

Appendix C: Online Survey

From June 13th, 2025, to July 7th, 2025, the City of Pickering hosted an online survey on Let's Talk Pickering. Survey questions sought community input on the importance of access to housing, housing types needed, the number of allowed dwellings on properties, and the appropriate costs of housing. It also explored definitions of affordable housing, options for financial incentives, and supporting unhoused populations. Two hundred and fifty-six (256) people responded to the online survey, providing their comments, thoughts, and preferences to inform the Housing and Affordability section of the Official Plan review.

Input from the online survey is found below and is broken down by question.

Q1. Do you believe that access to housing is a fundamental right for everyone in Pickering?

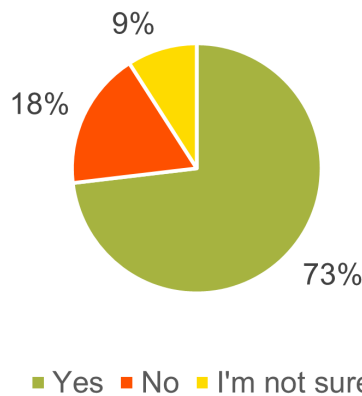


Figure 1 - Summary of participants' sentiments about housing as a fundamental right for everyone.

N - 253

Q2. What type of homes are most needed in Pickering?

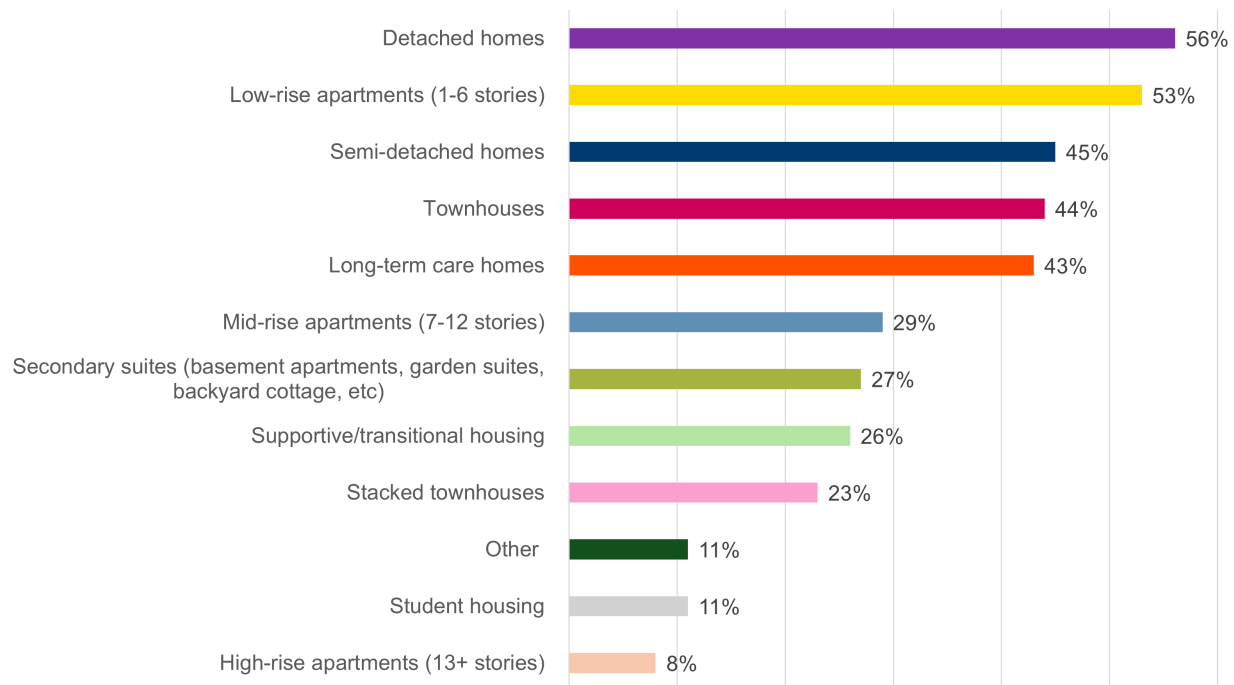


Figure 2 - Summary of what type of homes participants feel are needed in Pickering.

N - 249

Types of homes most needed, as identified by those who selected 'Other':

Housing for Seniors

- Bungalows for seniors who want to stay in their own homes instead of moving to long-term care facilities. A gated community for seniors with facilities specifically for seniors.
- Bungalows for seniors in a group setting.
- Bungalows as detached housing.
- One-level bungalows for seniors.
- 55+ affordable rental.
- Single-family homes with only one family in each home.

Larger and family-friendly units

- Condominiums greater than 1,000 sq. ft. Pickering needs a building for seniors who can transition from their large homes to a condo with between 1,200–1,800 sq. ft. This is a win-win and frees up family homes for the market.
- Large units. Only a very small percentage of each condo should have small units—there are enough of those in Toronto and the existing towers in Pickering. There should be more 3-bedroom condo units and larger square footage for the 2+ and 3-bedroom units so families have space to actually live in them. Developers make more money selling more small units to investors, but it doesn't serve the community. Force them to have a large percentage of larger, more functional units for families. It would be more affordable for families to buy these units.

Affordability and accessibility

- Physically accessible housing.
- Affordable housing.
- Affordable rental apartments.
- Easily accessible housing for seniors and people with mobility issues.

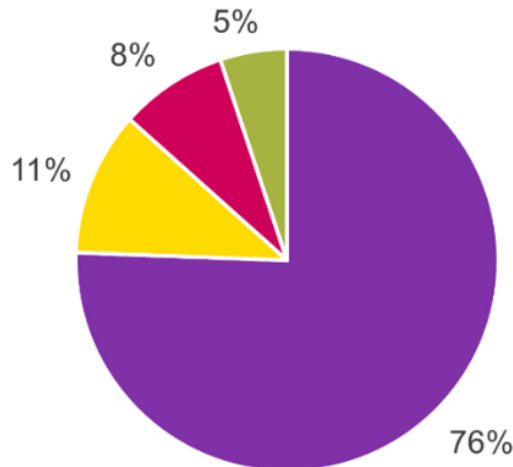
Alternative and diverse housing types

- Pre-fab tiny homes.
- Rural tiny home community.
- Tiny homes—small footprint but personal space.
- Iconographic houses (e.g., Nautical Village), capped-price houses (e.g., sale price capped at \$200K).

Additional ideas

- Unsure. Pickering has developed so much already. Traffic has become heavy. City programs are inaccessible.
- Prevent big companies from buying up homes and then renting them out at unaffordable prices.
- None.
- I think there are plenty of housing options already.
- Rent-to-own, small-lot houses and duplexes.
- We need a mix. Areas built based on affordability will just create problems in the future.
- Fourplexes.
- Duplexes and triplexes.
- Shelters.
- Safe low-income housing.

Q3. Most residential properties in Ontario are already permitted to have up to three dwelling units (i.e. a house with two apartments). Should Pickering increase the number of permitted dwellings on residential properties?



- No, leave it at the Provincially-required three dwellings per property
- Yes, we need more housing options. Permit four or more dwellings per property
- Yes, permit up to four dwellings per property
- Other

Figure 3 – Summary of participant sentiments on increasing the number of permitted dwellings on properties. N - 254

Feedback on increasing the number of permitted dwellings on properties as identified by those who selected 'Other':

Infrastructure Impacts and Suggestions

- If you allow more than three units, you should require an appropriate amount of parking on the lot and also consider space for garbage, recycling, and green bins for that number of units, so they aren't sitting outside attracting pests—it's also ugly and highly visible.
- No. Single-family homes with multiple renters in one home bring parking, noise, and other issues.
- Additional suites add to traffic congestion in residential areas. It's also a nightmare to get rid of bad tenants (I know!). You must address these issues, as well as infrastructure concerns, before increasing housing density.
- Don't permit two basement apartments when no transit is available.
- I believe one dwelling per home. Otherwise, a tiered property tax should be levied. This would properly allow for services per resident and not overcrowd and under-serve current residents.

Additional ideas

- Less if it's creating issues with people finding housing—don't let the rich hoard.

- No! Even three is too high. Whatever happened to single-family homes instead of just using houses as a business?
- Two dwellings.
- I don't know the answer and would like more information in order to give a more informed opinion.
- This question is misleading because the allowance of three dwelling units is for specific classifications or types of residential properties, and you have not been clear enough about which properties this applies to.
- We have many properties already. Condos are being built ad nauseam. We do not need this at all.

Q4. What should the City do to make the cost of housing in Pickering more attainable for our current and future residents?

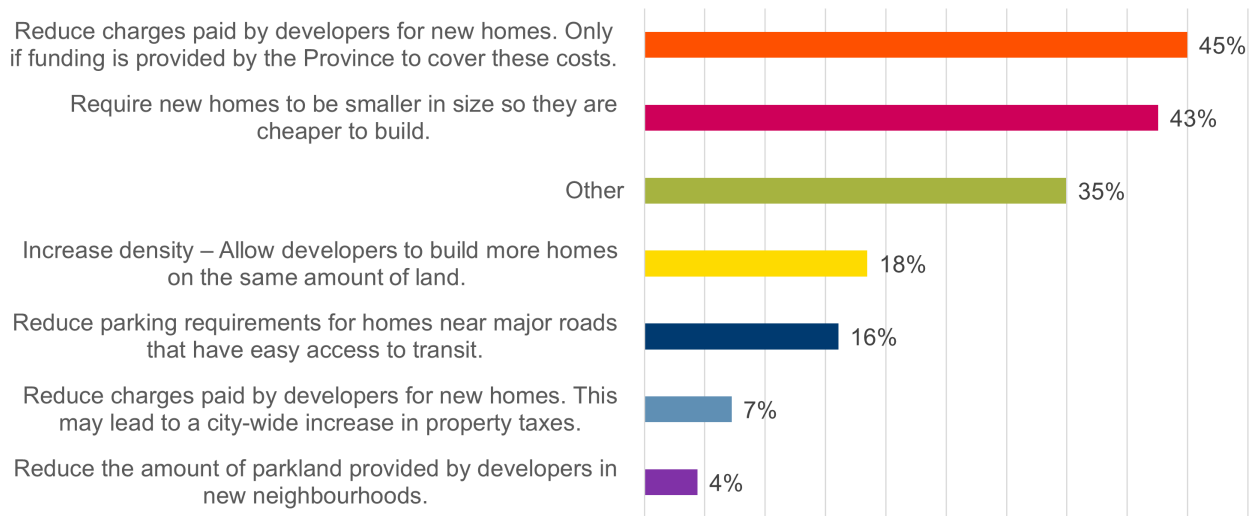


Figure 4 - Summary of participant sentiments to make the cost of housing more attainable for residents. N - 249.

Ideas to make the cost of housing more attainable, as shared by those who selected "Other":

- Use cost-effective technologies for building. Have some profit control on developers and the final house cost. Do not reduce park and green areas.
- Limit on foreign buyers and bulk buying of cheap properties by developers and flippers.
- Build further north on land that isn't used for farmland or protected. Stop building so many high rises.
- Don't increase anything; keep housing building to a minimum. Pickering doesn't have the infrastructure to accommodate its current residents, and with the City foolishly allowing the building of multiple large condominium buildings along Kingston, the issues for the current residents are only going to get worse.
- Please do not do any of the above. I strongly believe that Pickering lacks the road infrastructure to accommodate the volume of people that the City is planning. There are already too many condos being built or planned to be built soon.

- Build density around good transit, walkable areas, and biking infrastructure. Biking and transit are significantly cheaper than driving, which frees up more income for monthly housing costs. An effective LTB so that renting out units is easier for first-time home buyers who might need the income. Makes the system better for renters, too. Stronger protections against renovations and 'professional tenants'. Attractive, well-built purpose-built rentals to help limit FOMO and take more buyers out of the market by making (long-term, stable) renting a more appealing option. Stronger protections for long-term renters to make rent more attractive, possibly prioritizing anti-inflationary policies so there's less pressure to buy to avoid sharp increases in average rents.
- Builders cover all costs.
- Incentivize companies and people to not live in growing or big cities and instead live further outside of the GTA, and allow remote work when possible, freeing up living options for those unable to work remotely.
- Cap property tax and reduce spending at city hall. They have more public art than I have in my house.
- Spread out housing so the City is not concentrated on a few major roads with extremely competitive housing.
- Lower property taxes are my most significant expense by far.
- City council needs to stop allowing permits for large-scale luxurious condos- we are building lots of housing, just not affordable. You have to change how you think; you only care about the bottom line, increasing your revenue.
- Lower property taxes.
- Stop building and allow Pickering to be the small town it used to be!
- Recovery red tape, long time and process for getting permits, reduce bureaucracy, reduce number of permits required (ridiculous that we need permits now for everything!!), reduce property taxes!!!!, save money, and stop wasting money on nonsense surveys and art display projects!!! Bring in more business, lower taxes.
- Work with the Region and Province to build affordable rental units. Pickering should fight for the residents' right to have buildings built.
- Base the developer fees on the density of the property as well as the surrounding area, and how it would affect traffic flow, transit, and walkability in the area. We can build smaller parquets. There has to be a place for people to sit down and relax in dense areas. Do not lessen parking requirements. A family of four at one time or another will have at least three to four vehicles, so we need to increase the parking density.
- Whatever you do, do not reduce costs to developers. Corporate greed will just result in them keeping prices the same or higher in order to get a higher profit margin. And do not reduce the amount of parkland, there's already so little of it left in Pickering. All I seem to ever see are new houses, never any old-growth forest or brushland in or around them. And bring back the cottage-sized homes that were once common in Pickering. Ban massive houses that take up 70%+ of the land. Reduce housing costs by reducing property taxes, or cap property taxes after a certain number of years (e.g., after a family

or person has lived in the same dwelling 20 years, the property taxes are capped and will not increase). That way, people can remain in their homes without being priced out.

- Demand a rent cap from the provincial government. Demand that the provincial government suspend private equity investments in housing. Housing is a human right and should not be a business model.
- Reduce the property taxes.
- Current resident homeowners already pay substantial taxes; our taxes should not be impacted. Truly, it appears that in fact the rate of growth is exceeding Pickering's road/traffic infrastructure, creating traffic congestion.
- Market reduction on current housing.
- Cater to families and people buying homes to live in. Anyone who has multiple properties should be restricted from buying until people who need homes have them.
- Developers need to pay more & taxes lowered. It is not the responsibility of present homeowners to help out the developers. I'm sure they make more than enough money. City should not be responsible to support them to the point that taxes will be increased. I feel that I pay more than enough taxes & get little for my family in return.
- If a property can have up to 3 dwellings, make sure there is enough parking.
- Build further north in Pickering.
- Reduce or freeze property taxes. Existing residents are struggling to keep up with the increased cost of living.
- People want homes with land; it's the whole point of the suburbs.
- Stop building.
- Have developers reduce pricing and be more accountable for the infrastructure near new developments.
- All of those suggestions are terrible. Lowering property tax would make home ownership more affordable. Property taxes are really high compared to many other places... Doesn't the casino add enough income that we can reduce residential property tax?
- I would like to see the City look at taking an active role in a) working with 1475 Whites to assist Pickering residents in securing an affordable unit with their current income. Not suggesting subsidies.
- Mandate inclusionary zoning: Require a certain percentage of affordable units in new developments, especially near GO stations or future transit hubs. Support retrofits over demolitions to keep rental homes more affordable.
- Decrease the amount of time spent in the planning phase of development. It is not uncommon to see a sign indicating that a new development is coming, only to see the lot remain vacant for years before construction actually starts (for large buildings like apartments). If they get to the construction phase faster, more housing could be built in the same amount of time, with faster returns.
- Come up with another plan for older homes, too.
- Stop increasing property taxes. Have developers fund the needed infrastructure.
- Require new homes to be smaller in size so they are cheaper to build.
- The City has no business with the cost of housing. This is up to market need supply and demand, in economics, the relationship between the quantity of a commodity that producers wish to sell at various prices and the quantity that consumers wish to buy.
- Property purchases should require residency. This will prevent investors from purchasing, but allow families to live and build community.

- Make developers offer 30% of what is being built for low-income families with a choice to buy at below market value or long-term rental at reduced costs. Allowing developers to build so many studio and 1-bedroom apartments is not sustainable for family growth. Pickering will become an empty condo area.
- Reduce property tax cost. City and Region to manage their budgets!
- Stop building housing and focus on infrastructure. It's ridiculous that the closest school is a 15-minute drive and that the closest bus stop is a 40-minute walk, and I've been living here for 2.5 years.
- Stop killing our property values with a slew of huge condos that are not selling. Stop killing the livability in Pickering by turning any green space or community space into a condo. This is ridiculous. Our property taxes are insanely high - at some point, we need to consider when enough is enough. Further, turning tiny cottages into 3-story McMansions is horribly wrong - these properties should be renovated to include duplex/triplex styles that suit the neighbourhood look and feel.
- Reduce wasteful spending by the City.
- Restrict immigration.
- Reduce charges paid by developers for new homes. This may lead to a city-wide increase in property taxes. Reduce charges paid by developers for new homes. Only if the Province provides funding to cover these costs. Require new homes to be smaller in size so they are cheaper to build. Increase density – Allow developers to build more homes on the same land. Reduce parking requirements for homes near major roads with easy transit access.
- Speed up construction for non-market housing and help co-op housing projects.
- Reduce property taxes.
- Reduce parking requirements for homes near major roads that have easy access to transit.
- Remove parking requirements even from commercial properties. Reduce street width in residential neighbourhoods. Build mixed-use neighbourhoods with good transit that have all the necessities like grocery stores and other commercial places, schools, clinics, banks, etc., so people can live without cars and space is not wasted to park cars that stay parked 90% of the time. Also, the most important of all, change property taxes to tax the amount of land to encourage everyone to increase density and develop the land they own.
- Reduce charges paid by developers for new homes. Cut local spending to cover the insidious tax grabs.
- Property taxes in Pickering/Durham are pushing established residents out and making the cost of housing on top P/L on their mortgage is cost-prohibitive for persons wanting to live here. For 2026, the Mayor of Pickering has directed staff to present a budget to him with an increase no greater than 3.49%. There is no dialogue with the residents. The problem is the estimated rate of inflation in 2025 no greater than 2.2%. This is NOT sustainable! Established Pickering residents are being pushed out as they are becoming asset rich and cash poor. It is time to eliminate Strong Mayor Powers!
- Remove unnecessary bureaucratic steps in the process that add costs to homebuilders that are passed on to homebuyers. For example, the city should do a review of all committee of adjustment applications over the last five years and analyze where there are similar requests that frequently get approved. The by-laws should then be adjusted to allow for these changes which will eliminate the need to go to committee of adjustment (the minor variance is getting approved anyways) and can save both the city

and the developer a lot of money. A trip to committee of adjustment can cost a homebuilder a minimum of \$20,000 and all of that cost is passed to the homebuyer.

- Require developments to be mixed affordability. Put time limits on zoning and permits.
- Increase parking requirements since many young adults live longer in the family home and own vehicles. There are homes in our neighbourhood that have as many as seven vehicles in the driveway and hanging over sidewalks, roads, and bicycle lanes.
- Reduce charges paid by developers for new homes. Only if the Province provides funding to cover these costs. Require new homes to be smaller in size so they are cheaper to build.
- Lower your property taxes immediately it is egregious the amount of property taxes that are imposed on condo units and stacked townhomes. Also, property taxes should have no bearing on how nice your home is on the inside. Increase income tax on residents earning more than \$300,000.
- Lower property taxes.
- All new builds seem to be these gigantic houses. Requiring more actual 'starter' homes would improve affordability. "Investors" are a parasite. They should be fired into the sun. Preventing people from buying up multiple properties solely to profit from 'people existing' would be appreciated. Investigating & enforcing mortgage fraud would be super awesome. Co-operative housing is something that used to be built, but doesn't seem to be anymore. Why is that?
- Reduce parking requirements for homes near major roads that have easy access to transit.
- The city already charges way too much in property taxes. This is a clear management issue and waste everywhere we turn the city is shaking people down for money and we are getting nothing back. So none of this makes sense.
- Reduce property taxes too high.
- Reduce the property taxes.
- Provide integrated housing options so that housing is a community of different needs (i.e.. low income, market cost, handicap, senior, assisted) rather than a monoculture of housing designed by developers.
- Look at a more equitable development cost calculation so that the asset valuation matches that the city uses to value its own assets (i.e. fire, infrastructure).
- Reduce property taxes...another mortgage over an existing mortgage.
- You can't control the cost of shelter.
- Reduce property taxes.
- Cost of housing is a comprehensive package that requires provincial, regional, and city-level joint effort to increase commercial space to offset cost reduction on residential property. Without a complete package, the city cannot resolve this issue. The City will only increase property taxes to offset this cost. Durham, and specifically Pickering, has one of the highest property taxes with the lowest amenities for residents. Without expanding the commercial tax base, a city cannot become a well-balanced city that people would like to live in.
- More affordable housing for renters.
- Don't do anything.
- Stop being entirely developer focused. Put more focus on encouraging private contractors to getting engaged in Missing Middle Housing. Pressure the province to rework outdated areas in the Ontario Building Code to allow for the construction of more Missing Middle Housing.

- Nothing, no subsidies. I don't want an increase in taxes for the subsidy.
- People need to have a home that is not only affordable but suitable for a family of at least 4. This should not change; it should allow a young family to start life and grow with their kids without moving. Temporary homes, with 1 parking and a small size, do not allow for young families, which is the type of homes needed.
- None of the above. Increase the construction of low-rise buildings. NO MORE high-rises. Let's get sensible. If a single-family home comes up for sale, allow construction of a low-rise building in its place.
- Stop wasting money so that taxes don't keep increasing. Municipal tax is one of the reasons people have to leave Pickering. And possibly look at how you tax. Maybe people should be taxed more if they have more adults living at the property. A home with 7 adults can afford more taxes than a home with one adult, and the one adult uses far fewer services. Spend our money like you would spend your own.
- Allow more mixed use properties such as housing above retail stores.
- Reduce charges paid by developers for new homes. This may lead to a city-wide increase in property taxes. Increase density – Allow developers to build more homes on the same amount of land
- Do not reduce parkland. Build modular homes/ trailer parks - like wartime homes.
- Utilize more commercial residential housing options (i.e. take commercial only plazas and make them commercial on street level and residential above.
- Lower property taxes and stop building condos, they are not affordable housing.
- Require developers to provide a percentage of their units to fall within an "affordable housing" range.
- Reduce Property taxes.
- Return developer charges pre-Bill 183. Developers should be paying for infrastructure. Stop the allowances for increased density ratios. This only puts further strain on the finite city resources. Fixing infrastructure first is a better way to move forward with master planning. Reducing parkland is a terrible suggestion. Humans need green spaces and fresh air. We don't need to create modern brutalist so that the rich get richer.
- Reduce property taxes. Consider the parking needs of families when issuing permits. The side streets are currently dangerous because people hang out on the Boulevard. You can't see when exiting your driveway. Having a car is a necessity in Pickering.
- Don't.

Q5. How can the City assist in speeding up the creation of new housing?

- Competition.
- Lobby the Province to remove roadblocks to becoming a licensed builder with the HCRA and Tarion programs. By reducing entry costs, you can attract more skilled trades and entrepreneurs.
- Create smaller homes.
- Incentives for creating secondary suites, programs for renovating empty houses or tearing down and reconstructing old ones, and faster permitting.
- Require a timeline for completion of the projects and appropriate penalties if not adhered to.
- Approve realistic proposals for buildings in the city core and make suggestions to make them a better proposal.
- Expand further north and east rather than trying to cram and overpopulate the main areas.

- Encourage master-planned houses like post-WWII and prefab housing.
- Cut red tape.
- Doesn't the city need to slow down its rapid growth and expansion and build proper infrastructure first to handle any growth?
- Less red tape.
- Reduce permit time and incentivize new home construction with 1st year discounted property taxes.
- Streamline the permitting process to cut costs and reduce delays. Offer more incentives for purchasing new homes, such as complimentary upgrades and city-wide reductions in closing costs.
- We need quality, not quantity. If we speed up the creation of new housing, something will suffer. Is it the quality of the home or not worrying about the environmental impact?
- Make homes smaller.
- Get seniors into a separate community to free up existing homes.
- Set up more automated cameras.
- Easier to go through the legal paperwork.
- Speed up application.
- Prevent rampant NIMBYism, bring down the cost of development, center housing development around efficient land use and urban design, and decrease delays in approving and planning new units.
- Allow for homes to be built on the outskirts of Pickering.
- I have no idea. Why do we need more housing in Pickering? Are we not at the density for the infrastructure we can safely support?
- Rezone industrial and farm land that is underused or unused.
- We need government-built apartment buildings like we had before for low-income/renters. It should be run like a condo with rules to follow, or you lose your apt.
- Subsidize affordable housing, reduce development charges, permit up to fourplexes as of right, grant for greenhouses, and green the building code.
- Get the Province and the Feds to kick in more money.
- Make it less expensive.
- I would like the City to suggest options and include it in a similar survey in the future.
- No more approvals until the ones under construction are sold.
- It takes what it takes.
- Cut the red tape.
- Admit you want to do it that simple.
- The City is not responsible for building a new house; this is up to the Province. Fix the road, make sure we service parks, and charge a service fee or permits, and update the rec center. And issue only building permits for the upgrade.
- Don't. Leave us alone.
- Stop the long approval process, ridiculous number of council meetings, and paperwork required. Make it business and competition-friendly to encourage companies to come to Pickering to offer good business advantages over other cities. Stop the bureaucracy of Council.
- Work hard and advocate for the residents. Affordable rental housing has not been built in over 30 years. Pickering Council did it before, but it has been ignored since.
- Partner with Province and Feds for funds for co-op and deeply affordable units.

- Those parts of the city where there is density already, we need to establish better mass transit and better walkability access. Right now, the city is dependent on vehicles to move people around. I believe if we invest in mass transit bus routes and feeder lines.
- Invest in amenities and infrastructure to attract development.
- Speed up the approval period.
- Does it necessarily need to be sped up? Having proper environmental review and oversight for urban planning is not a bad thing. Housing constructed too fast may also be of poor quality, which will not attract buyers.
- Property tax is too high and people are not buying to move to our city. Maintenance fees are too high in condo buildings. Make the city beautiful people to want to move in.
- This is a dilemma and I don't have a good solution to offer. I have three adult children. One is living in a basement apartment in a house in Pickering. She doesn't foresee ever living outside of a basement because it costs too much.
- Allow faster approvals and skip tedious red tape.
- Have a better time frame in reviewing permit/development applications.
- Develop on empty lands.
- Focus on infrastructure plans.
- We need to stop trying to make cities denser and build another city with all infrastructure. Pickering doesn't have a hospital and the population is too large already.
- I don't know why it takes so long. Maybe you can tell us why it's taking so long.
- Limit development rights. If a developer does not build the final product within a given time, they lose the rights to it. This way, units will be built, even if they end up being used as affordable housing.
- Seek out contract workers from out of the city.
- Marketing campaign targeted towards developers.
- Stop building.
- The city should not speed up the creation of new housing.
- Incentivize the building of medium-density and missing middle homes within the urban boundary in areas that are already serviced.
- Talk to tenants, how many tenants are renting in Pickering? More support to tenants.
- Advocate for more provincial funding; fast-track approvals for affordable "middle" housing (e.g., duplexes, triplexes, low-rise apartments).
- Reduce time for municipal approvals?
- Think ahead and create a master plan/strategy that looks ahead in 20 years.
- Reduce development time and cost, allow more density, and directly build public housing if practical.
- Stop signs or traffic lights, school crossings.
- Choose developments with smaller, more affordable units.
- Redefine the term "starter home." No one needs to start in a 2,000-square-foot home finished from top to bottom with expensive upgrades.
- Pre-fab homes, or wartime-size homes. Or low-rise condos. Find Developers willing to work with you to build these homes quickly and efficiently. Most of them are in it for the money only. Review infrastructure first before speeding up the process of building more homes.
- Better infrastructure. This city offers very little for the amount of taxes being paid.
- Stop building housing.
- Develop a standard design and use it on numerous sites with site adaptations as required.

- By building smaller houses that are focused on smaller, younger families and fewer 3/4 story houses for multi-generational families.
- Demolish old or depleted buildings.
- Cut the red tape.
- Why is the process slow?
- Heavily fine developers who do not complete on time and on budget.
- Think very carefully about the impact. Speeding it up only creates more problems.
- Focus on infrastructure (schools, plazas, etc.) first.
- Stop air BNB's in houses and condos - ensure properties are used. Starting here rather than building expensive new condos, decrease quality of life, put a strain on already delicate infrastructure, and impedes the lives of residents.
- Provide direct incentives to home buyers, not developers.
- Limit immigration.
- If this is happening, the City needs to increase policing, better roads, etc.
- You figure it out, you're the experts.
- Reduce development charges, eliminate parking minimums.
- Include rent-to-own options, build public transport routes north of Pickering, and create an incentive program for developers to finish projects early (e.g., 2 percent less developer cost if finished early).
- Create the infrastructure and services before the building begins.
- It shouldn't unless roadways are increased first.
- Change property taxes to tax land to encourage everyone to increase density and develop their land.
- Donated portions of City lands to organizations such as Habitat for Humanity Durham.
- Pickering has land already set aside. Start building charging developers to pay for development, not taxpayers.
- Instead of trying to do it faster, look at ways to do it better. Pickering needs better planning of neighbourhoods and communities to make the city livable.
- Get rid of useless bureaucratic nonsense. Follow provincial planning, delete local permitting.
- Force builders and developers to hire a vast team of professionals and skilled workers. Remove extra wait time in the city office.
- Houses should only be built if there is documented demand. All new housing should NOT increase the property taxes of established neighbourhoods.
- Remove unnecessary bureaucracy in the approval process. This is similar to the answer above, with an analysis of what is getting approved regularly at the committee of adjustment.
- Prepare land for development to meet demand. The slowest part of prefab developments is the sewer and water supply.
- Reduce environmental and other process timelines, reduce city staff, and put that savings into reducing development charges. Reduce landscaping crews.
- Don't overdo building condos. We still need commercial availability.
- Get rid of red tape. All levels of government need to be involved and do not raise property taxes- not for seniors. are you aware that bank pensions are not adjusted for COLA, while the CEOs need \$20 million/year to make ends meet?
- Outline limits on zoning approvals and building permits.
- They can't do more than they already are.
- Cut the red tape and time it takes for permits.

- Reduce the red tape!
- High rises of 700 square feet are not for families.
- The City seems intent on giving developers handouts while residents struggle to pay exorbitant property taxes. Focus on making the city more affordable for residents before taking this on.
- Not sure we should.
- Too much red tape made up environment, zoning, and permit issues all need to be removed, then remade with purpose in mind, not redundancy. The online-only permit is a major failure. It needs to be redone, and there should always be an in-person way.
- Reduce property taxes.
- Purchase existing homes and build increased-density townhouses and low-rise in the city centre.
- Speed permit issuance process.
- Put a stop to expensive housing.
- Don't. We have too many high-density condos planned, and the planning by the City is poorly done. The schools are overwhelmed. And why aren't you charging developers for the land you are giving away?
- Speed up approvals for multiplex housing.
- Make all decisions with the current residents' feedback.
- Reduce unnecessary regulations and cut bureaucratic delays.
- Promote infill housing in existing communities rather than developing farmland in northeast Pickering.
- Expedite approval process.
- Reduce the time to approve permits.
- Increase employment.
- Improve the road.
- Eliminate environmental assessments and regulations.
- Why is that a target of the City? Speed is not an essence of responsible housing.
- Allowing developers to develop more land without amenities and taxing more new residents cannot achieve the objective of new housing. The city needs to work on better infrastructure. There is only one major road (Brock) going south to north, which has residential.
- Build smaller homes.
- Why is there a rush for new homes when there are people who can't afford to buy?
- Don't do anything.
- Reduce the time required for the builders to get all the permits, approvals and all other red tape stuff needed before they start the construction.
- Create a tax on unused lots. A huge lot in my neighbourhood appears to have been abandoned for the last 5-10 years. Multiple smaller homes or a low-rise building could have been added to the neighbourhood.
- We do not need anything to be sped up. We need responsible council members and decision-making. Listen to residents.
- Update your zoning laws to permit gentle density options by right of way.
- Do nothing, get out of my pocket for any housing.
- Speed up builders' permits so they can move quickly and give them a timeline for completion.
- Do something about traffic congestion.
- Cut the red tape and Bureaucracy. Bidding should be transparent and Canadian only.

- Build affordable housing outside of prime areas and locations.
- Do we need new housing? Traffic, other infrastructure, and open green spaces seem to be overused.
- All new housing should have the proviso that a percentage of units (apartments) should be available with geared-to-income rents.
- Modular homes/ less red tape.
- Listen to resident ideas—there are many cool alternative housing ideas that don't fit traditional development and could make what happens in Pickering incredibly unique.
- Streamline the permit process. Have the entire team look at the proposal for a permit together at the beginning, instead of doing steps sequentially vs. in parallel.
- Build only accessible housing, allowing developers less red tape in construction and incentives.
- No more housing; it's already too much, and the quality is horrible. It doesn't seem to reduce our property taxes, and the capital investment is verging on a lack of responsibility concentration. We should support the elderly remaining in their homes.
- It seems to me that approvals take too long. Not everything will ever be just right. I know of very few large projects that, in spite of all the planning done, meet expectations.
- Lower property taxes and stop building condos.
- Focus on ground level communities, with small, prefabricated houses. Stop all approvals of any high rise buildings.
- For the valuation of Development Charges, the City could use the same accounting rules in development charge studies as they do in their financial information returns. This practice is adopted by the City of Mississauga.
- City takes a hard line on clearly defined requirements and parameters. Developers who meet these criteria get fast-tracked. Stop developers from coming back for multiple amendments. Densification, yes, but not a wall of high-rise condos along Kingston Rd.
- Reduce residential taxes, bring businesses, and build schools. Pickering does not have outdoor pools, recreational centers, or a hospital, but has too many houses and condos.
- I'd counter with how the City can assist in slowing the creation of bad housing.
- I don't think it is wise to speed up the process to avoid mistakes. It's not good to rush.
- Better planning for the future of Pickering. Think long term.
- More affordable for builders. Opportunities for small businesses to build housing
- Support newer, smaller options and high-rises.
- Stop building condos.
- Don't build any.

Q6. Increasing the number of homes that can be built in an area (neighbourhood density) is appropriate if...?

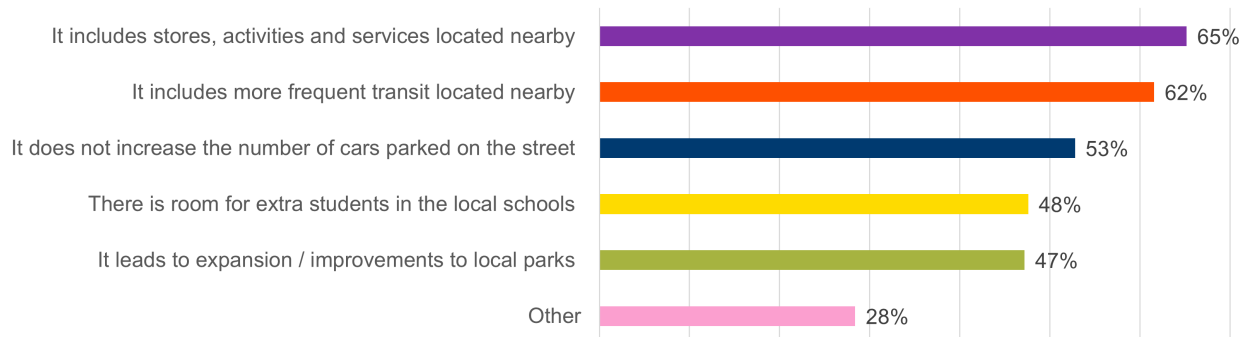


Figure 5 - Summary of participant sentiments on the appropriate conditions for building more homes. N - 250

Ideas regarding the appropriate conditions for more homes to be build, as shared by those who selected “Other”:

- If roads are modified ahead of development to handle the increase in traffic, i.e., more exits and entrances to the 401, more continuous sidewalks (instead of ending where it gets busy along Kingston Rd. and Finch), making the highway more accessible, and expanding Finch to two lanes each side.
- In addition to the above, you must do anything and everything to make Pickering livable for those who are already here.
- Pickering should introduce a shuttle bus service from North Pickering to the GO Station to better support commuters. This would help reduce traffic congestion, ease parking demand, and lower the city's carbon footprint.
- If the local transportation and infrastructure can handle it.
- Not appropriate at all.
- Higher-density neighbourhoods experience an increase in crime, lack of safety, traffic, pollution, and disruption to quality of life. Spread out the expansion so it is more sustainable.
- Bylaw officers need to go into the neighbourhoods and check for issues. I have a rooming house beside me, and garbage is left out all the time, the grass is not cut, an open fire pit in the backyard, and dogs are barking all night. They don't care cause they're renters and the bylaw never comes around to check. Why should neighbours rat people out? Bylaw needs to do their job and do regular neighbourhood checks. Taxpayers pay for the bylaw. I mean, use a drone if you have to, to save cost.
- Do it and make the other issues work.
- Leave the density alone. It's creating congestion.
- There should not be overnight parking in the streets!
- If affordable, need more affordable building, not high-end condos.
- It's not appropriate at all.
- That doesn't lead to traffic jams, congestion, and increases in travel time.

- Rental units are required, not houses that people can't afford.
- There will not be additional noise or light pollution.
- Hospitals and doctors, police dept, and fire all need expansion simultaneously.
- Build further north. Most communities are full with no room. There is a lot of area to build, and the people can still go to the train station.
- Only if it leads to other necessary services and recreation, e.g., grocery store, gas station, park, splash pad, pool.
- Townhomes ≠ prosperity. Mid-rise towers and detached homes all the way. New Whites Road has some of the ugliest new builds in the province. Please stop building them.
- Why does the City believe increased density is the solution? We do not have the infrastructure in transit, schools, or healthcare to accommodate the proposed growth. The City should create a sustainable plan and respect the current residents of Pickering. The reality is neither developers nor the City will build genuinely affordable housing, and what benefit would it bring to current residents?
- The possibility of new condo builds on Hwy 2 between Whites Rd & Liverpool is absurd. Does anyone from the planning committee, City of Pickering, drive east on Highway 2?
- There is transparency and engagement with the public; the increase in density is gradual instead of sudden.
- Traffic flow follows the typical peak-and-off patterns of less dense neighbourhoods. Parks and local recreational activities and venues match the increased density.
- Infrastructure (i.e., sewage, electrical grid, etc.) can provide support. Programs for youth.
- Includes medium density, like small 2-3 storey apartment buildings.
- Less property taxes for every homeowner.
- Do not increase the number of houses that can be built in an area. We are already overpopulated, and traffic is a nightmare here.
- Pickering needs to make sure we have Infrastructure, which is composed of public and private physical structures such as roads, railways, bridges, airports, public transit systems, tunnels, water supply, sewers, and electrical grids.
- Increase the number of liveable homes, not small footprint condos.
- Fire, police, and medical services are increased. Access to hospitals.
- Are we speaking about houses or condos? Condo sprawl needs to end. New homes should only be constructed in areas with low environmental and infrastructure impacts.
- Increased infrastructure, such as roads and schools.
- Better infrastructure for roads, police presence.
- Improve the basic infrastructure, such as highway interchanges, to support the increase in population.
- Increase the number of homes when politicians accept a pay cut.
- It includes more roadways. Right now, there is only one 401 exit for people who live north. Fix current issues before creating new ones.
- Infrastructure is in place. Wider roads and access to public transit.
- Build affordable housing, not monster homes.

- Live, ride, walk communities.
- Density should remain the same.
- All of the above and the infrastructure can handle the additional.
- Never.
- And does not create traffic congestion, so reworking the roads is a must to drive out not all the other foolishness being jammed into roads, because congestion and reducing first responder time.
- The city is congesting Pickering with condos.
- It takes current residents' concerns into account.
- Only if it allows you to upgrade our infrastructure, as our roads can't accommodate even more density.
- Ensure neighbourhood density does not increase traffic bottlenecks.
- Expand the roads to have more lanes, as the traffic is horrible. Build a ramp to get off at Liverpool and Baily going east.
- More roads. Wider to avoid bottlenecks at major intersections like Steeles and Reservoir Road.
- Roads and traffic lights allow expansions.
- I disagree with increasing the number of homes built in Pickering - the necessary infrastructure is not in place.
- If it includes more affordable housing for renters, so that we help reduce homelessness.
- Don't do anything.
- Crowding homes into an area. It will make life miserable for the people who have to live there.
- If you're planning for density, you need to increase walkability and active transportation options. Pickering is physically quite small, but it's impossible to walk or bike most places. Neighbourhoods are designed to prioritize cars, so they are very car-dependent.
- Increasing density requires investment in infrastructure, which increases property taxes. Get out of housing and cut programs that don't serve 80% of the city's taxpayers.
- Increased density is never appropriate.
- It doesn't affect the volume of traffic in the local streets. New homes should not be built in already established areas, only in new, undeveloped areas.
- We should not increase densities.
- As density increases, creature comforts, including mass transit, should be greatly enhanced.
- Definitely not, it's too crowded now.
- Increasing density is misguided and should be avoided. Density lowers the quality of life and increases crime.
- Increase public transit availability so that residents are not dependent on their cars to work or school.
- Built in the north part of Pickering, the south is over dense, especially the bridge, and there is no highway exit.

- It includes more retail spaces for new businesses.
- It reduces property taxes. Something has been done about the water pressure, which seems to decrease yearly with new developments.
- The answer doesn't increase density.
- Must supply without hurting current population, water, electricity, gas, transit.

Q7. In addition to working with other levels of government to secure funding, should Pickering provide financial incentives for those who build affordable housing?

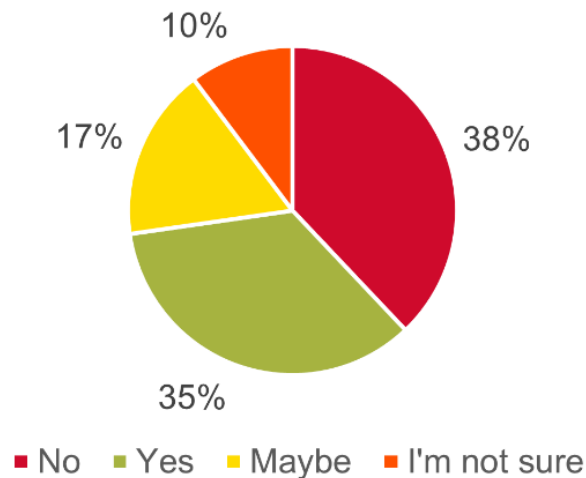


Figure 6 – Summary of participant sentiments on the City providing incentives for affordable housing. N - 253.

Q8. In addition to city-wide targets for affordable housing, should Pickering set higher targets for affordable housing within areas such as the City Centre or Kingston Road Corridor, that are near key transit corridors?

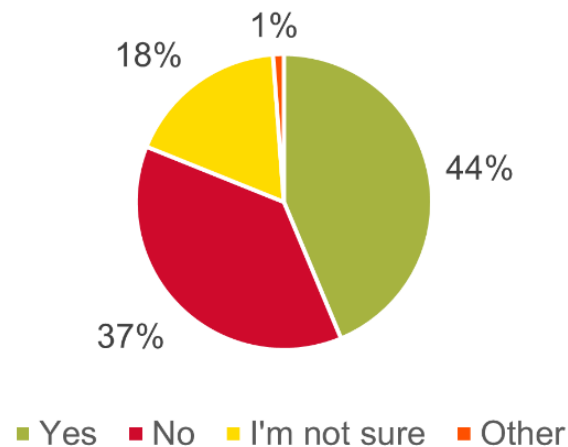


Figure 7 - Summary of participant sentiments on the City setting higher targets for affordable housing in key transit corridors N - 254

Yes because...:

- Yes, but it should not all be concentrated in one area. It needs to be spread out.
- Affordable means accessible; if you build near transit, seniors, students, and newcomers can afford it.
- Would allow for easier access to services.
- Lower-income families need access to lower-cost public transit to travel to work and to shop for basic necessities.
- If the city center is going to be overbuilt close to transit and highway access and dense, then it should be charging top price.
- These areas have lower household incomes, so any assistance would greatly benefit current residents and help boost activity and growth in Pickering's future downtown.
- Lower-income individuals are more likely to use transit. Pickering is not a bus-able city.
- Better access to transit.
- We need more housing and more affordable housing. Full stop. It is better near transit. This is simple to understand.
- A growing population needs housing.
- This would allow those who require affordable housing access to key services, like transit, transportation, and social assistance programs.
- Affordable housing is for people who need affordable housing, not all have cars—centralized services are available.
- Explain? Affordable rentals are needed for families and 55+.
- Pickering needs a wider variety of homes—not all expensive homes and high-rise condos—for graduates, people working for minimum wage, the homeless, and seniors.
- Those who need some kind of assistance with housing usually find it challenging to maintain a personal vehicle, so they're more likely to take mass transit or walk wherever they need to go, so having higher density and better transit options frequency for those.
- Increase density, build smaller units, and provide family support.
- All I see advertised for construction in the Durham Region are "luxury" condos. Condos are not luxury and should never cost more than \$250k. There needs to be financial repercussions for "luxury" construction.
- Affordable housing should be the main priority for all of Pickering. Residents shouldn't spend 70% of their income on rent and mortgage payments.
- Pickering should also plan for accessibility to local transit at these new housing developments. For example, north of Taunton along Brock Road, there is no access to local public buses and no sidewalks.
- Walkability is essential for future planning. Access to public transit and amenities should be prioritized.
- Makes sense for families with no car.
- There is an undeniable need for affordable housing, while there has been an apparent decline in the demand for high-priced condos. Putting affordable housing near transit guarantees an increase in the available workforce.

- Being close to amenities and transit is necessary for those who require more affordable housing, as travel impacts their time, finances, sense of security/ease of daily living, and time with family.
- The plan to build towers around the mall looked awesome. need to preserve the suburbs, or house value will tank.
- Don't forget Bayly Street, which has a lot of land opportunities and the Master Development building right beside the GO Train.
- You can't move around Pickering now.
- Building near transit corridors reduces the need for cars and makes life easier for residents in terms of commuting.
- Yes, as long as it is targeted and accountable. Land value can also be used to negotiate for other community benefits. Affordable housing is probably most valuable to those who prioritize living close to key transit corridors.
- Affordable housing helps people live dignified lives and build their own dreams without having to worry if they're going to be evicted. Because the housing market has skyrocketed, many people can no longer do anything, such as move young and old.
- Mix up the areas for new builds, not all in City Centreville, as there will be traffic and parking issues. Build underground parking as much as possible.
- Apartment living should be reasonably priced! Too expensive even for those starting out.
- Low-income earners need affordable housing and are more likely to need reliable public transit.
- Affordable housing is needed throughout Pickering, not just the areas mentioned in the question.
- House prices are high, and if the cost to purchase a home is unattainable, homes will not sell, or they will be bought as a rental unit with a transient population.
- If you need affordable or subsidized housing, you can't afford a car, and you need transit nearby.
- Affordable housing should be built near transit.
- Yes, should also include higher targets on potential transit corridors/where transit ridership is expected to grow (e.g., Bayly, Brock, Taunton, etc.).
- Easier access to services.
- Stop plans to build on good farmland and green spaces.
- Let's assume young families choose home ownership over automobiles; quick access to transit will be a priority selling point. Walking distance to services is also important, i.e., schools, libraries, groceries, etc.
- People who need affordable housing need transit.
- Affordable housing is the way out of the housing issue, not building what developers want (large homes).
- Yes, but standards like parking should not be sacrificed. The current taxpayers should not have to foot the bill for new requirements.
- That is a sensible approach.

- Traffic could be easily accommodated on main arteries as opposed to community streets!
- By building it in key transit areas, it wouldn't cause as many traffic or parking issues.
- Affordable housing ensures all residents have dignified living conditions regardless of circumstances.
- Walkability and access to transit are key to affordable housing.
- This is not a walkable city; transit must be improved before increasing density. It is unreasonable to expect someone not to use their car for a 10-minute drive when transit takes an hour to the same spot.
- Affordable but not shoeboxes (600 sq ft).
- This allows residents of affordable housing to reduce their transportation costs, such as purchasing a vehicle, insurance, etc.
- Affordable housing is really creating variety in housing...how many rental apartments have been built in Pickering lately... none.
- Having affordable housing closer to transit hubs (there should be more public transit routes in Pickering) would allow individuals to travel to work using public transit instead of relying on cars for transportation to work.
- Affordable housing should be within easy walking distance to key transit.
- People living in affordable housing require public transit that has good frequency.
- Public transit is more accessible for people who do not have cars.
- People living in affordable housing are more likely to use the mass transit facilities.
- Residents should be able to access the city without needing a vehicle or multiple vehicles. In addition, Pickering needs better public transit and fewer cars on the roads.
- More housing where transit is already available would help, as all roads in Pickering need to be expanded to get traffic moving.
- If people need affordable housing, they probably can't afford a vehicle's gas, insurance, and maintenance costs, so easily accessible public transit would be ideal.
- Transit is key.
- Build low-rise houses.
- The average price for a new car in Ontario is \$66,000, and for a used car, it is \$37,000. Without affordable, convenient transit, housing will be unaffordable and inconvenient.
- Not enough affordable housing is available in high-density areas.
- The highest density should be at the city center.
- The reality is that the majority of people need affordable housing and proximity to transit, which would help those in need of easy access to their employment and reduce the number of cars on the road.
- Transit corridors have access to public transit, which people in affordable housing need.
- Generally, this is not where new housing should be built. There is a lot of empty land just slightly to the North. Building in the area that is already the busiest should be a privilege.
- As long as it does not tear down existing retail.

- I think we need to be very aware of issues around poverty and substance abuse and be prepared to manage such challenges properly. It can be done.
- Need to increase public transit availability.
- Affordable housing for whom? Families or individuals? If it's families, then high-rise condos should not have 50%+ of units as one-room units.
- First, define affordability. For whom? I notice a distinct lack of inclusion for accessible housing. Why not get some rental building developments going and mandatory accessible units in every proposal?
- New affordable housing will probably be apartment density, which needs to be closer to transit and amenities so that people are better integrated.

No because...:

- Not if it means 30-storey condo buildings or low-rise buildings. Stop issuing permits to destroy older, modest homes and build monster homes that overtake the neighbourhood.
- The cost of construction (essentially land acquisition costs) in those areas is prohibitive to any "affordable" new build. More effective to bring public transit to lower-cost areas.
- It is already congested.
- That area is already overpopulated. Affordable housing shouldn't be located in prime locations.
- Don't build. You already do so with seniors.
- The rapid expansion is not being met with proper infrastructure building. The City is currently allowing growth to happen far too quickly, which will create overcrowding, which in turn will lead to an increase in crime.
- I don't believe we need any more affordable housing, as both the government and the developers feel that condos are the way for affordable housing, which they are not.
- It's already too congested.
- Higher-density neighbourhoods experience an increase in crime, lack of safety, traffic, pollution, and disruption to quality of life. Spread out the expansion so it is more sustainable.
- Spread it out. I don't want affordable housing in one area; it will run down the area. The problem with renters is that they don't care.
- There is so much undeveloped land, creating congestion at the City Centre and the Kingston corridor is only impacting the main arteries that can't handle the population density.
- What I need to explain is that it only increases the property tax.
- Please stop with all the condos. Pickering is full, and there is way too much traffic. It's becoming a place where nobody wants to live anymore.
- It will only add to the ever-increasing traffic. Also, there are not enough stores to service the community as more housing is added to this area. Any plans for retail space at the planned condo sites will not be enough.

- This is not your mandate or area of responsibility. I didn't vote for you to build social housing.
- If affordable housing is needed, do not fill one city area with it. Spread it evenly throughout the city.
- Pickering is an expensive city to live in already. Affordable housing should be focused in cities that already have more moderate costs, so the variance between standard housing and affordable housing is smaller.
- Affordable housing everywhere.
- No - as this would lead to more crime potentially.
- Residents of single-family dwellings that pay high taxes should not subsidize multi-family, high-density communities.
- Where are the new school, teachers, doctors, nurses, hospitals, fire dept, police dept without all this your creating chaos.
- There is too much going on now along Kingston Road.
- It's already too busy around the city centre.
- Density brings congestion, requiring more infrastructure, which I don't want to pay for with unceasing taxes. Start by cutting programs and spending to fund any new infrastructure and limit the increase in congestion.
- The city is already too congested. Schools are exploding, there is constant gridlock traffic, and we get no services for our astronomically high property taxes. Focus on the people who already live here!
- We have enough construction and planning. The infrastructure does suit the size and requirements for more development. However, there is no guarantee that the "affordable" housing is being purchased by those in need rather than real estate investors.
- The planning/project committee needs to drive east on Hwy 2/Kingston Rd between Whites & Liverpool. The traffic is unbelievable. Isn't there enough condos being built on Hwy 2?
- The city centre and Kingston Rd corridor should not have a concentration of affordable housing, but rather a mix of affordable and standard owned and rental housing, including family housing.
- There is already a problem with homeless people in the city centre and along Highway 2, and there are no activities to support them, so they hang around the parks, etc. The rapid bus project should spread good transit outward.
- We do not have the proper infrastructure in place to build in higher-density areas, especially in this area. We do not have an exit on Liverpool, traffic jams during rush hour, an increased crime rate, and insufficient childcare availability.
- The targets should already include higher-density areas.
- It is already overcrowded. Stop building!
- This could mean more high rises; there are enough already.
- There is already traffic and congestion in this area! Go North, please.

- There's far too much congestion on major roads in Pickering! Especially at Whites, Brock and Liverpool. Stop increasing congestion on these routes.
- The proposed increase in density is insane. It's unrealistic to think that all these people will rely on public transit.
- Increasing in-house cannot be the standalone increase.
- We need to disperse the growth.
- If people are encouraged to develop their land through land tax, it will increase housing supply and tax revenue while reducing the price for homes.
- There are already many development proposals for high-density high-rises in these areas, which (if they are all built) are going to lead to worse congestion and further strain on the already limited services and amenities in these areas.
- The City should focus on finishing the on-hand target first.
- Congestion is already bad in these areas, and targeting these areas would result in more congestion.
- The proposed condo development is massive in those areas already.
- Developers need to be responsible for expanding the roads when building north, as well as having plans in place for stores and schools etc., take a look at eastern Ottawa developments where they needed to incorporate shops below townhomes, etc, for the community.
- Government can not make things more affordable.
- Should encourage business in the city center and provide more retail spaces. Mid and high-rise should be there.
- The Kingston road corridor does not have appropriate transit options at current levels. Only a handful are walkable to the GO. All the condos west are not suitable for affordable housing due to limited, reliable transit.
- Houses are already cheaper the farther east you go. There's lots of similar transit out there.
- Think current plan is adequate.
- Already too dense and lots of congestion.
- We don't need more density. Stop trying to force "affordable " housing. It has no meaningful definition and will not help current or future residents. Invest in more services and activities for existing residents.
- Traffic congestion.
- Don't build affordable housing.
- The Kingston Road corridor is too close to the nuke plant for mass housing.
- Pickering is growing too fast and needs to allow infrastructure to catch up with the population.
- Too much congestion as it is.
- Gardiner housing is not the city's priority. It is its fiduciary responsibility to the taxpayers. This City Council is hungry for more tax dollars to spend on programs that benefit the few. Stop the spending, cut programs, and reduce taxes!
- These areas are already populated and would strain the existing system.

- Affordable housing shouldn't be in the best locations in Pickering.
- The suggested corridors are already at max density - especially when planned/permitted high-rises are populated. Traffic is already tough at peak times. When all the high-rises under construction or planned are full, it's going to be a nightmare.
- We currently have inadequate infrastructure, and our taxes are already too high. Affordable housing is costly to build and maintain, and doesn't contribute to the tax base.
- Crime is on the rise. Concentrated density, specifically near transit, is a luxury all people should have access to, now, in low-income or affordable housing complexes.
- It will increase traffic congestion for current residents.
- Too many condos being built or planned. Not enough shopping and infrastructure to support it.
- Mixed communities do better than areas of low income.
- Stop building here. Too much traffic and people now.
- Stop wasting my tax money. I don't want you to spend it on that, so reduce taxes. Charge developers more.

I'm not sure because...:

- Not sure what the question means, but I would try to incentivize investors to create a nicer, more walk-friendly area around Kingston Road, with low-rise apartments, cafes, and stores below.
- The infrastructure needs to be addressed before allowing more homes to be built on transit corridors. The traffic is already horrendous on Brock Rd, Kingston Rd, Whites Rd, and Finch Ave. There appears to be NO regulation of the traffic along Finch.
- What is affordable housing exactly? Is it cheap housing, i.e., small spaces or cheaply built? How much density do we really need or want? Has there been any thought to better transit to serve these builds? If they are relying on a car to get to work it will.
- Affordable housing would be good, but in busy areas, it might just cause a ton of traffic.
- I do not understand the impact of affordable housing in established communities. This would be good to know in deciding.
- I worry about increasing the number of people who cause issues and raise crime, as Pickering is already starting to see a lot more crime.
- Our transit system is insufficient to get people out of their cars.
- What is the definition of an affordable house? With high property taxes, nothing will be affordable.
- Transit needs to be improved and expanded anyway. We shouldn't take down stuff we already have. But living near services, doctors, etc., is helpful.
- I am not knowledgeable enough to know which areas specifically would best benefit most from affordable housing. I'll leave that to people with the proper expertise to determine.
- It depends on how this is done - erecting many condos on already busy streets is a fool's errand, leading to less safety, more congestion, and increased environmental impact. I'm shocked there is not one question about the environment here.

- The denser the population, the more social issues and crime will result.
- I am not in favour of the City funding affordable housing if it results in a property tax increase or any other cost increase to current residents and taxpayers.
- Every small strip mall on Kingston Road is to be a high-rise. Not community building. Mixed density like Don Mills.
- It can't interfere with current market values.
- I think you need to work on diversifying housing and neighborhoods, if you clump all the "affordable housing" into one area, you are essentially marginalizing people in a particular income bracket to one place. Neighbourhood should have a range of incomes.
- The transit system needs to be more reliable and more efficient to be a draw for people to take instead of driving.
- The center of Pickering is overcrowded, plus there is no hospital, no schools, and no recreational complex. We go to Toronto for everything.
- If there is a balance, if there is too much in one area, it causes problems.

Other:

- Pickering is being ruined by multiple 20-storey or higher buildings.

Q9. I would be willing for my property tax bills to slightly increase (i.e. by \$100/year) if it incentivized the creation of... ?

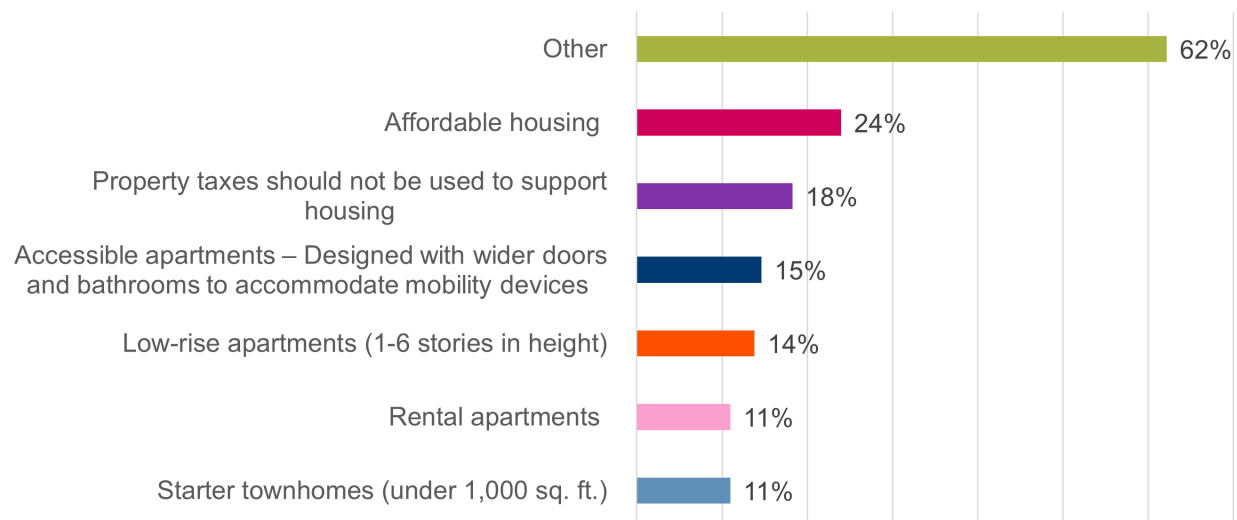


Figure 8 – Summary of participant sentiment regarding items for which they would be willing to increase their property tax bills slightly. N = 246.

Ideas regarding what items participants would be willing to increase their property tax bills slightly for, as shared by those who selected "Other":

- Revenue from City parking tickets and other minor offences should be allocated to this cause. Durham Region already has some of the highest property taxes in Canada, and further increases would be counterproductive to the goal of creating affordable housing.

- Why must affordable housing be so ugly? Please, just get a better architect or something - the copy-paste townhomes are driving me insane.

Comments from those who are not willing to increase their property tax bills:

- None.
- No increase in property taxes - we pay enough!
- Absolutely NOT!
- Not until you stop building high-end condos on every little piece of land you can find.
- Absolutely NOT! No increase to property taxes!
- Our property taxes are already ridiculous. Need to figure out how to do more with less. like every other business must.
- At this point, we just cannot afford increased property taxes on a fixed income. We are at risk of not being able to afford to remain in Pickering.
- No tax increases, our houses become unaffordable.
- Pickering citizens should NOT be penalized by paying even more taxes for trying to help others to move to Pickering.
- Why do I have to pay more to have more people live here it's not on us we have the highest taxes as it is.
- No, not at all. Current residents work hard to pay the increases we already experience. My house taxes have increased from \$2400 to \$7600, which is a significant increase in property taxes. No incentive would encourage me to support this initiative.
- I am a tenant so obviously I don't pay property taxes. I would never expect homeowners to pay higher taxes for affordable housing. Never.
- Taxes are already too high.
- None! Our taxes are outrageous already. We have a casino and lots of high-density areas; why isn't this cost stabilized?
- No more increases to our property taxes.
- Absolutely no Pickering property tax can be used for any housing; please review what the Ontario Municipal Act, 2001, S.O. 2001, c. 25.
- Developers should incentivize, not the taxpayers. They make millions on the build. Additional housing puts a strain on communities, which are already coping with increased traffic and decreasing services.
- No way. I already pay so much and have no schools or transit or plazas near me. Now you want me to pay more?
- I don't accept any further increase in property taxes after what has happened recently - it is unaffordable for many people.
- No increase. Hold our council accountable.. They create convenient rules so they don't have to declare cash and gifts received. To name a few.. This city is unsafe, full of crime, hateful people, copious amounts of traffic, and useless bike lanes. The reason we've chosen to move from Pickering. The closing date can't come soon enough. It was a beautiful place to be, not anymore.

- The property taxes are already insane. If you continue to increase them. People will and should leave.
- Never. You should better allocate the funds you have and the increased tax revenue from all the new homes built. Stop wasting money. My taxes should go down; you rip us off.
- Taxes need to be reduced.
- I am not ok with my property tax increasing for any of these reasons.
- I pay the highest property taxes in Durham with the lowest amenities and services. The Durham region is not even close to the services provided by Toronto at a lower tax rate.
- No, I'm not willing to contribute any more of my disposable income to this City's ridiculous spending. Stop no.
- No tax increase for this purpose.
- Totally against paying more taxes, period.
- Figure out a way with the province and federal government to fund more housing initiatives without burdening existing taxpayers.
- It is not the responsibility of current residents to pay to incentivize affordable housing. The City should define whether the parameters and developers that want to build in Pickering meet that requirement, or don't get approval.
- Most are struggling with the current tax rate. We cannot put affordability for others on the backs of people already fighting to get by.
- Taxes are already too high, and there is no service from the city, nor are there jobs. Get your business in Pickering and collect taxes from them.
- Really? This is the only way to get appropriate rental housing to address low income, seniors, and those on ODSP? Tax the public? Start pushing back on upper tiers to do their job and create housing that meets the needs of this country.
- No rise.
- I wouldn't want my property taxes to increase; they just went up, and I can't afford them it's a ridiculous question. Stop raising taxes.
- No.

Q10. What can Pickering do to prevent homelessness and support the unhoused population in the City?

- Policing.
- Donate vacant land, and partner with charities to build a homeless shelter.
- Educate the people about homelessness so they can get a job.
- Affordable housing and some actions to support people in need.
- Provide a support system, counselling, and temporary housing. Have companies partner up with city to provide jobs, or provide temporary city jobs like litter picking, to make minimum wage to get in their feet.
- Make sure there isn't a drug problem or mental health issue causing this, and have those people get help if that is the case.

- Encourage smaller, low-income housing with supports for dependencies, disabilities, and seniors.
- Increase city services that target marginalized communities. Build some supportive housing within the city.
- Offer support, but keep it to a minimum if there is not an opportunity to feel comfortable in being unhoused in Pickering, those people will move along, and enforcement of bylaws and regulations will move people along.
- Community-based temporary housing in trailers and specifically built bachelor suite apartments. Tenants will only have a specified period of time to live in these dwellings, and must show that they are making productive attempts to find work/gain skills.
- Pickering should work with Ottawa and Queen's Park to do their part to house and support new immigrants, train and educate them, and allow them to contribute to Canadian society!
- Though there's no quick fix, this is more of a GTA-wide issue than one specific to Pickering. If we genuinely want to reduce homelessness, we should focus on increasing access to mental health support and improving financial education in schools.
- Build more shelters.
- Lower the cost of rental properties and monitor tardy landlords. Rent control is another option.
- Tiny homes to house? Shelters?
- Get them jobs with the city. Create a business to generate income.
- Provide them with counselling and help them get a job for starters.
- Provide shelters.
- Make sure that all houses are actually being lived in.
- Temporary shelters like what they have in Toronto. Allowing the use of rooming houses, possibly even ones managed by the city, if that makes sense at all. The cheapest and most accessible form of housing is usually room rentals.
- Stop immigration until we catch up.
- Increase policing to deter homelessness and drive people to areas where they can be supported better.
- Social support.
- Build a proper shelter and hire the appropriate staff to run it.
- Provide shelters near Employment Centres and build more of both.
- Not just Pickering but the whole of Canada. If we build a homeless shelter. All the homeless will come here. Not what we want.
- Good question, no one has yet figured that one out. Is there a way for them to earn money working for the city? Maybe some tiny homes to get them initially housed? Counselling.
- Build more affordable housing
- Housing First model: People are given permanent housing without preconditions, plus support. Helsinki, Tampere, and other cities report near-zero chronic street homelessness.

- Work on getting businesses so they can get jobs and blend in with society
- This is a regional Durham problem; they collect taxes.
- Go back to the way this area was 15 years ago.
- Push the federal government to curb immigration. Too many people are migrating to Canada all at once, and we don't have housing or infrastructure to accommodate them.
- Bring business, jobs, reduce taxes, and make Pickering competitive.
- More transitional programs with supports to scaffold people onto their feet
- Affordable rentals.
- Tough question. I know some communities are building tiny houses to provide people with housing.
- Affordable housing and wrap-around supports to help people with mental health and addiction issues.
- The City should communicate with the Province and re-establish those Provincial assistance programs that helped citizens with chemical imbalances or who need assistance to cope. The city should work.
- Should be provincially level funded. Property taxes should not be used for this.
- Provide incentives for existing homeowners to provide housing.
- Utilize underused parts of the Pickering Town Centre as a refuge. Fight for a Canada-wide Universal Basic Income.
- Demand the provincial government create rent control and prohibit private equity firms from buying mass swaths of property to rent out at exorbitant prices.
- Create more jobs, better salaries, and higher CPP for people to pay for houses.
- Find other more affordable cities to transition to.
- Have people sent to a shelter or provide housing workers to help them
- We should offer incentives to them, like subsidized housing, to those who are eligible.
- Build affordable housing + establish a program to assess and assist homeless individuals in re-establishing their independence.
- Utilize condos and units that are empty. Private-public partnership.
- Transportation to shelters to Toronto.
- Take them away.
- Change the laws and shelter system. The current system do not address many of the issues facing the unhoused. Get them better, get them jobs, then get them a place to be.
- Adjust prices to fit the current average wages and prioritize selling to people who do not have multiple properties, and not companies.
- Don't believe you can eliminate homelessness if some of these people don't want it. Maybe build some small complexes along the mall property on Pickering Parkway.
- Provide resources to people facing homelessness such as creating apartments that are managed by the city.
- Work with the federal government to get incentivized/subsidized, as this is not only a problem in Pickering.
- Affordable housing.

- Better allocation and increased oversight on how funds are spent. There are city departments spending money for the sake of spending money, as they don't want next year's budgets to be decreased. This is standard practice and unacceptable.
- 24/7 Certified clinician staff for a group/transitional home; Small-scale 24/7 staffed shelter.
- Provide stronger mental health services.
- Not sure yet.
- Make rent affordable. Build a tiny home community.
- Help them find jobs, get mental health help, etc.
- The City already does enough.
- Create jobs, mental health programs, and be realistic.
- Pickering could study what is working well in other cities around the world and do something similar to what is already working elsewhere.
- This is a regional responsibility.
- Having support and programs for people who may be on the brink.
- Rougemont Co-op was the last affordable housing co-op built in Pickering. The next building to be built was 1475 Whites Road, which is a luxury apartment building. However, it is not affordable for a single person making \$55,000/ yr.
- Focus on prevention: support eviction prevention programs, provide more support to local organizations that offer housing support, mediation, financial literacy, etc. Do we have existing emergency shelters?
- Provide alternate accommodations.
- Transition them to cities that have bigger budgets.
- Transitional housing on unused land—converted shipping containers, mobile homes, etc. Don't squeeze them into already congested areas like the city centre; create a large enough area for them to create their own community with nearby services.
- Unfortunately, I am not particularly knowledgeable about homelessness separately from the housing supply, so I am unable to provide an informed answer.
- Bring the prices down of housing, create more jobs and stop increasing taxes every year.
- Start early, prevent it. Change the education system. Youth programs. Mandatory treatment programs.
- Invest in mental health and employment programs, offer 24/7 shelters and ongoing outreach support after obtaining housing.
- Build affordable housing or tiny homes, or purchase or rent bigger homes like the DARS farmhouse. But you must ensure you have social supports, supervision and oversight.
- Transitional housing.
- Stop increasing property taxes, and have a designated centre for those experiencing homelessness to reduce areas being populated and risking community safety.
- Support Regional initiatives.
- Don't let them set up tents in parks and other public spaces.

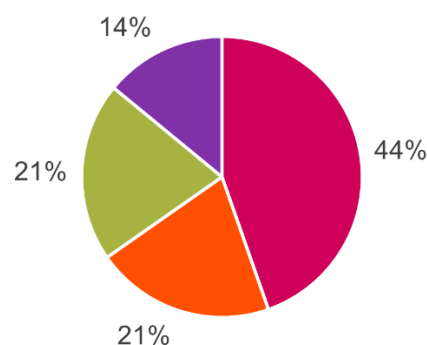
- Use empty commercial properties more efficiently.
- Provincial funding. Property tax dollars should not be used.
- Shelters may even pop up at this point. That and more assessments on areas that homeless addicts frequent, i.e., behind and around the hub plaza.
- Build shelter for the homeless.
- This is a Durham Region problem, they collect taxes.
- Work more closely with the provincial and federal governments to find out why people are homeless. Then collaborate on a plan to help them.
- Partner with local organizations who are experts in the field and not use it as an excuse to decimate our city's environment, culture, and livability.
- Instead of approving all these high-rise buildings, consider building transitional housing and emergency shelters.
- Seek programs that help to support income growth.
- Open more shelters.
- Provide subsidized rental housing for those who are working but earning insufficient money to pay market rates. Those who are not working should have access to shelters.
- Paying people properly will help them stay out of poverty.
- Expand women's shelters. And for the LGBTQ2++ community.
- Increase mental health support and provide access to jobs to identify community participation.
- The City should build cooperative housing itself for the homeless and unhoused instead of relying on private developers.
- Work with organizations such as Raise the Roof or Habitat for Humanity Durham.
- Build affordable housing. Housing for the homeless.
- Work with local orgs to address root causes, consider transitional housing options, job creation and access to services.
- Provide private sector-based economic growth.
- Create more jobs in the city or bring more industries that employ large numbers of unemployed people.
- Homelessness is not unique to Pickering and cannot be prevented. The social infrastructure necessary to support homelessness requires a National and Provincial initiative.
- This is a loaded question; we pay more than average property taxes here. What we need is an investment in the future for our children. This may mean carrying some debt for development with an eye on future returns in property taxes.
- Focus on bringing the companies to justice that created this increase by causing opioid addiction.
- Enforce no panhandling laws, make stronger ones, don't allow homeless encampments, arrest them and put them in shelters when needed, work with local churches to support them more to solve mental health and addiction problems.
- Provide services and shelters.

- Shelters and affordable housing.
- It can't be prevented, only reduced.
- As a small city, we can't do anything more than we already do.
- Work with churches and organizations that are already working with the homeless.
Provide access to funding resources from all levels of government.
- Provide incentives for families to take care of their own.
- Empty unit tax like in Toronto, if your unit or home is not rented at the price you list, lower it or risk being fined a fee for having an empty unit. Also, basement units should not be 2000+\$.
• Rent subsidies with conditions for behaviour.
- Mandate developers ensure affordable housing at rates exceeding current Provincial requirements.
- Enforcement of existing federal, provincial and municipal laws.
- It's not a local issue.
- Find them jobs or mental health help not paid by the taxpayers.
- Transitional housing in the city centre with access to services.
- Build temporary housing facilities.
- Affordable housing - stop short-term rentals unless bedsits.
- The province needs to build affordable housing in better-located areas. Pickering is not a good option for this. It lacks reliable transit and industries with jobs.
- Offer transitional housing with built-in mental health support.
- Consider an initiative like 12 Neighbours in Fredericton.
- Housing in commercial areas far from the current established residential areas.
- Focus and put money towards transitional programs, vs programs that create long-term dependency.
- Provide transitional and low-cost housing.
- Limit immigration.
- Provide housing options for them because the lack of housing is a public health concern.
- Put them in school to learn a trade so they can afford to live.
- Making housing affordable and providing more shelters.
- Convert unused commercial space into treatment/recovery/shelters. There is no housing crisis. Just a lack of ideas and creativity and accountability.
- Prioritize approval of development projects offering affordable options.
- Affordable housing
- Move them to other cities.
- More affordable housing. There should not be a need for homeless shelters.
- Nothing. It's a national problem.
- Build shelters for homeless people.
- Get creative by converting more spaces into transitional housing.
- That's a complex question! Become a leader in affordable housing and securing work opportunities for humans.

- Build smaller apartments so people can afford them. Help increase employment for homeless individuals
- Continue to support organizations like DARS with donations from the casino payments.
- Pickering and other cities should be asking why the increase in homelessness and look at solutions for those that are suffering from mental illness and addictions.
- I don't think Pickering can prevent anything.
- Look at what Medicine Hat did. Consider that kind of housing first strategy.
- A) find them a job in the private sector, B) temporarily house them in available student housing. C) if they don't want to work, they don't get to live off the taxpayers.
- Lobby the Provincial Government intensely.
- We need to provide programs to help people find jobs and training programs so people can develop skills, work for a decent wage, and be able to afford to live comfortably in Pickering.
- Build buildings like the YMCA.
- Have facilities for them. Pickering is a puzzling city. No hospitals, high taxes, poor infrastructure, no real heart. Just a mishmash of areas.
- Have work programs and mental health assistance programs.
- Advocate for better mental health services. Throwing money at unhoused people doesn't work if you can't address alcoholism, drug addiction, and poor mental health. Packing unfortunate people into bug-infested, dirty apartments isn't the way to go.
- Build shelters near accessible transportation and shops so homeless people have easy access.
- Build a shelter/ build more subsidized housing.
- This is not easy to answer since multiple reasons cause homelessness. You need to have the resources to deal with people who need employment, who need mental health support, who are immigrants, and who need a place to help transition to a new life.
- Provide safe spaces where they can get back on their feet, find support, and gain skills that can help them build a life for themselves.
- Help with more shelters.
- Provide support and opportunities in employment.
- I have no idea. And no idea of the scope of the problem. Maybe a good first step would be to figure that out!
- Encourage employment and service jobs, increase commercial development, and offer incentives for employment.
- It will require all levels of government and community members to work on a plan that ensures adequate housing is available, such that living on the street can be completely discouraged. I want the right to clean, safe streets.
- Get rich people to pay their fair share.
- Convert unused commercial spaces and provide more resources, such as easily accessible food banks or retraining programs.
- Request funding from the province and federal government to provide housing options and support services.

- I don't have a good answer to this question other than to ask why we have homelessness and how many individuals in Pickering fall into this category. I am certainly not against providing short-term residency for these individuals, but we have to solve why.
- Reduce taxes so people can pay for homes.
- Get more rental housing. Stop this nonsense, stop high-density condo land.
- There needs to be more job creation, due to our provincial high unemployment; there needs to be fundamental changes so people can actually sustain themselves.
- Homeless should have to participate in the creation of their housing so they respect and appreciate it.
- Like Mississauga.
- It's a tough decision, adding affordable or subsidized housing may attract more homeless and drive the costs and taxes up.
- Reduce property taxes.
- Stop government greed and government waste.
- Have more community works, employment subsidies for youth
- Maybe the little prefab tiny units for the homeless until they can get on their feet.

Q11. Should Pickering continue to define affordable housing based on income and residents ability to pay for housing or adopt the Province's definition that can be based on income or market rates of housing?



- Income based (ensure that housing costs do not exceed a certain percentage of household income)
- Market based (a set amount below average market rate)
- The lower of the income based and market based rates
- Other

Figure 9 -Summary of participant sentiments on the definition of affordable housing.

N - 242

Ideas regarding the appropriate definition of affordable housing, as shared by those who selected "Other":

- Any housing set below market rates should not be in prime Pickering locations. Affordable housing should be in areas further away from prime locations. Otherwise, our city centres will become states with affordable housing only, which will cause problems.

- Co-op housing is the best type. It is geared to income, has a board, and people care about their house and community. Co-op housing is a type of housing to be applied to apartment buildings.
- Build homes and apartments that people can afford to buy or rent by reducing city cost, expenses and taxes.
- It should be based on both the market rate shouldn't be above what the Province deems poverty level and then it should be based upon the person's ability to pay a percentage of their income towards their housing it has to be a combination of both it shouldn't be one or the other.
- Income, but also factoring in city-specific housing costs and cost of living.
- The Province's definition is not necessarily the answer; there does not appear to be an answer to affordable housing, but further or increased taxes to homeowners is not the answer.
- The middle class just gets hit on everything. It's not fair to us. We have worked hard for our homes and everything else.
- Affordable housing is a myth. Work with the feds, increase the bank rate, cause bankruptcy like in 1989, which will naturally drop home prices to a reasonable level.
- Stop providing this service. People should only be able to buy a home if they can afford it like the rest of us.
- Do not change the system regarding property taxes. We already pay a high property tax, and the service is declining.
- In Canada, shelter costs are considered "affordable" if they total less than 30% of a household's gross income. Market rates are out of control! I never thought my house would have a market value over \$1M!
- I'm not sure how you expect lay people to answer this without also including the risks and benefits to both.
- City should not force people or developers to build affordable housing.
- Market-based, with no government involvement, skewing of numbers, or subsidies, which has placed us in an economic mess. Cut Bureaucracy. The public sector is a nonproductive waste.
- I don't know enough about these definitions to make an educated comment.
- It is mandatory to manage incomes vs housing properly! There is a lot of cheating.
- I do not have enough knowledge to have an answer for this question.
- Define the shelter/housing space itself. We are spoiled, and our standards are too high. We cannot keep up with this expectation. An 8x10 room with access to communal bathrooms and heat in the winter.
- Please consider the most vulnerable. People with part-time jobs, as well as people on government assistance, are homeless.
- Provide assistance, but be cautious to provide assistance and not simply enable a lifestyle choice of handout dependency.
- I think there need to be several categories. Co-ops tend to have a mix of deeply affordable, market-rate, and market-affordable units; consider them as a guide.

- Province's definition.
- Get your nose out of this entire concept and create jobs and industries and stop Durham and Pickering tax hikes and pet projects.
- Canadian housing is unusually expensive due to past and present mistakes. If adequate housing were the norm, costs could be far lower, and your question would be different.
- Young families who earn \$150-200 annually still cannot afford a home, when they are paying \$4,000 a month to rent.
- Reduce the salaries of employees in Pickering, as they do not do anything. At several locations, they just watch phones, lie on the floor, or eat sandwiches in the middle of class. Booking a birthday party took me two months because they were not coming to work.
- We do not want low income housing.

Q12. What type of home do you live in today?

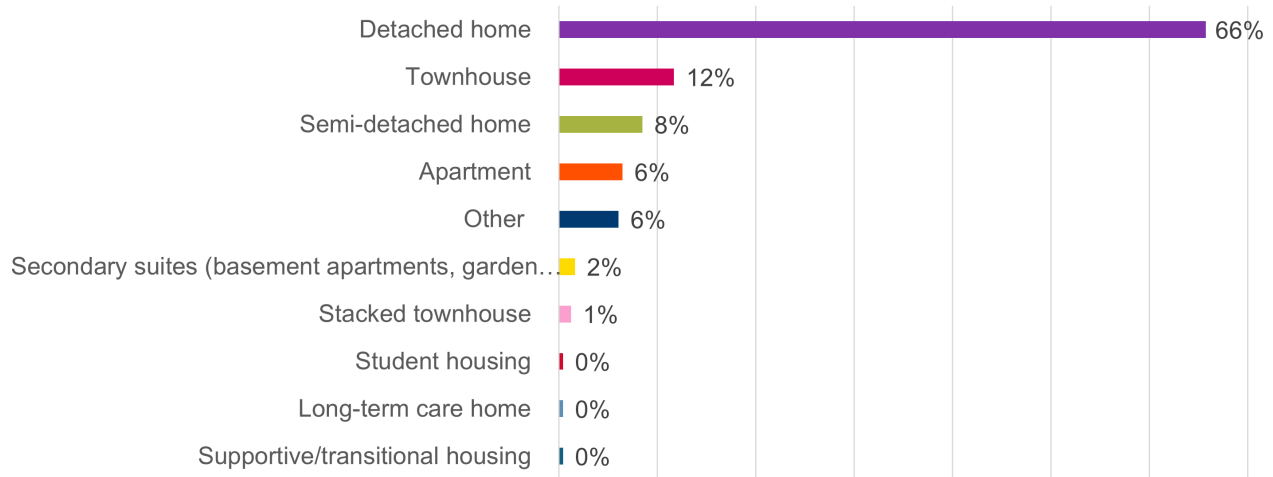


Figure 10 – Summary of participant home types.

N - 248.

Other home types, as shared by those who selected "Other":

- I do not own property.
- I cannot afford my own housing, so I am living with family.
- None of your business.
- Condominium.
- Co-op.
- This is not relevant to your survey.
- The home I worked and sacrificed 30 years to pay for....and am still paying for. As everyone else should do. They are not interested in subsidizing people who continue to make poor decisions and force others to take care of them.
- Detached.

Q13. Do you have any other comments or ideas to help Pickering provide more attainable and affordable housing options?

- Pickering needs to stop adding additional housing to the City Core, Kingston Rd., Brock Rd., Finch Ave., until the infrastructure issues are addressed. Too much traffic already goes along these routes; reliable transit availability north of the city core is pretty much non-existent, so everyone moves into the overcrowded areas, affecting traffic flow. Housing is an issue, but traffic is also driving the problem. When it takes upwards of 10-15 minutes for current residents actually to get on these roads from their residences, that's an issue.
- Affordable or more attainable housing shouldn't be in prime geographical locations in Pickering. Those locations should be more expensive based on location. More affordable housing should be in less desirable locations in Pickering, as less desirable locations are less costly, no matter where in the world. We can't have more attainable housing and affordable housing in prime locations. That isn't right.
- I appreciate these efforts and would be glad to participate in an advisory committee, as I did for the Durham Region.
- Smaller homes, the use of less expensive building materials. Maybe no basements, for example, or modular homes would allow younger individuals to move into their own homes.
- Don't rapidly expand. The issue the city is currently creating, but saying it needs more affordable housing, is a made-up issue. You don't build, and people move in the city, which can not handle more growth with its current infrastructure
- Many politicians attend and travel abroad to learn from other jurisdictions and cities. The current plans do not seem to reflect those aspects of modern living. Countries like Spain, Portugal, Japan, Denmark, Italy, and many others have expanded cities without 30 to 50-story condos, or 300 to 400-square-foot living spaces to raise families in. Proper transit and acceptable parking are essential for modern living. Neighbourhoods with schools, parks, grocery stores, libraries, and many other amenities all within walking distance are where people want to come to live, work & play.
- Speed up the decision-making and planning processes for improving and repairing our parks, waterfront, and other city amenities that are seriously in need of care and attention—aka Petticoat Creek Conservation Park, Liverpool Beach, etc.
- Have an area for mini housing, trailers, storage bins, etc. with services and support.
- Pickering needs a hospital and proper infrastructure before moving ahead with any housing plans. The traffic lights are not even synchronized on Kingston Road; no wonder there are so many accidents, road rage, and congestion. Fix the known problems before even thinking of moving forward.
- I moved to Pickering, like most other homeowners, to find a safe and peaceful (less traffic, less pollution, and more greenery) home to raise my family. Creating a concentration of high-density housing (most of the condo buildings on Kingston) will forever destroy the once desirable Pickering destination for young families and homeowners. Please stop this concentration and let the residents enjoy the charm of Pickering without turning it into Scarborough or Toronto. Spread out the housing by rezoning.

- All across Canada, a dorm-like housing (University housing) should be built. Municipalities should not be dealing with housing. Homeowners did not become homeowners to fund everything through property taxes. Many single people work a lot; they just need a shared room or a small bachelor-type room to live. Again, with rules like a co-op, so there are no problems. The addicted homeless should be forced to go to rehab and live in the medical facility (like hospital patients), not in the community. The mentally ill homeless need to be in a mental facility. People are tired of this problem in our community. We did not buy a home to fund all social problems through property taxes.
- Finland is a global model. It has nearly eradicated long-term homelessness using the Housing First model, in which people are given permanent housing without preconditions and support. Helsinki, Tampere, and other cities report near-zero chronic street homelessness. Finland is unique because the national policy, funding, and local housing stock align well.
- Taxes are high enough!
- Stop building high-end unaffordable housing. Start building affordable housing- it that simple the answer it right there.
- Stop wasting money on your endless surveys, art installations, and bureaucracy. Speed up processing proposals and approvals. Be more efficient.
- Work with the people. Listen to understand what is needed. Look to other cities who have provided 55+ rentals ie: Peterborough.
- All three levels of government or all levels of government should be working together to fix the housing problem social housing is not the answer to fix everything rental apartment is very important so a person can transition from rental housing to be coming a homeowner if they so choose there hasn't been any social or rental housing built in almost three decades and immigration has increased those individuals who are coming are finding it hard to make ends meet because of the housing costs.
- City-owned housing that is rent-to-own and sale is city-controlled in order to remain affordable.
- I just wanted to mention that my other two adult children cannot afford to leave home. They don't earn enough to support living on their own. They'd need to live in a group home.
- Have more high-density housing on those closer to the main roads. Lower property taxes also contribute to prospective buyers when buying a house here.
- Look at European models of housing and urban development for inspiration.
- Spread commercial areas throughout Pickering to reduce congestion. Too much is centred around Kingston and South Pickering. This will reduce pressure on roads. Utilize units already built as there are many vacant lots and set up a public-private partnership. This will reduce cost significantly and utilize existing infrastructure.
- This is an economic issue for all of the GTA; however, current homeowners should NOT be penalized for paying more taxes or other fees for trying to help the city come up with ideas for more affordable housing. Current homeowners would like more affordable housing, too.
- What is being done with money from the casino? Could some shelters be built immediately on the land where Knob Hill used to be, where the hydro towers are on Kingston Road west of Brock? That land is a total eyesore.
- One-story bungalow-style townhomes for the aging population that cannot climb stairs. Multigenerational homes that have multiple kitchens and ample parking. Homes with coach apartments on top of their garage to create rental units or in-law suites. But make

sure there is parking. More info and support are needed for permits and inquiries on how to create a rental unit (making separate entrances, adding bathrooms, renovations, etc.).

- Stop the madness of affordable housing, which can't happen unless there is a drop in real prices by increasing interest rates. I paid 14% when I bought, prices he'll buy by 25%. Read history ... no tax money for this strategy
- Property taxes for existing residents should be frozen or reduced. We are being taxed out of our homes. All this talk of affordable housing for new residents, but no one seems to care about those that have lived here for many years. Very sad and we feel betrayed by the city.
- Instead of building hundreds of \$800,000 Ikea townhomes, build smaller detached homes that are actually desirable to live in!! there is so much land perfect for this.
- For affordability and eligibility, consider income AND current assets.
- The city is falling apart. More money needs to be put into things that we are already missing (roads, parks, schools, recreation), and not bringing more people in.
- I think it is always important to consider what is functional, not just the price. The price tag alone isn't as important as the price for the size and functionality. (Ex a small condo for one person is cheaper price than a 3 bedroom unit but a family with kids likely has two incomes and is in a better position to afford an affordable condo over a detached house and single people can't really afford to buy those "cheaper price tag" condos it's overseas investors buying them so it hasn't solved the problem.
- I have been a resident of Pickering for 28 years. I have been a tenant for 28 years. I was a single parent raising my daughter, who is young now. I have been living in a beautiful townhouse for the past 13 years, paying very affordable rent, pls utilities. I am grateful for my rental property & I do not expect to stay here forever. I am not entitled. The owner of the home is trying to push me out because of the low rent. I have viewed many properties (basement properties) & I continue to face challenges with PRIVATE landlords asking for 4-6 months' rent upfront, as these landlords may have had issues with previous tenants not paying rent. The small number of rentals available in Pickering are not affordable (corporation buildings) or there is a waiting list up to 19 years. Would the city consider buying multiple units in the new condos, other buildings (1475 Whites Road) and become the property manager of these units and make them affordable for Pickering residents? Work with builders to build coach homes/garden homes on properties.
- Current multi-storey buildings appear to be comprised almost entirely of single-bedroom units. Make provisions to have units available for families that have 2, 3 and possibly 4 bedrooms and common area sized for occupancy.
- Excellent article in the news this week relative to how Vienna is handling.
- Stop permitting houses and housing developments that are large and high-priced, especially in neighbourhoods with existing modestly priced, smaller houses. - Simply leads to the demolition of appropriate housing for the creation of new luxury units that aren't affordable for those in need of housing.
- People need to change their expectations of a starter home. Stop building large extravagant homes and get back to basics. You don't need to start off with 5 bedrooms/4 bathrooms and a finished basement. Stop building on agricultural land.
- "Permanent" trailer parks to purchase or Small 2-bedroom starter homes "like wartime homes" that are affordable for seniors wishing to downsize or first-time homeowners. The area should have grocery stores, pharmacies, doctors, dentists, and a hairdresser/barber in the same area. There should also be a park area.

- Please stop increasing property taxes. Everyone is already struggling and with the influx of renewals in 2025, most homeowners are also experiencing an increase in their mortgage payments due to higher rates.
- Seniors do not want to go to retirement homes that cost so much! Build gated community for seniors which are affordable! You will save on public sector workers
- Box-size condos along Hwy 2 will create a transient population and will not continue the warm community space I've enjoyed here for 25+ years. Build apartments, but make them livable and affordable. I would like my family to remain in Pickering, but my children will need to leave because they can't afford to live here.
- I am concerned with the Highway 2 intensification plan and the city's ability to keep traffic flowing and provide services.
- Reduce property tax.
- Pickering urgently needs to reassess its current approach to housing development. While affordability is a critical issue, simply building more condos and sprawling developments is not the answer—especially when many of these new units sit unsold and fail to meet the actual needs of residents. The aggressive push for high-density condos, often marketed to investors rather than local families, is drastically altering the character of our city without delivering genuine affordability or community benefit. We cannot keep sacrificing green spaces and natural ecosystems for developments that only worsen infrastructure strain, traffic congestion, and neighborhood safety concerns. The environmental impacts of turning over valuable green land for the sake of rapid development are long-term and irreversible. Residents are increasingly frustrated by a City Council that appears to prioritize financial gain and external developer interests over community input and sustainable growth. The public trust is eroded when decisions are made without transparency or meaningful engagement with those who live here. Likewise, the provincial government's policies seem designed to benefit well-connected developers, not the people who call Pickering home. Pickering needs a strong, resident-centered vision—one that supports and strengthens the infrastructure, services, and community life for the population we already have. Growth for the sake of profit is not a strategy. Attainable and affordable housing must be integrated with well-planned transit, schools, green space, and healthcare, while preserving the livability and identity of our city. Let's stop reacting to external pressure and start building a future that genuinely reflects the needs and values of Pickering residents.
- How about more lease to own options?
- This survey is a great idea. The worst thing you could do is build affordable housing the middle of nowhere where there's no access to services, and commercial opportunities.
- A lot of space in the city is wasted on roads, empty parking lots and urban sprawl. These cost the city a lot to maintain and don't contribute to revenue. Focus should be placed on building higher density walkable places instead of big box stores and chain restaurants with giant parking lots. These walkable places are cheaper to maintain and actually generate a good amount of revenue.
- Extra monies received from the local casino should be used to help with funding, research, and improved housing and infrastructure.
- Build on the land already set aside instead of building it on farmland and green spaces. Build affordable housing on the main roads in Pickering. Stop raising our taxes to aid developers.
- Look at cities and neighbourhoods that have successfully implemented mixed income housing. Offer better transit (this should be free for everyone). Plans should include green spaces, restaurants, shopping, amenities and services and importantly schools.

Think about ways to make Pickering more walkable/bikeable (biking in Pickering is super dangerous). Bring in businesses that will create well paying jobs. Think creatively and stop taking direction from developers.

- Stimulate private sector growth. Cut bureaucratic spending, eliminate useless regulations, and consultations.
- Allow all homeowners to use their front yards as valid parking spots and lower federal and provincial development charges.
- Lower property taxes. Do more with less. Residents should have input into the budget process. There should be no base budgeting, i.e., must-haves, need-to-haves, and nice-to-haves. Reduce administration. Do not introduce new programs.
- Super basic units, affordable to rent for our most vulnerable. Extra basic freehold townhomes, 12 feet wide, two stories, with basement laundry, are available for \$2-300 thousand to get young families started.
- Cut our taxes and give us better garbage services, stop using the old-style bin. you collect tons of new revenue from all the new homes, modernize. Reduce our taxes, you get more tax revenue and other streams of income, stop being wasteful with these funds, reduce staff and needless programs. Add more school cross walks, especially near catholic school audit and compare with public school. They have more than catholic. Add speed and red light cameras. Enforce city street parking bylaws to get more revenue.
- More generations are living together as they cannot afford separate housing.
- Build homes that people who have like homes, e.g., townhomes, semis, etc., might want to move to and free up the homes they now own. First-time buyers can buy these homes. Also, why not build nice retirement communities so retirees can move to, again freeing up homes for newcomers and first-time buyers? (Thank you for giving me a chance to provide feedback.)
- Low-density communities that can be six stories with green spaces for children and seniors.
- Lower property taxes. Mandate that developers provide affordable housing at levels exceeding current provincial requirements.
- First, define attainable. There should be a mix of price ranges. Second, builders must include several price points and a third space (green space) in their plans.
- Stop delaying projects.
- Pickering needs to work closely with health care providers, social workers, and developers to fast-track plans for affordable housing.
- Why is it imperative to artificially change what people pay for housing? The market sets the prices, and people can choose to live where they can afford it.
- Stop expanding the urban footprint and build in areas where servicing already exists.
- Why is the city of Pickering not taking advantage of the housing initiative programs introduced by the federal government recently?
- If you build affordable housing, would that hamper people from buying the existing condominiums? Then the condo market would crash.
- Please lower our property taxes.
- You're wasting your time and our money! You can't fix/impact this at all. If this is about homelessness, then treat them. If this is about personal finances, the city cannot affect this. It's simple supply and demand. Too many people, too fast. If your approach is to attract more people and more density, you will simply exacerbate the problem. You should actually be trying to keep the population smaller.

- Veraine will not provide more affordable housing, which will mean more taxes to pay for new infrastructure, just as Seaton has done. Intensification is the way to go.
- Speaking about traffic, especially along Pickering Pkwy, would suggest that it is wide enough from Glennana east to support 3 lanes, 2 of which could be used for west-bound traffic in the morning and east-bound traffic in the afternoon.
- Please consider the city's most vulnerable population.
- We see a lot of massive homes go up in our neighborhood. Often, these takes years to build. Why does the city not place more emphasis on ensuring the city is livable for everyone, not just the very wealthy?
- Allow small home communities. More small bungalow homes on small lots for starter homes, singles, and seniors. We don't need a lot of monster homes
- It is a delicate balance between affordable housing and maintaining a city that is desirable to be called home as a safe thriving community with controlled growth that has employment opportunities.
- Many housing plans focus on building, but do not focus on usage. Short-term, or vacation rentals, can zap supply in housing markets. Empty homes are also a problem in cities because the market is very driven by investors. I think there needs to be laws regulating short-term rentals, empty units, and that housing should be de-incentivized as an investment.
- Create affordable homes in undeveloped areas, but ensure they are sizeable for a mid-size family. The area will be developed with mid-size families so it can be affordable not only for young families but also for the senior population.
- Do more to attract good jobs to the area. The current tax situation in Pickering is unacceptable. There are no longer any excuses or reasons for "minor tax increases" as we just don't have more to give you.
- Create more walkable third places either through creating smaller library/community centres or in rezoning for small commercial/residential buildings. Both should have reduced parking requirements.
- We think that when developers are given permits to build, a certain percentage of units should be dedicated to lower-income individuals, with rents geared to renters' incomes.
- We need modular homes, wartime homes, shelters, and low-income housing.
- The City needs to look at history regarding new housing developments. They used to be set up in a grid pattern that allowed for easy access to local transit, and they contained more than one type of housing - you would see large and small single-family homes, duplexes, and low-rise apartment buildings. There would be areas with small shops/cafes, etc., and voila, you have a diverse neighbourhood. Now they are constructed of a single type of home to ensure a single type of resident - if you can't afford this type of house, then you don't belong here. The streets are twisted and turning, so they are not easy for public transit to travel (or for a non-resident to find their way around), and you need to travel by car to be able to get anywhere.
- Please consider low-rise developments in the mix. In places like the Danforth and the Beaches, the City Council and residents have worked to ensure that low—and mid-rise developments are the majority. This helps to protect the area's look and feel while also increasing density. I'm concerned with the amount of high-rise development being approved in Pickering.
- Create a space in rural areas and support transit that encourages aspirations to succeed to be centrally located in the future.
- Housing should be a human right ranked ahead of education and health care.
- Stop building condos, they are not the answer.



- Focus on ground-level and low-rise housing. Ban or highly discourage high-rise construction. Look to European models of moderate density that include parks, shops, and services within walkable distances.
- Why is the City not involved in the federal government's new housing initiative program that other cities in Canada have signed up for?
- It appears that the City has minimal power with developers but I feel that our Council is not aggressively pushing to maintain our sense of community. Instead, developers appear to push the Council around. At least stand up and fight for our community, even if they lose the battle. A wall of high rises destroys Pickering, and I don't see Council fighting for us. Define a percentage of units that must be "affordable" and family-focused, and only approve those projects that meet the requirement.
- Reduce taxes and provide jobs so people can earn and pay to live.
- Please don't continue to allow mega houses to be built in existing established neighbourhoods. We moved to Westshore 12 years ago to downsize, live near the lake, and live in a bungalow. I feel the neighbourhood's character is being damaged by allowing overly large and tall homes to be built. They not only block out the view of the original, smaller homes, but they also just look so out of place. I understand things change and sometimes it may be cheaper and easier to take down and build vs modify, but please try to respect the character of established neighbourhoods.
- Not enough planning for schools, roads, shopping,, parks to go with the plan for the number of affordable housing and condos in the current plan.
- Stop building condos, they are not affordable housing. I will repeat, the condos are affordable housing.
- Remember housing is not successful IE, RGI/supportive, etc unless you have programs or services to support.
- All for affordable housing, but what is never discussed is what is considered "affordable". We can hope to solve this with a Pickering-only approach; that's the responsibility of the Federal and Provincial governments. Your responsibility is to provide for the taxpayers who live here and what they need.