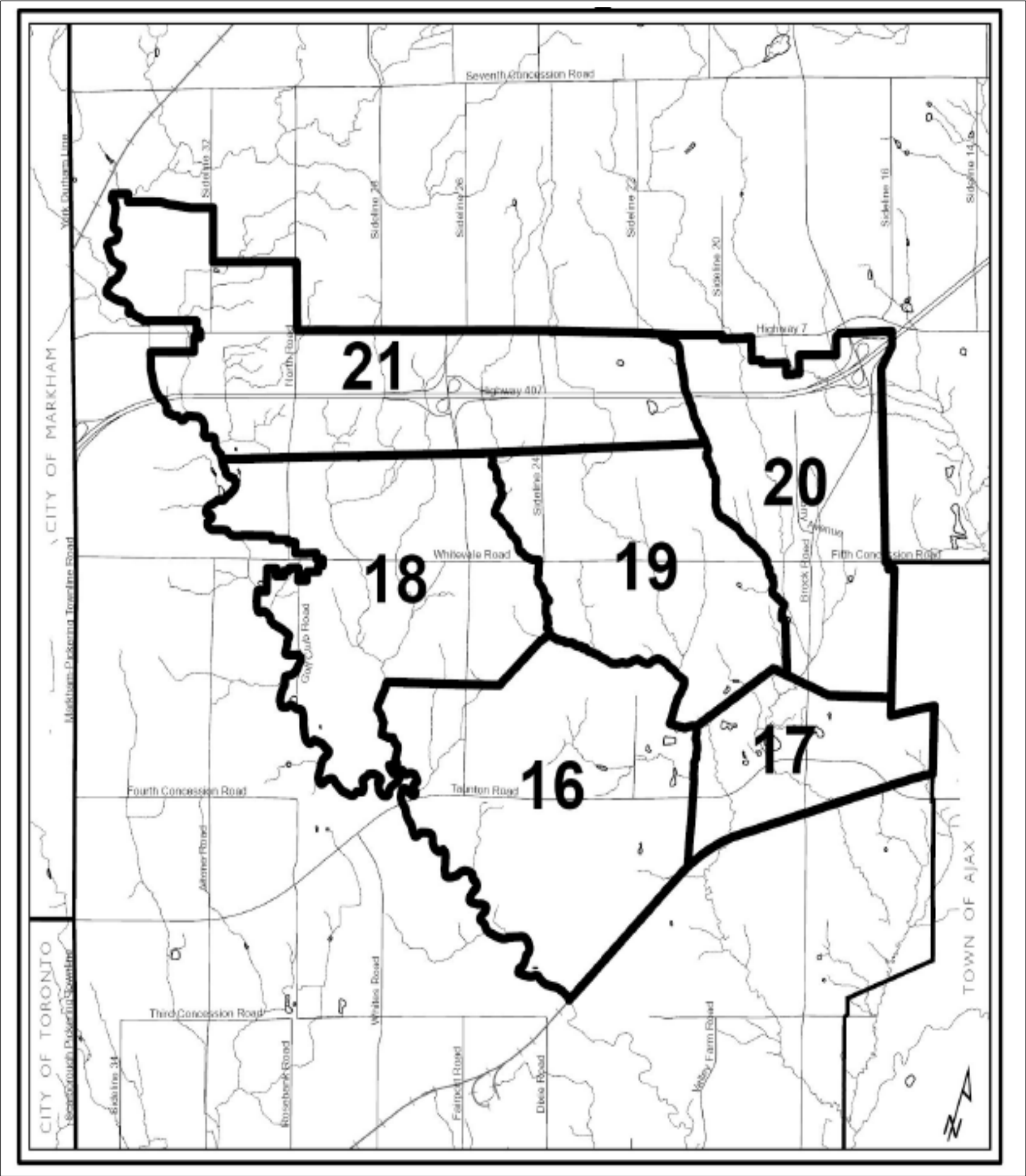
17. Brock – Taunton

18. Mount Pleasant
19. Wilson Meadows

20. Thompson’s Corners

21. Pickering Innovation Corridor

Figure 22: Seaton Urban Area



Lamoreaux – Neighbourhood 16

Existing Units: December 31, 2024 – 1,765

Existing Population: December 31, 2024 – 5,101

Table 16.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Total Units			0

Table 16.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A06/23	858				858
SP2008-05 (Phase 2)	152				152
SP2008-06 (future phases)	989				989
SP2009-13 (phase 5)	234				234
SP2015-06**	96				96
S04/23	823				823
Developments					
40M-2664			12		12
40M-2671			22		22
40M-2731 (Ph.1 of SP2008-06)		63	17		80
40M-2778 (Ph.2 of SP2008-06)		303			303
40M-2743 (Ph.1 of SP2008-05)		194	33		227
40M-2758		333	87		420
40M-2761		401	112		513
Vacant/Potential Redevelopment Lands					
(see Table 16.1)					0
Total Unit Increase	3,152	1,296	283	0	4,729
Total Forecasted Units					6,494

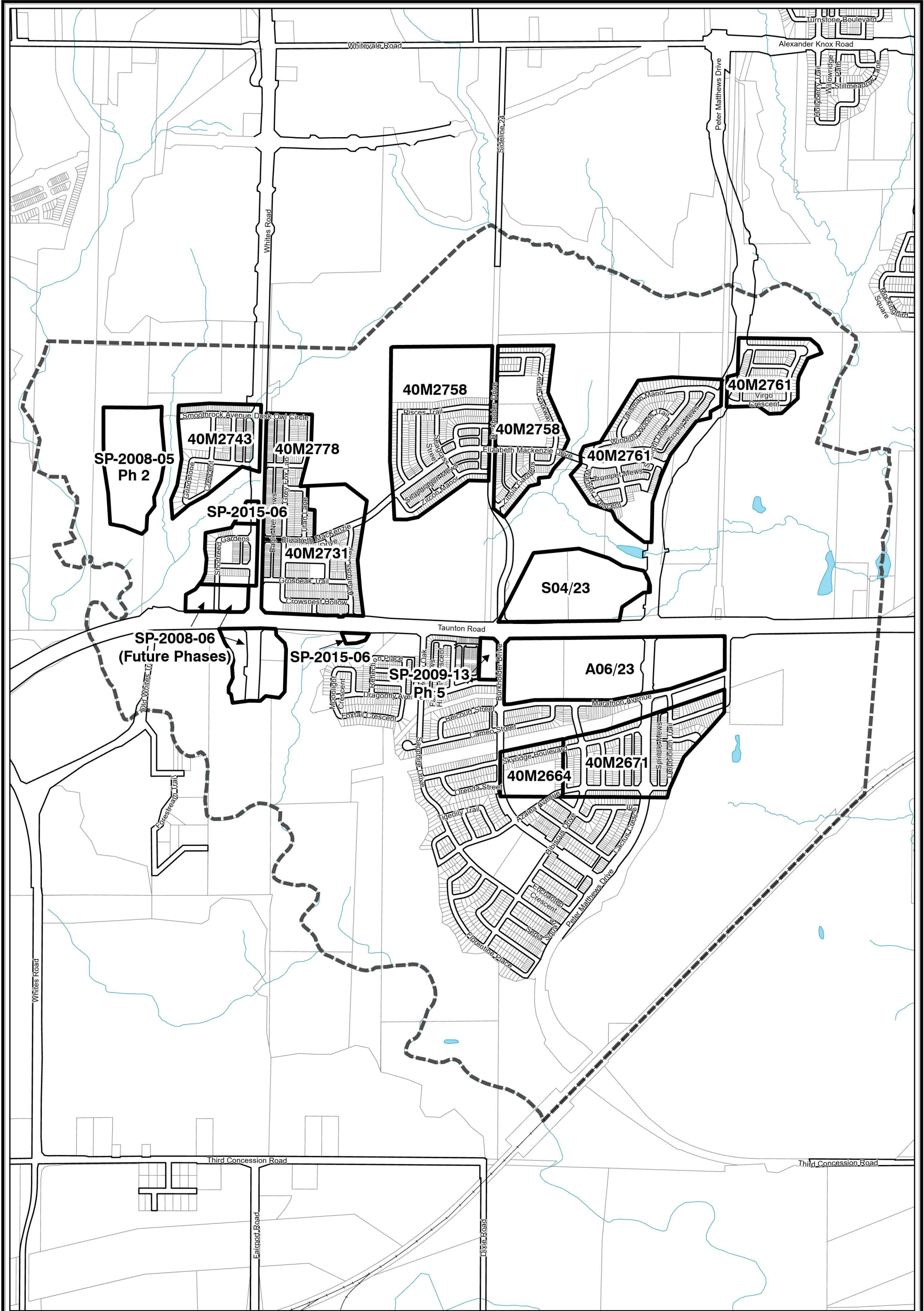
Table 16.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
A06/23	858							222	136
SP2008-05 (Phase 2)	152		52	100					
SP2008-06 (future phases)	989								
SP2009-13 (phase 5)	234							293	
SP2015-06**	96								48
S04/23	823					194	195		
Developments									
40M-2664	12	12							
40M-2671	22	22							
40M-2731 (Ph.1 of SP2008-06)	80	26	54						
40M-2778 (Ph.2 of SP2008-06)	303		75	75	90	63			
40M-2743 (Ph.1 of SP2008-05)	227	130	97						
40M-2758	420	87	100	100	100	33			
40M-2761	513	53	60	60	60	75	205		
Vacant/Potential Redevelopment Lands									
(see Table 16.1)									0
Unit Increase	4,729	330	438	335	250	365	400	515	184

Table 16.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	1,765	2,095	2,533	2,868	3,118	3,483	3,883	4,398	4,582
Total Population	5,101	6,055	7,270	8,231	8,949	9,996	11,105	12,490	12,875

**SP-2015-06 – This plan of subdivision is split between neighbourhoods 16 and 18



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Lands Shown in Tables 16.1 - 16.3
Neighbourhood 16 - Lamoreaux

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Brock Taunton – Neighbourhood 17

Existing Units: December 31, 2024 – 12

Existing Population: December 31, 2024 – 35

Table 17.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Total Units			0

Table 17.2 – Proposals & Developments

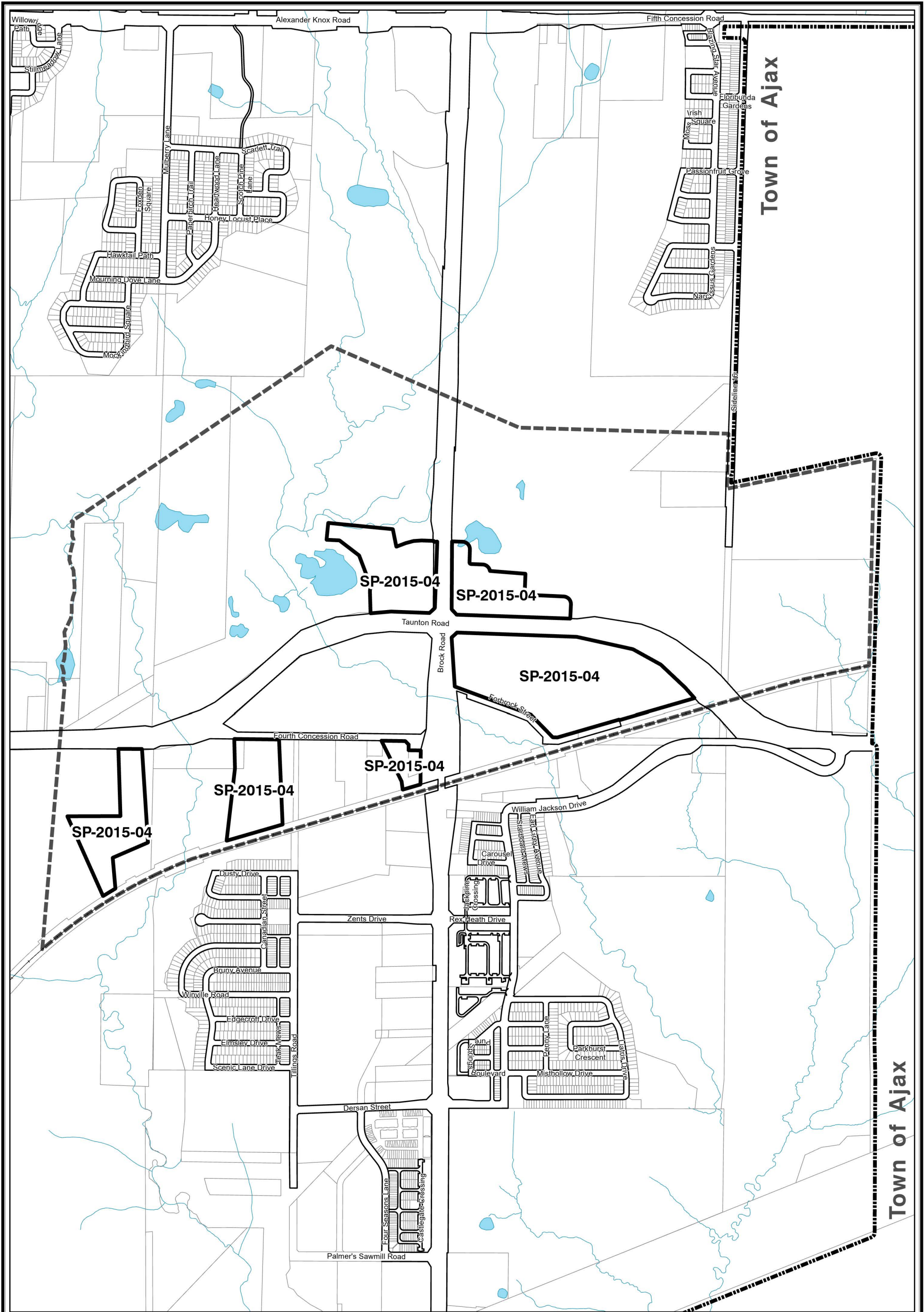
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2015-04	1,896				1,896
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 18.1)					0
Total Unit Increase	1,896	0	0	0	1,896
Total Forecasted Units					1,908

Table 17.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2015-04	1,896								
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 18.1)	0								
Unit Increase	1,896	0	0	0	0	0	0	0	0

Table 17.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	12	12	12	12	12	12	12	12	12
Total Population	35	35	34	34	34	34	34	34	34



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**Lands Shown in Tables 17.1 - 17.3
Neighbourhood 17 - Brock-Taunton**

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Mount Pleasant – Neighbourhood 18

Existing Units: December 31, 2024 – 16

Existing Population: December 31, 2024 – 46

Table 18.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Total Units			0

Table 18.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2009-01	766				766
SP2009-02	2,336				2,336
SP2009-05	783				783
SP2009-06	828				828
SP2009-07 (Phase 1A-2)	221				221
SP2009-08	472				472
SP2015-06**	219				219
Developments					
40M-2767 (Phase 1A-1 of SP2009-07)		69	49		118
Vacant/Potential Redevelopment Lands					
(See Table 18.1)	0				0
Total Unit Increase	5,625	69	49	0	5,743
Total Forecasted Units					5,759

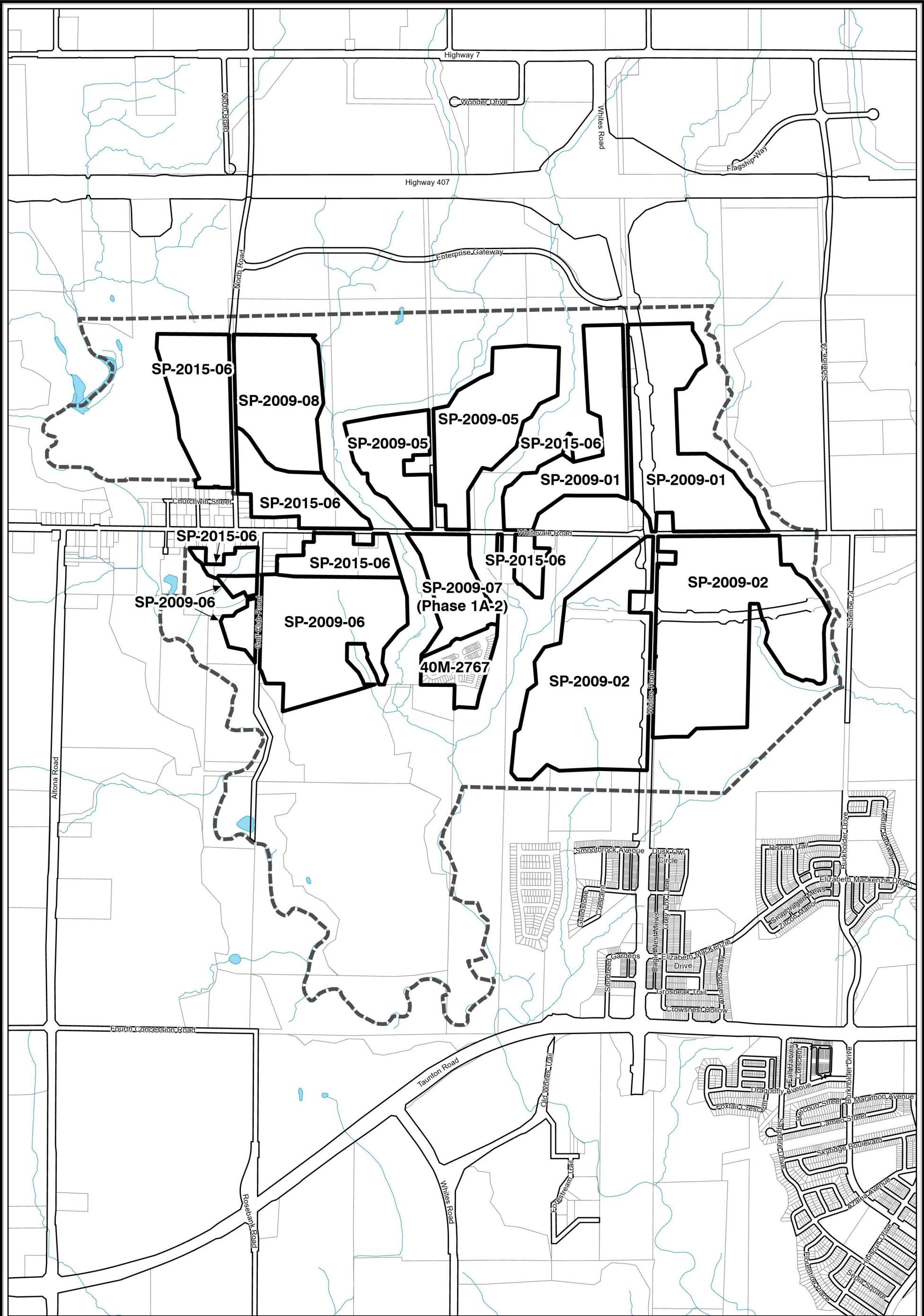
Table 18.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2009-01	766								
SP2009-02	2,336								
SP2009-05	783						70	250	250
SP2009-06	828								
SP2009-07 (Phase 1A-2)	221				30	60	131		
SP2009-08	472								
SP2015-06**	219								
Developments									
40M-2767 (Phase 1A-1 of SP2009-07)	118	34	35	49					
Vacant/Potential Redevelopment Lands									
(See Table 18.1)	0								
Unit Increase	5743	34	35	49	30	60	201	250	250

Table 18.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	16	50	85	134	164	224	425	675	925
Total Population	46	145	246	385	471	643	1,216	1,917	2,599

** SP2015-06 – This plan of subdivision is split between neighbourhoods 16 and 18



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**Lands Shown in Tables 18.1 - 18.3
Neighbourhood 18 - Mount Pleasant**

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Wilson Meadows – Neighbourhood 19

Existing Units: December 31, 2024 – 862

Existing Population: December 31, 2024 – 2,491

Table 19.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Total Units			0

Table 19.2 – Proposals & Developments

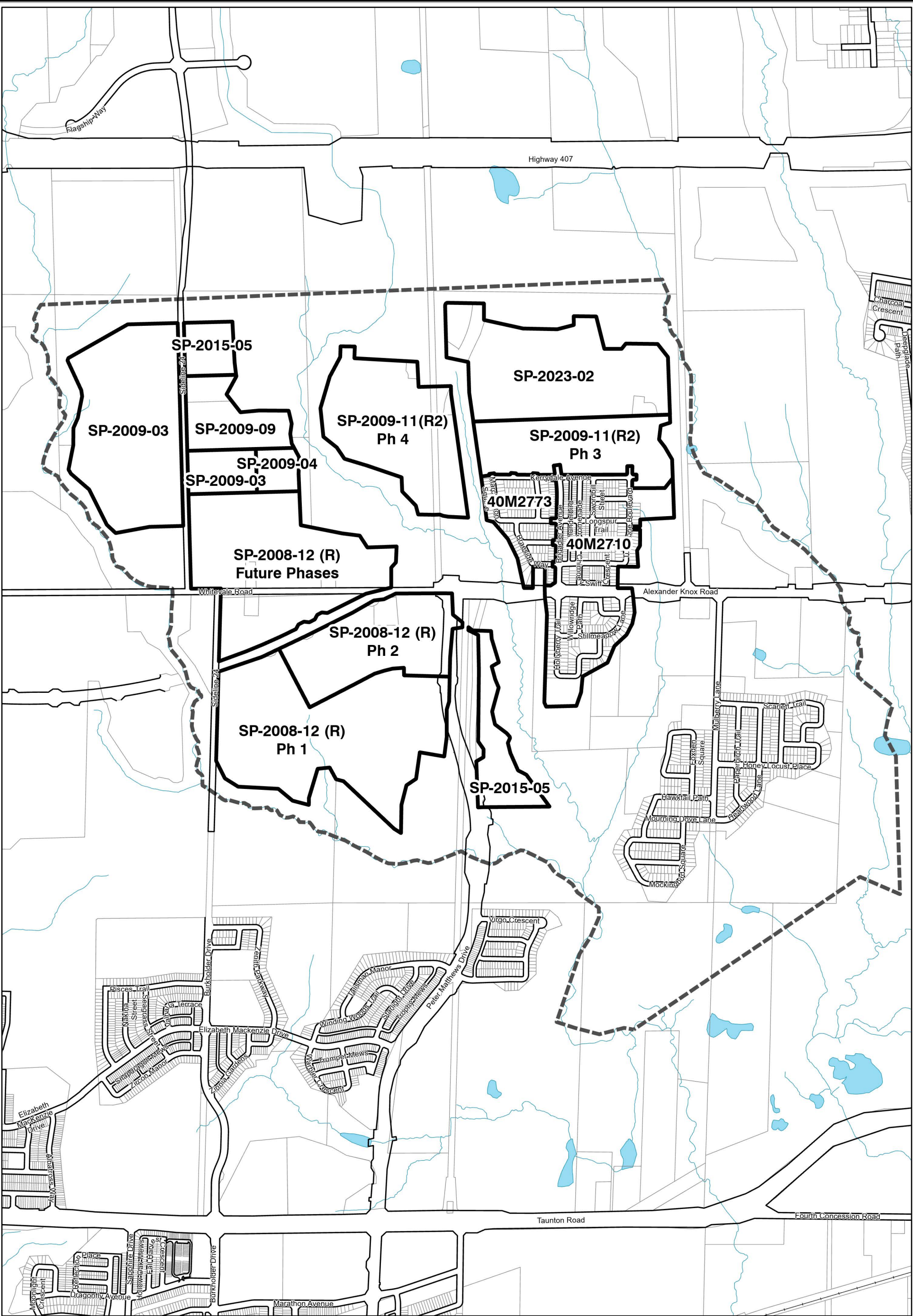
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2008-12(R) (Phase 1)	307				307
SP2008-12(R) (Phase 2)	304				304
SP2008-12(R) (Future Phases)	440				440
SP2009-03	478				478
SP2009-04	42				42
SP2009-09	195				195
SP2009-11(R2) (Phase 3)	198				198
SP2009-11(R2) (Phase 4)	302				302
SP2015-05	365				365
SP2023-02	403				403
Developments					
40M-2710			13		13
40M-2773		52	97		149
Vacant/Potential Redevelopment Lands					
(See Table 19.1)					0
Total Unit Increase	3034	52	110	0	3196
Total Forecasted Units					4058

Table 19.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2008-12(R) (Phase 1)	307			45	60	70	132		
SP2008-12(R) (Phase 2)	304						250	54	
SP2008-12(R) (Future Phases)	440							250	190
SP2009-03	478								
SP2009-04	42								
SP2009-09	195								
SP2009-11(R2) (Phase 3)	198		45	100	53				
SP2009-11(R2) (Phase 4)	302				50	100	152		
SP2015-05	365								
SP2023-02	403			45	120	150	88		
Developments									
40M-2710	13		13						
40M-2773	149	149							
Vacant/Potential Redevelopment Lands									
(See Table 19.1)	0								
Unit Increase	2,585	149	58	145	223	250	240	250	190

Table 19.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	862	1,011	1,069	1,214	1,437	1,687	1,927	2,177	2,367
Total Population	2,491	2,922	3,068	3,484	4,124	4,842	5,511	6,183	6,651



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Lands Shown in Tables 19.1 - 19.3
Neighbourhood 19 - Wilson Meadows

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Thompson’s Corners – Neighbourhood 20

Existing Units: December 31, 2024 – 204

Existing Population: December 31, 2024 – 590

Table 20.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Total Units			0

Table 20.2 – Proposals & Developments

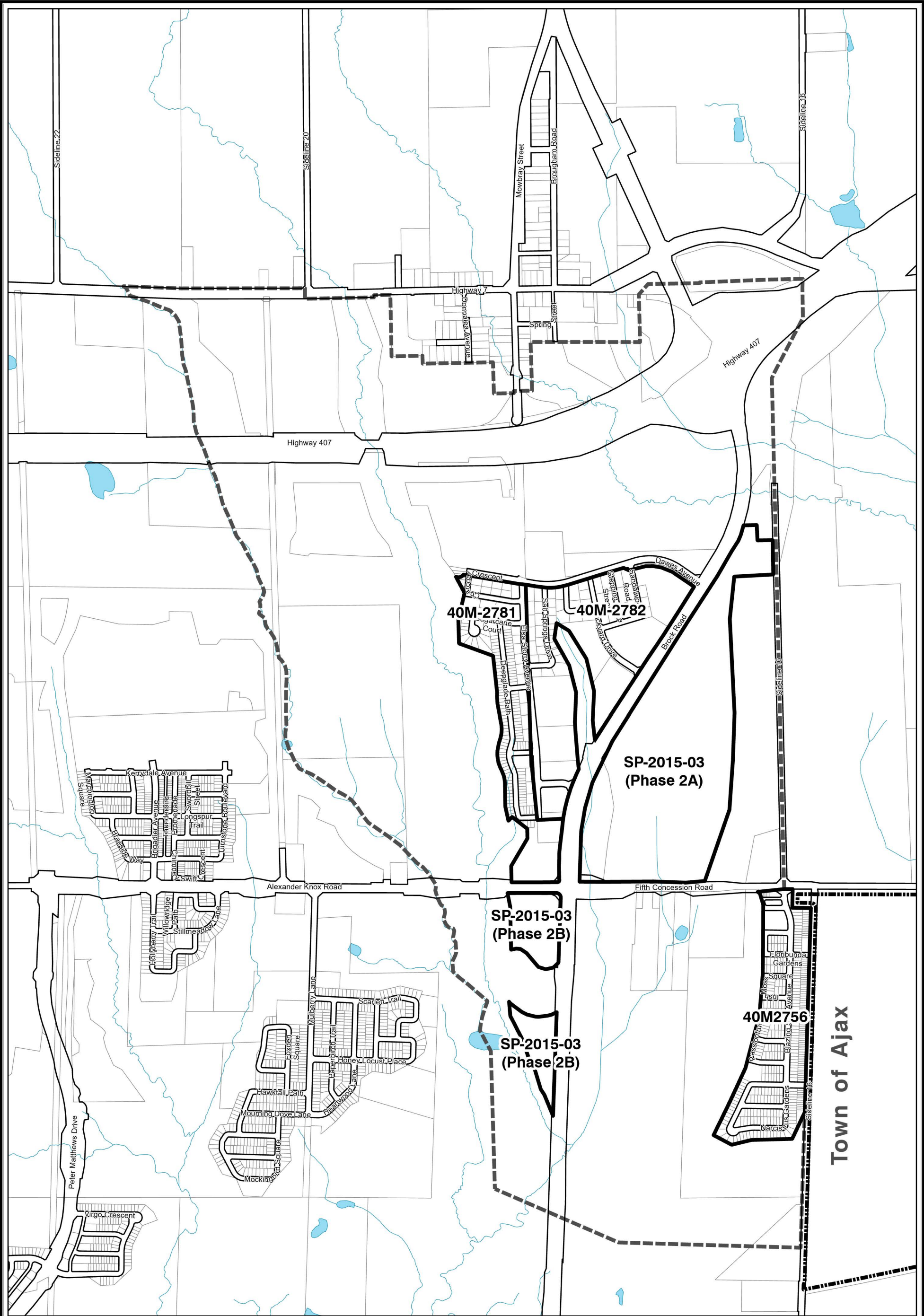
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP2015-03 (Phase 2A)	570				570
SP2015-03 (Phase 2B)	478				478
Developments					
40M2756 (Phase 1A of SP2015-03)			164		164
40M2781 (Phase 1B of SP2015-03) (East)		851			851
40M2782 (Phase 1B of SP2015-03) (West)		355			355
Vacant/Potential Redevelopment Lands					
(See Table 20.1)	0				0
Total Unit Increase	1,048	1206	164	0	2,418
Total Forecasted Units					2,622

Table 20.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2015-03 (Phase 2A)	570				75	200	295		
SP2015-03 (Phase 2B)	478							200	200
Developments									
40M2756 (Phase 1A of SP2015-03)	164	150	14						
40M2781 (Phase 1B of SP2015-03) (East)	851	46	200	33				200	200
40M2782 (Phase 1B of SP2015-03) (West)	355		100	175	30				
Vacant/Potential Redevelopment Lands									
(See Table 20.1)	0								
Unit Increase	2,418	196	314	208	105	200	295	400	400

Table 20.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	204	400	714	922	1,027	1,227	1,522	1,922	2,322
Total Population	590	1,156	2,049	2,646	2,947	3,521	4,353	5,458	6,525



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Neighbourhood 20 - Thompsons Corners

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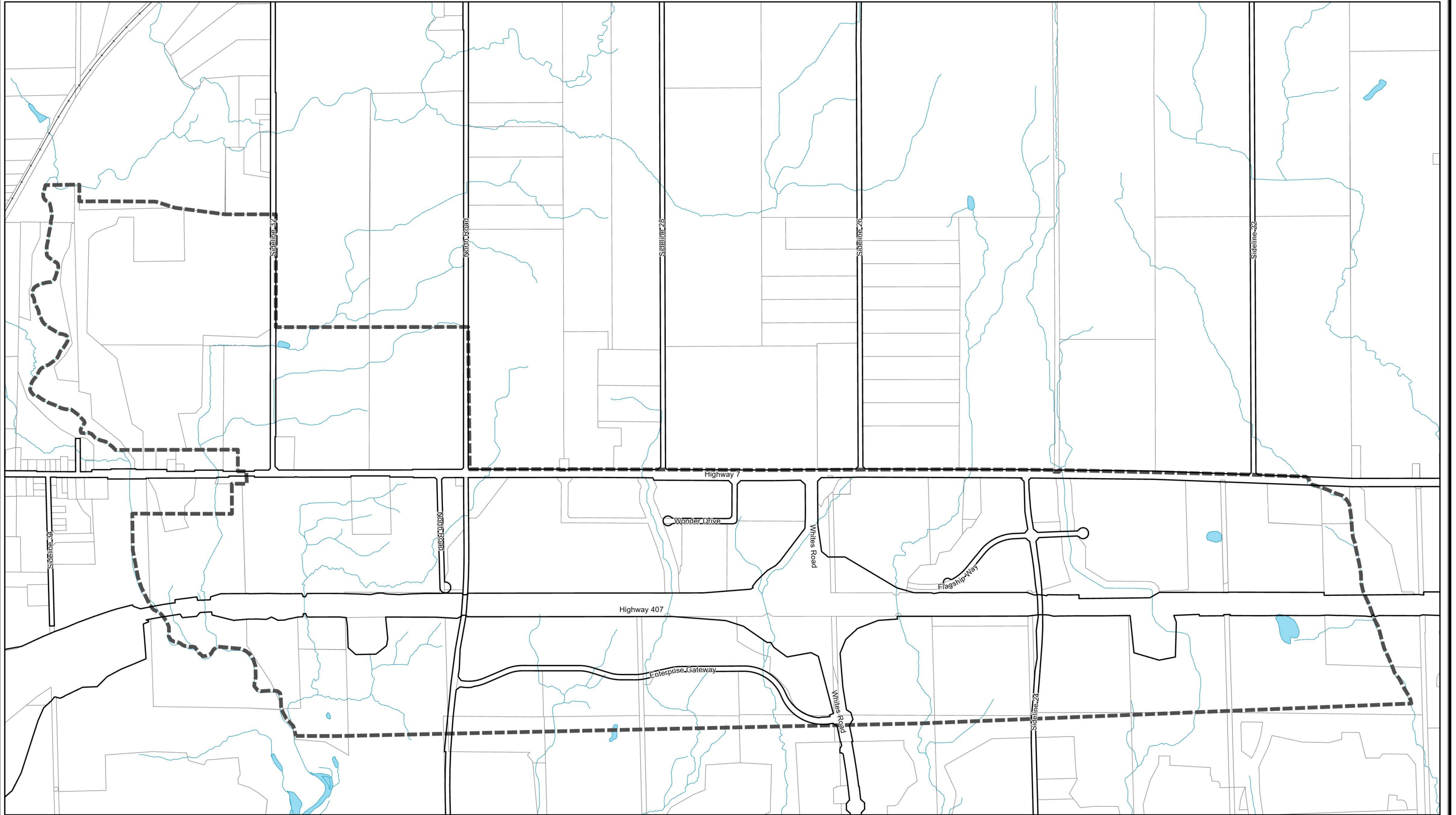
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Pickering Innovation Corridor – Neighbourhood 21

Existing Units: December 31, 2024 – 11

Existing Population: December 31, 2024 – 32

This neighbourhood is designated in the Pickering Official Plan for employment uses and has no residential units. As such this neighbourhood has no bearing on this product at this time. However, we anticipate adding an employment component to this product in the future, so the intent is that this page be retained as a place holder for that future component.



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Neighbourhood 21 - Pickering Innovation Corridor

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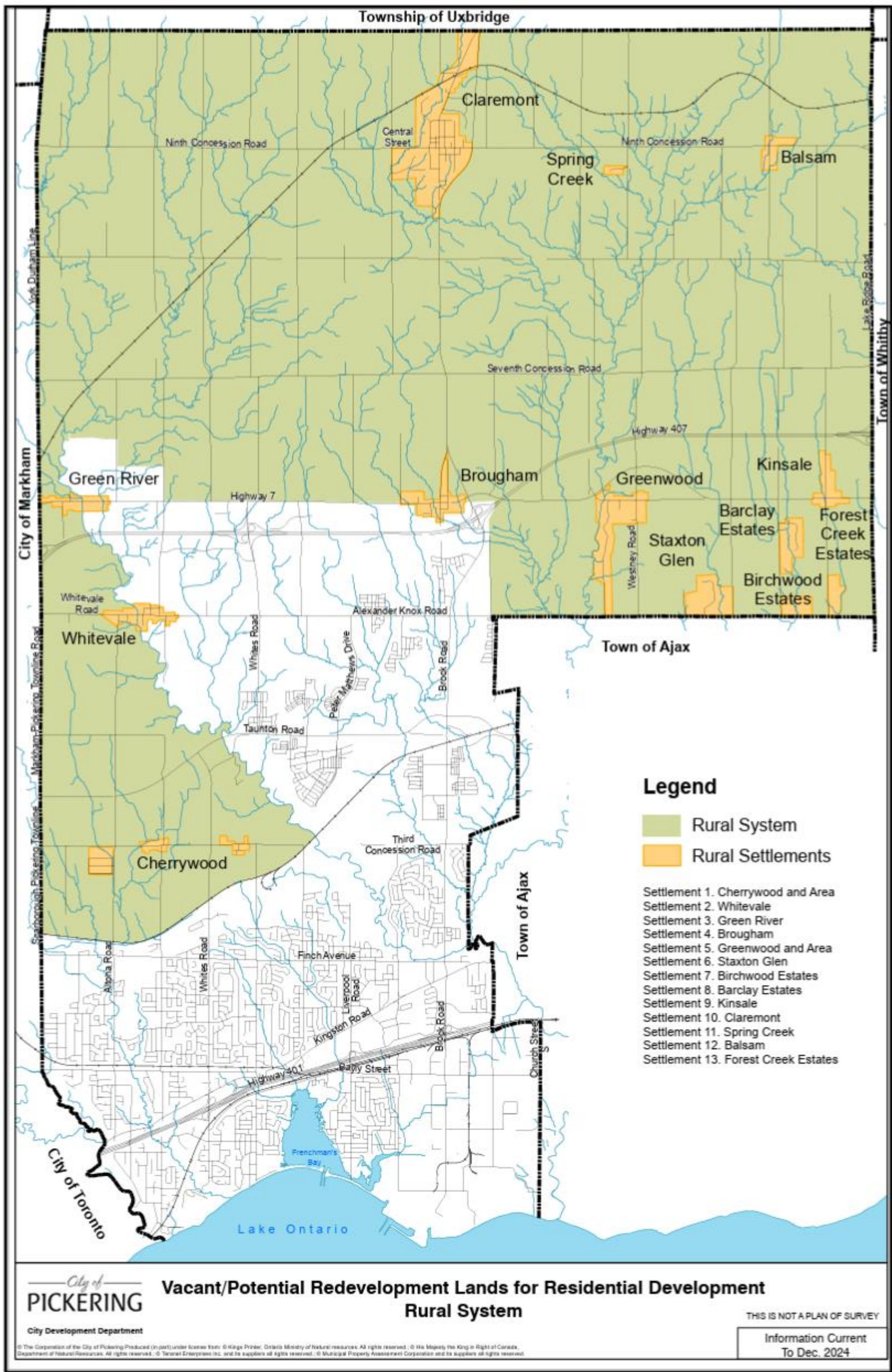
Forecast Tables Part III – Rural Settlement Area

The Rural Settlement Areas of Pickering collectively define areas for residential growth within the Rural System of Pickering. The Rural System is approximately 15,200 hectares; two-thirds of the City’s total land area. Pickering’s rural system includes lands located south of the Township of Uxbridge, and north of the C.P. (Belleville) rail line, excluding Seaton and the proposed Airport Site.

Pickering’s rural population count has increased over the years, the gap ratio has widened in comparison to population count in urban areas of the city. The Official Plan policy goals for rural Pickering encourage limited rural residential development to maintain a healthy and viable rural area, through infill of settlement areas and development of vacant lots.

Settlement 1: Cherrywood and Area	Settlement 8: Barclay Estates
Settlement 2: Whitevale	Settlement 9: Kinsale
Settlement 3: Green River	Settlement 10: Claremont
Settlement 4: Brougham	Settlement 11: Spring Creek
Settlement 5: Greenwood and Area	Settlement 12: Balsam
Settlement 6: Staxton Glen	Settlement 13: Forest Creek Estates
Settlement 7: Birchwood Estates	

Figure 29: Rural System Settlement Areas



The following tables and maps notate the population and residential growth trends for areas of Pickering which are identified as lands within the city's Rural System.

Claremont Rural Settlement

Existing Units: December 31, 2024 – 378

Existing Population: December 31, 2024 – 1,092

Table 22.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
	infill		5
Total Units			5

Table 22.2 – Proposals & Developments

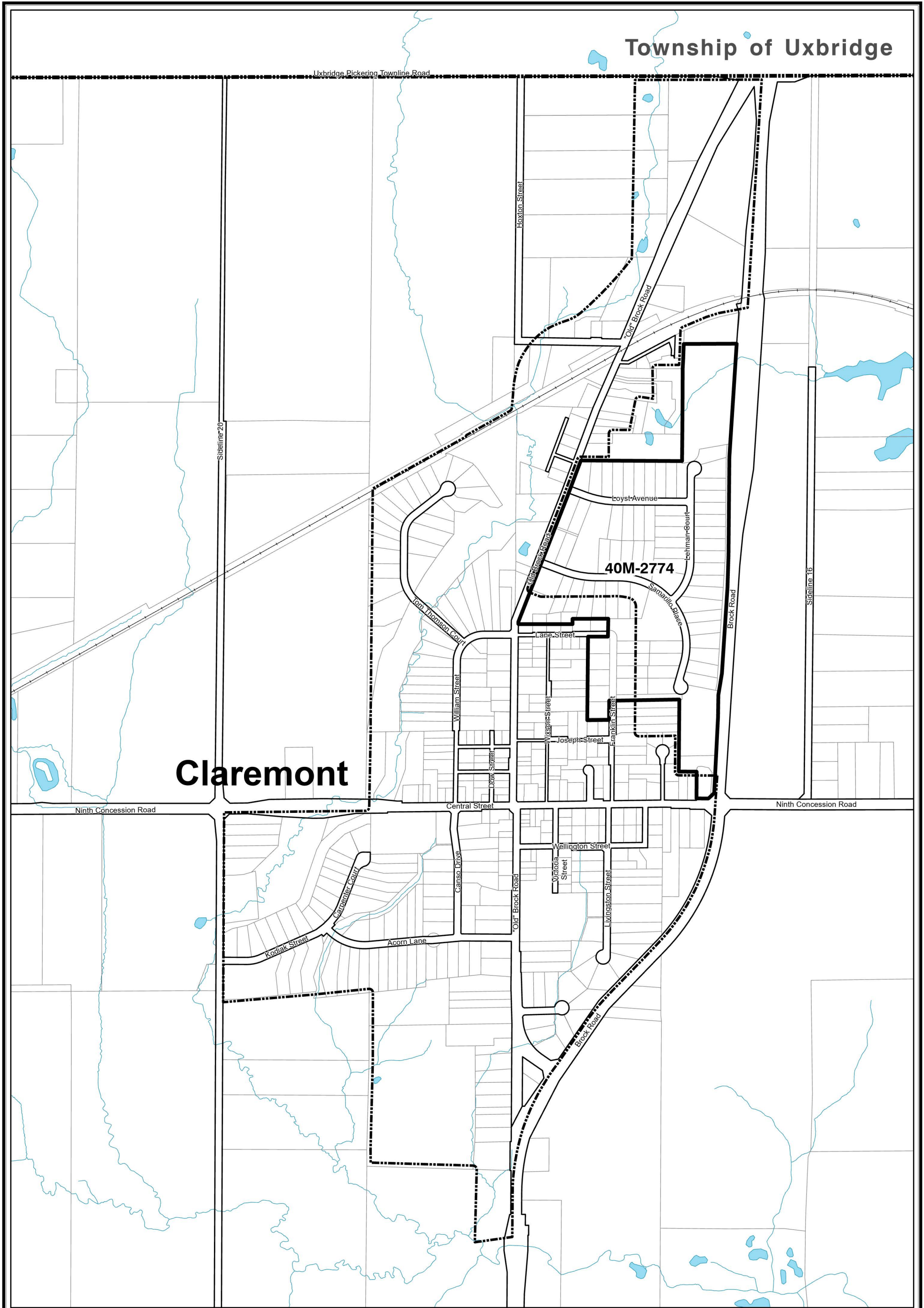
Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Development					
40M2774		30	40		70
Vacant/Potential Redevelopment Lands					
(see Table 22.1)	5				5
Total Unit Increase	5	30	40	0	75
Total Forecasted Units					453

Table 22.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Development									
40M2774	70		70						
Vacant/Potential Redevelopment Lands									
(see Table 22.1)	5								5
Unit Increase	75	0	70	0	0	0	0	0	5

Table 22.4 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	378	378	448	448	448	448	448	448	453
Total Population	1,092	1,092	1,286	1,286	1,286	1,286	1,281	1,272	1273



Claremont

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**Lands Shown in Tables 22.1 - 22.3
Claremont**

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Greenwood, Kinsale & Estate Rural Settlements

Existing Units: December 31, 2024 – 214

Existing Population: December 31, 2024 – 618

Table 23.1 – Existing Residential Units & Population

	Existing Units	Existing Population
Barclay	35	101
Birchwood	2	6
Forest Creek	0	0
Greenwood	106	306
Kinsale	32	92
Staxton Glen	39	113

Table 23.2 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
Barclay			0
Birchwood			0
Forest Creek			0
Greenwood			0
Kinsale	infill	potential creation based on surrounding characteristics	12
	vacant	lots yet to be built on	6
Staxton Glen			0
Total Units			18

Table 23.3 – Proposals & Developments

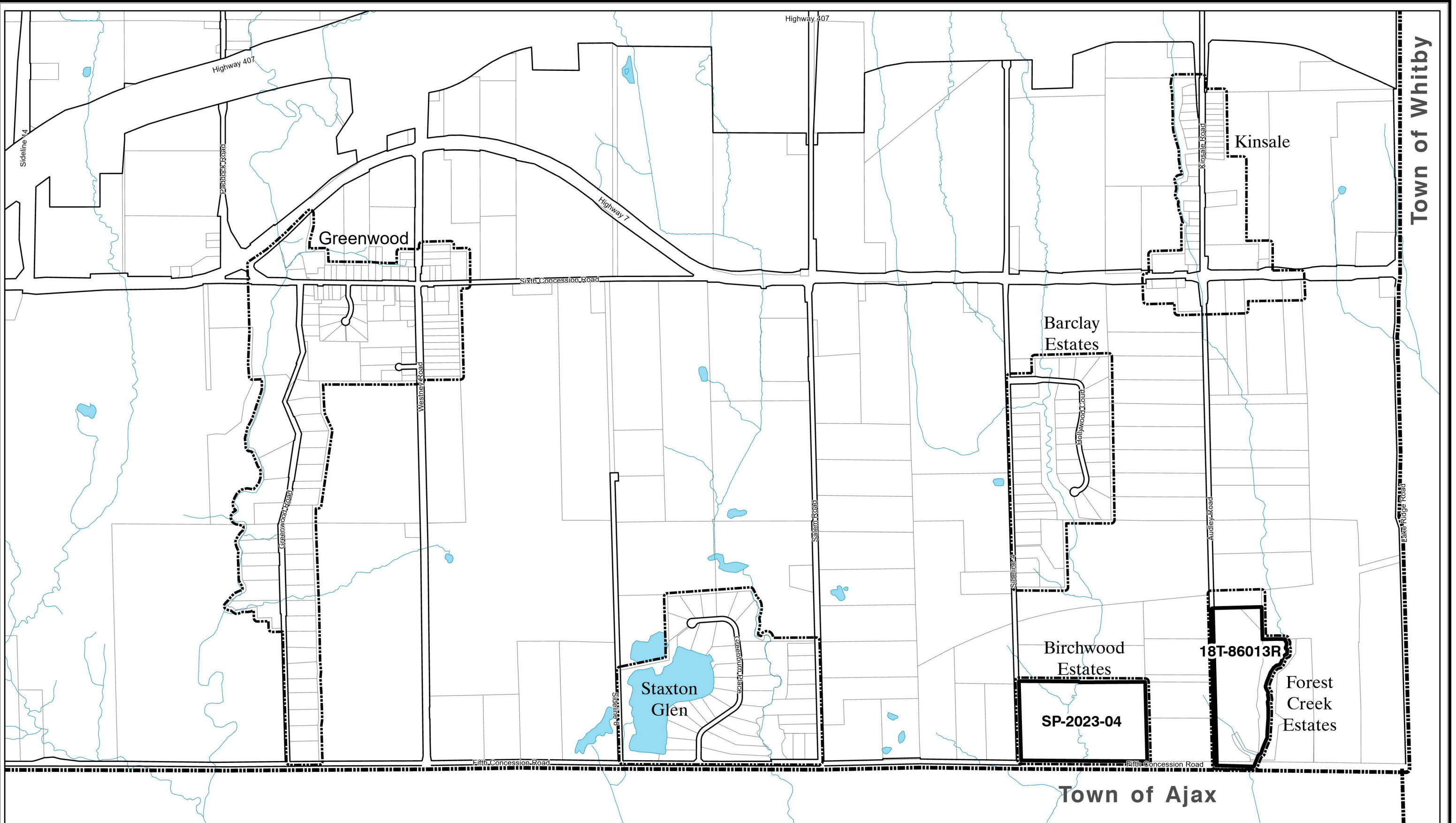
Proposals	Proposed Units	Units Yet to Build	Units Yet to Occupy	Potential Vacant Lots	Total Future Lots
SP2023-04	13				13
18T86013R	14				14
Developments					
Vacant/Potential Redevelopment Lands					
(See Table 23.2)		4	1	13	18
Total Unit Increase	27	4	1	13	45
Total Forecasted Units					259

Table 23.4 – Forecasted Incremental Growth

Proposals	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
SP2023-04	13							13	
18T86013R	14								14
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 23.2)	18		1	1	2	1	1	1	1
Total Unit Increase	45	0	1	1	2	1	1	14	15

Table 23.5 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	214	214	215	216	218	219	220	234	249
Total Population	618	618	617	620	626	629	629	665	700



Remaining Rural Settlements

Existing Units: December 31, 2024 – 852

Existing Population: December 31, 2024 – 2,462

Table 24.1 – Proposals & Developments

	Existing Units	Existing Pop.	Proposed Units	Units Yet to Build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
Cherrywood & area (Infill lands)	112	324				9	9
Whitevale (Infill lands)	74	214				11	11
Green River (Infill lands)	35	101				11	11
Brougham (Infill lands)	34	98				26	26
Balsam (Infill lands)	14	40				3	3
Spring Creek	9	26				0	0
Altona (Infill lands)	2	6				10	10
Agricultural Assembly	57	165				0	0
Federal Ownership	270	780				0	0
Other Rural lands (Infill lands)	245	708			2	160	162
Total Unit Increase			0	0	2	230	232
Total Existing Totals	852	2462					
Total Forecasted Units							1084

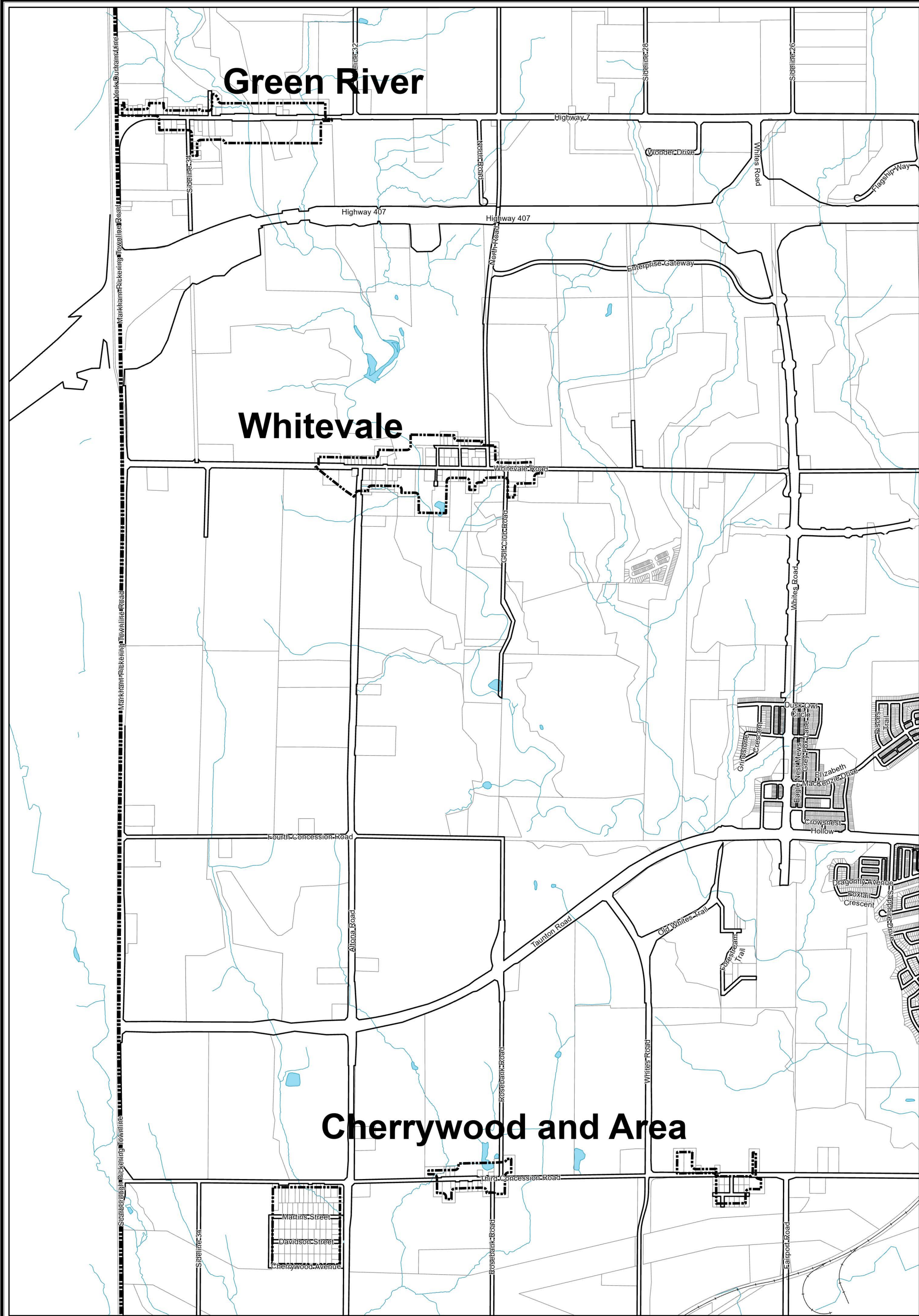
Lands within the Agricultural Assembly and Northeast Pickering are no longer under an MZO or greenbelt protection so development numbers could change once the Province has provided more direction for the development potential.

Table 24.2 – Forecasted Incremental Growth

	Total Future Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Cherrywood & area (Infill lands)	9					1	1	1	
Whitevale (Infill lands)	11				1	1	1	1	1
Green River (Infill lands)	11					1	1	1	1
Brougham (Infill lands)	26								
Balsam (Infill lands)	3							1	1
Spring Creek	0								
Altona (Infill lands)	10							1	1
Agricultural Assembly	0								
Federal Ownership	0								
Other Rural lands (Infill lands)	162	2	5	5	5	5	25	25	25
Total Unit Increase	232	2	5	5	6	8	28	30	29

Table 24.3 – Total Cumulative Growth

	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Total Units	852	854	859	864	870	878	906	936	965
Total Population	2,462	2,468	2,465	2,480	2,497	2,520	2,591	2,658	2,712



City of
PICKERING

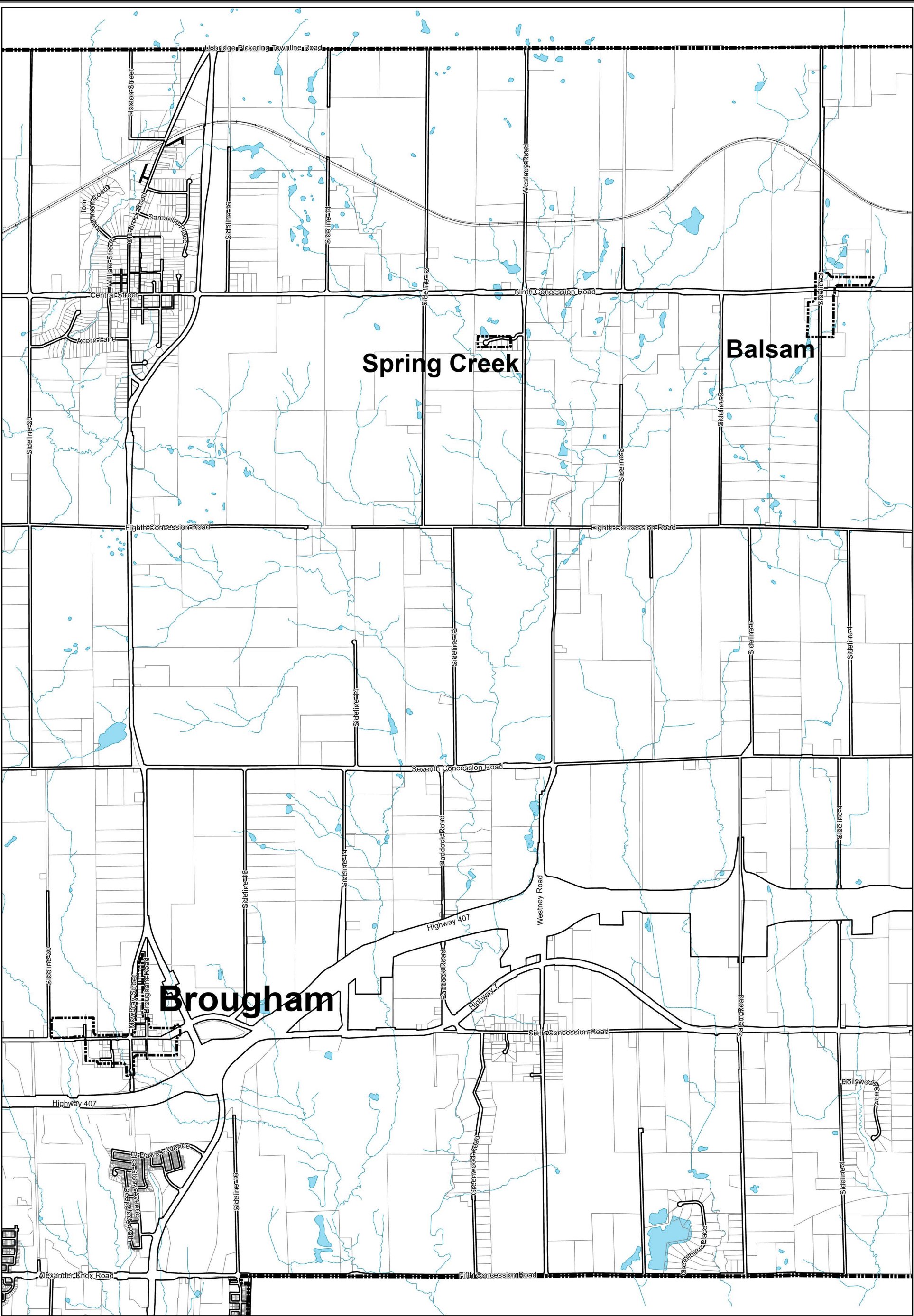
City Development Department

Lands Shown in Table 24
Remaining Rural Settlements
Cherrywood and Area, Whitevale, Green River

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2024

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City of
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City Development Department

Lands Shown in Table 24
Remaining Rural Settlements
Brougham, Spring Creek, Balsam

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Unit Summary Tables

Table 25.1 – South Pickering Urban Area Total Cumulative Units Forecasted

Neighbourhoods	Existing Units	Proposed Additional Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
1-Rosebank	1,134	91	1,134	1,134	1,136	1,138	1,144	1,175	1,185	1,200
2-West Shore	2,397	281	2,397	2,397	2,397	2,397	2,397	2,425	2,678	2,678
3-Bay Ridges	3,851	65	3,851	3,851	3,851	3,856	3,857	3,910	3,912	3,914
4-Brock Industrial	4	0	4	4	4	4	4	4	4	4
5-Rougemount	1,077	1,182	1,077	1,077	1,078	1,079	1,080	1,110	1,240	1,950
6-Woodlands	1,227	7,169	1,257	1,257	1,257	1,257	1,257	1,257	2,423	3,773
7-Dunbarton	956	498	956	957	961	962	963	1,012	1,650	1,880
8-City Centre	3,552	37,675	3,706	4,037	4,537	5,083	5,583	7,133	8,033	9,493
9-Village East	2,009	9,848	2,009	2,009	2,017	2,018	2,019	2,368	2,571	3,606
10-Highbush	2,106	135	2,106	2,115	2,116	2,118	2,151	2,198	2,213	2,225
11-Amberlea	4,523	161	4,523	4,523	4,523	4,523	4,523	4,523	4,523	4,684
12-Liverpool	6,052	5,342	6,056	6,056	6,056	6,056	6,056	6,639	7,449	8,813
13-Brock Ridge	2,350	768	2,350	2,350	2,350	2,350	2,350	2,510	2,842	3,047
14-Rouge Park	508	177	509	509	509	565	599	599	640	660
15-Duffin Heights	2,079	2,555	2,276	2,276	2,276	2,276	2,399	3,269	3,978	4,778
South Pickering Urban Area Total	33,825	65,947	34,211	34,552	35,068	35,682	36,382	40,132	45,341	52,705

Table 25.2 – Seaton Urban Area Total Cumulative Units Forecasted

Neighbourhoods	Existing Units	Proposed Additional Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
16-Lamoreaux	1,765	4,729	2,095	2,533	2,868	3,118	3,483	3,883	4,398	4,582
17-Brock-Taunton	12	1,896	12	12	12	12	12	12	12	12
18-Mount Pleasant	16	5,743	50	85	134	164	224	425	675	925
19-Wilson Meadows	862	2,585	1,011	1,069	1,214	1,437	1,687	1,927	2,177	2,367
20-Thompson's Corners	204	2,418	400	714	922	1,027	1,227	1,522	1,922	2,322
21-Innovation Corridor	11	0	11	11	11	11	11	11	11	11
Seaton Urban Area Total	2,870	17,371	3,579	4,424	5,161	5,769	6,644	7,780	9,195	10,219

Table 25.3 – Rural Pickering Total Cumulative Units Forecasted

Hamlets and Clusters	Existing Units	Proposed Additional Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Claremont & Area	378	75	378	448	448	448	448	448	448	453
Greenwood, Kinsale, & Estate Clusters	214	45	214	215	216	218	219	220	234	249
Remaining Rural	852	232	854	859	864	870	878	906	936	965
Rural Pickering Total	1,444	352	1,446	1,522	1,528	1,536	1,545	1,574	1,618	1,667

Table 25.4 – All of Pickering Total Cumulative Units Forecasted

All of Pickering	Existing Units	Proposed Additional Units	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
South Pickering Urban Area Totals	33,825	65,947	34,211	34,552	35,068	35,682	36,379	40,126	45,335	52,699
Seaton Urban Area Totals	2,870	17,371	3,579	4,424	5,161	5,769	6,644	7,780	9,195	10,219
Urban Totals	36,695	83,318	37,790	38,976	40,229	41,451	43,026	47,912	54,536	62,924
Rural Totals	1,444	352	1,446	1,522	1,528	1,536	1,545	1,574	1,618	1,667
Entire City Total	38,139	83,670	39,236	40,498	41,757	42,987	44,571	49,486	56,154	64,591

Population Summary Tables

Table 26.1 – South Pickering Urban Area: Total Cumulative Population Forecasted

Neighbourhoods	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
1-Rosebank	3,277	3,277	3,255	3,260	3,266	3,283	3,361	3,365	3,372
2-West Shore	6,927	6,927	6,879	6,879	6,879	6,879	6,936	7,606	7,525
3-Bay Ridges	11,129	11,129	11,052	11,052	11,067	11,070	11,183	11,110	10,998
4-Brock Industrial	12	12	12	12	12	12	12	12	12
5-Rougemount	3,113	3,113	3,091	3,094	3,097	3,100	3,175	3,414	4,906
6-Woodlands	3,546	3,633	3,608	3,608	3,608	3,608	3,595	5,915	9,549
7-Dunbarton	2,763	2,763	2,747	2,758	2,761	2,764	2,894	4,182	5,121
8-City Centre	6,394	6,671	7,267	8,167	9,149	10,049	12,839	16,066	18,986
9-Village East	5,806	5,766	5,806	5,789	5,792	5,795	6,475	7,134	9,303
10-Highbush	6,086	6,086	6,070	6,073	6,079	6,173	6,286	6,285	6,252
11-Amberlea	13,071	13,071	13,071	12,981	12,981	12,981	12,936	12,845	13,162
12-Liverpool	17,490	17,502	17,381	17,381	17,381	17,381	18,486	20,483	23,712
13-Brock Ridge	6,792	6,792	6,745	6,745	6,745	6,745	7,179	8,071	8,562
14-Rouge Park	1,468	1,471	1,461	1,461	1,622	1,719	1,713	1,818	1,855
15-Duffin Heights	6,008	6,578	6,532	6,532	6,532	6,885	9,349	11,298	13,426
South Pickering Urban Area Total	93,883	94,790	94,975	95,791	96,969	98,443	106,418	119,603	136,740

Table 26.2 – Seaton Urban Area: Total Cumulative Population Forecasted

Neighbourhoods	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
16-Lamoreaux	5,101	6,055	7,270	8,231	8,949	9,996	11,105	12,490	12,875
17-Brock - Taunton	35	35	34	34	34	34	34	34	34
18-Mount Pleasant	46	145	246	385	471	643	1,216	1,917	2,599
19-Wilson Meadows	2,491	2,922	3,068	3,484	4,124	4,842	5,511	6,183	6,651
20-Thompson's Corners	590	1,156	2,049	2,646	2,947	3,521	4,353	5,458	6,525
21-Innovation Corridor	32	32	32	32	32	32	32	32	32
Seaton Urban Area Total	8,294	10,343	12,699	14,812	16,557	19,069	22,251	26,114	28,716

Table 26.3 – Rural Pickering: Total Cumulative Population Forecasted

Hamlets & Clusters	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
Claremont & Area	1,092	1,092	1,286	1,286	1,286	1,286	1,281	1,272	1,273
Greenwood, Kinsale & Estate Clusters	618	618	617	620	626	629	629	665	700
Remaining Rural	2,462	2,468	2,465	2,480	2,497	2,520	2,591	2,658	2,712
Rural Total	4,173	4,179	4,368	4,385	4,408	4,434	4,502	4,595	4,684

Table 26.4 – All of Pickering: Total Cumulative Population Forecasted

All of Pickering	2024 Actual	2025	2026	2027	2028	2029	2030-2034	2035-2039	2040-2044
South Pickering Urban Area Totals	93,883	94,790	94,975	95,791	96,969	98,434	106,401	119,586	136,723
Seaton Urban Area Totals	8,294	10,343	12,699	14,812	16,557	19,069	22,251	26,114	28,716
Urban Totals	102,177	105,133	107,674	110,603	113,526	117,511	128,669	145,718	165,457
Rural Totals	4,173	4,179	4,368	4,385	4,408	4,434	4,502	4,595	4,684
Entire City Total	106,350	109,312	112,042	114,988	117,934	121,945	133,170	150,313	170,141

The City of Pickering
One The Esplanade
Pickering, ON L1V 6K7
905.420.4617 or 1.866.683.2760