

AMENDMENT NO. XX

TO THE

CITY OF PICKERING

OFFICIAL PLAN

PART 1 – PREAMBLE:

(i) Purpose of the Amendment:

The purpose of Official Plan Amendment Number XX is to permit increased densities and a greater range of permitted uses, appropriate for the existing and planned context of the area. This Amendment increases the permitted density on the lands from 'over 80 units per net hectare and up to and including 180 units per hectare', to a net residential density of 'over 80 units per hectare', with no maximum; to increase the permitted maximum Floor Space Index (FSI) from 'over 0.75 and up to and including 2.5' to a maximum FSI of 5.0 and to allow additional permissible uses, including medium and high density residential, retailing of goods and services, offices, restaurants, and other commercial uses. The Amendment is necessary to permit phased, high-density, mixed-use development on the subject lands.

(ii) Location of the Amendment:

The subject lands are located south of Pickering Parkway and east of Brock Road, and are municipally known as 1755 Pickering Parkway. The lands have an area of 9.48 hectares.

The subject lands which are affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes only.

(iii) Details of the Amendment:

Text Change

Revising Policy 12.11 – Village East Neighbourhood Policies, by deleting the word “and” at the end of subsection (h); deleting the “.” at the end of subsection (i) and replacing it with “; and”, and by adding a new subsection 12.11 (j) as follows:

- (j) despite the Permissible Uses for lands designated “Mixed Use Areas – Specialty Retailing Node” as set out in Table 5, and the maximum net residential density and maximum floor space index permissions for lands designated “Mixed Use Areas - Speciality Retailing Node” as set out in Table 6, for lands located at 1755 Pickering Parkway, being approximately 9.48 hectares in size and generally located east of Brock Road and south of Pickering Parkway. City Council shall permit the following:
 - (i) additional permissible uses including medium and high density residential, retailing of goods and services, offices, and restaurants;
 - (ii) a minimum net residential density over 80 units per hectare;

- (iii) a maximum floor space index of 5.0; and
- (iv) a maximum building height of 43 storeys.

(iv) Basis of the Amendment:

The subject lands are currently designated “Mixed Use Areas – Speciality Retailing Node” within the City of Pickering Official Plan, and are subject to the Village East Neighbourhood Policies. However, through the Kingston Road Corridor and Brock Node Intensification Study, and its implementing Amendment 38 to the Pickering Official Plan, these lands have been identified as part of a strategic growth area by the City.

The lands affected by this Amendment are presently occupied by single storey commercial uses and associated surface parking. The Amendment provides for efficient use of the lands in consideration of the existing and planned function of the area. The proposed development is generally in keeping with the goals of the Council endorsed Kingston Road Corridor and Specialty Retailing Node Intensification Plan for the Brock Precinct.

The proposed development is located along Brock Road and Pickering Parkway, which are identified as arterial roads. The lands are adjacent to Highway 401 to the south, which presents opportunity for development to create a visual gateway at the east end of the City of Pickering. The development provides for an appropriate mix of uses and densities that allow for the efficient use of land in an area intended for growth, where there is existing and planned municipal infrastructure and services to support the growth.

The amendment is consistent with the policies of the Provincial Policy Statement, 2024, and conforms to the Durham Regional Official Plan.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary reports submitted in support of this Amendment.

PART 2 – BODY OF THE AMENDMENT

All of this part of the document entitled “PART 2 – BODY OF THE AMENDMENT” consisting of the following text, constitutes Amendment Number XX of the Official Plan of the City of Pickering”.

Text Change

Revising Policy 12.11 – Village East Neighbourhood Policies, by deleting the word “and” at the end of subsection (h); deleting the “.” at the end of subsection (i) and replacing it with “; and”, and by adding a new subsection 12.11 (j) as follows:

- (j) despite the Permissible Uses for lands designated “Mixed Use Areas – Specialty Retailing Node” as set out in Table 5, and the maximum net residential density and maximum floor space index permissions for lands designated “Mixed Use Areas - Speciality Retailing Node” as set out in Table 6, for lands located at 1755 Pickering Parkway, being approximately 9.48 hectares in size and generally located east of Brock Road and south of Pickering Parkway. City Council shall permit the following:
 - (i) additional permissible uses including medium and high density residential, retailing of goods and services, offices, and restaurants;
 - (ii) a minimum net residential density over 80 units per hectare;
 - (iii) a maximum floor space index of 5.0 across the lands; and
 - (iv) a maximum building height of 43 storeys.

3. IMPLEMENTATION

The provisions set forth in the City of Pickering Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.

3. INTERPRETATION

The provisions set forth in the City of Pickering Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment.

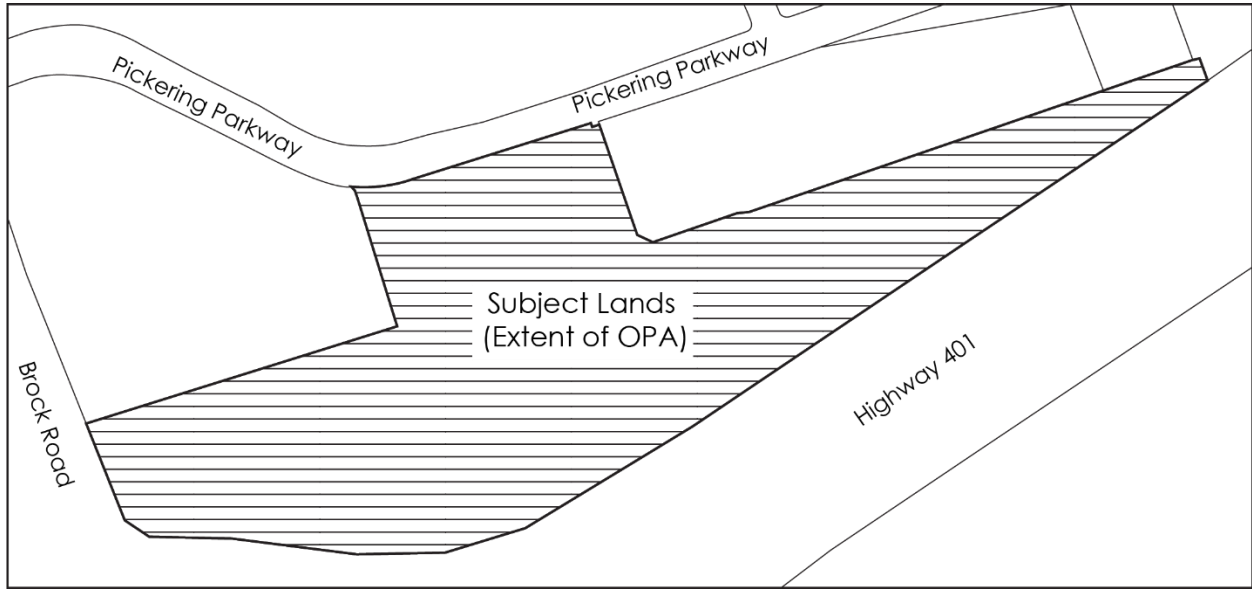
PART C: THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

1. LOCATION MAP

The Location Map, which shows the location of those parts of the subject lands being affected by this Amendment, is attached hereto for information purposes only.

LOCATION MAP



Location Map

File: OPA 22-002/P

Applicant: Bayfield Realty Advisors Inc.

Municipal Address: 1755 Pickering Parkway

