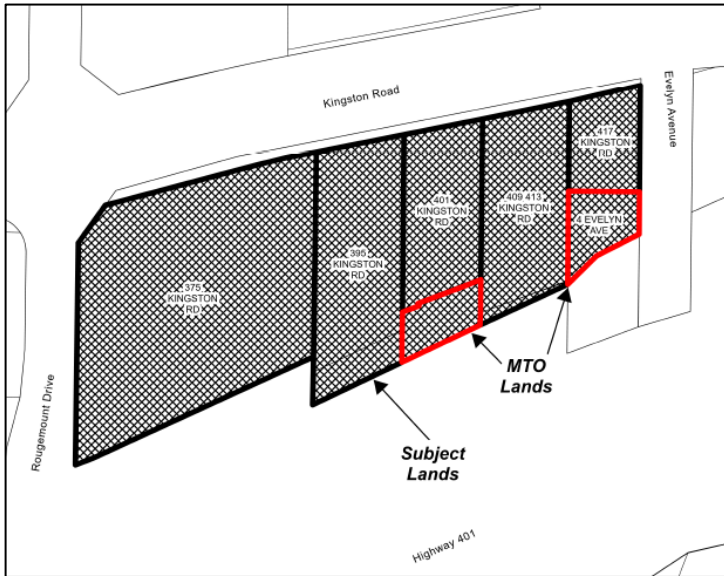


**Why am I receiving this notice?**

The City of Pickering has received applications for an Official Plan Amendment and Zoning By-law Amendment. You are receiving this notice because you own property within proximity of the site or previously expressed interest in the project. The City is required to process and review all complete applications under the *Planning Act*. This meeting is for information purposes and to collect feedback, no decisions will be made.



Public Meeting Details



**May 11, 2026**



**7:00 pm**



**Electronic**  
HTML Agenda with livestream is available at [events.pickering.ca/council](https://events.pickering.ca/council).

Note: This item may begin later than 7:00 pm, depending on the length of earlier agenda items.

**Application Details**

**Applicant:** 375 Kingston Road Corporation  
401 Kingston Road Corporation  
**Site Address:** 375, 395, 401, 409, 413, 417  
Kingston Road and 4 Evelyn  
Avenue  
**Ward:** 1  
**City File(s):** OPA 25-005, A 09/25

**About the Property**

The subject lands are located on the south side of Kingston Road between Rougemount Drive to the west and Evelyn Avenue to the east.

**Requested Amendments**

**Official Plan Amendment:**

- The purpose of the Official Plan Amendment is to permit:
- a maximum Floor Space Index (FSI) of 5.13;
  - a maximum density of 754 units per net hectare; and,
  - a maximum building height of 34 storeys.

**Zoning By-law Amendment:**

- The purpose of the Zoning By-law Amendment proposes site-specific provisions, including:
- permissions for apartment dwellings and a range of non-residential uses, such as retail, commercial, business and professional offices, financial institutions, day care facilities, drycleaning establishments and restaurants; and,

- zoning standards, including but not limited to FSI, building height, tower floor plate size, building separation, setbacks, landscaping, and parking standards for residential, visitor and commercial uses.

## What is Being Proposed?

- Two buildings containing four residential towers ranging in height from 31 to 34 storeys;
- a total of 1,356 residential units;
- approximately 2,945 square metres of grade-related commercial space; and,
- a 0.18 hectare public park.

## How to get involved

### Watch the Electronic Public Meeting

Watch the meeting livestream within the HTML Meeting Agenda at [events.pickering.ca/council](https://events.pickering.ca/council).

Staff and the applicant will present the proposal. This meeting is required by the *Planning Act* to ensure public input is considered before any decisions are made.

### Speak at the Meeting (Delegation Request)

You must request to speak no later than 12:00 pm the business day before the meeting:

- Fill out the online form by visiting [pickering.ca/spm](https://pickering.ca/spm); or,
- Email: [clerks@pickering.ca](mailto:clerks@pickering.ca)

Include your name, contact details, and the topic you wish to speak about. The Clerk's Office will confirm your participation and provide instructions.

### Submit Written Comments

You may submit written comments by visiting [pickering.ca/devappform](https://pickering.ca/devappform) or by email to [clerks@pickering.ca](mailto:clerks@pickering.ca).



Alternatively, written comments can be mailed or delivered to the City Clerk at One The Esplanade, Pickering, ON, L1V 6K7. Ensure you include file numbers: A 09/25.

## Want to Stay Updated?

If you want to be notified of future decisions related to this proposal, submit comments to [pickering.ca/devappform](https://pickering.ca/devappform) or contact the File Planner directly.

**Planner:** Amanda Dunn  
**Email:** [adunn@pickering.ca](mailto:adunn@pickering.ca)  
**Phone:** 905.420.4660 ext. 1136  
**City File(s):** OPA 25-005, A 09/25

## Additional Information

Scan the QR code:

Visit [pickering.ca/devapp](https://pickering.ca/devapp); or

Contact the File Planner

An Information Report will be posted April 30, 2026 as part of the meeting agenda at [events.pickering.ca/council](https://events.pickering.ca/council).

You can also call 905.420.4611 to request a copy.



# Important Legal Information

## Landlords & Condo Corporations

If your property contains 7 or more residential units, you are required to post this notice in a common area where all residents can see it.

Condominium corporations must notify all registered unit owners that this notice has been received and make it available for review.

## Accessibility

For inquiries related to accessibility, please contact Legislative Services:

**Phone:** 905.420.4611

**Email:** [clerks@pickering.ca](mailto:clerks@pickering.ca)

## Privacy Notice

Information provided or presented at a public meeting is considered a public record and may be posted on the City's website, made public upon request, or provided to the Ontario Land Tribunal. This information is collected under the Planning Act for the purpose of receiving your views on the relevant issue(s) and to aid the City in making its decision on the matter.

## What if I want to appeal the proposal?

Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person ([as defined in s.1 of the Planning Act](#)), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.

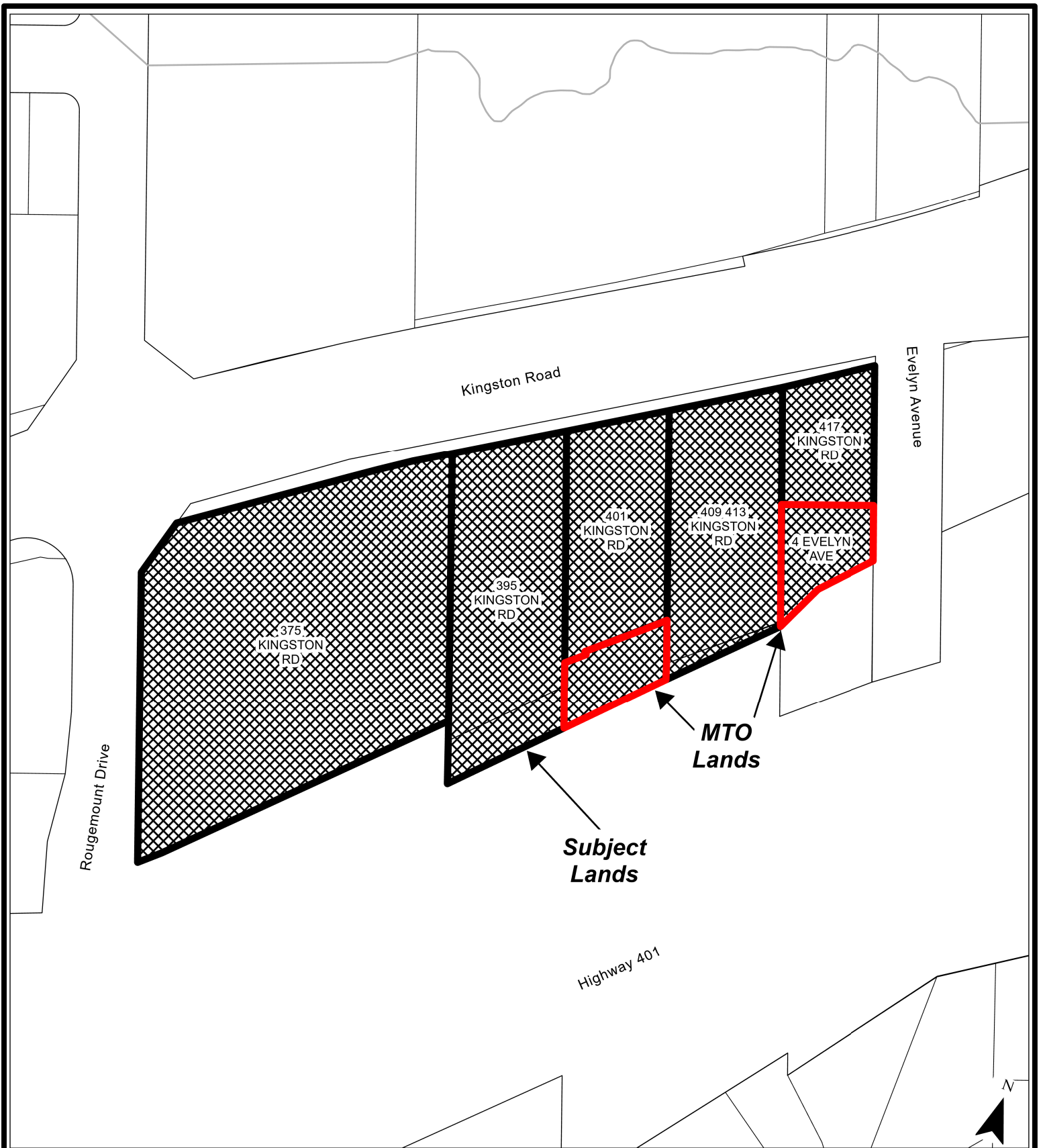
If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:

- a) to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,
- b) to be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

This means if the by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by the City of Pickering Council.

**Date of Notice:** April 17, 2026

**City Clerk:** Susan Cassel



City of  
**PICKERING**

City Development  
Department

**Location Map**

**File:** OPA 25-005, A08-25

**Applicant:** 375 Kingston Road Corporation

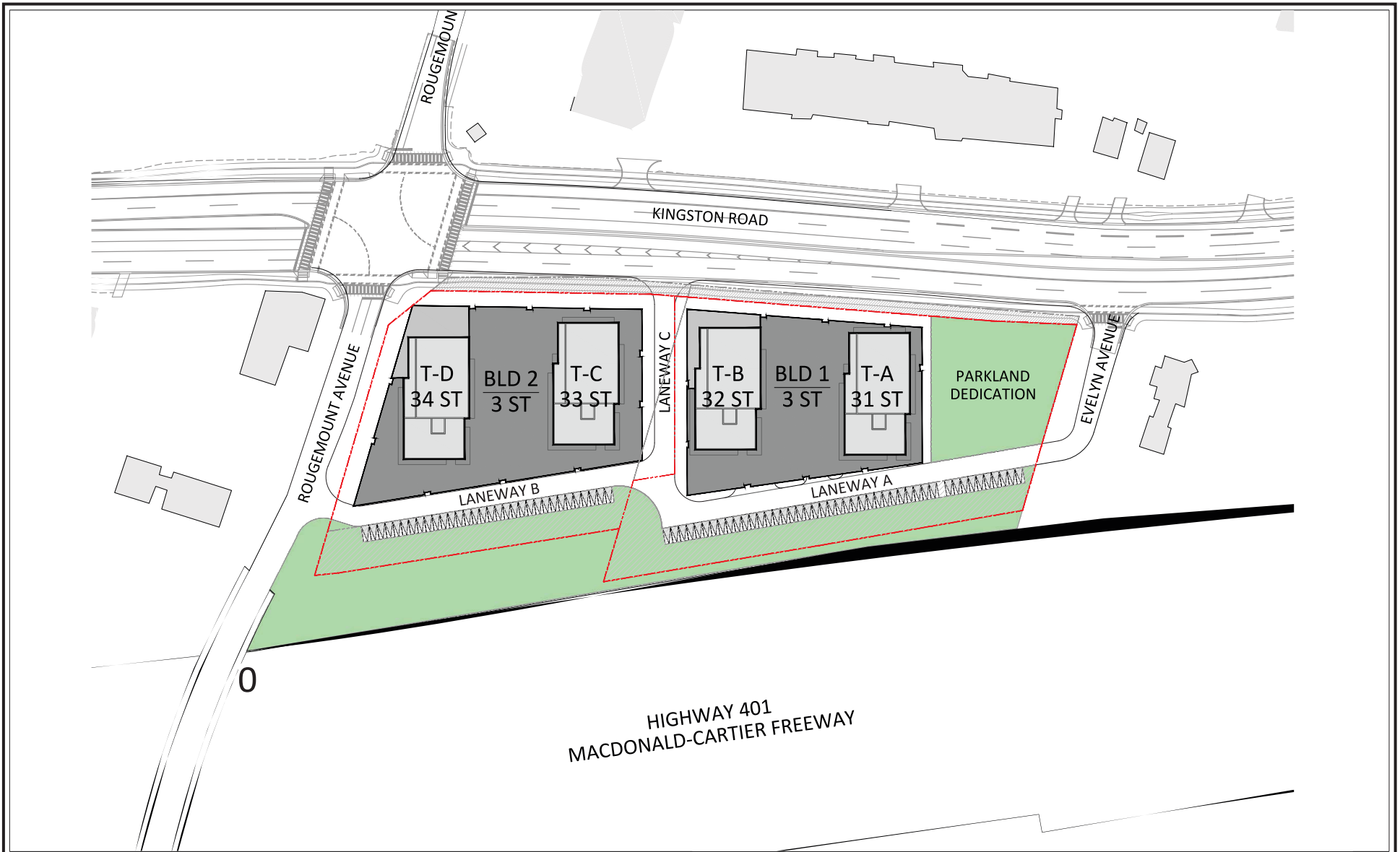
**Municipal Address:** 375 Kingston Rd, 395 Kingston Rd, 401 Kingston Rd,


409 Kingston Rd, 413 Kingston Rd, 417 Kingston Rd & 4 Evelyn Ave

**Date:** Dec. 16, 2025

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**SCALE:** 1:1,500  
THIS IS NOT A PLAN OF SURVEY.



 <b>PICKERING</b> City Development Department	<b>Conceptual Plan</b>
	<b>File No:</b> OPA 25-005 and A09-25
	<b>Applicant:</b> 375 Kingston Road Corporation and 401 Kingston Road Corporation
	<b>Municipal Address:</b> 375, 395, 401, 409, 413, 417 Kingston Road and 4 Evelyn Avenue
<small>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</small>	
<b>DATE:</b> March 26, 2026	



NORTH AERIAL VIEW FROM KINGSTON ROAD

Issued

RE ISSUED FOR ZBA #2	Feb 14, 2025
RE ISSUED FOR ZBA #1	Dec 17, 2021
Description	Date

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
  2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
  4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architects:  
**STUDIO JCI**  
 20 De Boers Drive, Suite 525  
 Toronto, ON M3J 0H1  
 T. (416) 901 6528  
 www.studiojci.com

PROPOSED MIXED-USE DEVELOPMENT

375-409 Kingston Rd, Pickering, ON L1V 1A3

RENDERED VIEWS

Project No.: 2423  
 Scale: 1:1000  
 Date: February 14, 2025  
 Drawn by:

Drawing No.:  
**A 1.11**