

City of **PICKERING**



Detailed 20-Year Population & Housing Unit Forecast

(Based on data collected to December 31, 2025)



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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 2026 to 2045. 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 2045 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 distinct areas which are described by the City’s Official Plan as the South Pickering Urban Area, the Seaton Urban Area, and Northeast Pickering Secondary Plan Area. 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

Northeast Pickering Secondary Plan Area

(Neighbourhood boundaries within the Northeast Pickering Secondary Plan Area will be delineated through the Neighbourhood Plan process)

Rural System

The Rural System consists of rural lands and the Rural 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: Claremont

Settlement 10: Spring Creek

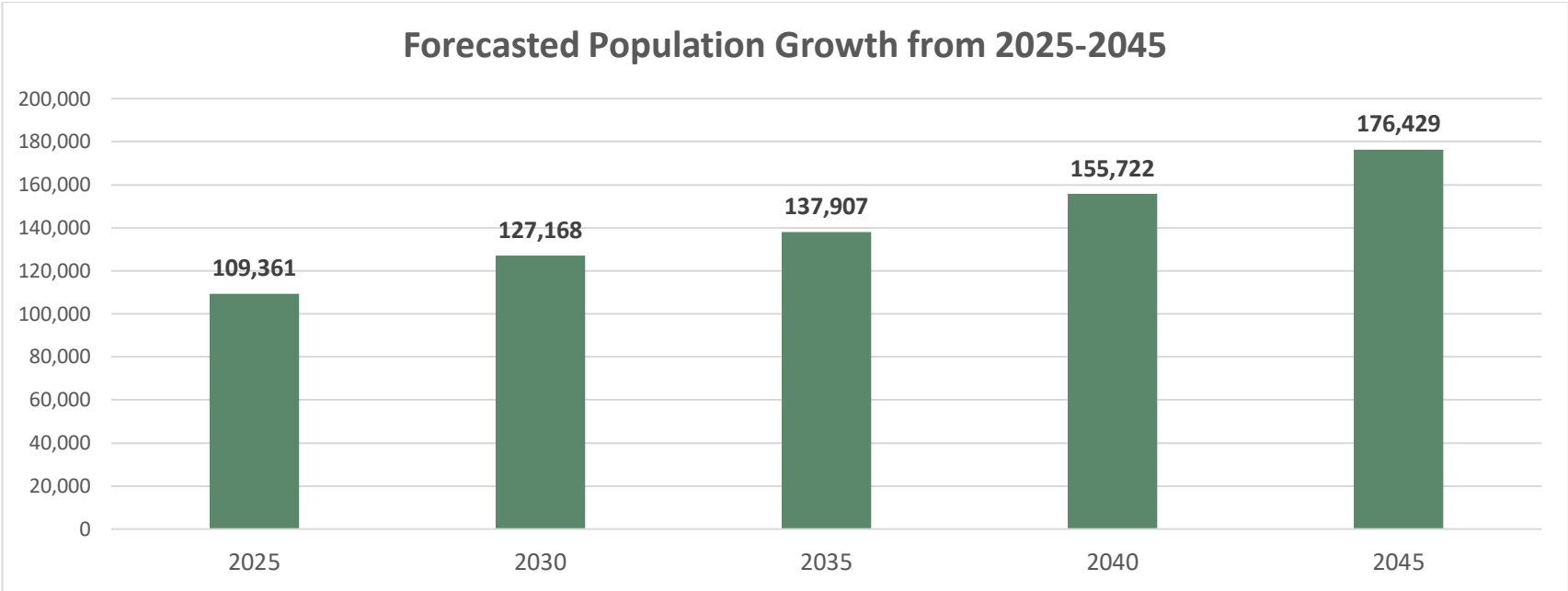
Settlement 11: Balsam

Settlement 12: Forest Creek Estates

Population Forecast Summary

Corresponding with the forecasted housing unit growth, Pickering is expected to experience a steady increase in population from 2026-2045. The forecasted growth reflects an increase in population of 61 percent over the next 20-years, at an annual average population growth rate of 3 percent. The South Pickering Urban Area will continue to have the highest proportion of growth in the city, accounting for 63 percent of the City’s population growth in the period of 2025 to 2045. The City Centre neighbourhood will see the highest proportion of growth in the South Pickering Urban Area, accounting for 22 percent of the total population growth in the city. The Seaton Urban Area will account for 37 percent of population growth in Pickering.

Figure 1: Population Increase Forecasted (City-wide)

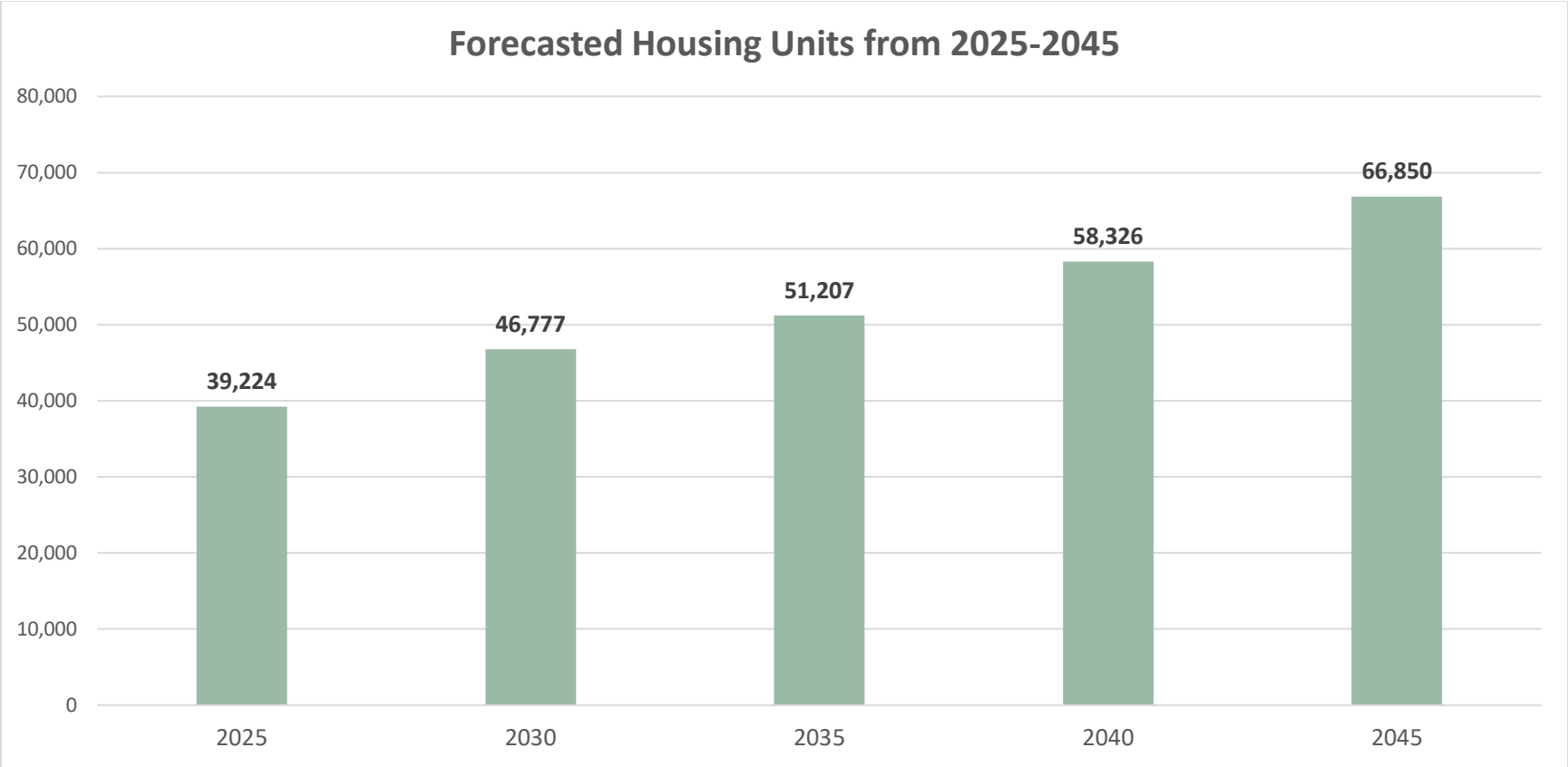


Housing Unit Forecast Summary

The forecasted city-wide growth in housing units reflects that anticipated development between 2026 and 2045 will primarily occur within intensification areas and greenfield areas. This includes neighbourhoods within the Kingston Road Corridor, the City Centre neighbourhood, Duffin Heights neighbourhood, and neighbourhoods within the Seaton Urban Area. The City Centre neighbourhood will account for 26 percent of the City’s housing unit growth from 2026-2045, representing the neighbourhood with the highest growth in the city.

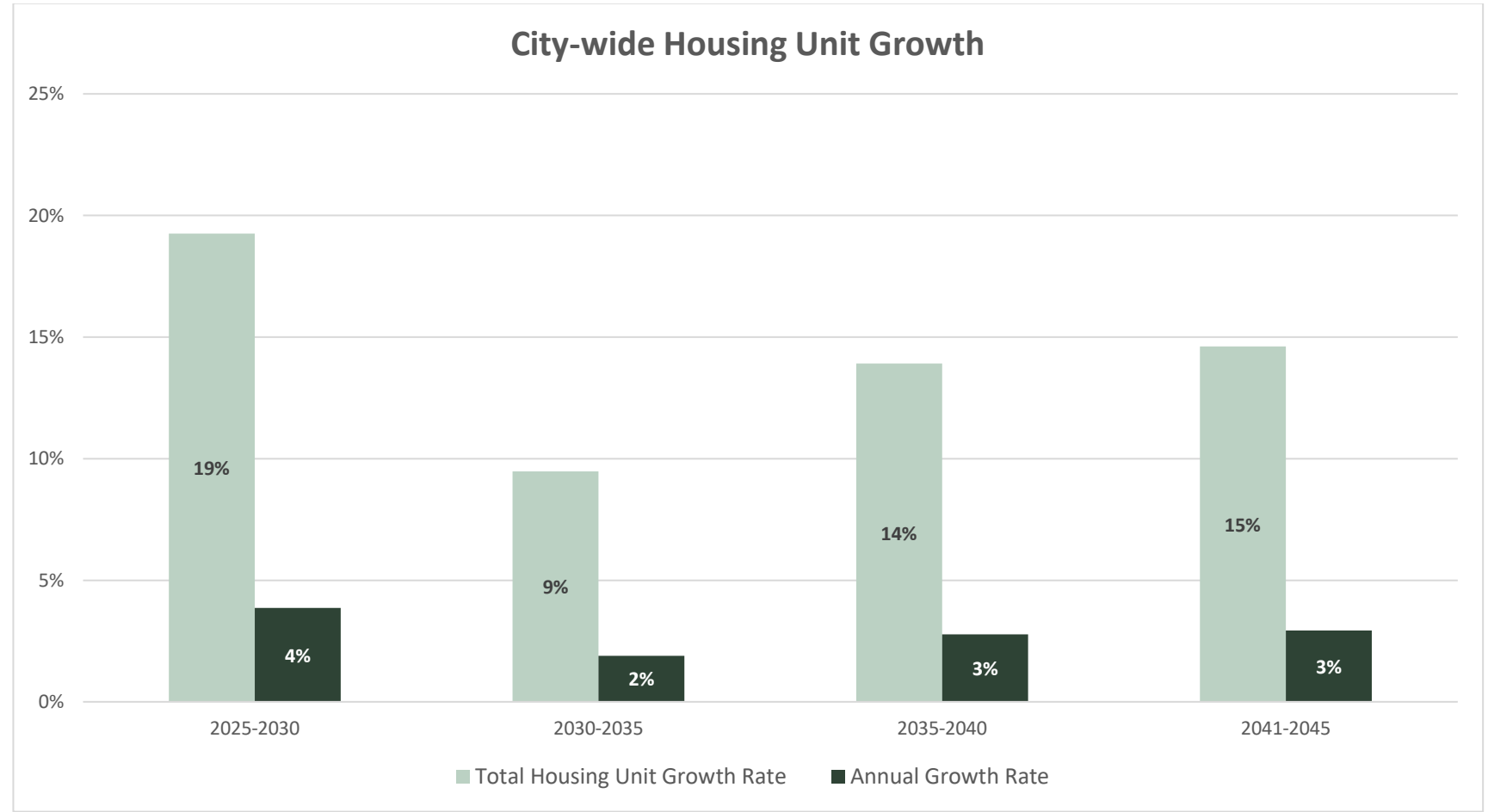
Within the Seaton Urban Area, the Lamoreaux neighbourhood is reaching full built out. As a result, the Mount Pleasant, Wilson Meadows, and Thompson’s Corners neighbourhoods will begin to see significant growth in the next 20-years as the Seaton Urban Area continues to develop. It is projected that the Seaton Urban Area will account for 32 percent of the City’s housing unit growth from year 2026 to 2045.

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 19 percent. Housing unit growth will see a decrease to 9 percent in the years 2030-2035, 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

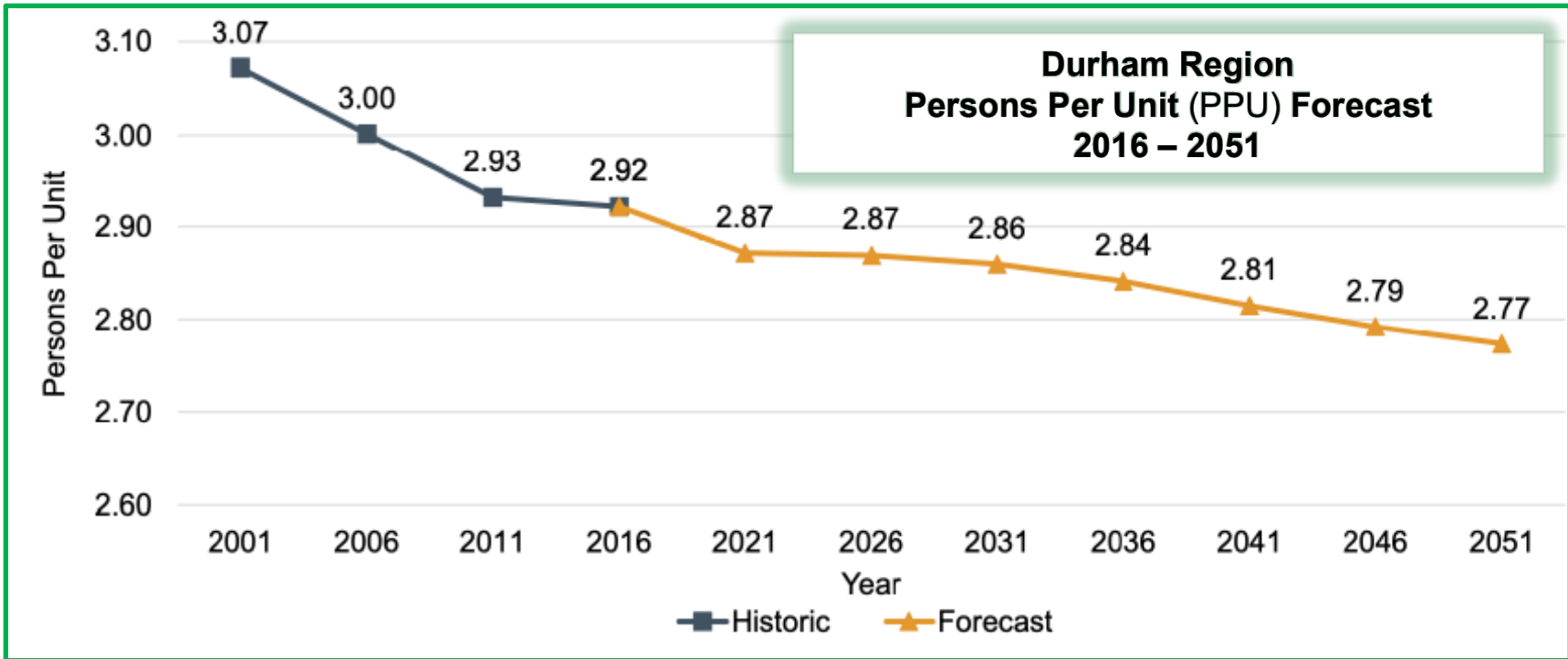
1. This publication is a detailed breakdown of forecasted population increases for the City of Pickering. Neighbourhoods used in this publication are based on the Pickering Official Plan Urban Neighbourhood and Rural Settlement boundaries.
2. Proposals are those active applications for residential development or development containing a residential component received by December 31, 2025. 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 a number of unregistered units that could influence the population in a specific area of Pickering.
6. The 2025 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 2025 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, at a FSI of 1
 - 2.0 PPU where Medium Density yields 85% net to gross efficiency and an average net unit size 81 square metres, at a FSI of 1.5
 - 2.0 PPU where Medium-High Density yields 85% net to gross efficiency and an average net unit size 81 square metres, at a FSI of 2
 - 2.0 PPU where High Density would yield 94% net to gross efficiency and an average net unit size 81 square metres, at a FSI of 2.5
 - Some blocks include non-residential uses, such as open space, retail and offices, resulting in lower residential units yield
9. The Other Rural Lands within the Remaining Rural tables include the lands held by Federal or Provincial ownership.
10. Development application naming convention:
 - a. 'A' – Zoning By-law Amendment
 - b. 'SP' or '18T' – Plan of Subdivision
 - c. 'S' – Site Plan
 - d. 'LD' – Land Division/ Severances



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 and Forecasted Persons Per Unit (PPU) Trends, 2001 to 2051



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 due to the aging of the population. This decline is expected to occur at a slower rate relative to historical trends prior to 2016, 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, and an increase in multi-family (i.e., multi-generational) dwellings. These trends are also observed across many other Ontario municipalities, most notably the more populated, urbanized municipalities within the Greater Toronto Hamilton Area (GTHA).

The use of a declining PPU ratio has resulted in a decline of forecasted populations for the mature Pickering neighbourhoods in Pickering that have limited infill opportunities.

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 2026 to 2045.

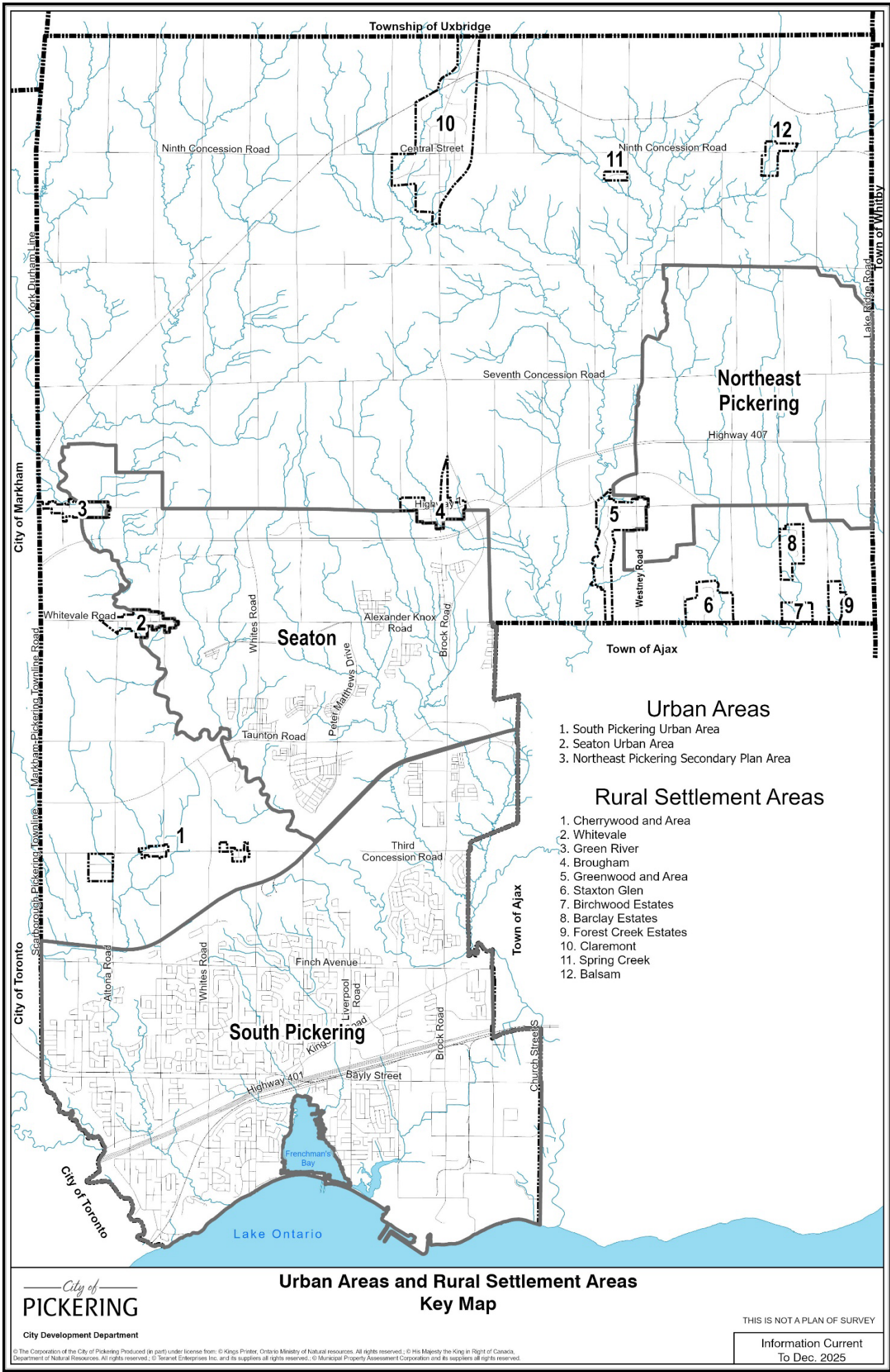
The data is presented in table format (forecast tables) to display population and housing unit growth trends. The forecast tables are organized by urban and rural settlement area as follows:

- Forecast Tables Part I: South Pickering Urban Area
- Forecast Tables Part II: Seaton Urban Area
- Forecast Tables Part III: Northeast Pickering Secondary Plan Area
- Forecast Tables Part IV: 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.K.C (Canadian Pacific Kansas City) 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

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

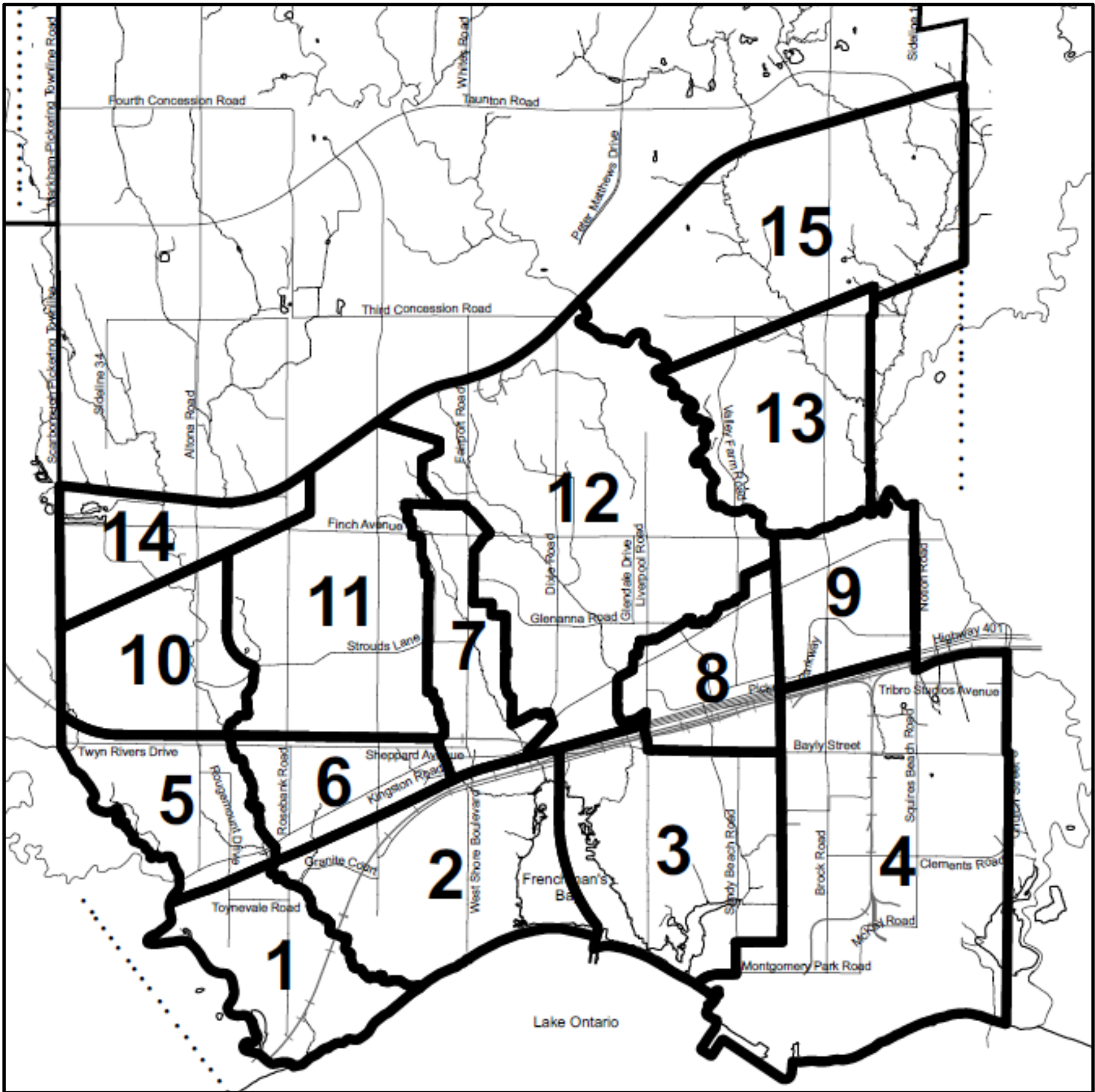
12. Liverpool

13. Brock Ridge

14. Rouge Park

15. Duffin Heights

Figure 6: Key Map of South Pickering Urban Area Neighbourhoods



Rosebank – Neighbourhood 1

Existing Units: December 31, 2025 – 1,139

Existing population: December 31, 2025 – 3,292

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
LD07/25– LD09/25	4				4
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 1.1)		0		66	66
Total Unit Increase	25	0	0	66	91
Total Forecasted Units					1,230

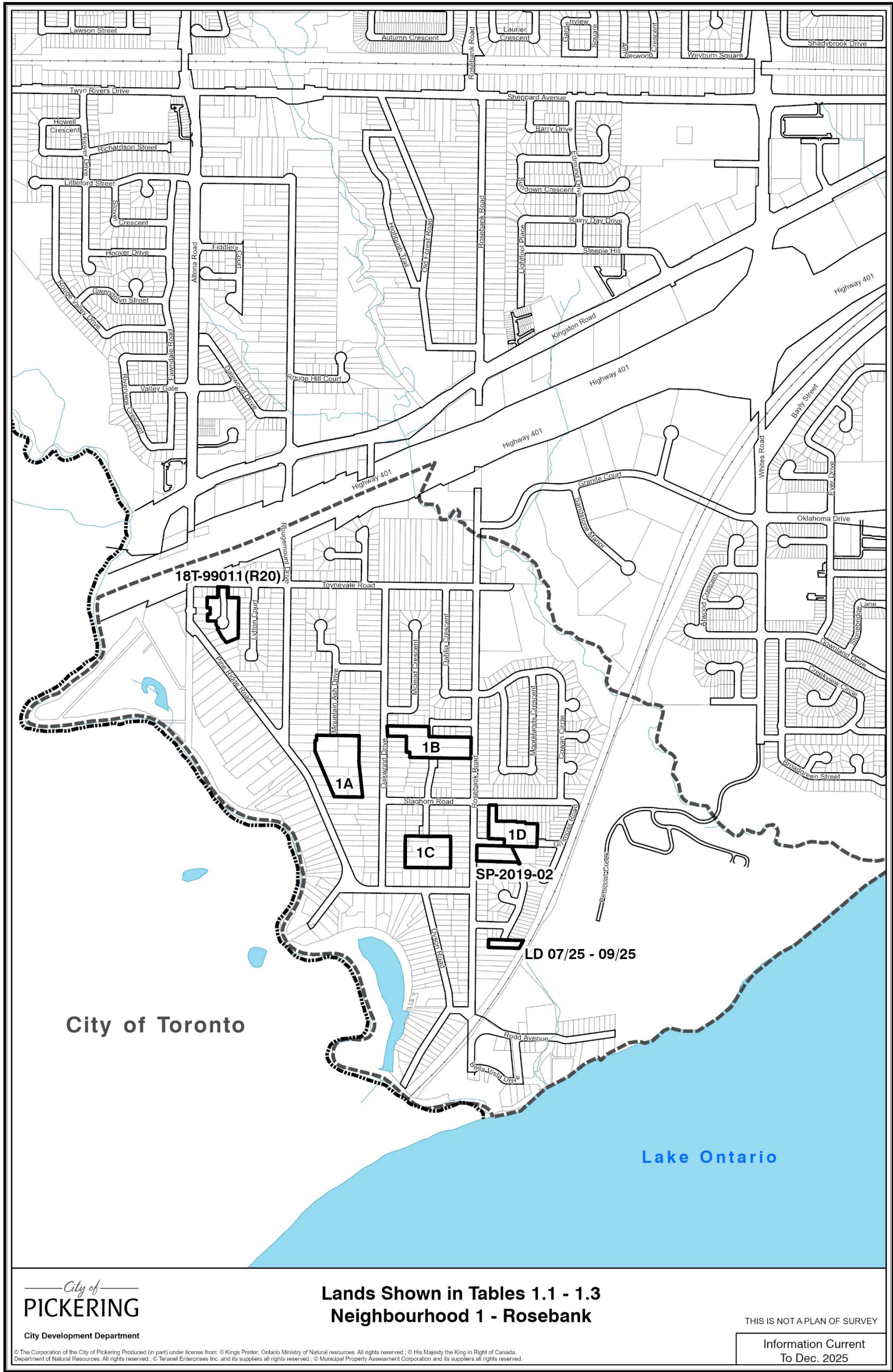
Table 1.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
18T99011(R20)	13					13			
SP-2019-02	8						8		
LD07/25 – LD09/25	4				4				
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 1.1)	66	0	1	2	2	2	10	10	15
Unit Increase	91	0	1	2	6	15	18	10	15

Table 1.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	1,139	1,139	1,140	1,142	1,148	1,163	1,181	1,191	1,206
Total Population	3,292	3,269	3,272	3,278	3,295	3,338	3,378	3,382	3,389

Figure 7: Rosebank



West Shore – Neighbourhood 2

Existing Units: December 31, 2025 – 2,401

Existing population: December 31, 2025 – 6,939

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					2,682

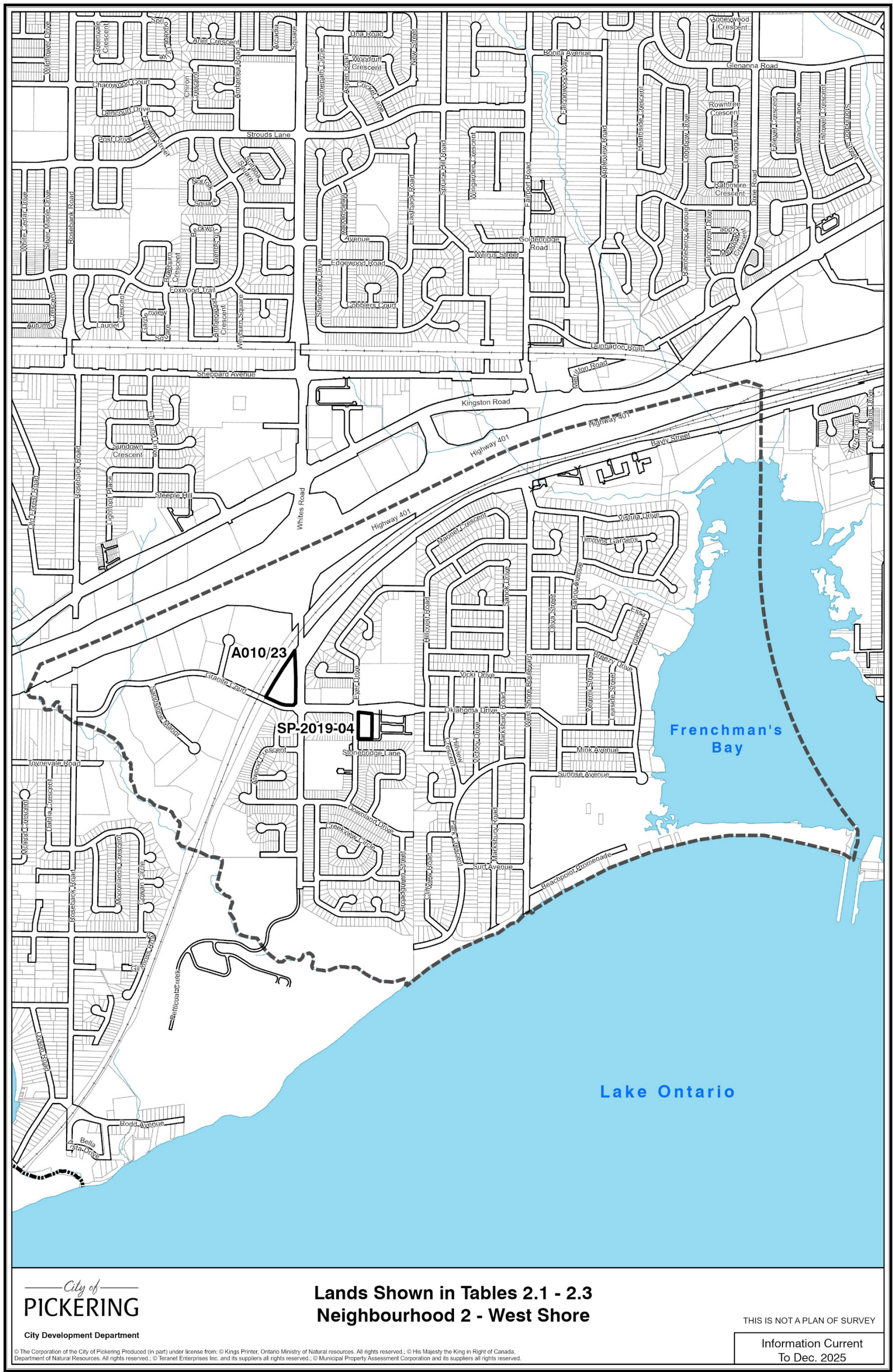
Table 2.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A10/23	252						252		
SP-2019-04	27							27	
Development									
Vacant/Potential Redevelopment Lands									
(see Table 2.1)	2						1	1	
Unit Increase	281	0	0	0	0	0	253	28	0

Table 2.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,401	2,401	2,401	2,401	2,401	2,401	2,654	2,682	2,682
Total Population	6,939	6,891	6,891	6,891	6,891	6,891	7,590	7,617	7,536

Figure 8: West Shore



Bay Ridges – Neighbourhood 3

Existing Units: December 31, 2025 – 3,860 Existing population: December 31, 2025 – 11,155

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					3,925

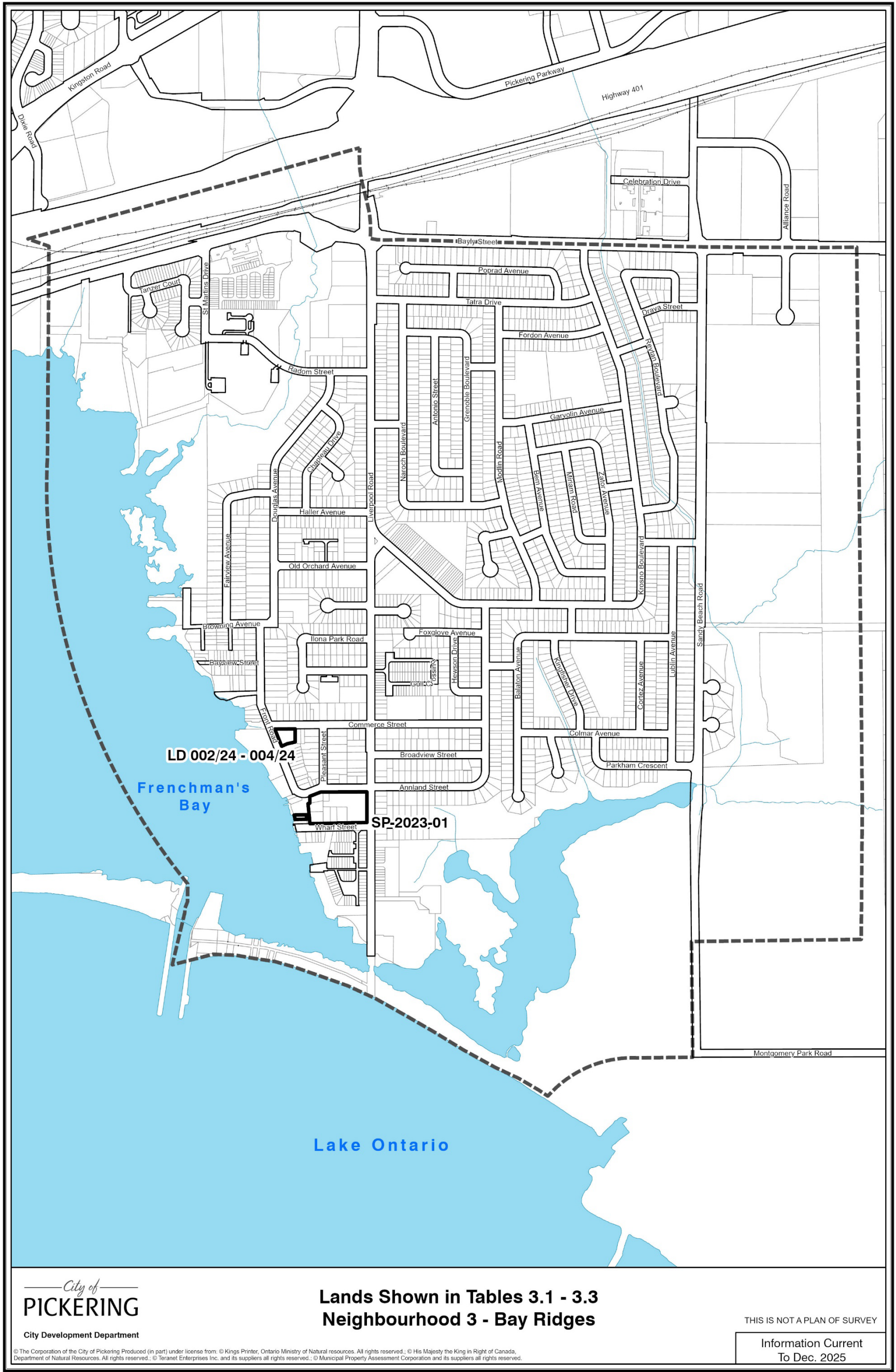
Table 3.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
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	1	5	53	2	2

Table 3.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	3,860	3,860	3,860	3,860	3,861	3,866	3,919	3,921	3,923
Total Population	11,155	11,078	11,078	11,078	11,081	11,095	11,208	11,136	11,024

Figure 9: Bay Ridges



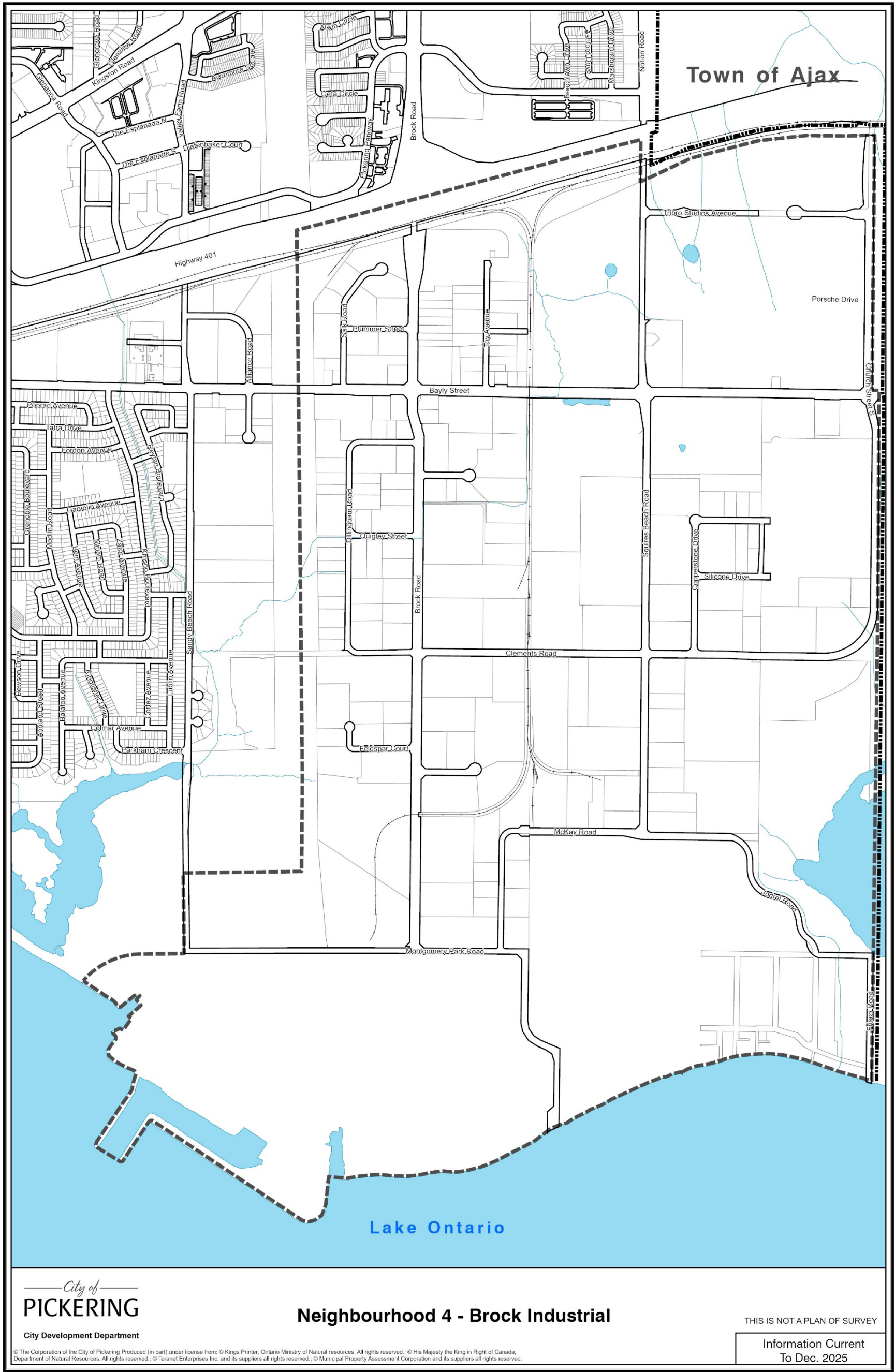
Brock Industrial – Neighbourhood 4

Existing Units: December 31, 2025 – 4

Existing population; December 31, 2025 – 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.

Figure 10: Brock Industrial



Rougemount – Neighbourhood 5

Existing Units: December 31, 2025 – 1,085

Existing population: December 31, 2025 – 3,136

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 (medium-high to high density)	350
5B	redevelop	see point 8 in methods and assumptions (high density)	97
**	severances	based on future potential land severances	10
Total Units			457

Table 5.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A09/25	1,356				1,356
S02/17	28				28
Developments					
Vacant/Potential Redevelopment Lands					
(see Table 5.1 **)				10	10
(See Table 5.1 5A-5B)				447	447
Total Unit Increase	1,384	0	0	457	1,841
Total Forecasted Units					2,926

Table 5.3 – Forecasted Incremental Unit Growth

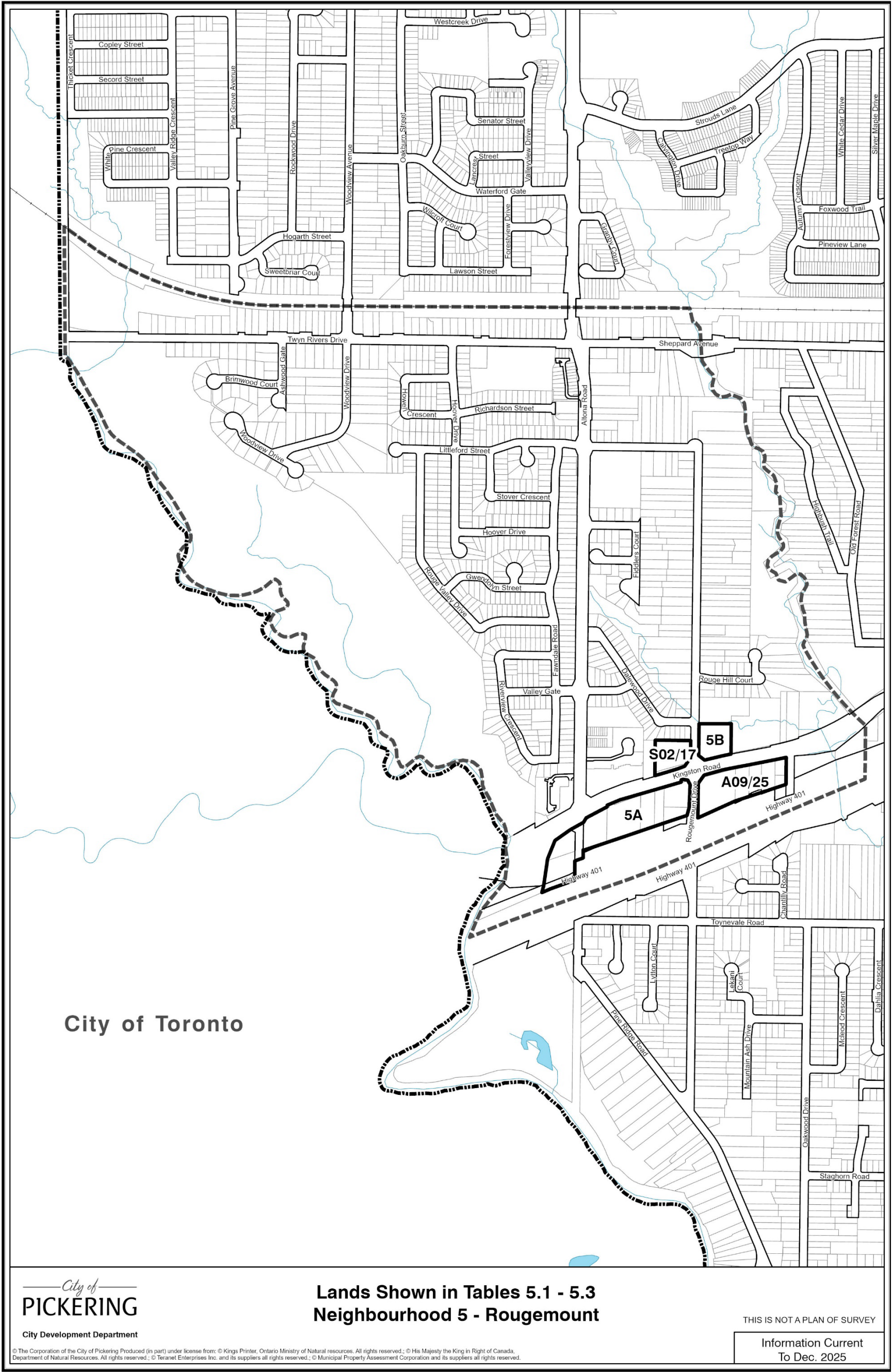
Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A09/25	1356							500	500
S02/17	28					28			
Developments									
Vacant/Potential Redevelopment Lands									
(see Table 5.1 **)	10			1	1	1	2	2	2
(See Table 5.1 5A-5B)	447								100
Unit Increase	1,841	0	0	1	1	29	2	502	602

Table 5.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	1,085	1,085	1,085	1,086	1,087	1,116	1,118	1,620	2,222
Total Population	3,136	3,114	3,114	3,117	3,120	3,203	3,197	4,181	5,758

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

Figure 11: Rougemount



Woodlands – Neighbourhood 6

Existing Units: December 31, 2025 – 1,260

Existing population: December 31, 2025 – 3,641

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 (medium-high to high density)	510
6C	redevelop	see point 8 in methods and assumptions (medium-high to high density)	393
6D	redevelop	see point 8 in methods and assumptions (medium density)	70
6E	redevelop	see point 8 in methods and assumptions (medium-high to high density)	401
6F	redevelop	see point 8 in methods and assumptions (medium density)	32
6G	redevelop	see point 8 in methods and assumptions (high density)	213
6H	redevelop	see point 8 in methods and assumptions (medium density)	100
**	severances	based on future potential land severances	7
Total Units			1,780

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					
Vacant/Potential Redevelopment Lands					
(see Table 6.1 6A & **)				61	61
(see Table 6.1 6B-6H)				1,719	1,719
Total Unit Increase	5,224	0	0	1,780	7,004
Total Forecasted Units					8,264

Table 6.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A06/20	3,460							350	500
A05/24	1,748								100
SP-2004-01	16							16	
Development									
Vacant/Potential Redevelopment Lands									
(see Table 6.1 6A & **)	61								50
(see Table 6.1 6B-6H)	1,719							100	100
Unit Increase	7,004	0	0	0	0	0	0	466	750

Table 6.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,726	2,476
Total Population	3,641	3,616	3,616	3,616	3,616	3,616	3,604	4,524	6,391

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

[illegible]

Dunbarton – Neighbourhood 7

Existing Units: December 31, 2025 – 962

Existing population: December 31, 2025 – 2,780

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 (Medium Density)	125
7D	redevelop	see point 8 in methods and assumptions (High Density)	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
A08/25	3				3
LD 078-23, LD 08/24 - LD 10/24, LD 16/24 - 17/24	5				5
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	449	0	0	828	1,277
Total Forecasted Units					2,239

Table 7.3 – Forecasted Incremental Unit Growth

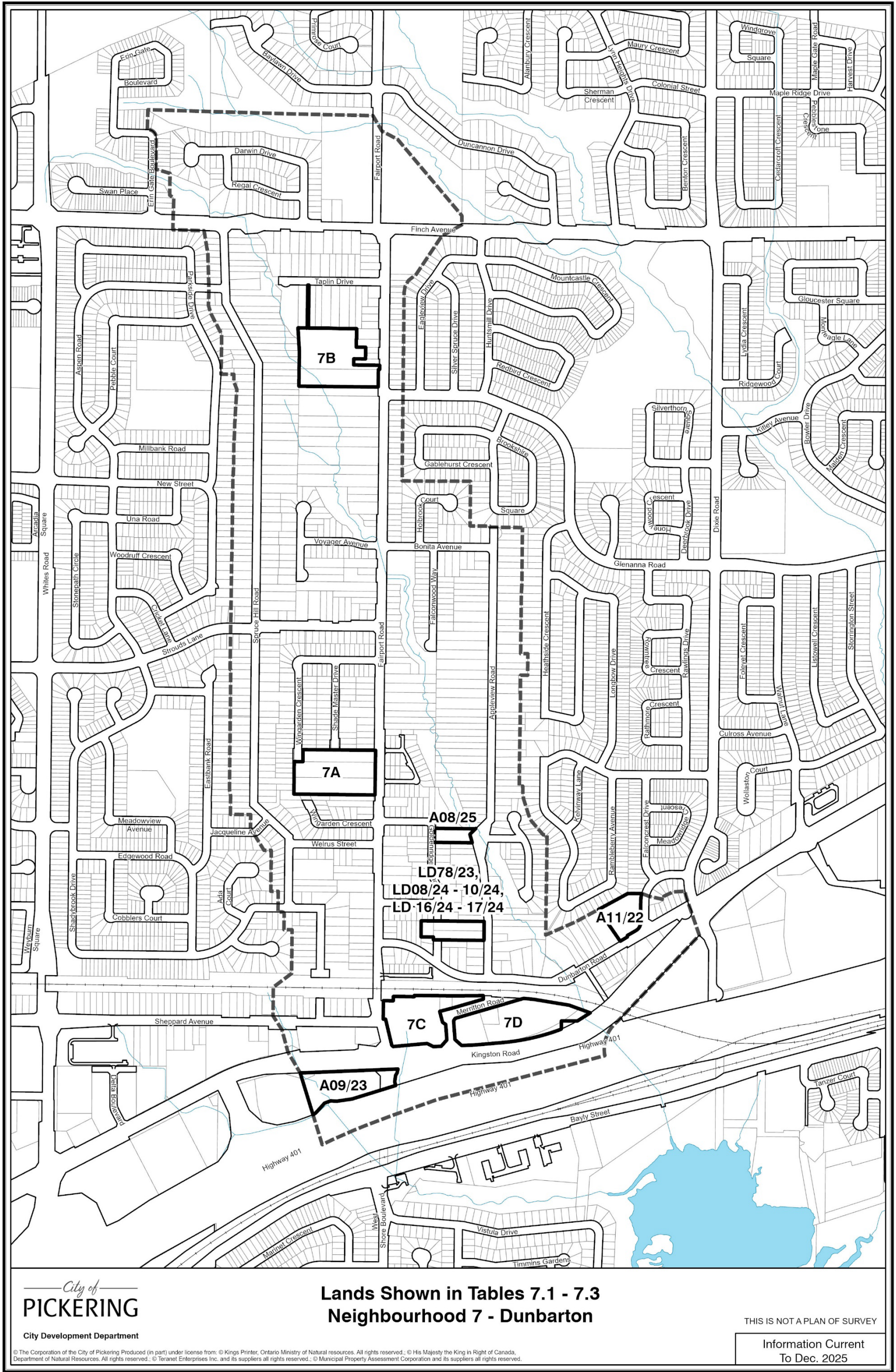
Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A11/22	41								41
A09/23	400							400	
A08/25	3						3		
LD 078-23, LD 08/24 - LD 10/24, LD 16/24 - 17/24	5			5					
Development									
Vacant/Potential Redevelopment Lands									
(See Table 7.1 7A, ** & ***)	54		1	1	1	1	8	8	30
(See Table 7.1 7B)	30							30	
(See Table 7.1 7C-7D)	744							50	200
Unit Increase	503	0	1	6	1	1	11	488	271

Table 7.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	962	962	963	969	970	971	982	1,470	1,741
Total Population	2,780	2,761	2,764	2,781	2,784	2,787	2,809	3,797	4,730

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

Figure 13: Dunbarton



City Centre – Neighbourhood 8

Existing Units: December 31, 2025 – 3,666

Existing population: December 31, 2025 – 6,599

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
SP-2021-02 (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 (Phase 2)	1,217				1,217
S11/23 (PTC Block 4&7)	1,877				1,877
Developments					
S02/20 (UC6)			321		321
S06/22 (UC7)		482			482
S01/22 (Phase 1&2)		612	564		1,176
S10/23 (Phase 1)		974			974
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

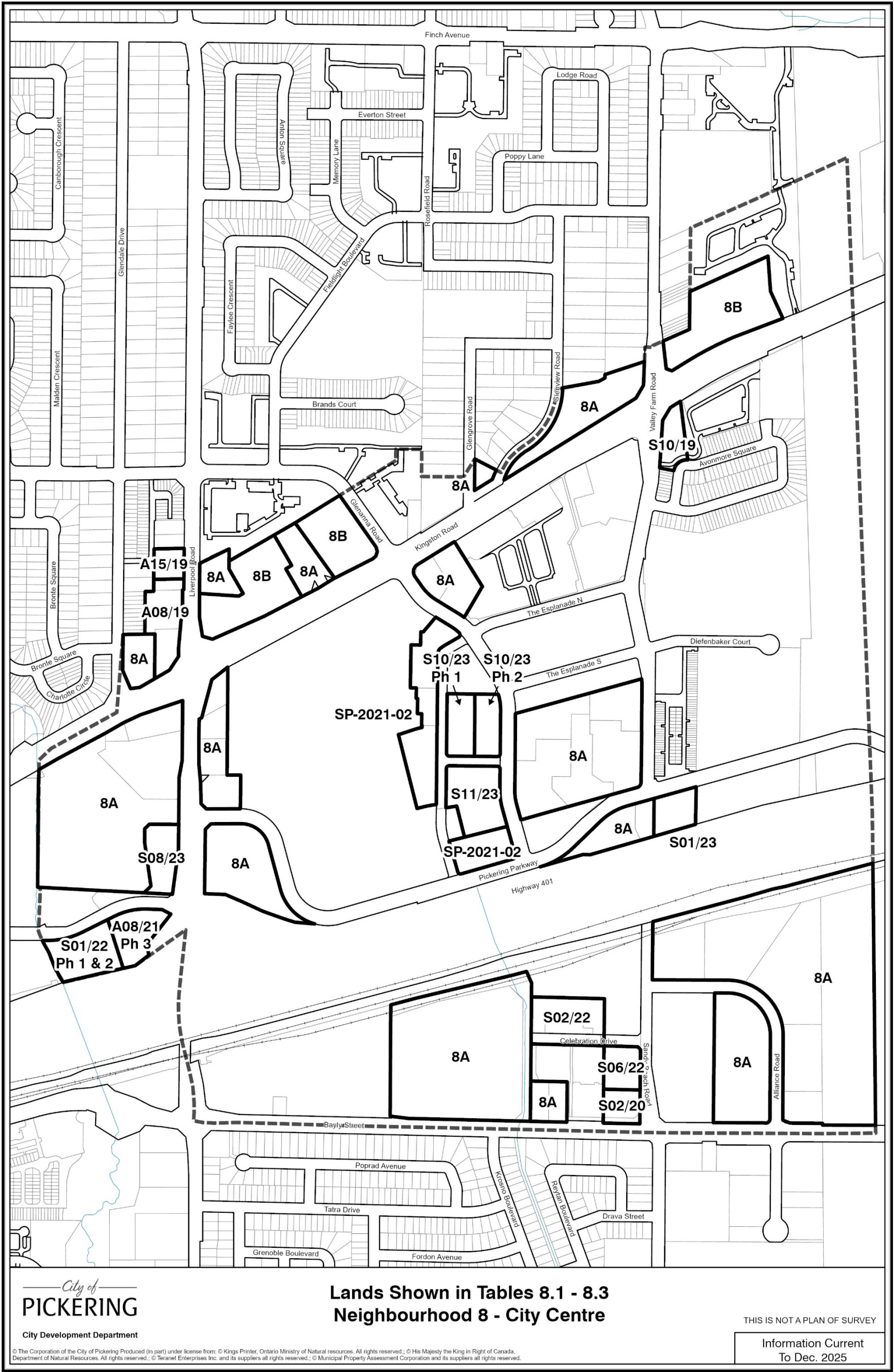
Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2021-02 (PTC Remaining Blocks)	2,156								
A08/19	391								391
**A15/19	49								49
A08/21 (Phase 3)	603						300	303	
S10/19	406								
S02/22 (UC4&5)	1,067						200	500	367
S01/23	571						500	71	
S08/23	594								500
S10/23 (Phase 2)	1,217							500	500
S11/23 (PTC Block 4&7)	1,877								
Developments									
S02/20 (UC6)	321	321							
S06/22 (UC7)	482		100	382					
S01/22 (Phase 1&2)	1,176		500	100	200	376			
S10/23 (Phase 1)	974			100	400	474			
Vacant/Potential Redevelopment Lands									
(See Table 8.1)	25,671								
Unit Increase	37,555	321	600	582	600	850	1,000	1,374	1,807

Table 8.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	3,666	3,987	4,587	5,169	5,769	6,619	7,619	8,993	10,800
Total Population	6,599	7,177	8,257	9,304	10,384	11,914	13,714	17,986	21,600

**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.

Figure 14: City Centre



Village East – Neighbourhood 9

Existing Units: December 31, 2025 – 2,018

Existing population: December 31, 2025 – 5,832

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	based on 38% of land area X 75% of max. density	36
9D	redevelop	based on 38% of land area X 75% of max. density	94
9E	redevelop	see point 8 in methods and assumptions (medium-high density)	194
9F	redevelop	see point 8 in methods and assumptions (medium to medium-high density)	1,405
**	severances	based on future potential land severances	26
Total Units			1,795

Table 9.2 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
A13/20	622				622
A05/22	5,109				5,109
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)				194	194
(See Table 9.1 F)				1,405	1,405
Total Unit Increase	7,683	0	0	1,795	9,478
Total Forecasted Units					11,496

Table 9.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A13/20	622						200	422	
A05/22	5,109								500
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)	194								
(See Table 9.1 F)	1,405								
Unit Increase	9,478	0	0	8	1	1	549	425	710

Table 9.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,018	2,018	2,018	2,026	2,027	2,028	2,577	3,002	3,712
Total Population	5,832	5,792	5,832	5,815	5,817	5,820	6,901	8,171	9,864

Figure 15: Village East



Highbush – Neighbourhood 10

Existing Units: December 31, 2025 – 2,110

Existing population: December 31, 2025 – 6,098

Table 10.1 – Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
10A	infill	based on existing character of neighbouhood	4
10B	infill	based on protection of Environmental features	12
10C	infill	based on existing character of neighbouhood	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					2,245

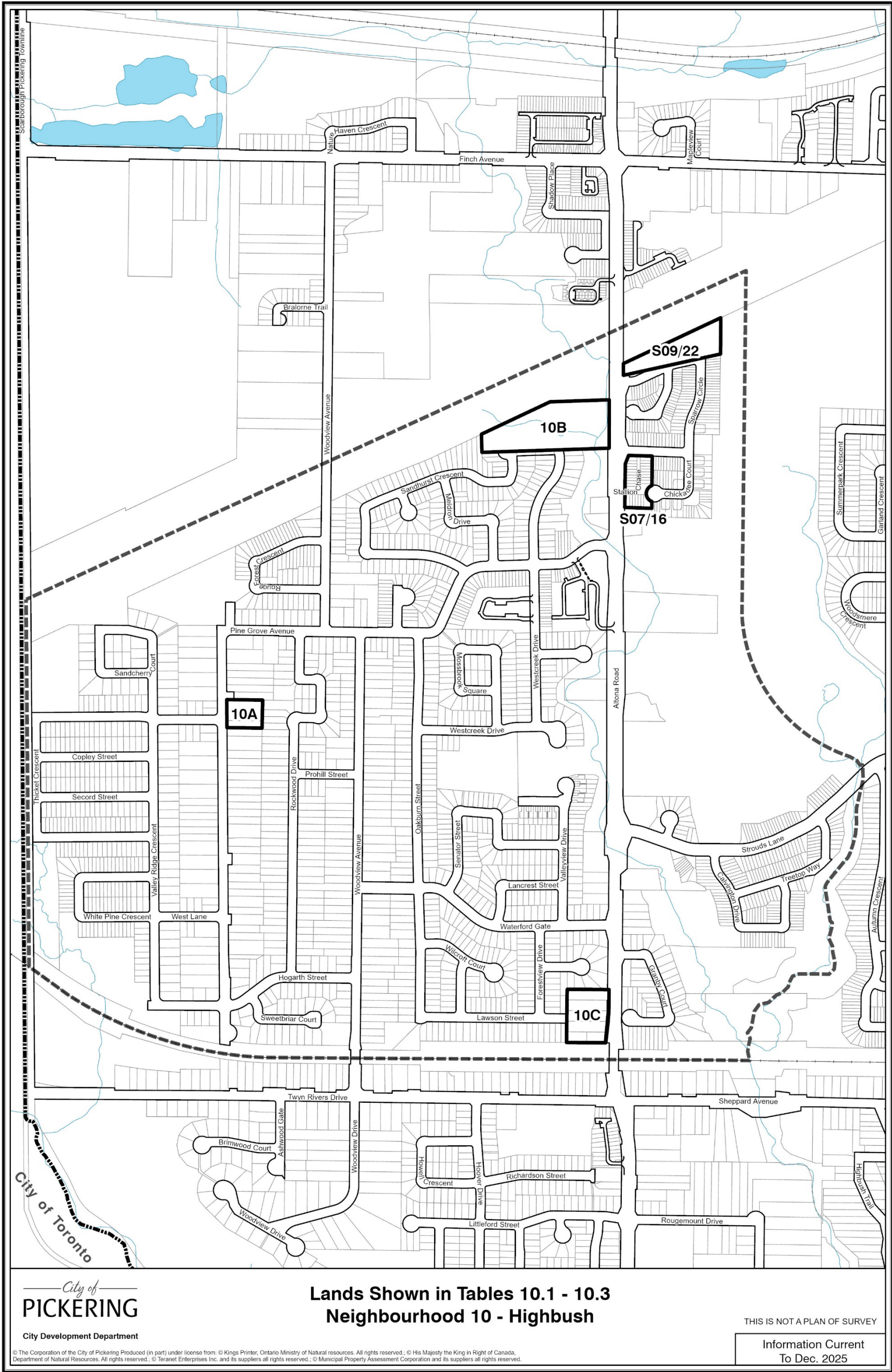
Table 10.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
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	33	34	15	15	12

Table 10.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,110	2,110	2,119	2,120	2,153	2,187	2,202	2,217	2,229
Total Population	6,098	6,056	6,082	6,084	6,179	6,277	6,298	6,296	6,263

Figure 16: Highbush



Amberlea – Neighbourhood 11

Existing Units: December 31, 2025 – 4,535

Existing population; December 31, 2025 – 13,106

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
Total Units			159

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)			0	159	159
Total Unit Increase	0	0	0	159	159
Total Forecasted Units					4,694

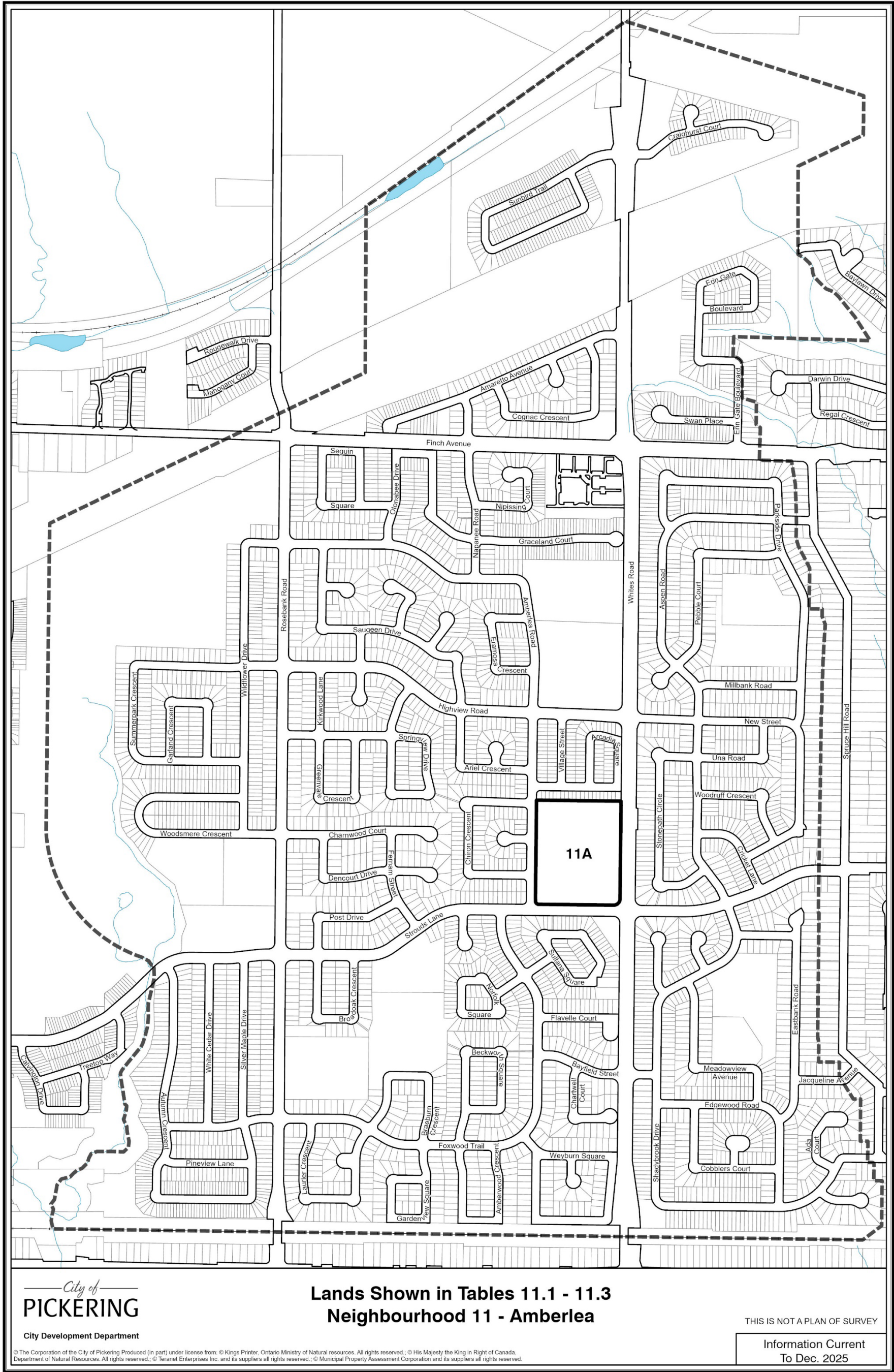
Table 11.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Developments									
Vacant/Potential Redevelopment Lands									
(See Table 11.1)	159								159
Unit Increase	159	0	0	0	0	0	0	0	159

Table 11.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,694
Total Population	13,106	13,015	13,015	13,015	13,015	13,015	12,970	12,879	13,190

Figure 17: Amberlea



Liverpool – Neighbourhood 12

Existing Units: December 31, 2025 – 6,070

Existing population: December 31, 2025 – 17,542

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 (medium-high density)	166
12D	redevelop	see point 8 in methods and assumptions (medium-high to high density)	439
Total Units			752

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
A05/25	1,429				1,429
Developments					
Southbridge LTC	372				372
Vacant/Potential Redevelopment Lands					
(see Table 12.1 A&B)				25	25
(see Table 12.1 C-D)				727	1,057
Total Unit Increase	7,114	0	0	752	7,866
Total Forecasted Units					13,936

Table 12.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
**A15/19	49								49
A02/24	5,264							500	500
A05/25	1,429							500	500
Developments									
Southbridge LTC	372				372				
Vacant/Potential Redevelopment Lands									
(see Table 12.1 A&B)	25							10	15
(see Table 12.1 C-D)	1,057								100
Unit Increase	7,139	0	0	0	372	0	0	1,010	1,164

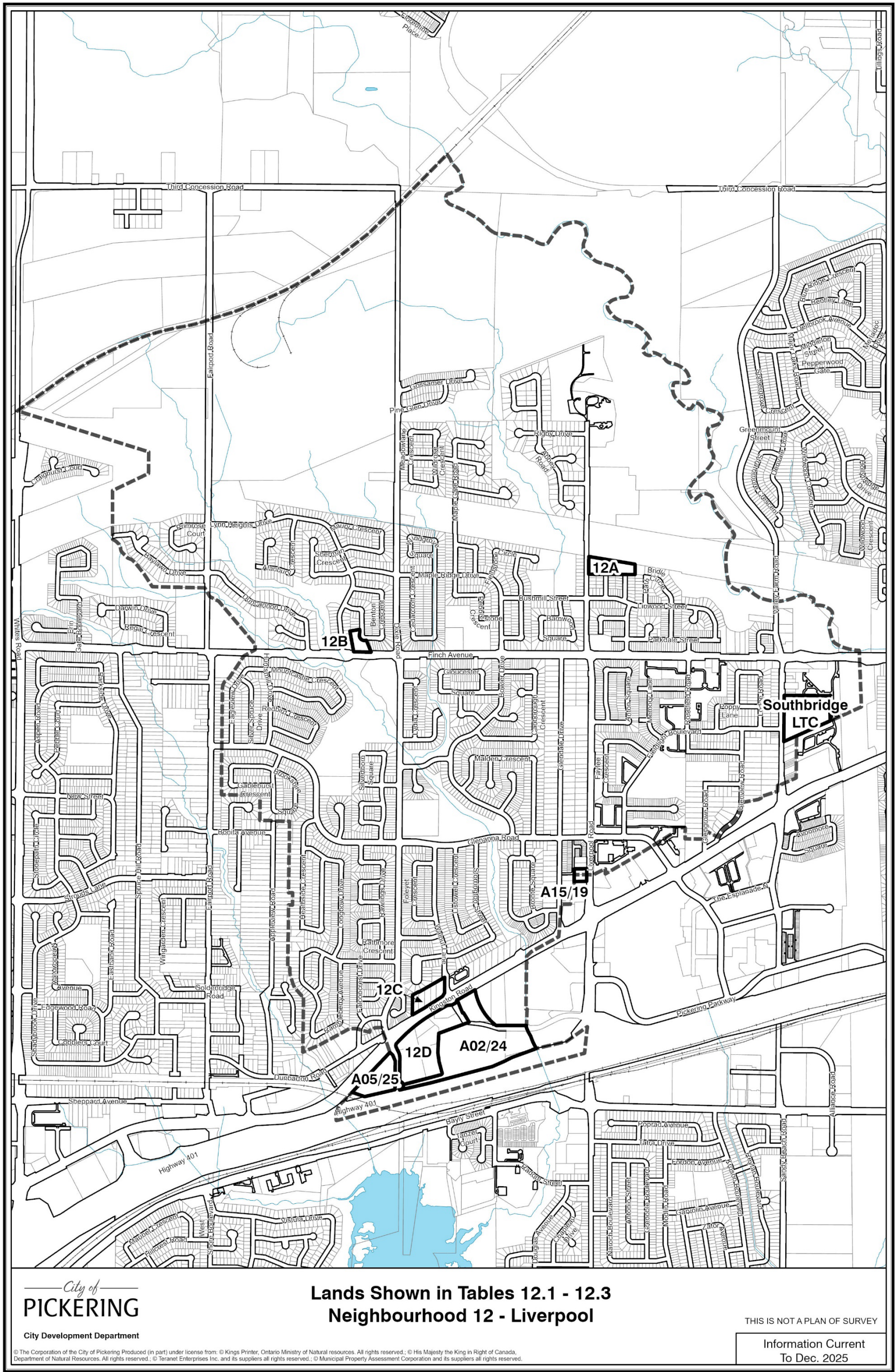
Table 12.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	6,070	6,070	6,070	6,070	6,442	6,442	6,442	7,452	8,616
Total Population	17,542	17,421	17,421	17,421	18,489	18,489	18,424	20,324	23,320

**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 fall within the Kingston Road Corridor.

Figure 18: Liverpool



Brock Ridge – Neighbourhood 13

Existing Units: December 31, 2025 – 2,360

Existing population: December 31, 2025 – 6,820

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
SP-2018-01	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					3,128

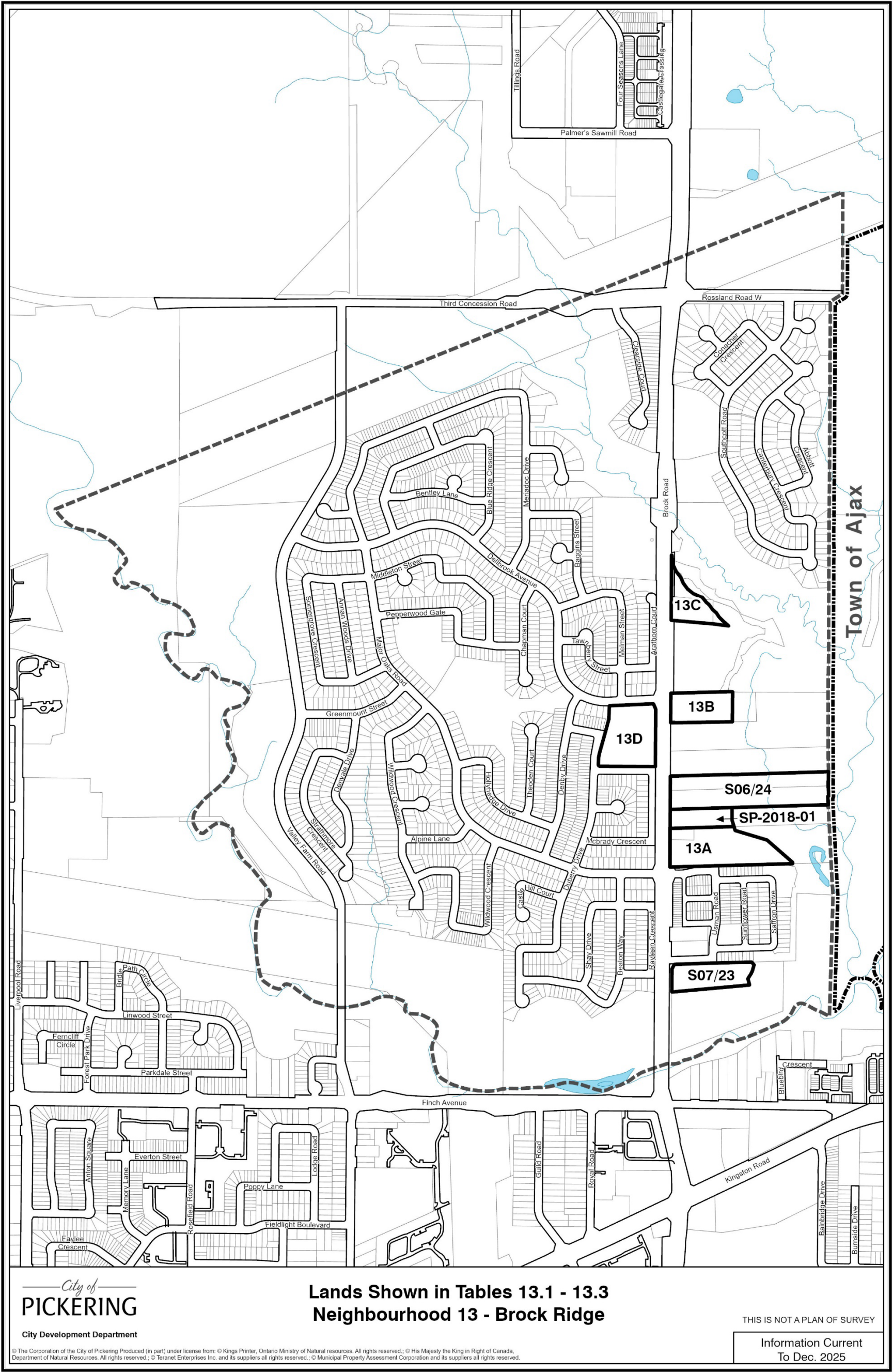
Table 13.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2018-01	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

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,360	2,360	2,360	2,360	2,360	2,360	2,520	2,852	3,057
Total Population	6,820	6,773	6,773	6,773	6,773	6,773	7,207	8,100	8,590

Figure 19: Brock Ridge



Rouge Park – Neighbourhood 14

Existing Units: December 31, 2025 – 514

Existing population: December 31, 2025 – 1,485

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
SP-2020-02	31				31
SP-2022-01	8				8
S03/25	48				48
Development					
Vacant/Potential Redevelopment Lands					
(See Table 14.1)				68	68
Total Unit Increase	108	0	0	68	176
Total Forecasted Units					690

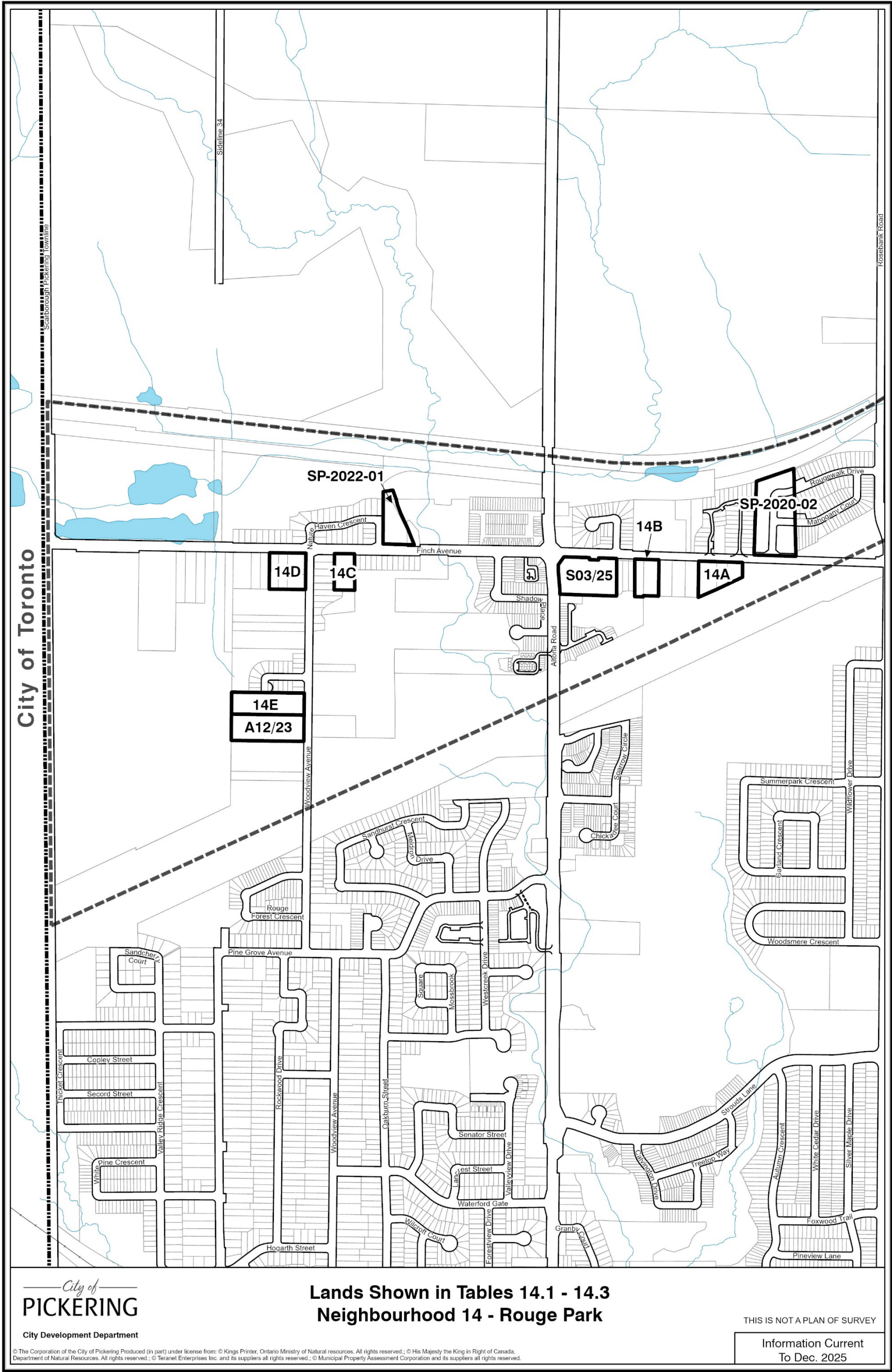
Table 14.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A12/23	21							21	
SP-2020-02	31				20	14			
SP-2022-01	8				8				
S03/25	48				28	20			
Development									
Vacant/Potential Redevelopment Lands									
(See Table 14.1)	68							20	20
Unit Increase	176	0	0	0	56	34	0	41	20

Table 14.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	514	514	514	514	570	604	604	645	665
Total Population	1,485	1,475	1,475	1,475	1,636	1,733	1,727	1,832	1,869

Figure 20: Rouge Park



Duffin Heights – Neighbourhood 15

Existing Units: December 31, 2025 – 2,287

Existing population: December 31, 2025 – 6,609

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
S04/24	274				274
Developments					
40M-2685 Phase 3&4	337				337
40M-2794		103			103
Vacant/Potential Redevelopment Lands					
(see Table 15.1)				461	461
Total Unit Increase	1,794	103	0	461	2,358
Total Forecasted Units					4,645

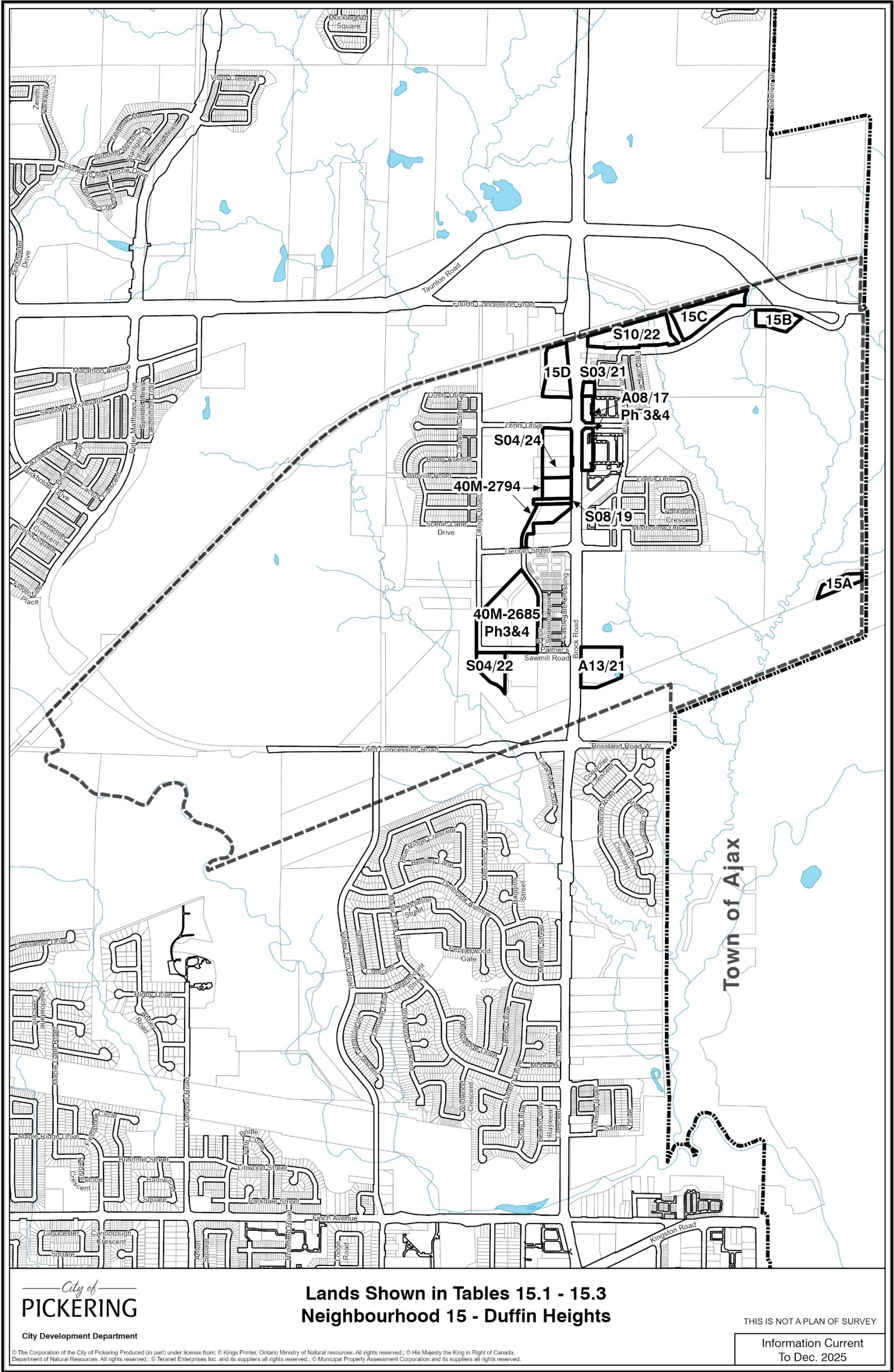
Table 15.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A08/17 Phase 3&4	501						301	200	
A13/21	353								353
S08/19	30				30				
S03/21	44								44
S04/22	85				30	55			
S10/22	170					50	120		
S04/24	274				50	224			
Developments									
40M-2685 Phase 3&4	337							139	198
40M-2794	103		20	83					
Vacant/Potential Redevelopment Lands									
(see Table 15.1)	461						200	200	205
Unit Increase	2,358	0	20	83	110	329	621	539	800

Table 15.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,287	2,287	2,307	2,390	2,500	2,829	3,450	3,989	4,789
Total Population	6,609	6,564	6,621	6,859	7,175	8,119	9,867	11,329	13,457

Figure 21: Duffin Heights



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. Seaton is divided into 6 planning neighbourhoods as displayed on Figure 22.

16. Lamoreaux

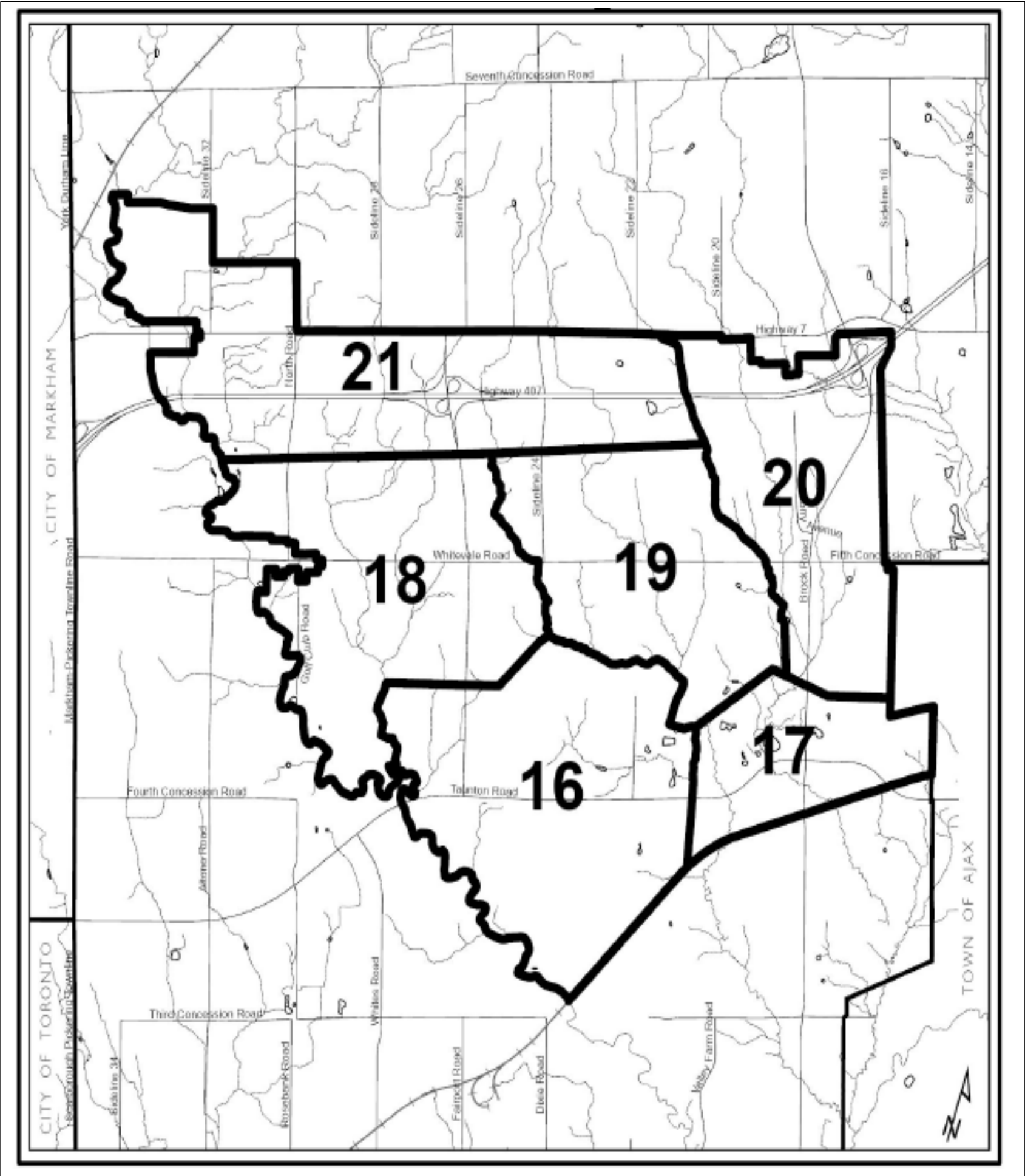
17. Brock – Taunton

18. Mount Pleasant
19. Wilson Meadows

20. Thompson’s Corners

21. Pickering Innovation Corridor

Figure 22: Key Map of Seaton Urban Area Neighbourhoods



Lamoreaux – Neighbourhood 16

Existing Units: December 31, 2025 – 2,129

Existing Population: December 31, 2025 – 6,153

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
SP-2008-06 (future phases)	989				989
SP-2009-13 (phase 5)	234				234
SP-2015-06**	96				96
S04/23	823				823
Developments					
40M-2671			4		4
40M-2731		63	14		77
40M-2778		257	46		303
40M-2743		61	30		91
40M-2758		100	233		333
40M-2761		223	221		444
40M-2797		152			152
Vacant/Potential Redevelopment Lands					
(see Table 16.1)					0
Total Unit Increase	3,000	858	548	0	4,404
Total Forecasted Units					6,533

Table 16.3 – Forecasted Incremental Unit Growth

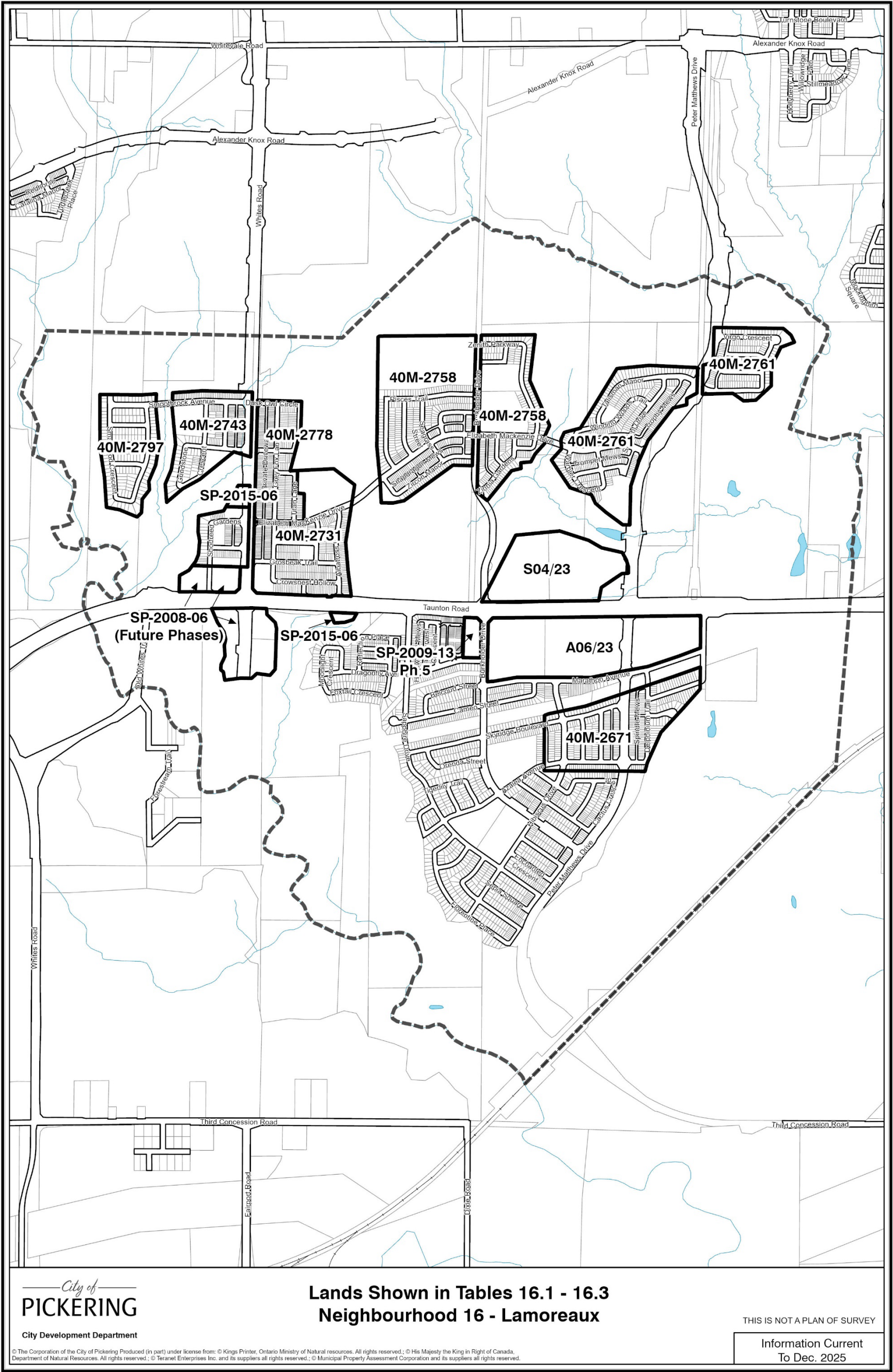
Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
A06/23	858							222	136
SP-2008-06 (future phases)	989								
SP-2009-13 (phase 5)	234							293	
SP-2015-06**	96								48
S04/23	823						389		
Developments									
40M-2671	4	4							
40M-2731	77	20	57						
40M-2778	303		60	60	70	70	43		
40M-2743	91	91							
40M-2758	333	80	80	80	80	13			
40M-2761	444	60	60	60	60	60	144		
40M-2797	152		20	50	50	32			
Vacant/Potential Redevelopment Lands									
(see Table 16.1)									
Unit Increase	4,404	204	328	250	260	175	576	515	184

Table 16.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	2,129	2,333	2,661	2,911	3,171	3,346	3,922	4,437	4,621
Total Population	6,153	6,696	7,637	8,355	9,101	9,603	11,217	12,601	12,985

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

Figure 23: Lamoreaux



Brock Taunton – Neighbourhood 17

Existing Units: December 31, 2025 – 12

Existing Population: December 31, 2025 – 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
SP-2015-04	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	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2015-04	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

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	12	12	12	12	12	12	12	12	12
Total Population	35	34	34	34	34	34	34	34	34

A detailed map of Neighbourhood 17 - Brock-Taunton in the City of Pickering. The map shows various streets including Alexander Knox Road, Fifth Concession Road, Taunton Road, Fourth Concession Road, William Jackson Drive, Zents Drive, Rex Heath Drive, Dusty Drive, Burny Avenue, Edgerton Drive, Elmley Drive, Scenic Lane Drive, Dersan Street, Palmer's Sawmill Road, and several residential streets like Willow Path, St. Michaels Lane, Foxglove Square, Murrey Lane, Hawkhill Lane, Mourning Dove Lane, Mockingbird Lane, Headwood Lane, Sweet Pine Lane, Scarlett Lane, Honey Locust Place, Birch Lane, Irish Square, Moss Lane, Passionfruit Grove, and Narrows. Several areas are highlighted in blue and labeled 'SP-2015-04'. A dashed line runs diagonally across the map. The map is bordered by 'Town of Ajax' on the right and 'City of Pickering' on the left. The title 'Lands Shown in Tables 17.1 - 17.3 Neighbourhood 17 - Brock-Taunton' is at the bottom center. The City of Pickering logo is at the bottom left, and a disclaimer 'THIS IS NOT A PLAN OF SURVEY' is at the bottom right.

Mount Pleasant – Neighbourhood 18

Existing Units: December 31, 2025 – 60

Existing Population: December 31, 2025 – 173

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
SP-2009-01	766				766
SP-2009-02 (R) & SP-2025-02	2,582				2,582
SP-2009-05	783				783
SP-2009-06	828				828
SP-2009-07 (Phase 1A-2)	221				221
SP-2009-08	472				472
SP-2015-06**	219				219
Developments					
40M-2767		69	13		82
Vacant/Potential Redevelopment Lands					
(See Table 18.1)	0				0
Total Unit Increase	5,871	69	13	0	5,953
Total Forecasted Units					6,013

Table 18.3 – Forecasted Incremental Unit Growth

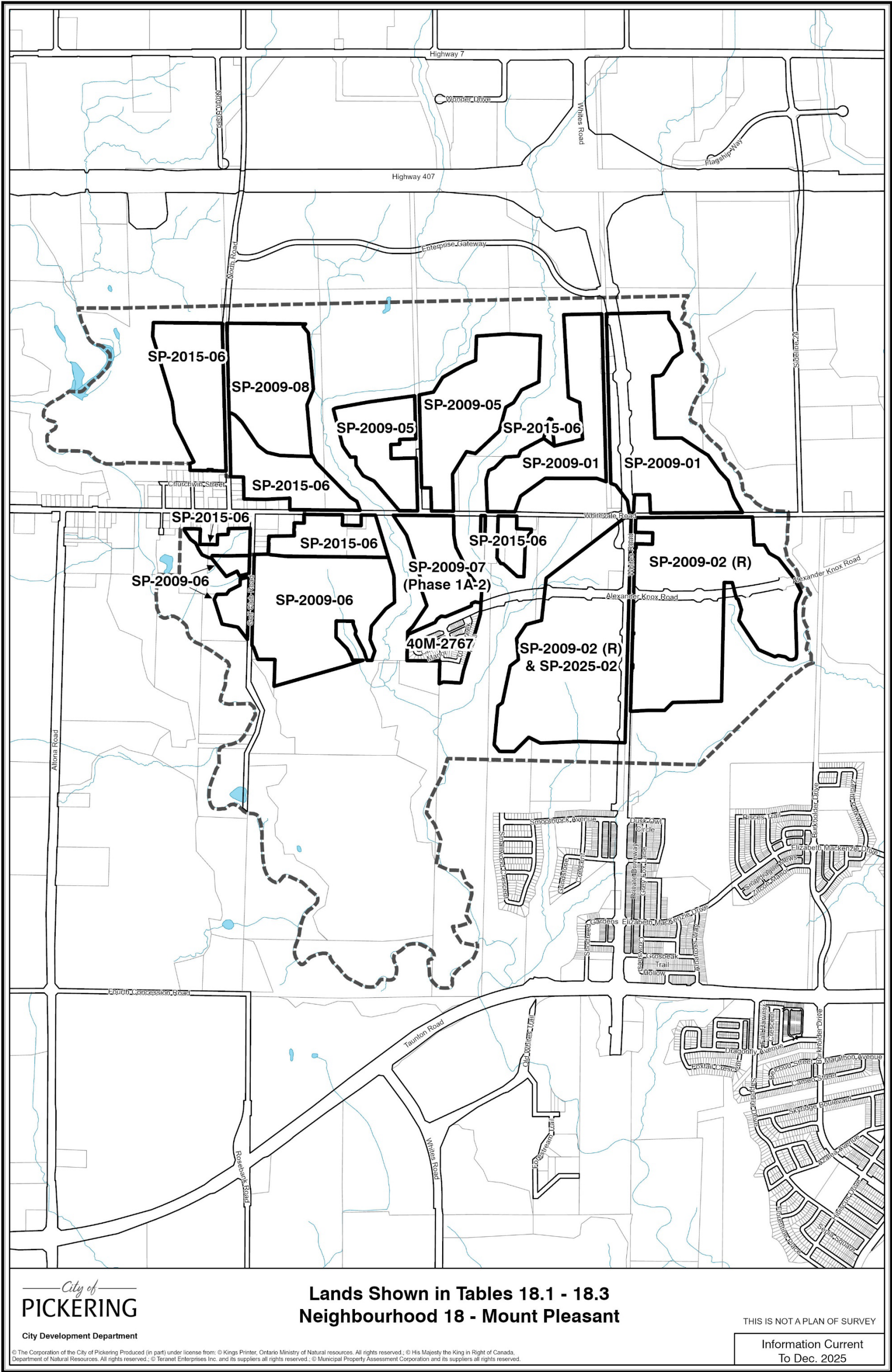
Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2009-01	766								
SP-2009-02 (R) & SP-2025-02	2,582					50	500	500	500
SP-2009-05	783						25	250	250
SP-2009-06	828								
SP-2009-07 (Phase 1A-2)	221				10	50	161		
SP-2009-08	472								
SP-2015-06**	219								
Developments									
40M-2767	82	13	25	25	19				
Vacant/Potential Redevelopment Lands									
(See Table 18.1)	0								
Unit Increase	5,953	13	25	25	29	100	686	750	750

Table 18.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	60	73	98	123	152	252	938	1,688	2,438
Total Population	173	210	281	353	436	723	2,683	4,794	6,851

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

Figure 25: Mount Pleasant



Wilson Meadows – Neighbourhood 19

Existing Units: December 31, 2025 – 980

Existing Population: December 31, 2025 – 2,832

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
SP-2008-12(R) (Phase 1)	307				307
SP-2008-12(R) (Phase 2)	304				304
SP-2008-12(R) (Future Phases)	440				440
SP-2009-03	478				478
SP-2009-04	42				42
SP-2009-09	195				195
SP-2009-11(R2) (Phase 4)	302				302
SP-2015-05	67				67
SP-2023-02	403				403
SP-2025-01	104				104
Developments					
40M-2710			13		13
40M-2773			5		5
40M-2798		198			198
S05/23			200		200
Vacant/Potential Redevelopment Lands					
(See Table 19.1)					0
Total Unit Increase	2,940	198	218	0	3,356
Total Forecasted Units					4,336

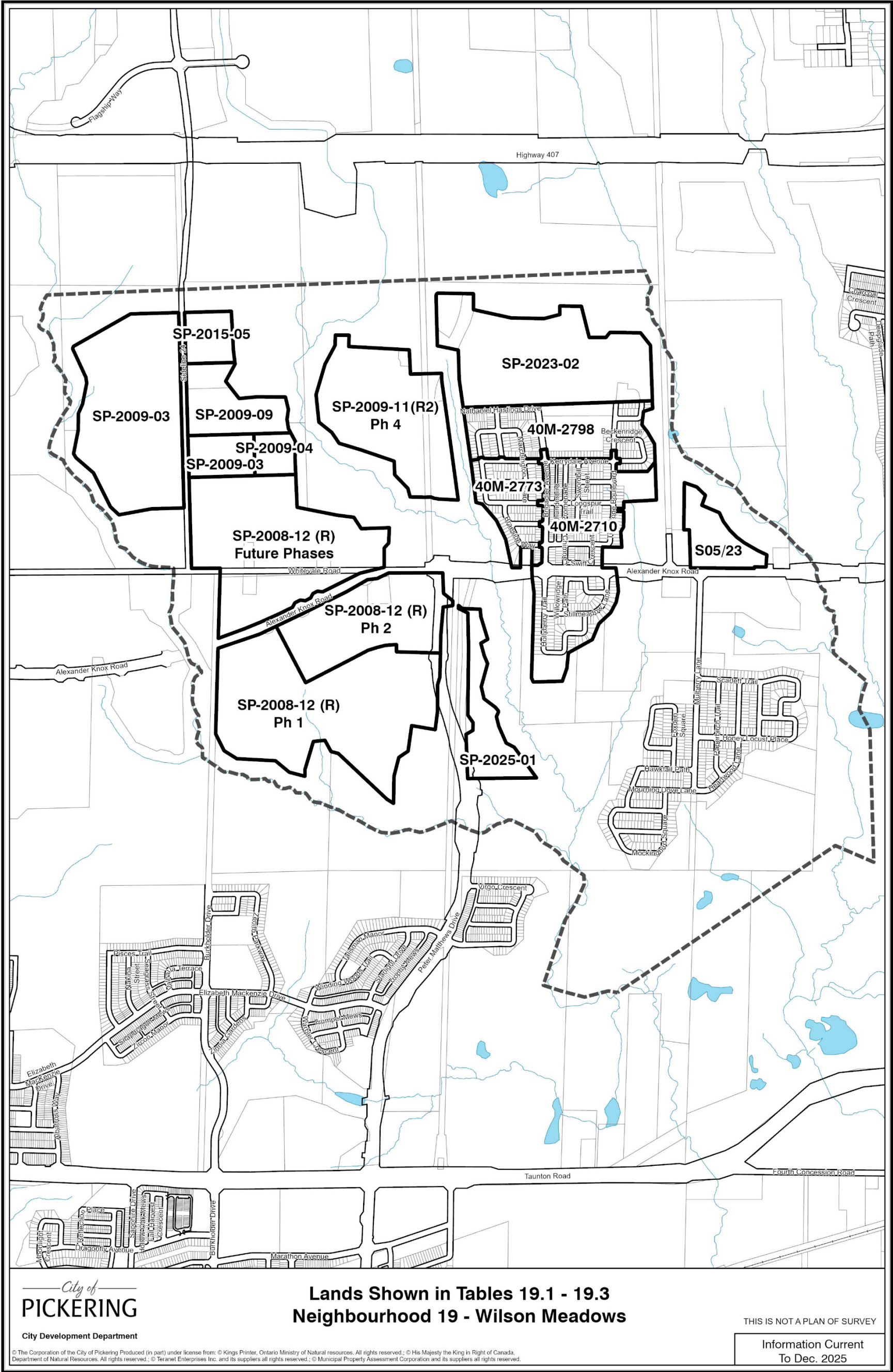
Table 19.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2008-12(R) (Phase 1)	307		45	60	70	70	62		
SP-2008-12(R) (Phase 2)	304						250	54	
SP-2008-12(R) (Future Phases)	440							250	190
SP-2009-03	478								
SP-2009-04	42								
SP-2009-09	195								
SP-2009-11(R2) (Phase 4)	302			50	80	80	92		
SP-2015-05	67								
SP-2023-02	403		45	100	100	100	58		
SP-2025-01	104								
Developments									
40M-2710	13	13							
40M-2773	5	5							
40M-2798	198	150	48						
S05/23	200	200							
Vacant/Potential Redevelopment Lands									
(See Table 19.1)	0								
Unit Increase	3,356	368	138	210	250	250	462	304	190

Table 19.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	980	1,348	1,486	1,696	1,946	2,196	2,658	2,962	3,152
Total Population	2,832	3,869	4,265	4,868	5,585	6,303	7,602	8,412	8,857

Figure 26: Wilson Meadows



Thompson’s Corners – Neighbourhood 20

Existing Units: December 31, 2025 – 398

Existing Population: December 31, 2025 – 1,150

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
SP-2015-03 (Phase 2A)	570				570
SP-2015-03 (Phase 2B)	478				478
Developments					
40M-2756			44		44
40M-2781		638	138		776
40M-2782		189	87		276
Vacant/Potential Redevelopment Lands					
(See Table 20.1)	0				0
Total Unit Increase	1,048	827	269	0	2,144
Total Forecasted Units					2,542

Table 20.3 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
SP-2015-03 (Phase 2A)	570			50	75	35			410
SP-2015-03 (Phase 2B)	478							200	200
Developments									
40M-2756	44	44							
40M-2781	776	65	50	50	37			100	250
40M-2782	276	55	50	50	50	50	21		
Vacant/Potential Redevelopment Lands									
(See Table 20.1)	0								
Unit Increase	2,144	164	100	150	162	85	21	300	860

Table 20.4 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
Total Units	398	562	662	812	974	1,059	1,080	1,380	2,240
Total Population	1,150	1,613	1,900	2,330	2,795	3,039	3,089	3,919	6,294

City of
PICKERING

City Development Department

**Lands Shown in Tables 20.1 - 20.3
Neighbourhood 20 - Thompsons Corners**

THIS IS NOT A PLAN OF SURVEY

Information Current
To Dec. 2025

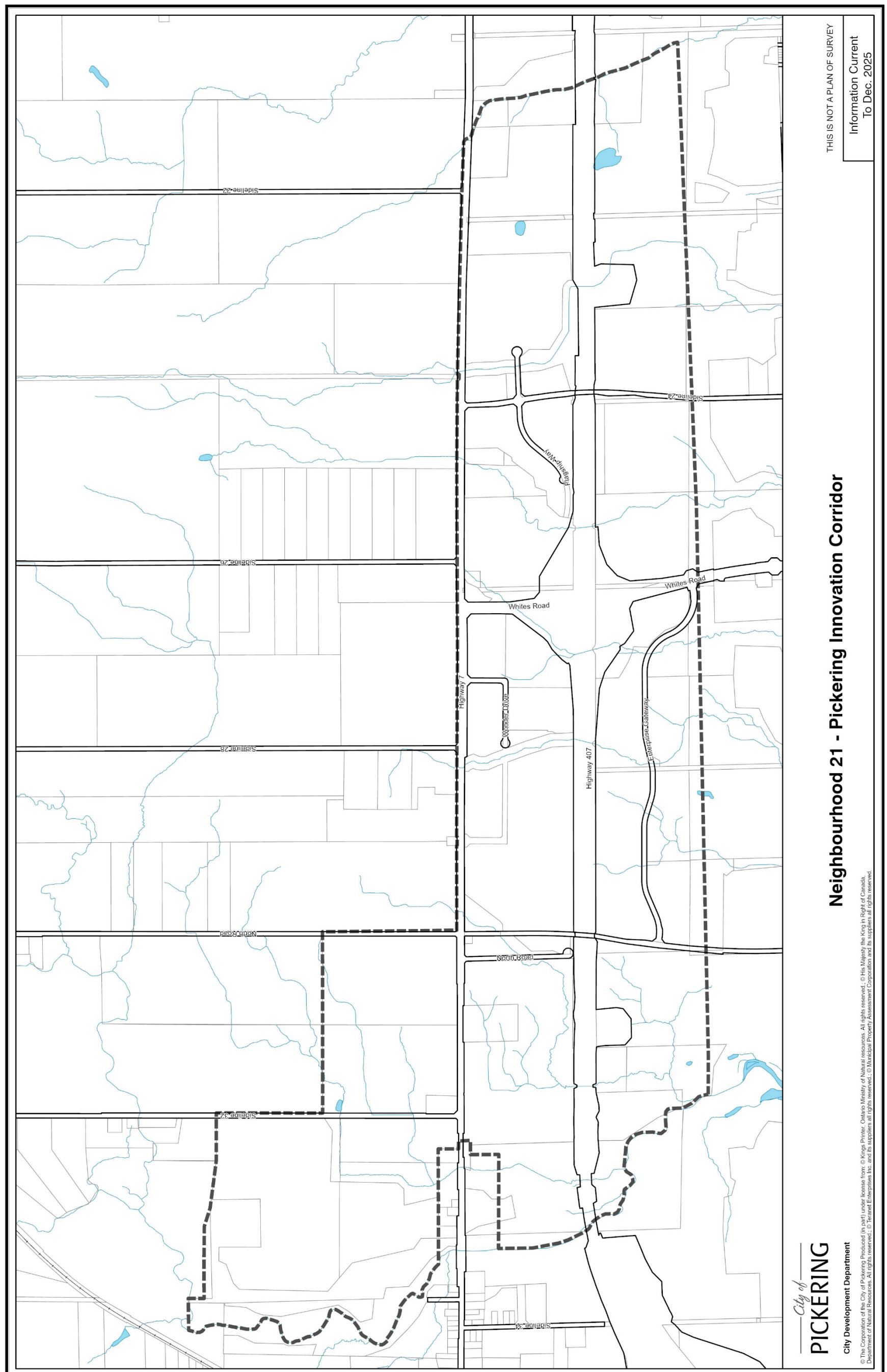
Pickering Innovation Corridor – Neighbourhood 21

Existing Units: December 31, 2025 – **10**

Existing Population: December 31, 2025 – **29**

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.

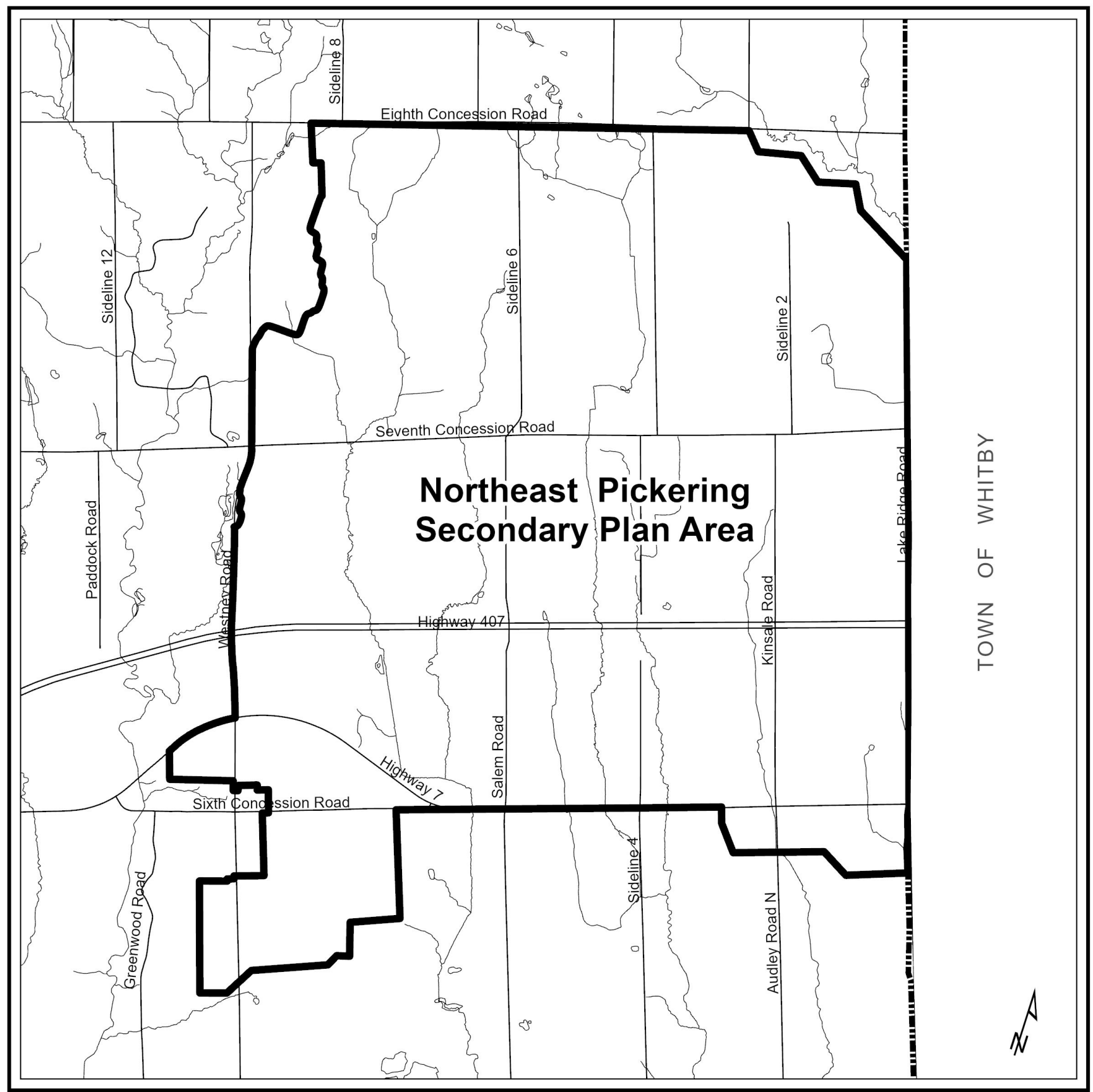
Figure 28: Pickering Innovation Corridor



Forecast Tables Part III – Northeast Pickering Secondary Plan Area

The Northeast Pickering Secondary Plan Area encompasses approximately 1,600 hectares of agricultural and rural lands in Northeast Pickering now located within the City’s Urban Area Boundary. The Secondary Plan Area is generally bound by Highway 7/Sixth Concession Road to the south, Lake Ridge Road to the east abutting the Town of Whitby boundary, Eighth Concession to the north and Westney Road to the west. The Northeast Pickering Secondary Plan Area is shown on Figure 29 below.

Figure 29: Northeast Pickering Secondary Plan Area



Northeast Pickering Secondary Plan Area

Existing Units: December 31, 2025 – **104**

Existing Population: December 31, 2025 – **301**

Neighbourhood boundaries for Northeast Pickering are currently unavailable. Neighbourhood boundaries for this area will be delineated through the Neighbourhood Plan process. Forecast tables will be available once the neighbourhood boundaries are finalized.

The existing unit and population counts are based existing units on the lands within the Northeast Pickering Secondary Plan Area, including the Hamlet of Kinsale.

Forecast Tables Part IV – Rural Settlement Area

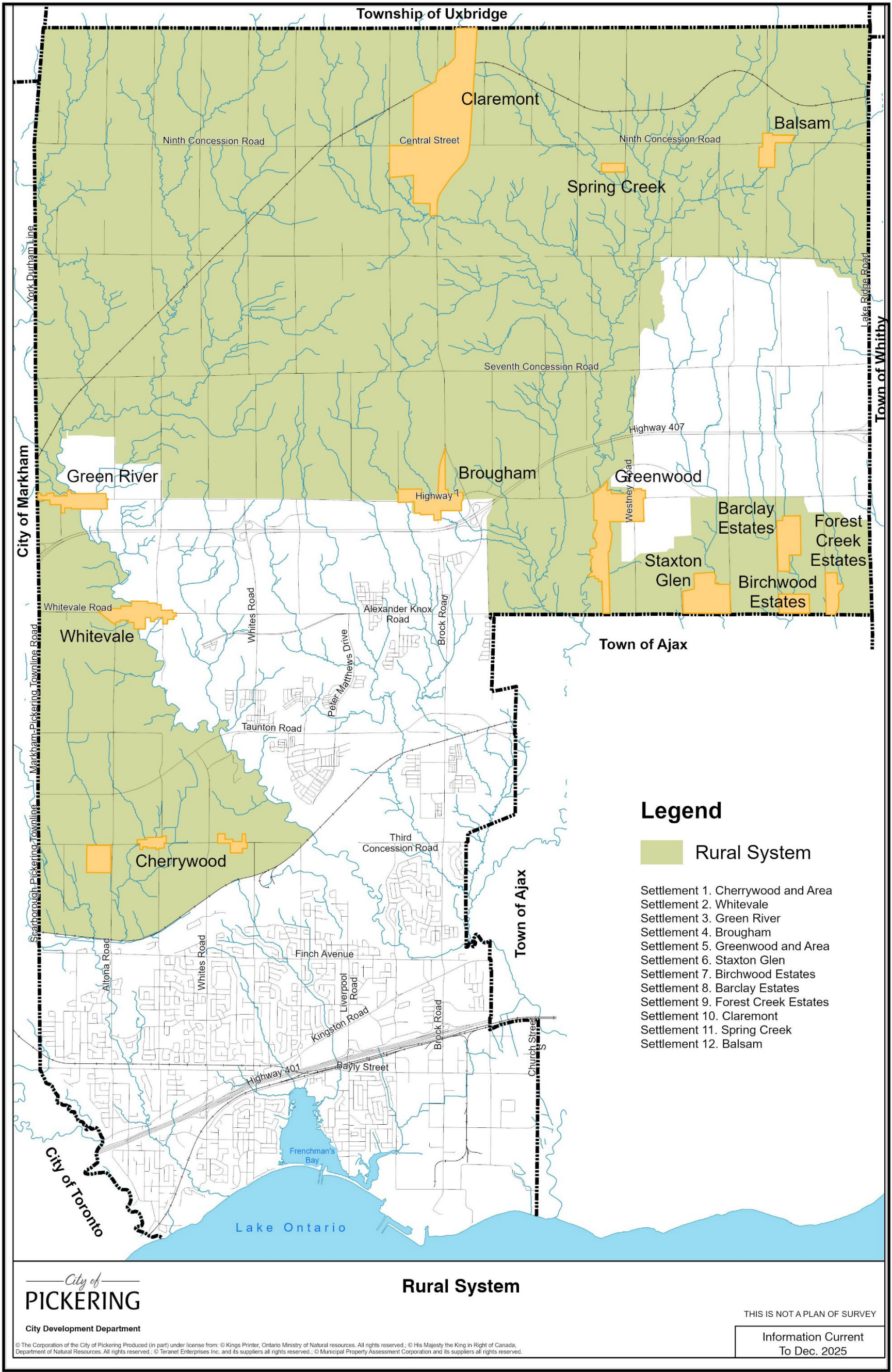
The Rural Settlement Areas of Pickering collectively define areas for residential growth within the Rural System of Pickering. The Rural System is approximately 14,000 hectares; half of the City’s total land area. Pickering’s rural system includes lands located south of the Township of Uxbridge and north of the C.P.K.C. rail line, excluding Seaton and Northeast Pickering Secondary Plan Area.

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. A key map of Pickering’s Rural System is shown on Figure 30.

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

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.

Figure 30: Rural System Settlement Areas



Rural Settlements

Existing Units: December 31, 2025 – 1,364

Existing Population: December 31, 2025 – 3,942

Table 22.1 – Existing Residential Units & Population

	Existing Units	Existing Population
Claremont	402	1,162
Greenwood	106	306
Staxton Glen	39	113
Barclay Estates	35	101
Birchwood Estates	2	6
Forest Creek Estates	0	0
Cherrywood & area	112	324
Whitevale	74	214
Green River	35	101
Brougham	34	98
Balsam	14	40
Spring Creek	9	26
Federal Ownership	270	780
Other Rural lands	232	670
Total	1,364	3,942

Table 22.2 – Vacant/Potential Redevelopment Lands

Settlement	Type	assumptions made in determining # of units	# of Units
Claremont	infill		5
Cherrywood & area	infill		9
Whitevale	infill		11
Green River	infill		11
Brougham	infill		26
Balsam	infill		3
Other Rural lands	infill		170
Total Units			235

Table 22.3 – Proposals & Developments

Proposals	Proposed Units	Units Yet to build	Units Yet to Occupy	Potential Vacant Lots	Total Future Units
SP-2023-04 (Birchwood Estates)	13				13
18T86013R (Forest Creek Estates)	14				14
Development					
40M2774 (Claremont)			46		46
Vacant/Potential Redevelopment Lands					
(see Table 22.2)				235	235
Total Unit Increase	27	0	46	235	308
Total Forecasted Units					1,672

Table 22.4 – Forecasted Incremental Unit Growth

Proposals	Total Future Units	2026	2027	2028	2029	2030	2031- 2035	2036- 2040	2041- 2045
SP-2023-04 (Birchwood Estates)	13							13	
18T86013R (Forest Creek Estates)	14								14
Development									
40M2774 (Claremont)	46	46							
Vacant/Potential Redevelopment Lands									
(see Table 22.2)	235					3	3	5	9
Unit Increase	308	46	0	0	0	3	3	18	23

Table 22.5 – Total Cumulative Growth

	2025 Actual	2026	2027	2028	2029	2030	2031- 2035	2036- 2040	2041- 2045
Total Units	1,364	1,410	1,410	1,410	1,410	1,413	1,416	1,434	1,457
Total Population	3,942	4,047	4,047	4,047	4,047	4,055	4,050	4,073	4,094

Figure 31: Rural Settlement – Claremont

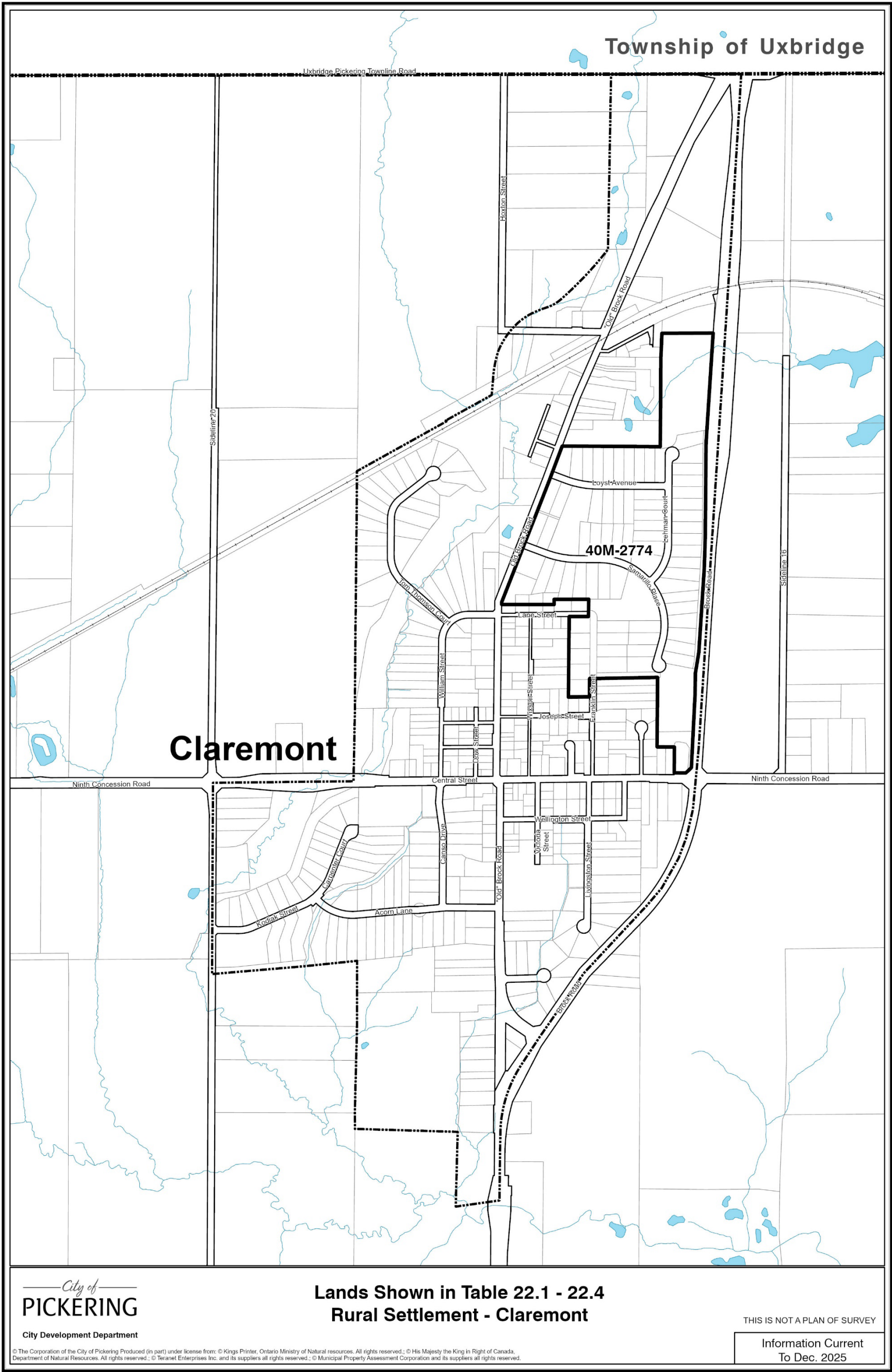


Figure 32: Rural Settlements – Greenwood & Estate Settlements

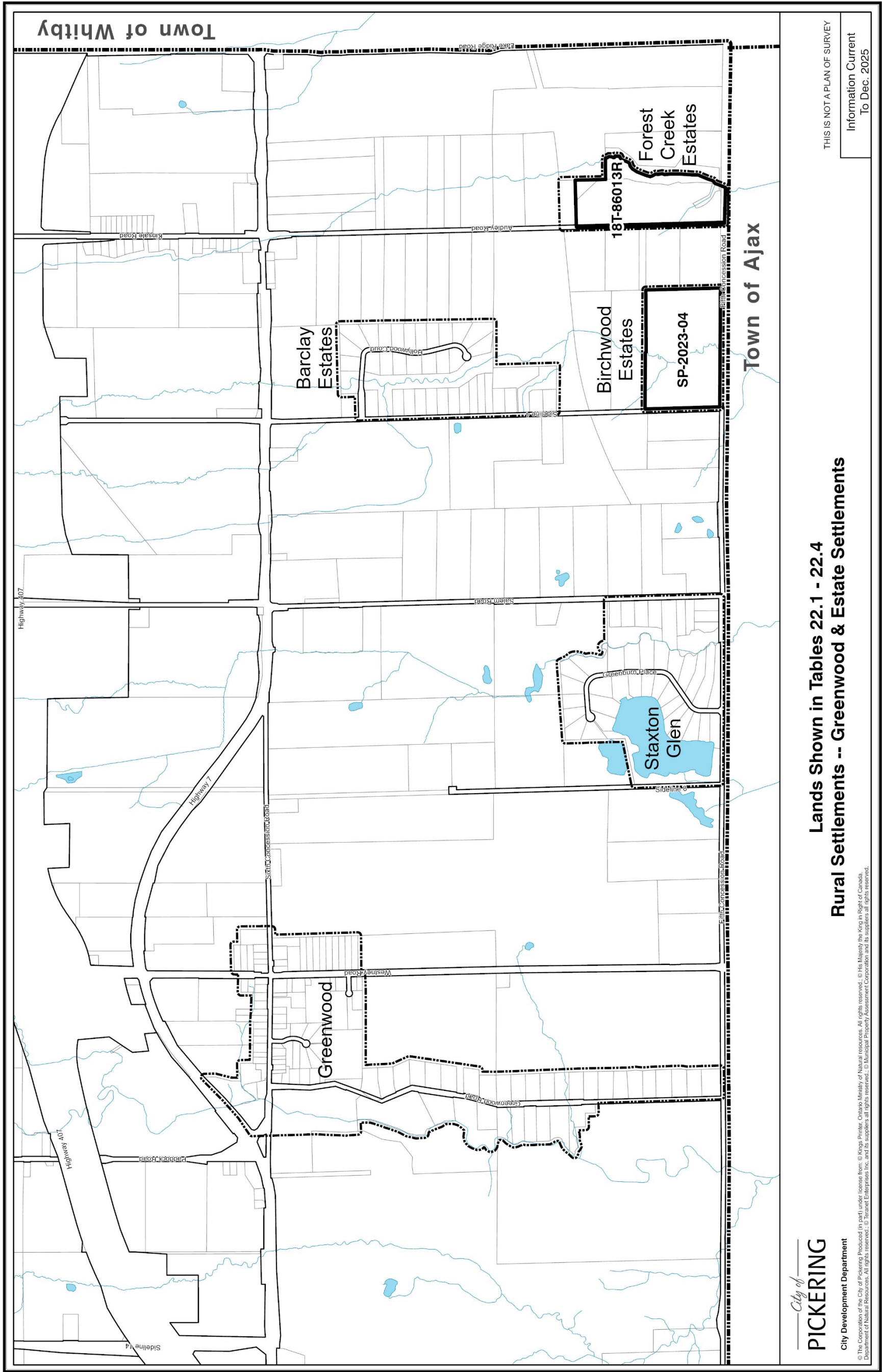


Figure 33: Rural Settlements – Cherrywood and Area, Whitevale, Green River

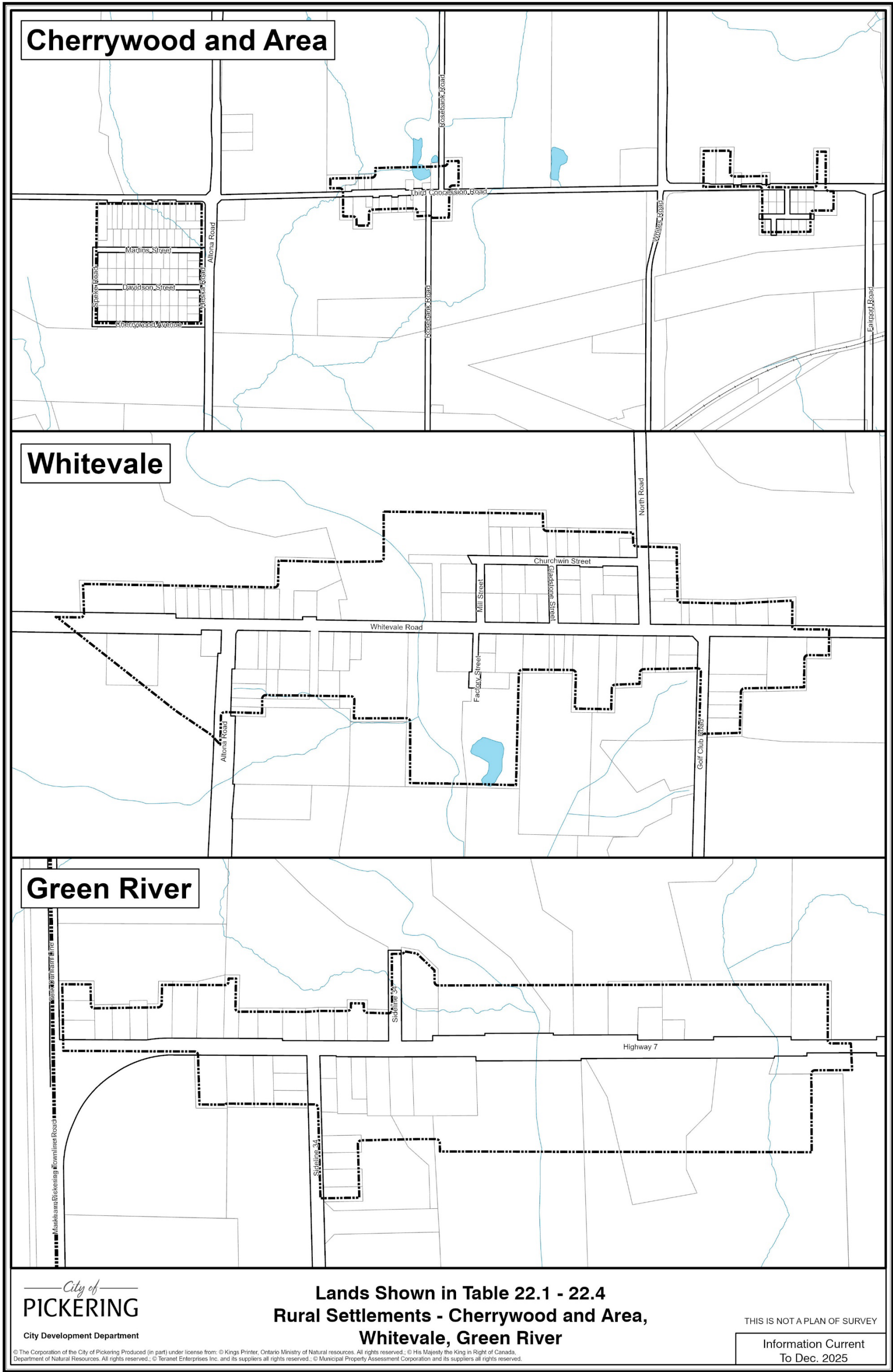
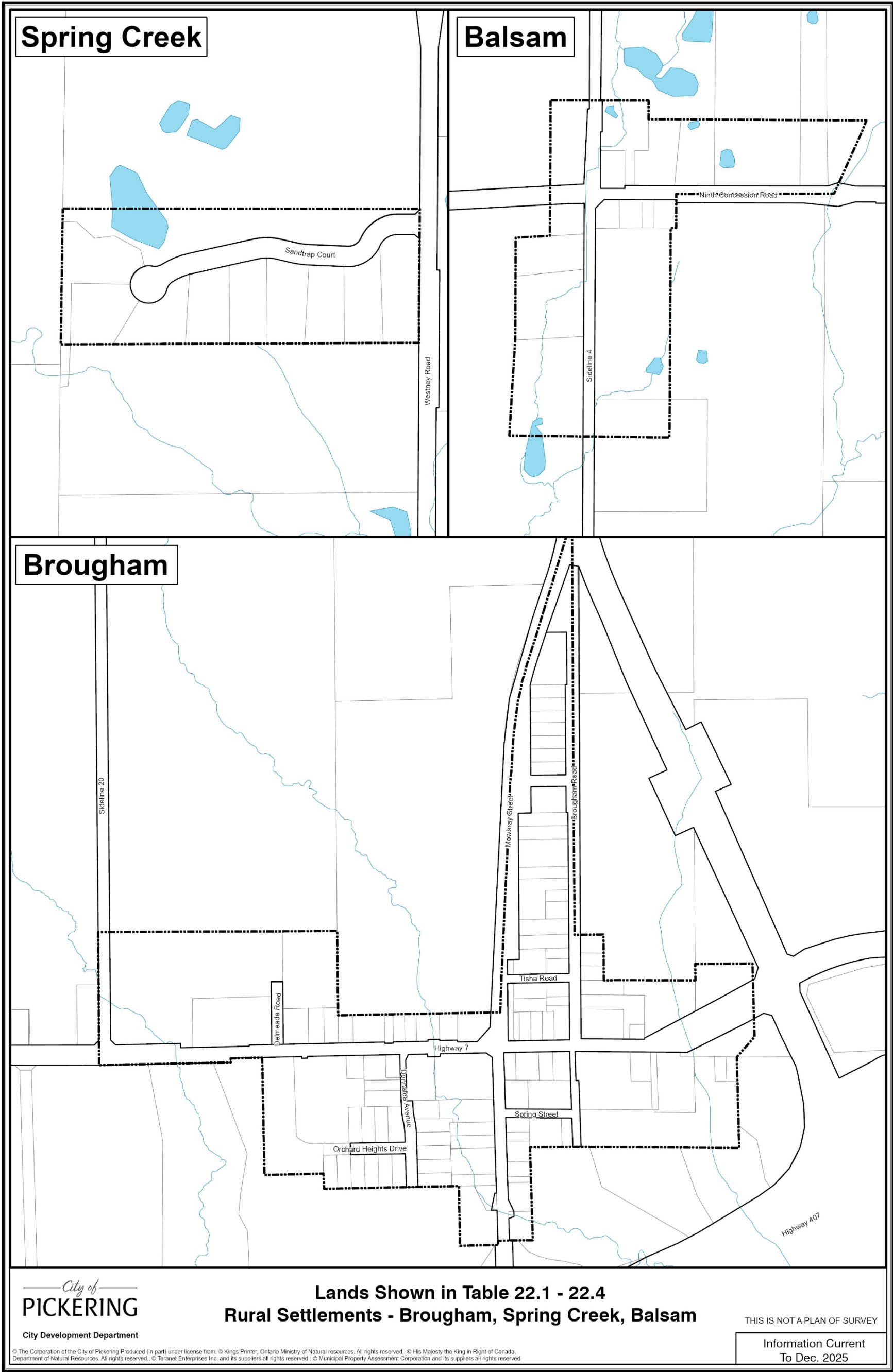


Figure 34: Rural Settlements – Brougham, Spring Creek, Balsam



Unit Summary Tables

Table 23.1 – South Pickering Urban Area Total Cumulative Units Forecasted

Neighbourhoods	Existing Units	Proposed Additional Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
1-Rosebank	1,139	91	1,139	1,140	1,142	1,148	1,163	1,181	1,191	1,206
2-West Shore	2,401	281	2,401	2,401	2,401	2,401	2,401	2,654	2,682	2,682
3-Bay Ridges	3,860	65	3,860	3,860	3,860	3,861	3,866	3,919	3,921	3,923
4-Brock Industrial	4	0	4	4	4	4	4	4	4	4
5-Rougemount	1,085	1,841	1,085	1,085	1,086	1,087	1,116	1,118	1,620	2,222
6-Woodlands	1,260	7,004	1,260	1,260	1,260	1,260	1,260	1,260	1,726	2,476
7-Dunbarton	962	503	962	963	969	970	971	982	1,470	1,741
8-City Centre	3,666	37,555	3,987	4,587	5,169	5,769	6,619	7,619	8,993	10,800
9-Village East	2,018	9,478	2,018	2,018	2,026	2,027	2,028	2,577	3,002	3,712
10-Highbush	2,110	135	2,110	2,119	2,120	2,153	2,187	2,202	2,217	2,229
11-Amberlea	4,535	159	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,694
12-Liverpool	6,070	7,139	6,070	6,070	6,070	6,442	6,442	6,442	7,452	8,616
13-Brock Ridge	2,360	768	2,360	2,360	2,360	2,360	2,360	2,520	2,852	3,057
14-Rouge Park	514	176	514	514	514	570	604	604	645	665
15-Duffin Heights	2,287	2,358	2,287	2,307	2,390	2,500	2,829	3,450	3,989	4,789
South Pickering Urban Area Total	34,271	67,889	34,592	35,223	35,906	37,087	38,385	41,067	46,299	52,816

Table 23.2 – Seaton Urban Area Total Cumulative Units Forecasted

Neighbourhoods	Existing Units	Proposed Additional Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
16-Lamoreaux	2,129	4,404	2,384	2,661	2,911	3,171	3,346	3,922	4,437	4,621
17-Brock-Taunton	12	1,896	12	12	12	12	12	12	12	12
18-Mount Pleasant	60	5,953	73	98	123	152	252	938	1,688	2,438
19-Wilson Meadows	980	3,058	1,348	1,486	1,696	1,946	2,196	2,658	2,962	3,152
20-Thompson's Corners	398	2,144	562	662	812	974	1,059	1,080	1,380	2,240
21-Innovation Corridor	10	0	10	10	10	10	10	10	10	10
Seaton Urban Area Total	3,589	17,455	4,389	4,929	5,564	6,265	6,875	8,620	10,489	12,473

Table 23.3 – All of Pickering Total Cumulative Units Forecasted

All of Pickering	Existing Units	Proposed Additional Units	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
South Pickering Urban Area Totals	34,271	67,553	34,592	35,223	35,906	37,087	38,385	41,067	46,299	52,816
Seaton Urban Area Totals	3,589	17,455	4,389	4,929	5,564	6,265	6,875	8,620	10,489	12,473
Northeast Pickering Total	104	0	104	104	104	104	104	104	104	104
Urban Totals	37,860	85,008	39,085	40,256	41,574	43,456	45,364	49,791	56,892	65,393
Rural Totals	1,364	308	1,410	1,410	1,410	1,410	1,413	1,416	1,434	1,457
Entire City Total	39,224	85,316	40,495	41,666	42,984	44,866	46,777	51,207	58,326	66,850

Population Summary Tables

Table 24.1 – South Pickering Urban Area: Total Cumulative Population Forecasted

Neighbourhoods	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
1-Rosebank	3,292	3,269	3,272	3,278	3,295	3,338	3,378	3,382	3,389
2-West Shore	6,939	6,891	6,891	6,891	6,891	6,891	7,590	7,617	7,536
3-Bay Ridges	11,155	11,078	11,078	11,078	11,081	11,095	11,208	11,136	11,024
4-Brock Industrial	12	12	12	12	12	12	12	12	12
5-Rougemount	3,136	3,114	3,114	3,117	3,120	3,203	3,197	4,181	5,758
6-Woodlands	3,641	3,616	3,616	3,616	3,616	3,616	3,604	4,524	6,391
7-Dunbarton	2,780	2,761	2,764	2,781	2,784	2,787	2,809	3,797	4,730
8-City Centre	6,599	7,177	8,257	9,304	10,384	11,914	13,714	17,986	21,600
9-Village East	5,832	5,792	5,832	5,815	5,817	5,820	6,901	8,171	9,864
10-Highbush	6,098	6,056	6,082	6,084	6,179	6,277	6,298	6,296	6,263
11-Amberlea	13,106	13,015	13,015	13,015	13,015	13,015	12,970	12,879	13,190
12-Liverpool	17,542	17,421	17,421	17,421	18,489	18,489	18,424	20,324	23,320
13-Brock Ridge	6,820	6,773	6,773	6,773	6,773	6,773	7,207	8,100	8,590
14-Rouge Park	1,485	1,475	1,475	1,475	1,636	1,733	1,727	1,832	1,869
15-Duffin Heights	6,609	6,564	6,621	6,859	7,175	8,119	9,867	11,329	13,457
South Pickering Urban Area Total	95,047	95,013	96,222	97,519	100,267	103,083	108,906	121,565	136,992

Table 24.2 – Seaton Urban Area: Total Cumulative Population Forecasted

Neighbourhoods	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
16-Lamoreaux	6,153	6,842	7,637	8,355	9,101	9,603	11,217	12,601	12,985
17-Brock - Taunton	35	34	34	34	34	34	34	34	34
18-Mount Pleasant	173	210	281	353	436	723	2,683	4,794	6,851
19-Wilson Meadows	2,832	3,869	4,265	4,868	5,585	6,303	7,602	8,412	8,857
20-Thompson's Corners	1,150	1,613	2,043	2,330	2,795	3,039	3,089	3,919	6,294
21-Innovation Corridor	29	29	29	29	29	29	29	29	29
Seaton Urban Area Total	10,372	12,597	14,290	15,969	17,981	19,731	24,654	29,789	35,050

Table 24.3 – All of Pickering: Total Cumulative Population Forecasted

All of Pickering	2025 Actual	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041-2045
South Pickering Urban Area Totals	95,047	95,013	96,222	97,519	100,267	103,083	108,906	121,565	136,992
Seaton Urban Area Totals	10,372	12,597	14,290	15,969	17,981	19,731	24,654	29,789	35,050
Northeast Pickering Total	301	298	298	298	298	298	297	295	292
Urban Totals	105,419	107,908	110,811	113,787	118,546	123,113	133,857	151,649	172,334
Rural Totals	3,942	4,047	4,047	4,047	4,047	4,055	4,050	4,073	4,094
Entire City Total	109,361	111,955	114,857	117,834	122,593	127,168	137,907	155,722	176,429

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