

October 6, 2025

Mayor and Members of City Council
City of Pickering
Pickering, ON L1V 6K7

Attention: Mayor Ashe and Members of City Council

**Re: Affordable Housing Commitment
Applications for Official Plan and Zoning By-law Amendment
City Files: OPA 22-002/P and A 05-22
1755 Pickering Parkway
Pickering, Ontario**

We, Bayfield Realty Advisors, have submitted applications to amend the City's Official Plan and Zoning By-law (Files OPA 22-002/P and A 05-22) for our lands at 1755 Pickering Parkway. Our vision for our lands is for the creation of a complete community that is accessible by all and that provides a range of housing opportunity to the community, in addition to being a hub for commercial activity and recreation, including a new 1.4 ha public park that is the core of our redevelopment.

As members of the community, our vision is to create a neighbourhood that benefits the City of Pickering and existing and future residents. And as part of our vision and goal for our lands in the City of Pickering, **we write this letter to extend our commitment to the developing of affordable housing.**

Our Proposed Redevelopment and Affordable Housing

As our lands are not subject to "Inclusionary Zoning", the City understands we have no obligation or requirement to provide any commitment to affordable housing as part of the redevelopment of our lands, and there is no legislative authority to refuse our applications to redevelop our lands for lack of affordable housing. Despite this, Bayfield will be contributing affordable housing as part of the development of our lands, as a demonstration of our commitment to addressing housing affordability, now and into the future.

The redevelopment of our lands, if approved, anticipates bringing forward over 5,000 new dwelling units to the City of Pickering over the next several years. The price of housing is market-driven, and a large influence in determining price point is the relationship of supply and demand. When demand outpaces supply, prices of goods increase. Conversely, and in the context of our proposed 5,000+ new dwelling units, when supply is increased in relation to demand, the price is expected to decrease. As a landowner and developer, we can only control the supply side of the equation, and our applications propose to unlock a supply of 5,000+ dwelling units in a new community hub, which should have inherent impact on the cost of housing. As well, the City can only control the supply side of the equation, through the approval of applications and/or creation of policies which enable construction of housing, among other means.

The housing forms and types that we anticipate within the future redevelopment of our lands are wide ranging and include predominantly a variety of sizes of apartment dwellings. This housing form is generally able to achieve a more affordable outcomes than typical low-rise residential and greenfield development. Our redevelopment will provide a wide range of unit sizes, aimed to be suited for different income levels, personal preferences, and household sizes. The variety of housing sizes will ensure options are afforded for all life stages within the community and should contribute to reducing the barrier to entry for home ownership by providing a more affordable building-form alternative than typical greenfield development (i.e. single detached dwellings).

While we believe that our building supply will create a more affordable market condition, there is more that we are able to contribute as part of the redevelopment of our lands.

Affordable Housing Commitment for Phase 1

Our intent is to proceed first with the redevelopment of the westerly portion of our lands, which will accommodate approximately 678 dwelling units, if approved. We commit to providing 10 dwelling units as affordable, as defined by the Provincial Planning Statement 2024. That means, we will ensure 10 new units are secured at an affordable sale/rental price, contributing to the City meeting targets of affordability and ensuring new homes are attainable.

Affordable Housing Commitment for Future Phases

There will be future commitments for the provision of affordable housing in future phases, based on market conditions and as determined as each phase proceeds. It is expected that a similar arrangement will be made at the time of future residential phases, and we will look forward to arranging those details at the appropriate time when additional detail is known. Our current applications will set the stage for redevelopment of our lands for the next years or decades, and it is premature to specify a particular number of affordable units per phase given the potential variables and uncertainty that can be expected as the full redevelopment matures. It is our general intention to ensure a minimum 1% of residential units throughout the development are secured at an affordable rate. We understand that the City of Pickering does not have any incentives or affordable housing programs that we could enter into to maximize the supply of affordable housing on our site. We encourage the City to work with us to ensure we are able to develop housing that is affordable and attainable for residents of the City of Pickering.

Conclusion

In summary, we believe that our proposed 5,000+ dwelling units will contribute to making housing more affordable for residents of the City of Pickering. And despite no obligation for us to secure any affordable housing, we are proposing to secure 10 dwelling units as affordable in our first phase of development, with the opportunity to provide even more affordable housing in future phases. We look forward to continuing to work with the City of Pickering to build a sustainable and successful City for all.



Gabe Cicconi
Director of Development & Construction