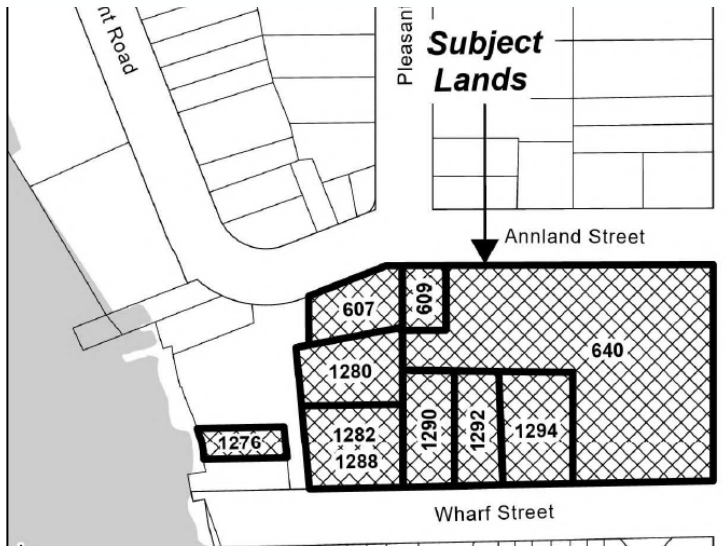


**Why am I receiving this notice?**

The City of Pickering has received applications for a Zoning By-law Amendment. You are receiving this notice because you own property within proximity of the site or previously expressed interest in the project. The City is required to process and review all complete applications under the *Planning Act*. This meeting is for information purposes and to collect feedback, no decisions will be made.



Public Meeting Details



**May 11, 2026**



**7:00 pm**



**Electronic**

HTML Agenda with livestream is available at [events.pickering.ca/council](https://events.pickering.ca/council).

Note: This item may begin later than 7:00 pm, depending on the length of earlier agenda items.

**Application Details**

**Applicant:** Liverpool Road Limited Partnership  
**Site Address:** 640 Liverpool Road, 607 and 609 Annland Street, and 1276, 1280, 1282, 1288, 1290, 1292 And 1294 Wharf Street  
**Ward:** 2  
**City File(s):** A 03/26

**About the Property**

The subject lands are located on the west side of Liverpool Road between Annland Street to the north and Wharf Street to the south.

**Requested Amendments**

**Zoning By-law Amendment:**

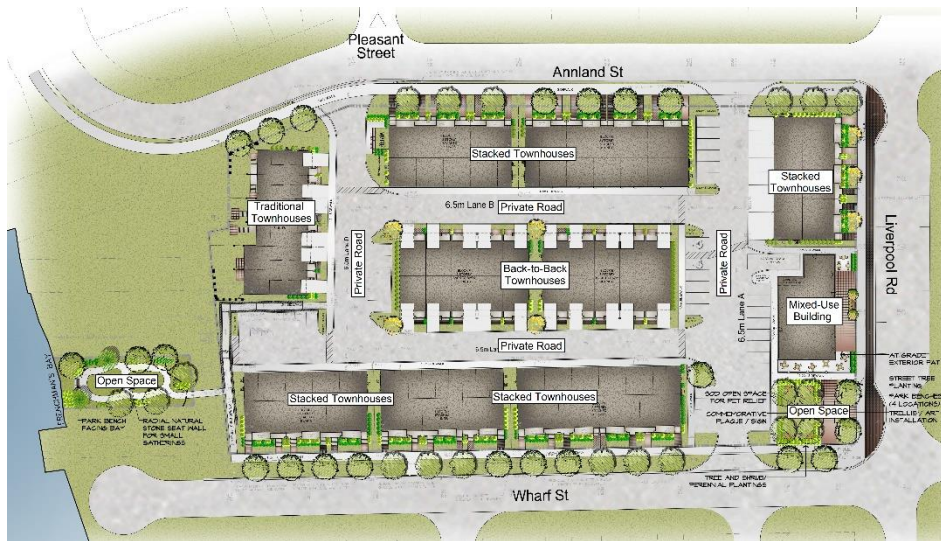
The proposed Zoning By-law Amendment seeks to permit the various townhouse types and mixed-use building, as well as establish site-specific zoning standards to facilitate the proposed development.

**Draft Plan of Condominium Description:**

The applicant proposes to establish the common elements of the development, including private amenity spaces, a water meter room, visitor parking areas, and an internal private road and pedestrian walkways.

**What is Being Proposed?**

The applicant is proposing a residential condominium development consisting of 91 dwelling units, including traditional, stacked, and back-to-back townhouses, as well as a three storey mixed-use building with commercial space at-grade and residential units above.



## How to get involved

### Watch the Electronic Public Meeting

Watch the meeting livestream within the HTML Meeting Agenda at [events.pickering.ca/council](https://events.pickering.ca/council).

Staff and the applicant will present the proposal. This meeting is required by the *Planning Act* to ensure public input is considered before any decisions are made.

### Speak at the Meeting (Delegation Request)

You must request to speak no later than 12:00 pm the business day before the meeting:

- Fill out the online form by visiting [pickering.ca/spm](https://pickering.ca/spm); or,
- Email: [clerks@pickering.ca](mailto:clerks@pickering.ca)

Include your name, contact details, and the topic you wish to speak about. The Clerk's Office will confirm your participation and provide instructions.

### Submit Written Comments

You may submit written comments by visiting [pickering.ca/devappform](https://pickering.ca/devappform) or by email to [clerks@pickering.ca](mailto:clerks@pickering.ca).

Alternatively, written comments can be mailed or delivered to the City Clerk at One The Esplanade, Pickering, ON, L1V 6K7. Ensure you include file numbers: A 03/26.

## Want to Stay Updated?

If you want to be notified of future decisions related to this proposal, submit comments to [pickering.ca/devappform](https://pickering.ca/devappform) or contact the File Planner directly.

**Planner:** Isabel Lima  
**Email:** [ilima@pickering.ca](mailto:ilima@pickering.ca)  
**Phone:** 905.420.4660 ext. 2053  
**City File(s):** A 03/26

## Additional Information

Scan the QR code:

Visit [pickering.ca/devapp](https://pickering.ca/devapp); or

Contact the File Planner



An Information Report will be posted by April 30, 2026 as part of the meeting agenda at [events.pickering.ca/council](https://events.pickering.ca/council).

You can also call 905.420.4611 to request a copy.

# Important Legal Information

## Landlords & Condo Corporations

If your property contains 7 or more residential units, you are required to post this notice in a common area where all residents can see it.

Condominium corporations must notify all registered unit owners that this notice has been received and make it available for review.

## Accessibility

For inquiries related to accessibility, please contact Legislative Services:

**Phone:** 905.420.4611

**Email:** [clerks@pickering.ca](mailto:clerks@pickering.ca)

## Privacy Notice

Information provided or presented at a public meeting is considered a public record and may be posted on the City's website, made public upon request, or provided to the Ontario Land Tribunal. This information is collected under the Planning Act for the purpose of receiving your views on the relevant issue(s) and to aid the City in making its decision on the matter.

## What if I want to appeal the proposal?

Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person ([as defined in s.1 of the Planning Act](#)), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.

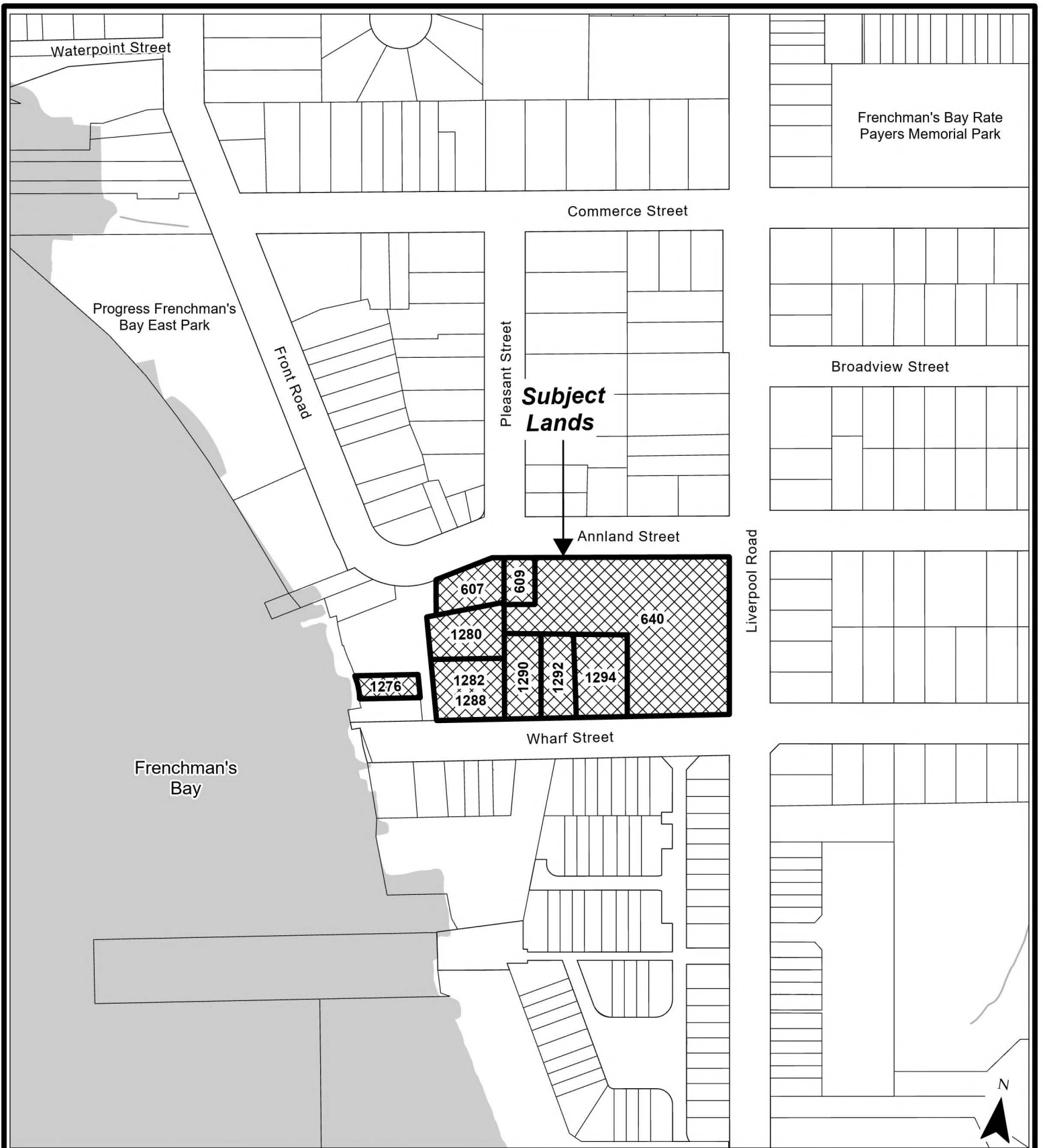
If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:

- a) to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,
- b) to be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

This means if the by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by the City of Pickering Council.

**Date of Notice:** April 17, 2026

**City Clerk:** Susan Cassel



City of  
**PICKERING**

City Development  
Department

**Location Map**

**File:** A 03/26 & CP-2026-02

**Applicant:** Liverpool Road Limited Partnership

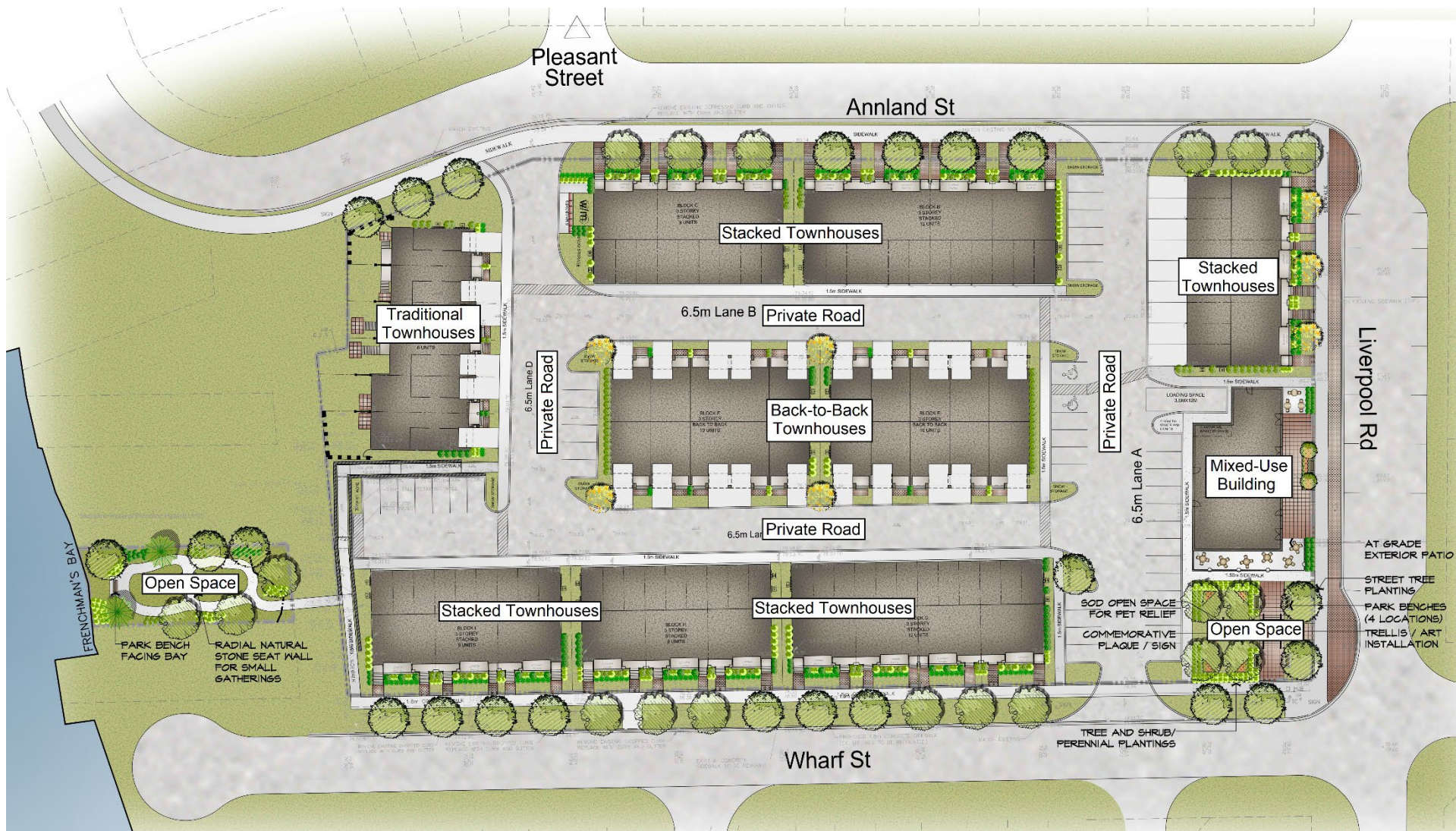
**Municipal Address:** 640 Liverpool Road, 607 & 609 Annland Street,

1276, 1280, 1282, 1288, 1290, 1292 & 1294 Wharf Street

**Date:** Feb. 26, 2026

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**SCALE:** 1:2,500  
THIS IS NOT A PLAN OF SURVEY



Pleasant Street

Annland St

Traditional Townhouses

Stacked Townhouses

Stacked Townhouses

6.5m Lane B Private Road

Back-to-Back Townhouses

Mixed-Use Building

Liverpool Rd

6.5m Lane C Private Road

Stacked Townhouses

Stacked Townhouses

Open Space

Open Space

- AT GRADE EXTERIOR PATIO
- STREET TREE PLANTING
- PARK BENCHES (4 LOCATIONS)
- TRELLIS / ART INSTALLATION

Wharf St

TREE AND SHRUB/ PERENNIAL PLANTINGS







