



 **INVEST**  
PICKERING

— City of —  
**PICKERING**

# Community Profile 2025-2026



Located at the intersection of the City of Toronto, York Region, and Durham Region, the City of Pickering is slated for significant economic and residential growth. Recognized as a Smart21 Community, Pickering continues to undertake transformational projects and initiatives to support economic development, job creation, innovation, and sustainability as one of the fastest growing municipalities in Ontario.



"Recognized by The Globe and Mail as one of the 'Most Livable Cities in Canada' for two consecutive years, Pickering is developing a strong reputation as a preferred destination for both new residents and businesses alike. Committed to economic development and job creation, we are building not just a modern city, but a dynamic and thriving hub where residents can live, work, and play in a community they proudly call home. As one of the fastest growing cities in Ontario, I invite you to join us in shaping the future of Pickering, where innovation meets livability, and success is woven into the fabric of our connected and complete community."

**Mayor Kevin Ashe**  
City of Pickering



"Pickering continues to grow and prosper through revitalization and intensification developments, raising the City's profile both nationally and abroad. With new residents coming to Pickering, it is our responsibility to attract and retain businesses that will create jobs for our existing and new residents. We continue to attract large scale investments that are a testament to the boundless opportunities, resources and talent that Pickering provides."

**Fiaz Jadoon**  
Director, Economic Development & Strategic Projects



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Invest Pickering is committed to helping businesses succeed. We provide the necessary support and resources to strengthen existing businesses and attract new businesses to our community.

We are here to strengthen the City of Pickering's national and international profile through domestic and foreign investment while also supporting our robust small business community.

From site selection and relocation, to grant applications and small business funding, to film production and attraction related activities, tourism, naming rights & sponsorship of public assets, Invest Pickering is your first point of contact for a wide variety of opportunities.

Connect with us at [invest@pickering.ca](mailto:invest@pickering.ca) for more information.





CN Rail, CP Rail, GO Transit,  
Durham Region Transit



Toronto Pearson International  
Airport, Billy Bishop Toronto  
City Airport, Oshawa  
Municipal Airport



Highways 401, 407, 7, 412

## A Connected City

Pickering offers excellent access to an integrated transportation network, and a high-speed telecommunication system keeps you connected to the global economy.

### Integrated Transportation Infrastructure

Pickering offers excellent access to a reliable transportation network of high capacity roads, railways, a seaport and proximity to three airports. Businesses can easily transport their products on a regional, national and global scale.

Pickering City Centre hosts a GO Train stop that connects to Union Station, and by extension, the TTC network - all connected with one fare. Future plans include the proposed Durham-Scarborough BRT (DSBRT) line, which will consist of 36 kilometres of bus rapid transit that would serve Oshawa, Whitby, Ajax, Pickering and Scarborough.

### Alto High Speed Rail

The Government of Canada has announced the development of a high-speed rail line between the Toronto and Quebec City Corridor. The service will help reduce passenger and freight train delays, provide faster service, broaden connectivity across eastern Ontario, reduce greenhouse gas emissions, and create jobs and opportunities. The City, in partnership with The Region of Durham, has proposed a stop in Pickering. As of 2024, the City's proposal of a conceptual design of a High-Speed Rail station and the surrounding development is in progress.

### Fibre Optic Broadband Network

Pickering is committed to intelligent community development to create a connected city. Advancing broadband accessibility and information communications technologies across the city will play a critical role in generating economic growth. Pickering is one of the regions being serviced by the Rogers Accelerated High Speed Internet program, which is connecting more than 89,000 homes and businesses with Fibre in rural and underserved communities across Ontario. Durham OneNet, a Municipal Service Corporation, continues its work towards a 700 kilometre network that will connect the Region.





# Access To Major Markets

Pickering is located at the heart of Canada's largest labour and business market. Served by an integrated transportation network, Pickering provides time-saving access to major markets across North America.

Easy connections to Billy Bishop and Pearson airports via GO Transit and the UP train, with free transfers for GTA transit riders between Durham Region Transit, GO Transit, TTC, Brampton Transit, and York Region Transit.

**100+**

languages spoken by  
Pickering's diverse population

**4.4M**

people reside within 50 km  
(30 miles of pickering)



## Border Crossing

## Distance From Pickering

Buffalo, NY	168 km / 104 miles
Gananoque, ON	251 km / 156 miles
Niagara Falls, ON	169 km / 105 miles
Sarnia, ON	317 km / 197 miles
Detroit, MI	399 km / 248 miles

Explore  
neighbourhood  
parks and hike an  
extensive network of trails  
such as the Rouge National Park,  
Seaton Trail, and the  
Waterfront Trail.



# Boundless Opportunities

Pickering is home to a variety of national and international companies. Key industry sectors include energy, advanced manufacturing, logistics, and information technology. Business costs are among the lowest in the Greater Toronto Area and are very competitive globally.



**The Innovation Corridor** is located in central Pickering on Highway 407 and includes over 800 acres of prestige employment land ready for development. The vision for the corridor is to support the creation of high-tech jobs in a variety of industry sectors.



**FGF Brands** broke ground on the Wonderbrand Innovation Business Park in 2023. Phase one will entail four buildings, including manufacturing plants, a distribution centre, a learning centre, and more. Phase Two will open seven more, bringing in over 4,000 jobs to the area.



**Kubota Canada Ltd.**, is a Japanese manufacturer of construction equipment. The company developed their new Canadian headquarters in Pickering, bringing over 200 jobs to the City.



**SmartCentres** has developed a 233,000 square foot, multi-unit, industrial complex at 3550 Sideline 24.



The Ontario government is investing \$12 million to support the widening of Highway 7 from Reesor Road in Markham to Brock Road in Pickering. The expansion from two to four lanes will help drivers spend less time in traffic and support the area's growing manufacturing, life sciences, and agricultural sectors.

Additionally, the Provincial government announced the permanent removal of tolls from the 407 East between Brock Road in Pickering and Highway 115 in Clarington, further supporting the development of industry in the corridor.



Bay Ridges Industrial Centre

### **Brock Industrial Business Park**

South of Highway 401, along Brock Road, is Pickering's industrial hub. With thousands of jobs located in and around the area, it provides the perfect opportunity for businesses to grow and have access to resources such as transportation and labour.

### **Bay Ridges Industrial Centre**

Construction is underway for a new 270,152 square foot warehouse and associated offices. The development includes the construction of an extension to Clements Road to the site from Dillingham Road. A natural area portion of the site is being donated to the City for long term protection.



## Energizing the Community

Ontario Power Generation's (OPG) Pickering Nuclear Generating Station has provided Ontario with safe, clean, and reliable nuclear power for over 50 years. The refurbishment phase will create investment opportunities within the energy sector, highly skilled jobs, and economic growth.

### Pickering Nuclear Generating Station Refurbishment

The Ontario government is supporting Ontario Power Generation's plan to proceed with the next steps toward refurbishing Pickering Nuclear Generating Station "B" units. Once refurbished, Pickering would produce a total of 2,000 megawatts (MW) of electricity, equivalent to powering two million homes, helping to meet increasing demand for electrification and fueling the province's economic growth.

The Conference Board of Canada projects the full refurbishment project will create 11,000 jobs per year while contributing \$19.4 billion to Ontario's GDP over 11 years. This project would benefit communities across Ontario with approximately 90 per cent of spending happening inside the province.

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### Companies located in Pickering that are part of the local energy sector:

**RCM Technologies** provides solutions that enhance the operational performance of its customers through the deployment of advanced information technology and engineering services.

**Black & McDonald** is an integrated, multi-trade service provider that safely delivers high-quality construction, facilities management, and technical solutions to government, institutional and industry clients.

**AtkinsRéalis** is at the forefront of innovation for brand-new nuclear builds; offering top-tier consulting, design, and engineering services. Their Pickering office is focused on nuclear engineering and project development.

**Tetra Tech, Inc.** provides consulting, engineering, program management, and construction management services in the areas of water, environment, infrastructure, resource management, energy, and international development.

**AECOM** is a infrastructure consulting firm, partnering with clients to solve the world's most complex challenges and build legacies for generations to come.





## Working Together to Advance Sustainability

Sustainability requires a collective effort of individuals, businesses, and governments working together to conserve resources and improve resiliency. Pickering benefits from forward-thinking companies and institutions that harness innovation and technology to advance sustainability within their operations and the broader community.

### **LEAF Program Supports Planting Efforts**

This tree and shrub planting program, offered in partnership with the City of Pickering, Region of Durham, and LEAF, provides businesses and residents with an opportunity to enhance their properties while growing the local urban forest. Learn more by visiting [yourleaf.org/pickering-homeowners](https://yourleaf.org/pickering-homeowners).

### **Raising Awareness about Energy Incentives and Rebates**

Recognizing that time is limited for both businesses and residents, City staff have compiled a list of current energy incentives and rebates. Opportunities are posted on [pickering.ca/energysavings](https://pickering.ca/energysavings) and will be updated regularly.

### **New Schools Designed with Sustainability in Mind**

Two new schools in Seaton were designed using both the Integrated Sustainable Design Standards and the Sustainable Seaton Place-Making Guidelines. The designs focus on energy conservation, occupant comfort, and sustainability. Scheduled to open in 2026, the schools will collectively incorporate a variety of elements such as high-performance heating and air conditioning systems, efficient lighting, a cool roof system, shading devices, operable windows, and occupancy sensors.

### **Sustainable Healthcare Infrastructure**

The Seaton Village – Durham Region Long-Term Care Facility is currently under construction. Once completed, it will serve as a model of sustainable healthcare infrastructure in Durham. The facility will feature green roofs, unique outdoor spaces, native and drought-tolerant plantings, a backup generator, electric vehicle provisions, and a solar-ready roof system.

Durham Region Long-Term Care Facility Proposed Rendering







## Growing Neighbourhoods

Residents are attracted to Pickering for its attainable housing and cost of living. The City's continued progress in revitalizing and building residential communities and commercial areas keep our diverse population happy to live and work in Pickering.

### Seaton Community

Development is well underway for the Seaton Community, as one of Canada's largest combined residential, employment, and commercial developments. Seaton is designed to develop a complete community, offering a range of housing types, employment lands, and land densities. The first phase of Seaton saw residents move in and a commercial plaza built.

Over the next 20 years, the Seaton community is set to welcome 70,000 new residents and 35,000 new jobs.



# 7,000

acres make up the  
Seaton Community

### Northeast Pickering

The Northeast Pickering Secondary Plan is currently underway and is wrapping up Phase One of the Scoped Subwatershed Study. This environmental and hydrological assessment will help to inform the land uses for the Secondary Plan. Three Draft Land Use Plans have been published and once the Subwatershed Study is completed, a Preferred Land Use Plan will be completed and presented to stakeholders. Following feedback, the City will proceed with the Official Plan Amendment and Council Adoption.

The master-planned community in Northeast Pickering covers over 4,000 acres and will welcome over 40,000 residents and 10,000 jobs.



## **Kingston Road Corridor Intensification Plan**

The City is aiming to improve the social, economic, and environmental health of Pickering through the amendment of its Official Plan for neighbourhoods located along Kingston Road and east of Brock Road. Our vision is to create a livable, walkable, transit-supportive community that is both a destination for shopping and a place of employment, with retail, commercial services, and offices within mixed-use buildings or on mixed-use sites.



### **City Centre**

Pickering City Centre is one of the largest and most ambitious mixed-use development projects in Canada. Led by CentreCourt, this 55-acre masterplan community, located adjacent to The Shops at Pickering City Centre, is set to transform Downtown Pickering and will include 6,000 condo residences and a one-and-a-half-acre park. The goal is to create a walkable, sustainable, and connected destination that will become a bustling downtown node, welcoming visitors, commuters, and residents alike.

### **Jerry Coughlan Health & Wellness Centre**

The Jerry Coughlan Health & Wellness Centre, Lakeridge Health's new state-of-the-art Surgical Centre and health-care facility is now open. The centre offers day surgery procedures, diagnostic and laboratory tests, an urgent care clinic, physicians' offices, and a pharmacy.

### **Post-Acute Rehabilitation Centre**

The Province has also announced Durham Region's first stand-alone Post-Acute Rehabilitation Centre to be located in Pickering, as part of Lakeridge Health's master redevelopment plan.





## Destination Pickering

### Durham Live

Durham Live is a 240-acre entertainment hub underway in Pickering. The vision is for the area to become the premier entertainment district east of Toronto. The Pickering Casino Resort opened in 2021, and the Hotel in 2023. The site also features The PIK, a space open to conventions and events, and The Arena has already hosted such acts as Bryan Adams, Jann Arden, and several United Boxing Promotions Fight Night events. Future plans include office buildings, cinemas, restaurants, and shops.

### Nautical Village

Discover quaint shops and cafes and the aromas of fresh baking. Enjoy a stroll or bike along the Waterfront Trail or bring a chair and take in a sunset concert at Millennium Square. Pick up a paddle and launch your canoe, kayak or wind sail and enjoy the breeze on Lake Ontario.

### Porsche Experience Centre

Only the third of its kind in North America and the first for Canada, the Porsche Experience Centre Toronto (PEC Toronto) is located on a 20-acre site at the Durham Live development. The PEC Toronto is slated to open by Spring 2025. The site will include a driving circuit over 2 kilometres in length, to highlight the prowess of the two and four-door sports cars in their ideal playground. Moreover, visitors will also be able to admire current and historic exhibition vehicles, stop by the café, and browse the Porsche shop.

### The Shops at Pickering City Centre

The Shops at Pickering City Centre offers a unique shopping and dining experience for everyone and is at the heart of the future plans for City Centre expansion.

### New Attractions

Recently launched businesses that provide options for residents and visitors alike to have fun while staying active include:

#### Pickleplex Social Club:

An indoor Pickleball court complex located within The Shops at Pickering City Centre.

**Activate:** Jump, climb, problem-solve, and laugh in this active gaming facility.

#### Archers Battlefield:

Experience adrenaline-fueled archer battles as well as Ping Pong tables and more.

**LaunchPad Golf:** Zoning has been approved to break ground on this exciting new attraction. Durham Live will be the site of the flagship 60-suite facility where visitors can enjoy climate controlled suites for year round enjoyment as well as a selection of food and beverages.





With so much to offer, Pickering is a dynamic hub for art, culture, and tourism. Explore our heritage houses or register for one of our many programs and events. From live music to parades to ghost walks and more, there's something for every season.

#### **Farmers' Markets**

The Pickering City Centre Farmers' Market continues its tradition of running a unique outdoor community market from June to October. Enjoy fresh produce, baked goods, meats, and more in the heart of our city.

#### **Winter Nights, City Lights**

During winter, brave the colder weather for the annual Winter Nights, City Lights experience at Esplanade Park – the perfect place to experience the magic of the holiday season.

#### **Artfest**

Every spring, Esplanade Park comes alive with art, music, and dance. This event showcases artists from across the province who show and sell a variety of original work.

#### **Summer Concerts**

You'll find us rocking out all summer long down at the waterfront, Rick Johnson Memorial Park, and Esplanade Park. Enjoy a new concert each week in July and August.

#### **Millennium Square Events**

Located in the beautiful Nautical Village, the Spring Fling, Fall Fling, and Winter Wonderland events bring exciting seasonal activities as well as a robust vendor market to Pickering's waterfront.

#### **Cultural Fusion Fair**

This unique September event allows attendees to celebrate and immerse themselves in the diverse array of culture and traditions that make Pickering such a vibrant city.

#### **Pickering Heritage & Community Centre (PHCC)**

The PHCC will bring Museum, Library, and Community Centre into one dynamic facility - offering year-round access to arts, heritage, and culture. Construction on the 44,000 square-foot facility, currently underway, is expected to be complete by early 2026.

**Destination  
Pickering**

# Film Pickering

As part of Ontario's \$3.15 billion film and television production sector, Pickering is quickly becoming a major player in the industry. Productions can contact our dedicated staff to facilitate permitting, or to find out more about Film Pickering services.



**Located less than 40 km from downtown Toronto, Pickering is within the GTA – ACTRA Zone 1** and is home to Canada's largest filming backlot and TriBro's Sandy Beach Studio. The City of Pickering is a film-friendly community that offers a flexible range of cityscapes due to its proximity to Toronto, while still offering a myriad of rural/countryside roads where production companies can film without causing disturbances to the community and maintaining tight production schedules. TriBro

## Studios

TriBro Studios' Sandy Beach location is a premier film and television production facility offering a comprehensive range of amenities designed to support various production needs.

The facility is equipped with 140,000 sq ft of creative space, including three 18,000 sq ft sound stages, each with 22-foot ceilings, 9 dock-level loading bays and 1 drive-in bay, sound-absorbing walls and massive sound doors, modern LED lighting, air conditioning and heating, production offices, carpentry, paint, and wardrobe departments, laundry facilities, lock-up spaces, and ample on-site parking. Sunbelt Rentals

## Recent Productions Filmed in Pickering:

- |                     |                      |                 |
|---------------------|----------------------|-----------------|
| • Ginny and Georgia | • The Handmaids Tale | • Twisted Metal |
| • Jack Reacher      | • The Boys           | • Cross         |
| • Dutch & Knuckles  | • Gen V              | • The Way Home  |

Studios are also available for smaller projects and are regularly booked for shooting commercials for high profile brands as well as music videos.

## Film & TV Backlot

Sunbelt's 23-acre backlot was purposefully built for feature films, TV series, and commercials.

It boasts 6 interior sets, 30 storefronts, and 2 green screens, all situated on a 90-acre plot of land. It can also be easily transformed to meet any production need.



# Pickering Facts



**155,000**

estimated population in 2040

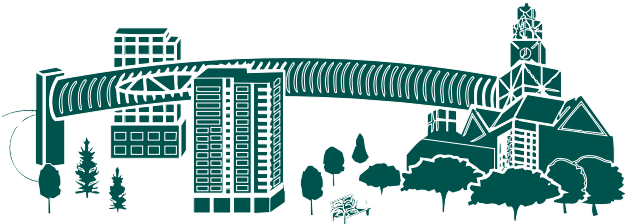
## Education and Talent:

A continuous flow of graduates from 11 local universities and colleges gives businesses access to the best and brightest talent in the region. Pickering businesses are in close proximity to Ontario Tech University, Trent University, University of Toronto, Durham College and Centennial College.



**\$141,200**

average income per household in 2020



## World Record Holder:

The Pickering Pedestrian Bridge holds the official Guinness World Record for the longest enclosed pedestrian bridge in the world, spanning Highway 401, and linking the GO Station to Pickering's downtown.



**50,000+**

of Pickering residents active in labour force



**56%**

of Pickering's population over the age of 15 has a post-secondary education



**\$4.4 B**

reported construction value



**3,000+**

diverse businesses



## **Economic Development & Strategic Projects**

[invest@pickering.ca](mailto:invest@pickering.ca)

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**[InvestInPickering.ca](https://www.investinpickering.ca)**



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