

## Appendix B: Virtual Public Information Centre

On June 25<sup>th</sup>, 2025, from 7:00 to 8:00 p.m., project team members hosted a virtual public information centre. Twenty (20) people attended the online event. City staff presented Pickering's state of housing and challenges, including who is involved in housing delivery, defining affordability, housing policies and choices, current housing profile and current demographic trends.

### Questions and Answers

Following the presentation, participants were invited to ask questions of clarification. These are summarized below, with questions noted with a 'Q,' and answers noted with an 'A'.

- **Q.** Are there any plans to build bungalows or is there a push to build more condos?
  - **A.** This is a good question that requires a brief explanation to differentiate between the approval process and the construction process. The City has some control in the approval timelines but does not control the construction timelines.
  - The approval process is when an applicant submits application(s) and are required to erect a municipal sign identifying proposal details such as the number of units/buildings, who to contact at the City for more information and the dates for public meetings. This process is where Council makes decisions to approve or deny a proposal. The City can work to reduce timelines by finding efficiencies in the approval process.
  - The construction process occurs once approvals have been granted. This can include developer signs that advertise the development sales information including price, websites, etc. It is important to note that when projects gets municipal approval the developer decides when to advertise or sell the units. Once the developer brings units to the market, the timeline to sell the units will vary, depending on the size of the project. Market conditions can also change (i.e. interest rates, tariffs) leading to potential delays. The City has no control over the construction timeline.
- **Q.** I have noticed that large apartments often put up a sign indicating it is planned, yet the lot remains vacant for years. Is there any plan to shorten the approval process so the project can proceed from planning to construction faster?
  - **A.** There is a need for all types and size of housing units in Pickering. The Official Plan contains policies to ensure that all housing options are permitted. Within the Official Plan, there are strategic growth areas, including the City Centre and Kingston Road corridor, where higher density building forms, including apartments, are encouraged to locate.
  - With that said, in many cases the cost and demand for specific units types (single detached, townhouses, apartment, etc.) will dictate what developers think they can sell to make a project viable. The City works with developers to try and ensure that all unit types and tenures are built within the City.
  - Bungalows, for example, may occupy more land area due to not having a second storey. If bungalows require larger lots they may also have a higher selling price

and may not be seen as feasible in some developments, given the costs involved in the current housing market.

## Discussion Activity

After the question and answer period, participants were invited to respond to key discussion questions. Results from questions posed during the activity are displayed below.

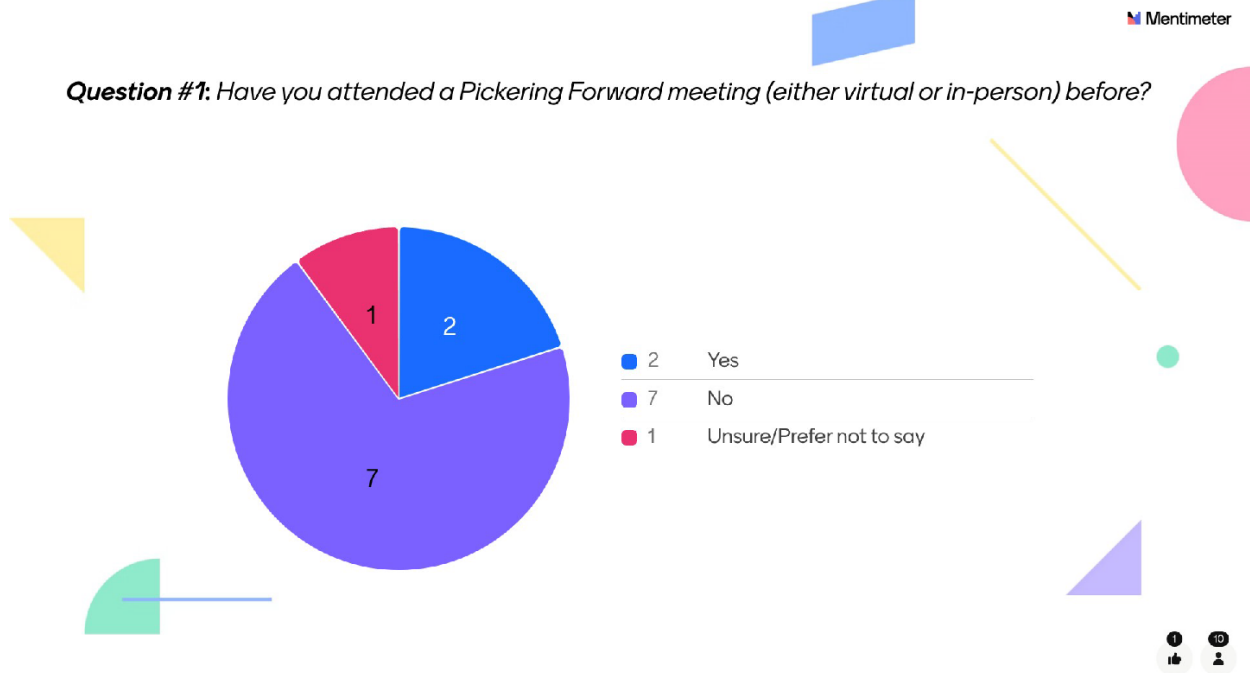


Figure 1 – Number of participants who have attended a previous Pickering Forward meeting.

N - 10

**Question #2:** What are your biggest challenges/concerns with housing and affordability in Pickering today?

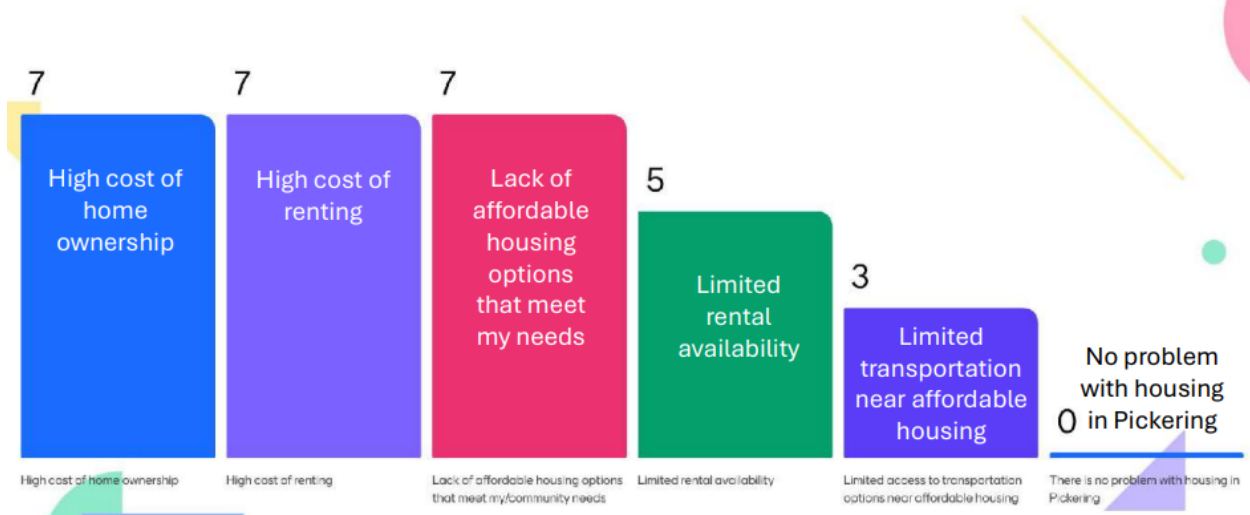


Figure 2 – Responses regarding the biggest challenges/concerns with housing in Pickering today.

N - 9

**Question 3:** How might your housing needs change over the next 10-20 years?

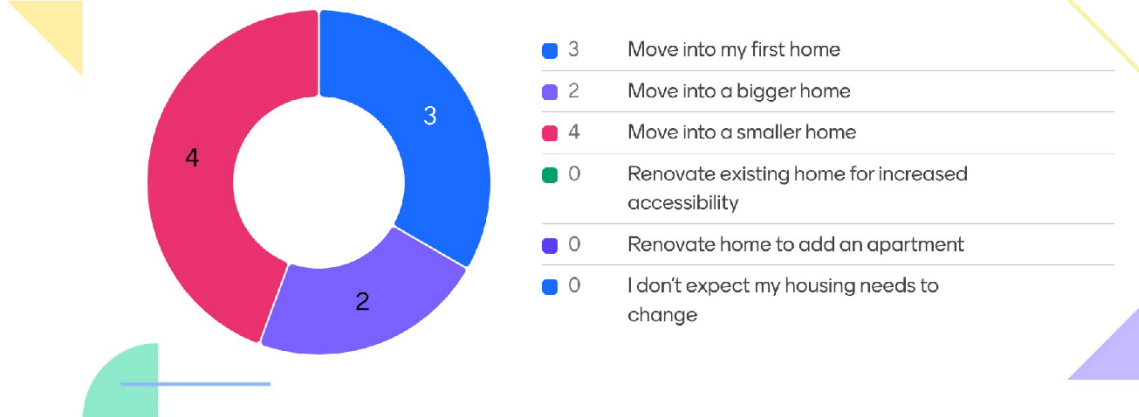


Figure 3 - Responses regarding how housing needs may change over the next 10-20 years.

N - 9

**Question 6:** Pickering needs to provide diverse housing to meet the needs of many, what housing options should the City encourage/allow more of?



Figure 4 - Responses regarding what housing options the City should encourage/allow more of.

N - 9

To conclude the meeting, the project team provided participants with the next steps and future engagement opportunities.