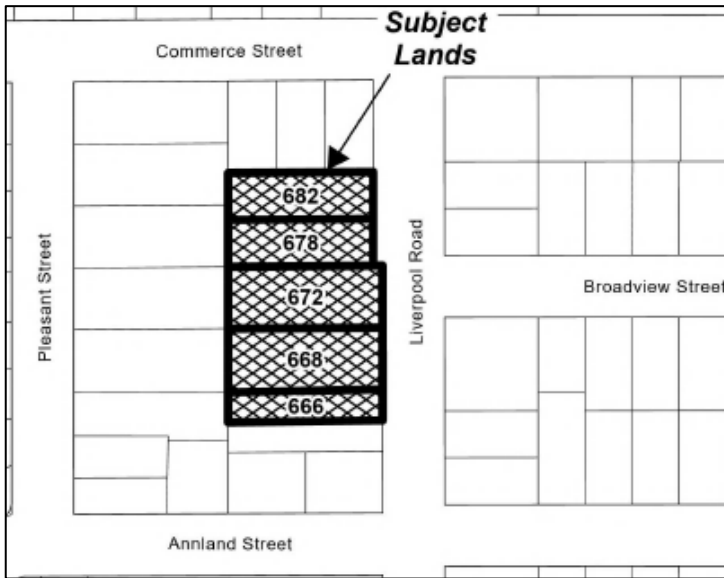


Notice of Statutory Public Meeting under the *Planning Act*

Why am I receiving this notice?

The City of Pickering has received applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium. 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



June 15, 2026



7:00 pm



Electronic

HTML Agenda with livestream is available at 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: Plaza 6 Inc.

Site Address: 666, 668, 672, 678 & 682
Liverpool Road

Ward: 2

City File(s): OPA 26-001/P, A 01/26,
SP 2026-01, and CP 2026-01.

About the Property

The subject lands are located on the west side of Liverpool Road between Commerce Street to the north and Annland Street to the south.

Requested Amendments

Official Plan Amendment:

The proposed Official Plan Amendment seeks to redesignate the lands from “Urban Residential Areas – Low Density Areas” to

“Urban Residential Areas – Medium Density Areas”. The Low Density designation permits a maximum density of 30 dwelling units per net hectare, whereas the applicant proposes to increase the density to 54 dwelling units per net hectare.

Zoning By-law Amendment:

The proposed Zoning By-law Amendment seeks to rezone the lands to permit townhouse dwellings and establish site-specific zoning standards to enable the proposed development.

What is Being Proposed?

Plaza 6 Inc. is proposing a residential common elements condominium development consisting of 21 townhouse units. Two townhouse blocks are proposed to front onto Liverpool Road, while two blocks are proposed to front onto an internal private road.

Draft Plan of Subdivision:

The proposed Draft Plan of Subdivision seeks to create one residential block to accommodate the proposed development, and one block for a road widening along Liverpool Road to be conveyed to the City of Pickering.

Draft Plan of Condominium:

The proposed Draft Plan of Condominium seeks to establish the shared common elements of the development, including the internal private road and walkways, water meter room, visitor parking areas, and community mailboxes.

How to get involved

Watch the Electronic Public Meeting

Watch the meeting livestream within the HTML Meeting Agenda at 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; or,
- Email: 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 or by email to 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: OPA 26-001/P, A 01/26, SP 2026-01, and CP 2026-01.

Want to Stay Updated?

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

Planner: Isabel Lima

Email: ilima@pickering.ca

Phone: 905.420.4660 ext. 2053

Additional Information

Scan the QR code:

Visit pickering.ca/devapp; or

Contact the File Planner



An Information Report will be posted by June 4, 2026 as part of the meeting agenda at 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

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: May 26, 2026
(Acting) City Clerk: Rumali Perera