

**Mailed on/before:** February 23, 2026

## Notice of Public Hearing City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

**Wednesday, March 11, 2026, at 7:00 pm**

Members of the public may participate electronically in the hearing to provide verbal comments to the Committee of Adjustment by registering as a delegation. To register as a Delegation, please submit a [Participation Form](#). In lieu of a verbal delegation, individuals may also submit written comments to [citydev@pickering.ca](mailto:citydev@pickering.ca). For more information regarding how to participate, please visit [pickering.ca/coa](http://pickering.ca/coa) or call 905.420.4617.

If you do not wish to participate in the hearing but would like to observe the livestreaming of the hearing please go to the HTML Agenda on the City's [website](#).

**Why am I receiving this notice?** You are receiving this notice because a minor variance application has been submitted to the City of Pickering on the property noted below. As required by the *Planning Act*, notice must be provided to property owners within 60 metres of the land to where the application applies.

### Application Details

File Number:	<b>MV 24/26</b>	Subject Property Zoned:	<b>(H)RHII-5</b>
Owner(s):	<b>Highmark (Pickering) Inc.</b>	Zoning By-law:	<b>3036</b>
Property Address:	<b>1640 Kingston Road</b>	Amended by By-law:	<b>7860/21</b>

### Purpose of the Application

The applicant requests approval of this minor variance application in order to facilitate the construction of a residential apartment building (refer to Attachments 2, 3, 4, 5, 6, 7 & 8).

### Requested Variances

Details of these variances are as follows:

By-law Requirement	Relief Applied For
uses permitted: apartment building (7860/21, 5(1)(a))	to include a daycare centre use as a permitted use
maximum number of dwelling units: 346 units (7860/21, 5(2)(a)(ii))	to permit a maximum number of dwelling units: 350 units
minimum required indoor amenity space of 500.0 square metres (7860/21, 5(6)(c)(ii))	to permit a minimum required indoor amenity space of 380.0 square metres

By-law Requirement	Relief Applied For
the maximum height of a building wholly located within the dashed lines as shown on Schedule III is specified by the number following the HT symbol as shown on Schedule III, attached hereto (7860/21, 5(3)(c))	to revise Schedule III to indicate a maximum height of 56.0 metres (17 storeys) (refer to Attachment 8)
all resident parking spaces shall be provided within a below grade parking structure (7860/21, 5(4)(b))	to permit five residential parking spaces to be located at grade

**For additional information or clarification on the above Public Notice** please contact Kerry Yelk, 905.420.4660, extension 2058, or [kyelk@pickering.ca](mailto:kyelk@pickering.ca), One The Esplanade, City of Pickering, City Development Department, Pickering, ON L1V 6K7

### **Committee of Adjustment**

The role of the Committee of Adjustment is to make decisions under the *Planning Act* on applications for minor variance and consent (land division). The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

### **Public Hearing Attendance/Participation**

- you or your representative are invited to attend, either in support of the application, opposed to the application or seeking information on the application
- if attendance is not practical, written comments will be accepted
- if you know of any interested persons who have not received notice, please inform them
- in the case of the applicant, you are hereby advised that you must be present in person or be represented in order to present your application to the Committee

### **To all persons and agencies making comments**

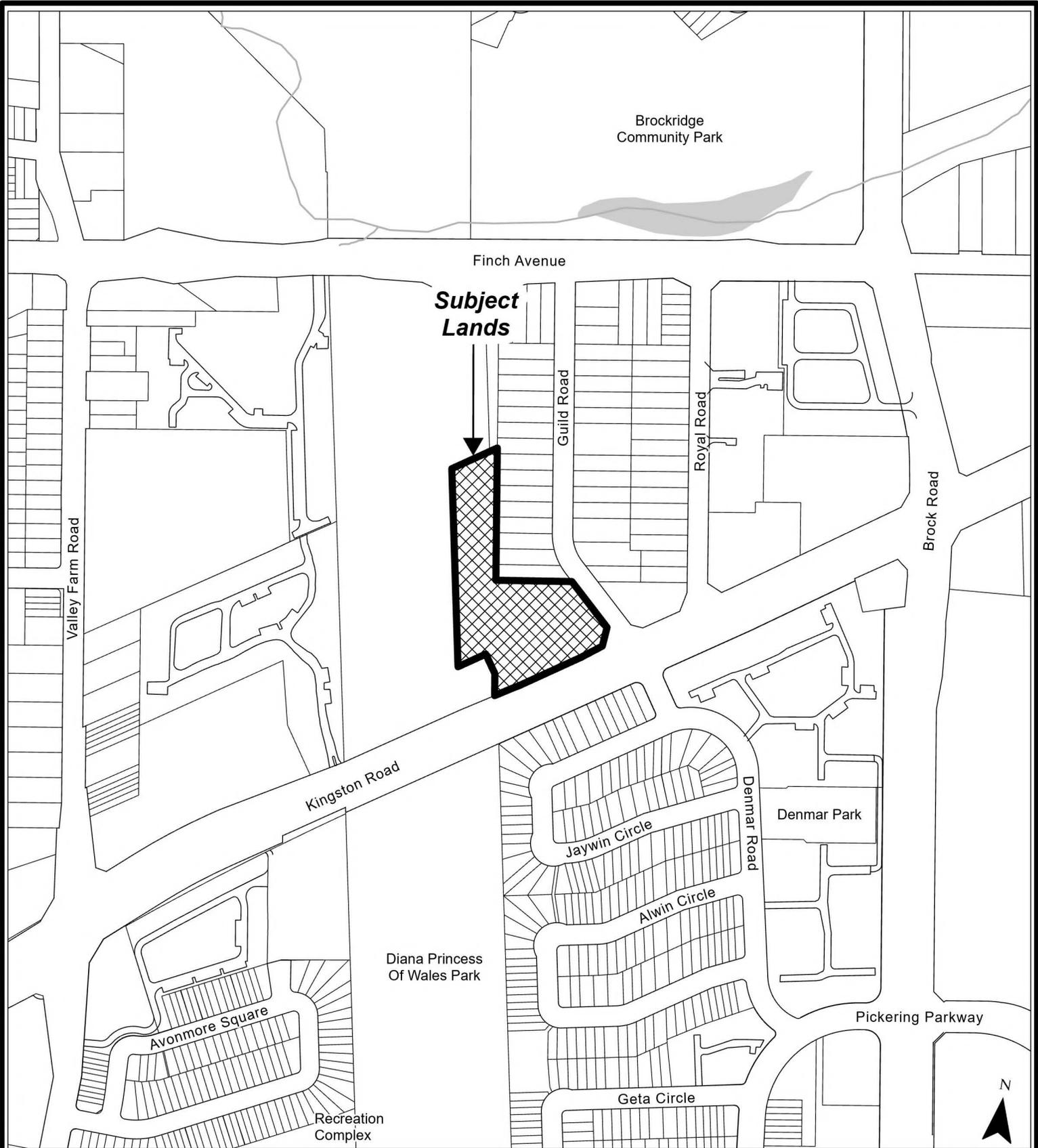
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled meeting date

### **Receiving a copy of the Committee’s Decision**

- submit a written request to the Secretary-Treasurer of the Committee of Adjustment to receive a copy of the Committee’s decision
- the applicant and agent on record will receive a copy of the decision

### **How to Submit an Appeal to the Ontario Land Tribunal (OLT)**

- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Committee’s decision appeal to the OLT
- an appeal must be filed via the OLT e-file service at <https://olt.gov.on.ca/e-file-service> by selecting City of Pickering: Committee of Adjustment as the Approval Authority
- the appeal fee may be paid online via the OLT e-file service the appeal fee is \$400.00, paid by cheque, payable to the “Minister of Finance”, and a filing fee of \$25.00 for each additional variance appeal filed by the same appellant against connected variance applications



City of  
**PICKERING**

City Development  
Department

**Location Map**

**File:** MV 24/26

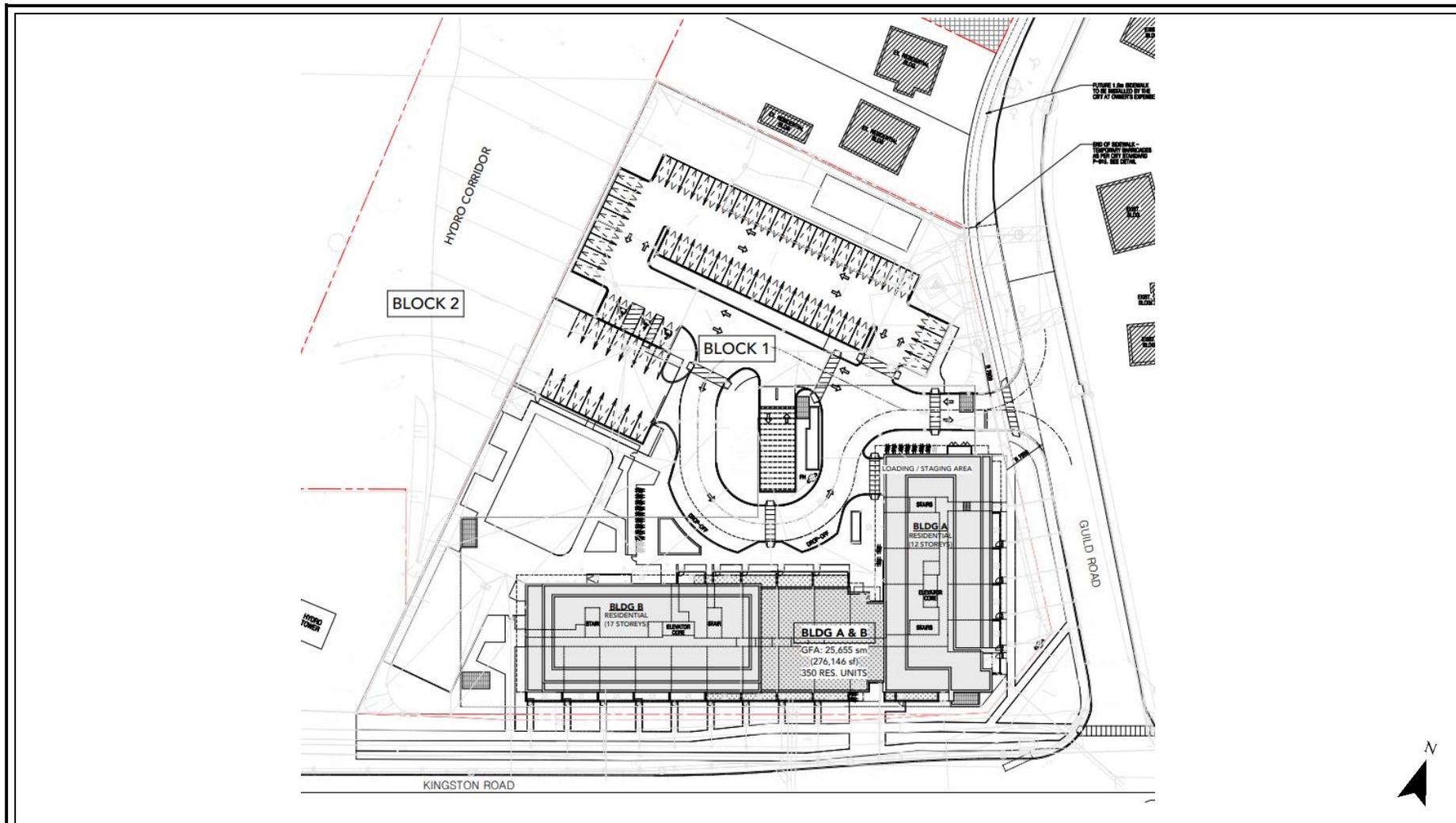
**Applicant:** Highmark (Pickering) Inc

**Municipal Address:** 1640 Kingston Road

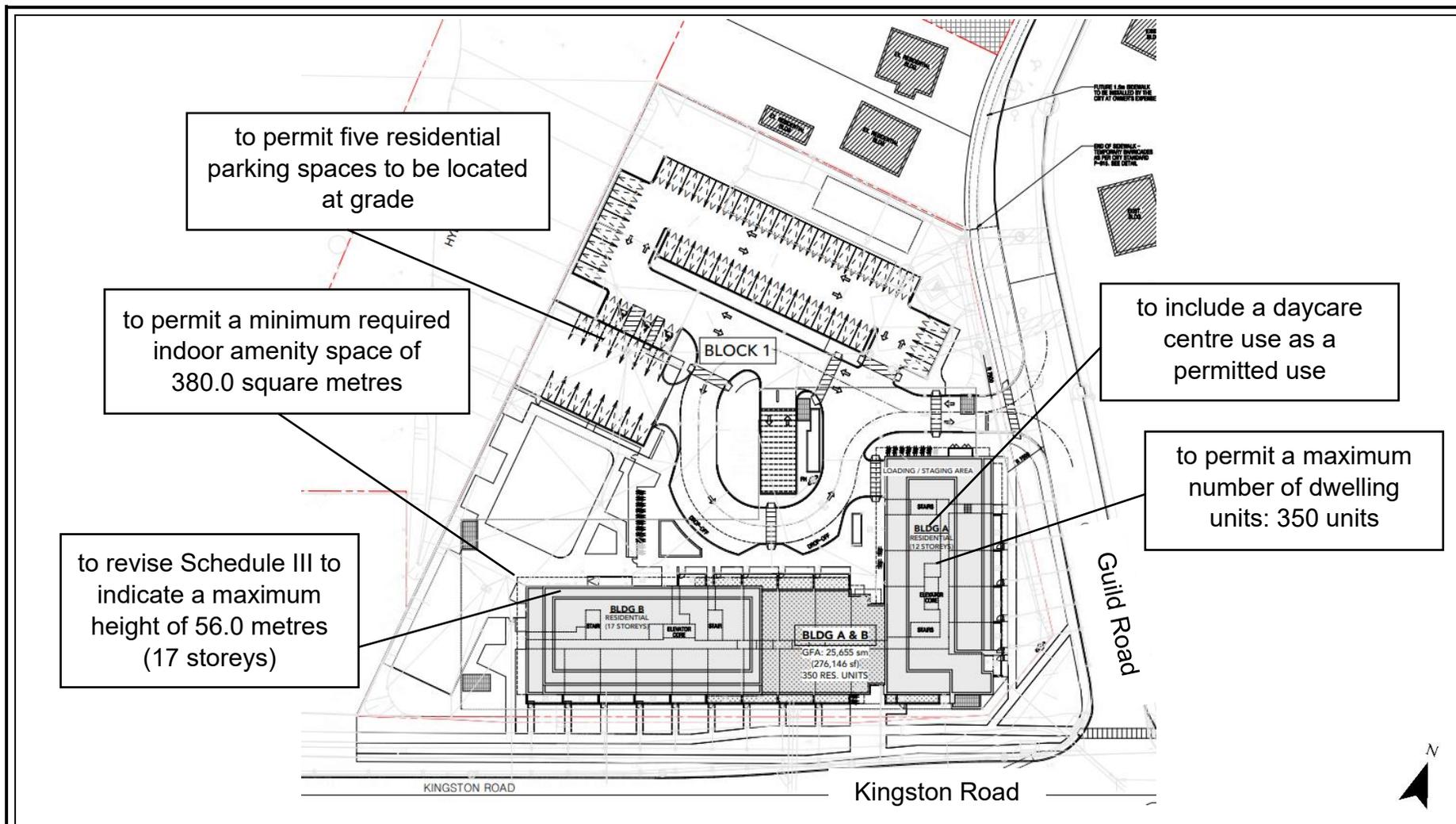
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**Date:** Feb. 19, 2026

**SCALE:** 1:5,000  
THIS IS NOT A PLAN OF SURVEY

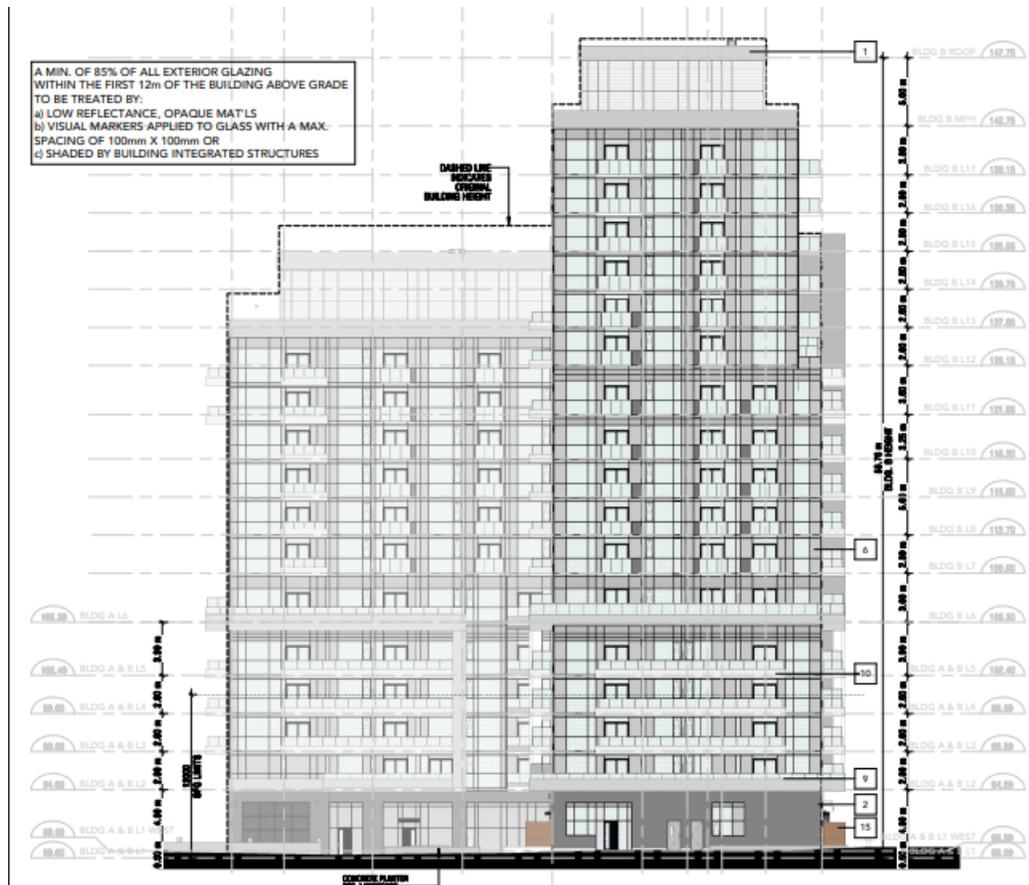


 City Development Department	<b>Submitted Site Plan</b>	
	<b>File No:</b> MV 24/26	
	<b>Applicant:</b> Highmark (Pickering) Inc.	
	<b>Municipal Address:</b> 1640 Kingston Road	
	CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.	
		Date: February 23, 2026



 City Development Department	<b>Submitted Detailed Site Plan</b>	
	<b>File No:</b> MV 24/26	
	<b>Applicant:</b> Highmark (Pickering) Inc.	
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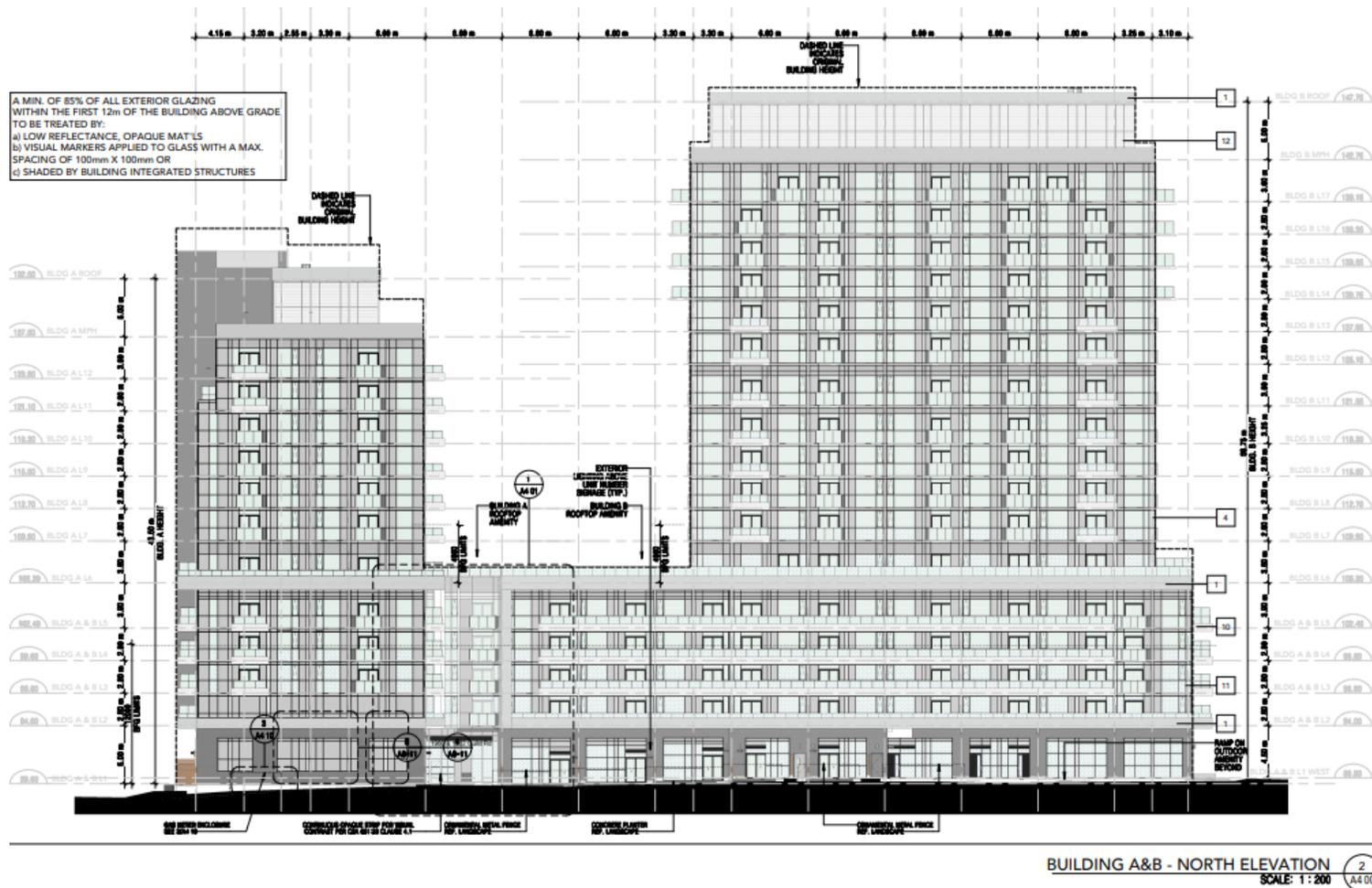




BUILDING A&B - WEST ELEVATION  
SCALE: 1:200



<p>City of <b>PICKERING</b> City Development Department</p>	<b>Submitted West Elevation Plan</b>	
	<b>File No:</b> MV 24/26	
	<b>Applicant:</b> Highmark (Pickering) Inc.	
	<b>Municipal Address:</b> 1640 Kingston Road	
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**Submitted North Elevation Plan**

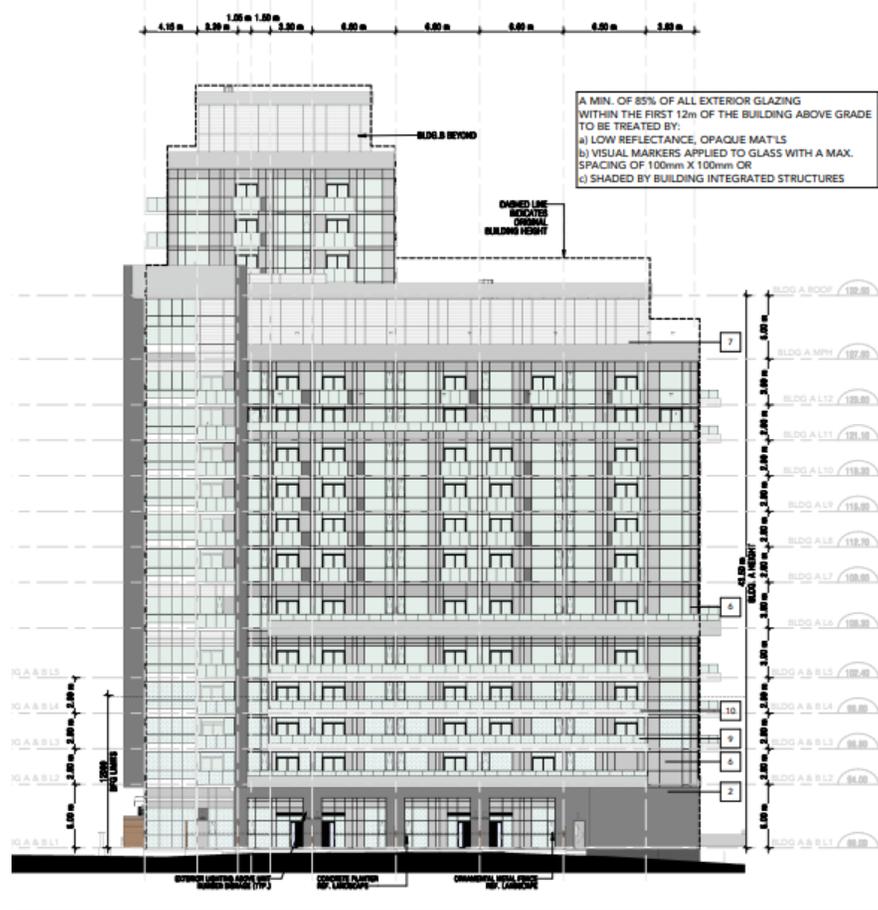
**File No:** MV 24/26

**Applicant:** Highmark (Pickering) Inc.

**Municipal Address:** 1640 Kingston Road

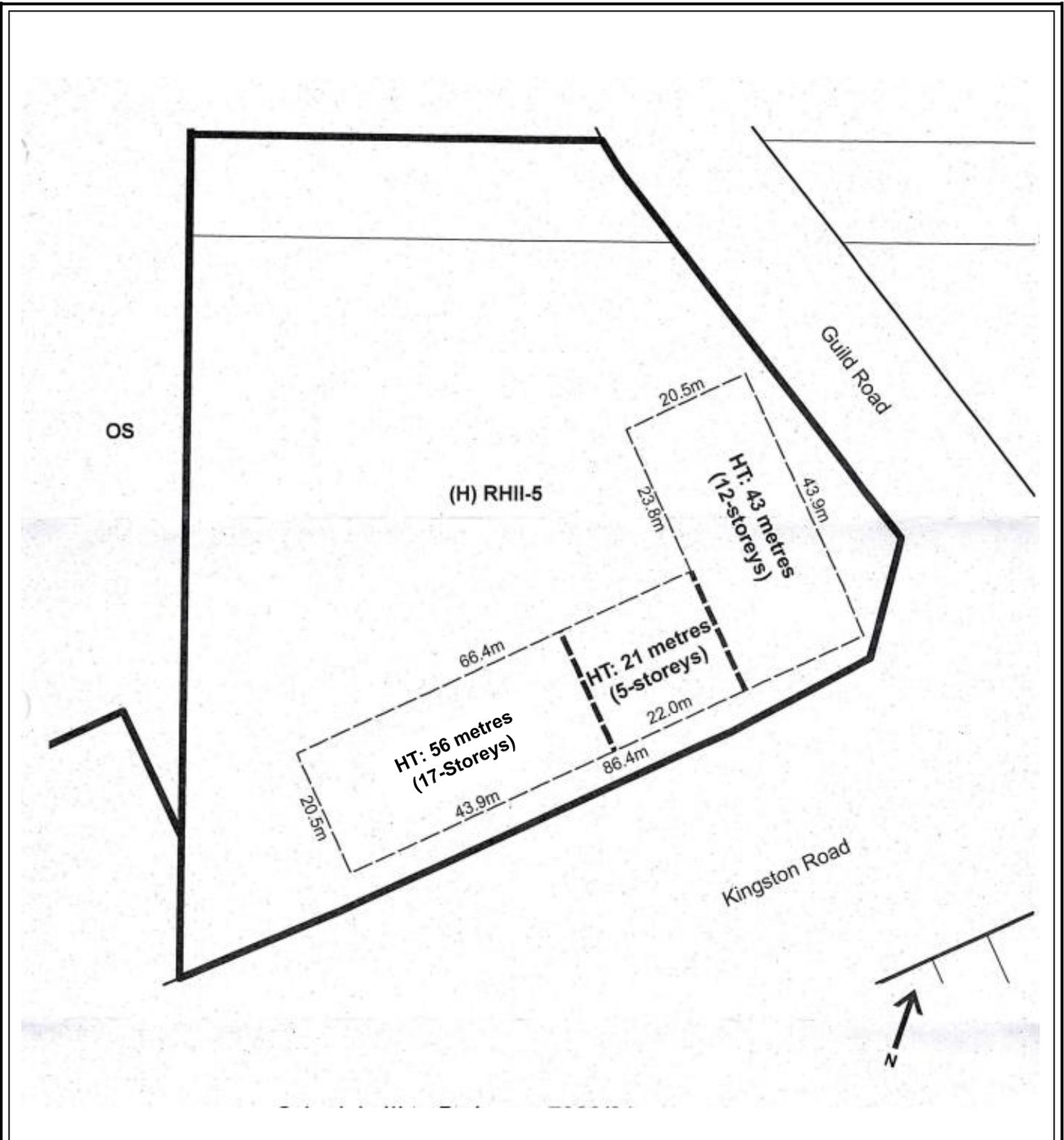
CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

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BUILDING A&B - EAST ELEVATION 4  
SCALE: 1:200 A4.00

 City Development Department	<b>Submitted East Elevation Plan</b>
	<b>File No:</b> MV 24/26
	<b>Applicant:</b> Highmark (Pickering) Inc.
	<b>Municipal Address:</b> 1640 Kingston Road
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**Revised Schedule III to By-law 7860/21**

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