

# Public Open House Rules of Engagement

1. This is a safe space for all. Please be respectful to all Presenters, Staff, and members of the Public. For everyone's safety, inappropriate or aggressive behaviour will not be tolerated.
2. Please allow one person to speak at a time.
3. Please be advised that no verbal abuse will be tolerated.
4. Please be advised that no decisions will be made at tonight's Open House meeting
5. To avoid disruptions during the presentation we ask that you mute your electronic devices.

# Public Open House Meeting

Applicant: 375 Kingston Road Corporation and  
401 Kingston Road Corporation  
Address: 375, 395, 401, 409, 413 and Kingston Road  
and 4 Evelyn Avenue  
Files: Official Plan Amendment OPA 25-005/P  
Zoning By-law Amendment A 09/25

March 5, 2026

# Planning Review Process



We are here in the process.

Opportunity for Appeal to the Ontario Land Tribunal (OLT)

# Background / Current Status / Where we are in the Planning Review Process

- Former applications for Official Plan Amendment (OPA 22-001P) and Zoning By-law Amendment (A 02-22) were withdrawn on: **November 20, 2025**
- Applications for Official Plan Amendment & Zoning By-law Amendment were submitted on: **November 18, 2025**
- The applications were deemed complete by the City on: **December 18, 2025**
- Applications were circulated to internal departments and external agencies for review on: **January 2, 2026**

# Materials Submitted

The following materials have been submitted with the applications as part of the second submission:

- Architectural Plans
- Grading Plan
- Servicing Plan
- Stage 1 Archaeological Assessment
- Landscape Plans
- Arborist Report
- Tree Inventory Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Wind Study
- Sun/Shadow Study
- Hydrogeological Investigation
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Planning Rationale Report
- Traffic Impact Study
- Topographical Survey
- Urban Design Brief
- Functional Site Servicing Report
- Geotechnical Investigation
- Flood Spill Analysis

**City's development  
webpage:**

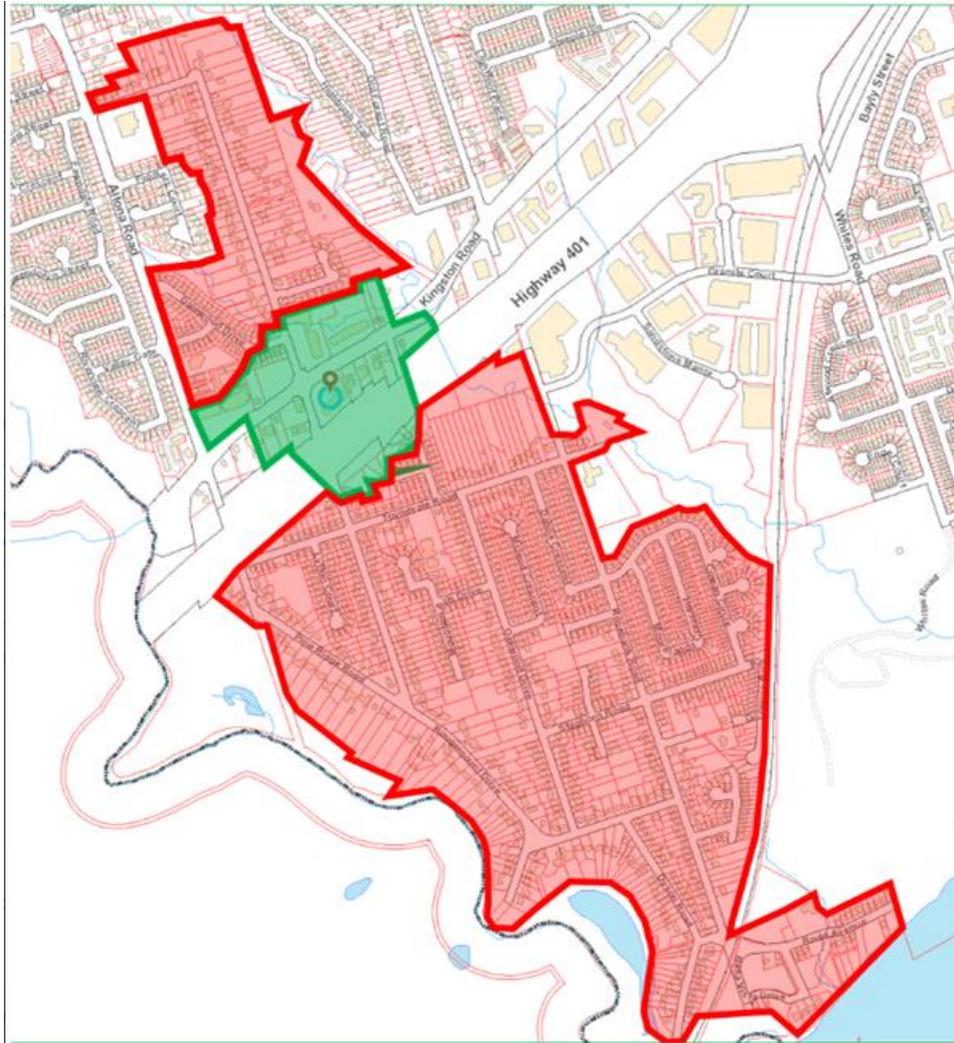


# Circulation and Review

The applications were circulated to:

- Region of Durham, Community Growth and Economic Development
- Durham Region Transit
- Durham Regional Police
- Ministry of Transportation (MTO)
- Metrolinx
- CN Rail
- School Boards
- Hydro One, Canada Post, Rogers, Bell, Enbridge Gas, Elexicon
- City of Pickering Departments, including:
  - Planning, Urban Design & Policy
  - Engineering Services
  - Fire Services
  - Sustainability

# Public Consultation



**150 metres Circulation radius**



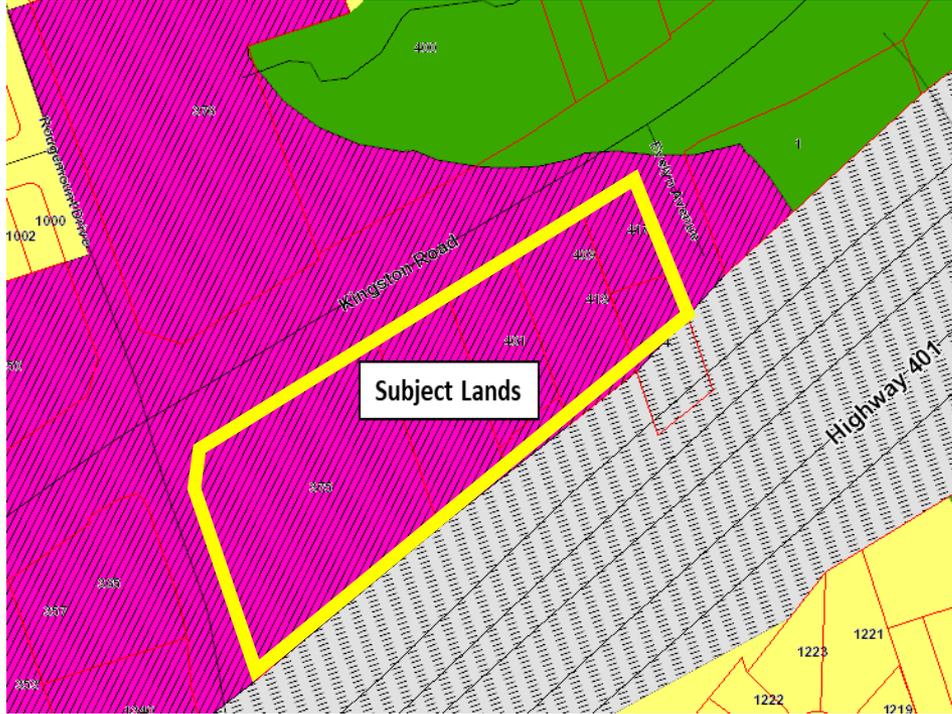
**Expanded Circulation Area**

# Next Steps

- Statutory Public Meeting Date – **May 11, 2026**
- Staff Information Report available to the public – **May 1, 2026**
- City provides detailed comments to applicant
- Resubmission and recirculate the revised materials submitted by the applicant
- Determine whether additional public consultation is necessary
- Official Plan Amendment & Zoning By-law Amendment applications considered by the Planning & Development Committee, upon completion of a comprehensive evaluation of the proposal

**Contact: Amanda Zara Dunn ([adunn@pickering.ca](mailto:adunn@pickering.ca))**

# Official Plan Designation



## Mixed Use Area - Mixed Corridor

### Permitted Uses:

Residential, Retail, Offices and Restaurants, Community, Cultural and Recreational Uses, Community Gardens, Farmer's Markets, Special purpose commercial uses

### Permitted Density:

- Minimum residential density range is of over 30 units up to and including 140 units per net hectare.
- Maximum Floor Space Index (FSI) up to and including 2.5

# Kingston Road Corridor and Specialty Retailing Node Intensification Plan

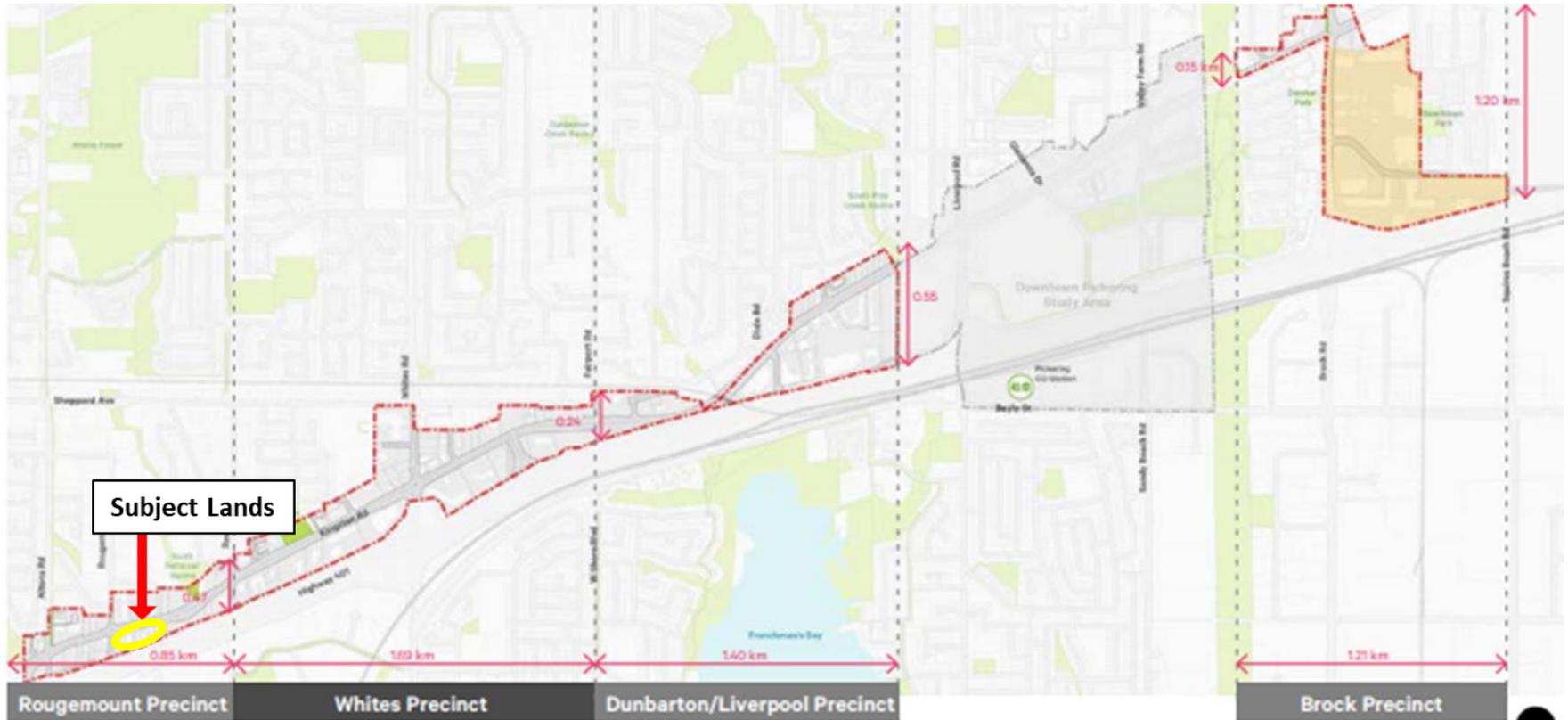


Figure 1. Study Area

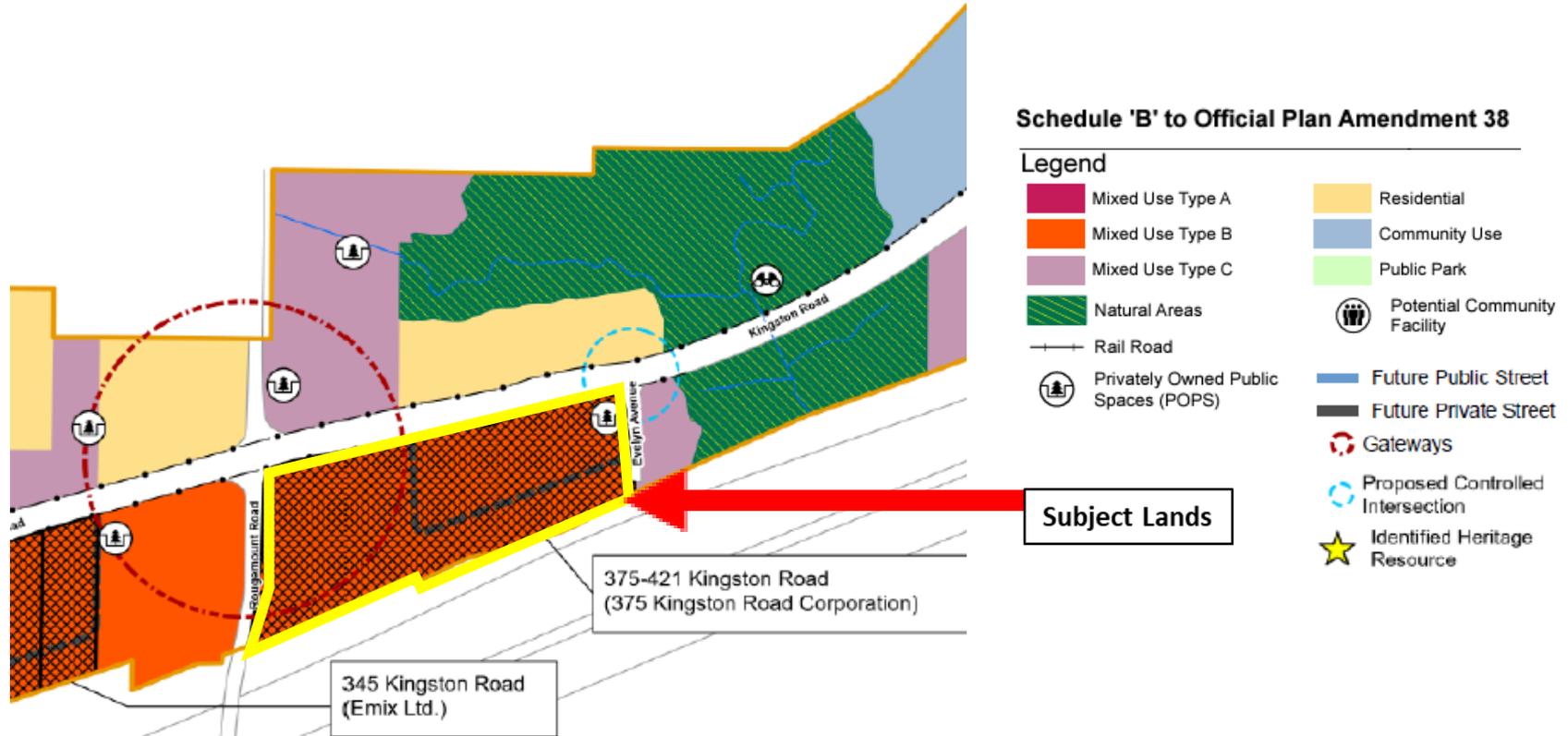
# City Initiated Official Plan Amendment:

Subject Lands

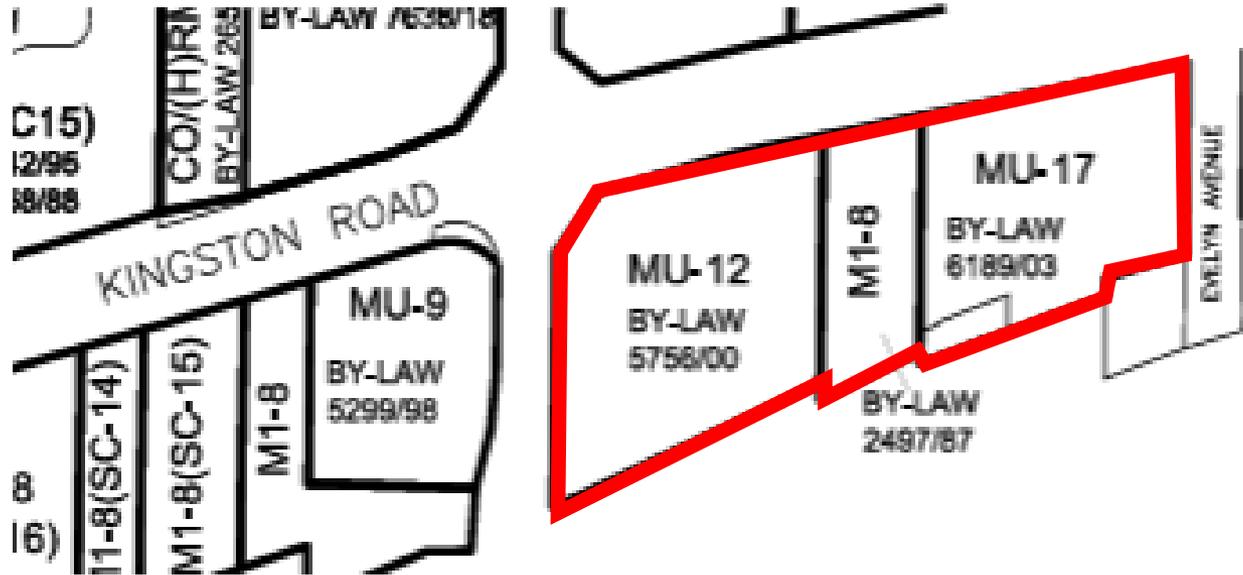
# Kingston Road Corridor (OPA 38)

Schedule XIV: Kingston Mixed Corridor and Brock Mixed Node Intensification Areas  
Sheet 1 of 4 - Rougemount Precinct Intensification Area

Schedule 'B' to Official Plan Amendment #38



# Zoning By-law 3036, as amended



## Mixed Use “MU-12” and “MU-17” Zone

### MU-12 and MU-17 Zone Permitted Uses:

- Commercial
- Retail
- Personal Service
- Financial Institution
- Administrative Office
- Personal Service Shop

## Light Manufacturing “M1-8” Zone

### Permitted Uses:

- Light manufacturing
- Warehouse
- Multiple Dwelling

# Contact Information

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City Development Department

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