

Appendix A: In-Person Public Information Centre

On June 24th, 2025, from 6:00 to 8:00 p.m., project team members hosted an in-person Public Information Centre at the Devi Mandir Temple (2590 Brock Road). Twenty-three (23) people attended the event. During the event, City staff presented Pickering's state of housing and challenges, including who is involved in housing delivery, defining affordability, housing policies and choices, the City's current housing profile and current demographic trends. A question-and-answer period and group table discussions followed the presentation. To conclude the meeting, the project team provided participants with the next steps and future engagement opportunities.

Questions and Answers

Participants were invited to ask questions of clarification. These are summarized below, with questions noted with a 'Q,' and answers noted with an 'A'. Comments are noted with a "C".

- **Q.** What defines a "dwelling" in the context of the 55,000 new units?
 - **A:** A dwelling includes all types of housing such as apartments, basement units, single-detached homes, etc.
- **Q.** Have recent changes in immigration levels, including temporary housing for students, been factored into growth estimates?
 - **A.** The growth projections are based on work completed by the Region of Durham, through their Official Plan Review, Envision Durham. Envision Durham was based on growth projections provided by the Province of Ontario.
 - As part of Pickering Forward, a Growth Management Study was completed. The study reviewed recent senior government policy changes and broader macro-economic forces. While overall projections have decreased slightly, which may impact the shorter term projections, the study confirmed the long-term projections to 2051, remain the recommended growth projections.
- **Q.** Is this consultation only focused on housing? What about jobs in Pickering?
 - **A.** This session is specifically about housing. A previous Public Information Centre addressed Growth Management, including employment, and feedback is still being accepted. Participants are encouraged to review the discussion paper and submit additional comments through the project email - PickeringForward@pickering.ca.
- **Q.** What impact will this growth have on property taxes?
 - **A.** There are a number of factors, beyond the City's control, that determine property taxes, including the Region of Durham and School Board portions, and changes to Provincial legislation. For example, the Province recently reduced the amount of Parkland required for new development and has made multiple changes to the Development Charges Act, which are fees paid for new housing units to support growth. All these changes have significant impacts on new growth and how it can be funded or creating funding gaps that municipalities have to make up through property taxes.
- **Q.** Why is Pickering growing slower than the rest of Durham Region, and why was the Seaton Recreation Complex & Library project paused?

- **A.** Pickering is projected to be the fastest-growing municipality in Durham between now and 2051 and is projected to become the second largest municipality in the Region. Council received staff report [CAO 05-25](#) in April 2025, and paused the Seaton Recreation Complex & Library due to financial considerations. Staff will provide an update to Council in September 2025. More details and updates on the project are available on the project website (<https://www.pickering.ca/council-city-administration/plans-projects-and-studies/seaton-recreation-complex-and-library/>).

Group Table Discussions

After the questions and answers period, group table discussions were conducted. The discussions were focused on challenges and concerns with housing and affordability, current and anticipated future housing needs, desired housing options, and the creation of new housing. Input from all group discussions is summarized below and organized by discussion questions.

Question 1: Have you attended a Pickering Forward meeting (either virtual or in-person) before?

- Approximately eight people were attending their first Pickering Forward event.

Question 2: What are your biggest challenges/concerns with housing and affordability in Pickering today?

Cost

- Housing is not affordable in Pickering today, and it is much more expensive today than in our parents' generation.
- Detached houses are especially expensive. Housing is the biggest cause of inflation.
- Income is not growing at the same rate as housing prices.
- What power does the City have to create affordability?
- Condominiums are going up, but the missing middle is unaffordable.
- A two-bedroom unit at \$650,000 is too expensive and not appropriate.
- Affordable, entry-level homes should have price caps to keep them accessible when resold.
- Altona and Twyn Rivers are very nice, but the homes there cost over a million dollars.
- Rent is increasing.
- People are unable to qualify for mortgages.
- More units must be built to improve affordability.
- Townhouses already have condo fees, which can change at any time and condo fees would add to overall costs.
- Are there jobs in Pickering that pay enough for people to afford to live here?

Housing Options

- There aren't enough rental units. Purpose-built rental housing is needed.
- Decided to stay—nowhere to downsize.

- Nowhere to go if you need lower housing costs.
- Within one neighbourhood, there are multiple options at various price points.
- There should be an opportunity for young people to buy homes.
- The Harwood and Bayly complex in Ajax is a great example—this kind of development could work in Pickering.
- The development at Whites and Kingston doesn't overshadow the neighbourhood and fits in well.
- Small bungalows are being replaced with giant mansions that no one can afford.
- We need more affordable rentals in 8–12-storey buildings.
- We need shared housing options for seniors.
- Pickering needs better density and a wider selection of housing options.
- One-bedroom units are more common than larger ones.
- After 15 years, we still see small homes being replaced with large, expensive houses.
- No long-term care options in Pickering—had to place my mother in Markham.
- Longtime resident—open to change. Not looking for single-detached homes. Family members with kids can't find affordable housing.
- Resident and urban planner—access to housing and solutions is needed.
- There are too many single-detached homes, and there is not enough variety.
- Rent-to-own or partial ownership options would help young people build equity.
- Basement conversions, condos, and apartments for youth should be considered.
- Not enough rental apartments available.
- Students need better access to homes.
- Housing should be aesthetically pleasing.
- Units should be a decent size—we need to avoid tiny layouts.
- We need community housing with purpose.
- Low-rise buildings shouldn't require the same footprint as high-rise ones.
- Supportive and transitional housing is needed for seniors who want to downsize but remain independent.
- Purpose-built rentals don't exist here—can we incentivize them?
- We need more housing stock.
- Shared housing options should be explored.
- The mid-rise building on Kingston Road in Scarborough is a great model—it fits the neighbourhood.
- We're stuck with two extremes: luxury detached homes and high-rise condos.
- Curious about how successful mixed-use developments are. The concept sounds good, but I'm waiting to see if it works in practice.

Accessibility

- I'm thinking about retirement and how that will change my housing needs. Accessibility will be increasingly important.
- It's challenging to find accessible housing options within Seaton.
- Accessibility may be easier to find in the City Centre.

- One person had accessibility issues and had to renovate their house or move to a condo—they chose the condo.
- Bungalow townhouses don't require shovelling and have no stairs, which helps with aging.

Sustainable and Connected

- Transportation, traffic infrastructure, and community-serving commercial spaces are all important.
- Allow energy-efficient vehicles in developments. Housing must be in walkable areas.
- People should be able to walk to everything—should be a community, not just a house plan.
- Luxury condos but no play spaces—play should be considered.
- Development must consider emergency access, transit, and livability—not just be a place to sleep. It should be a complete community.
- Recreation centres should be part of housing development.
- There should be more commercial services in areas like Seaton.
- Infrastructure should follow transit corridors.

Other

- The financialization of housing markets is a major driver of the problem.
- Property taxes are not going down, even though affordability is worsening.
- Concerns about new developments overshadowing existing homes. We need to collect more data and consider sunlight impacts.
- Northeast Pickering needs to stay agricultural.

Question 3: Imagine an unforeseen circumstance occurs and your current home no longer fits your situation. You are now looking for a place to call home in your neighbourhood or elsewhere in Pickering...Tell us what your plan would be.

The following example scenarios were provided:

- Imagine you have mobility/accessibility challenges and need a barrier-free home
- Imagine you need a shared space for your multigenerational family
- Imagine you are on a fixed income and need to lower your housing costs

Remodel or Stay in Current Home

- I want to stay in my current home and remodel, but I might need to sell. I also want to leave something for my kids.
- I'd like to stay in my home and remodel, but all options are costly and require a budget.
- I've lived in my home for 30 years and would rather stay.
- I'd remodel my home before considering a move.
- As parents age, I would consider Additional Dwelling Units (ADUs) or remodelling to support them.
- I would rent out my basement to generate income, and if that wasn't enough, I would downsize to a condo or rent a place.

Downsize or Change Housing Type

- I would downsize from a house to an apartment or condo.
- I would downsize to a one- or two-bedroom unit if needed and might have to use a mortgage to pay for it.
- There's no opportunity to downsize in a way that still meets needs once kids move out.
- A bungalow with no stairs or a townhouse with a main floor would be ideal.
- Starter homes that are affordable and support a livable lifestyle are needed.
- Main floor living with proximity to services is important.
- I would probably look for a condo in the same neighbourhood.

Moving Away

- I might move outside the GTA to afford something, but I'd love options to stay where I am.
- I might "drive until I qualify" or try to make it work where I am. If I'm downsizing to a two-bedroom, I am not sure about the support systems in Pickering today.

Staying in Pickering

- I want to stay in Pickering, but I know there likely aren't many accessible homes.
- I prefer to stay in Pickering, but I don't know where to get support.

Seek Support

- I would search for organizations that can assist, but I don't know who to contact.
- If I lost my job, I would sell my home, but I might not know where to start.
- I would go to support organizations for help, though I'm not sure there's much available.

Accessibility and Affordability

- I'd need support to make my home accessible and to get around the city.
- Accessibility is an issue for my parents and limits housing options.
- Transit is a far walk, so I'd have to rely on private drivers or DRT On Demand.
- Public transit access, including GO stations, is essential.
- Look for the most affordable space that meets my needs.
- I would consider a fixer-upper, but it's hard to know where to go.
- I may move to an older home that's more affordable, but even "cheap" neighbourhoods are over \$500,000.
- I would rent a house instead of buying.
- I'm not a homeowner, and the place I would look for needs to fit my lifestyle.
- I would need something with easy access to retirement homes, health care, shopping.
- Short-term care homes need to be in a location with access to services, and transit.
- I watched my father go from owning a home and cottage to downsizing into a small care facility room—I don't want that outcome, but you never know.




Question 4: Pickering needs to provide diverse housing to meet the needs of many.
 What housing options should the City encourage or allow in more areas?



The following postcard images were placed on the table for participants to choose from:



Housing Option	Feedback
<p>A.</p>  <p>Figure 1 - Multiplex (house divided into two to six separate units, often with separate entrances)</p>	<ul style="list-style-type: none"> • Multiplexes and sixplexes could be a good option for increasing density. • One multifamily or multiplex unit, like a four/six-plex, could be a good fit. • Six-plexes and fourplexes can be made to look aesthetically pleasing. • Too many multiplexes and lanes can lead to increased traffic. • Expedite and incentivize ADUs through tax relief to support multigenerational living. • In areas like Bayly, people dislike multiplexes due to traffic concerns.
<p>B.</p>  <p>Figure 2 - Secondary/Basement Suite (self-contained unit within or below a house)</p>	<ul style="list-style-type: none"> • Concerns exist about bad renters, though multi-unit families are fine.
<p>C.</p>  <p>Figure 3 - Garden/Backyard Cottage/Laneway Suite (smaller home built on the same lot as a primary resident, often behind or beside the main house)</p>	<ul style="list-style-type: none"> • Should be tax-free and affordable. • Should offer for properties with large lots. This may be more appealing for someone moving from a single detached house who may not want to downsize to a mid- or low-rise building. • This option is affordable for kids or aging parents. It should feel like home and offer ownership opportunities. • What have been the positive impacts of building Option C?



<p>D.</p>  <p>Figure 4 - Mid-rise apartment buildings (7-12-storey building). These could be either rental or ownership units).</p>	<ul style="list-style-type: none"> • Mid-rise is preferred, followed by low-rise. • This option should include more uses, such as retail, gathering spaces, and parks. • Pickering needs more mid- or low-rise buildings. • This option offers a bit of everything. There are too many townhouses and more variety is needed. • Prevent the creation of "shoe-box units" and include good-sized units. • Areas with apartment buildings are busy—not ideal for residential neighbourhoods. Foot traffic is too high. • Apartments should have parks, restaurants, and social spaces so people can know their neighbours. • Harwood and Bayly in Ajax should be used as inspiration.
<p>E.</p>  <p>Figure 5 - Low-rise apartment buildings (1-6 storey building). These could be either rental or ownership units).</p>	<ul style="list-style-type: none"> • Low- and mid-rise housing (six storeys or less) allows for more options. • Low-rise homes, whether rented or owned, can be a stepping stone. • Mid- and low-rise housing would be good. More development is needed. • Six-storey buildings are the sweet spot for size and density. • Low-rise developments can offer a mix of rental and ownership. • Low-rise buildings are better suited to neighbourhood character. • Low-rise is generally better.
<p>F.</p>  <p>Figure 6 - Community housing (government and/or non-profit housing for low-income people and families)</p>	<ul style="list-style-type: none"> • Community housing is lacking in Pickering but shouldn't look like a typical apartment. Keep it closer to green space and blend it into the existing community. • Prevent the creation of "shoe-box units" and include good-sized units. • Community housing should not look like generic apartments—it should feel more like houses.

 <p>G. <i>Figure 7 - Supportive/transitional housing (housing with support services for those transitioning out of homelessness)</i></p>	<ul style="list-style-type: none"> • No comments
 <p>H. <i>Figure 8 – Long-term care (housing for those in need of assistance with daily living activities due to chronic illness or disability)</i></p>	<ul style="list-style-type: none"> • Long-term care housing, without added taxes, would be appreciated. • Long-term care should be near other amenities and located in a beautiful environment that feels welcoming. • There's a need for more long-term care options for the aging population, and access to nature is important.

I. Other?

- Most people agreed that Pickering needs a wide range of housing options so that the City's population can choose where to live.
- A variety of housing is needed to accommodate all types of residents.
- A little bit of each option is preferred—spread housing options around.
- Mixed-use development should be the goal—create communities, not just housing.
- Older communities have a better mix of housing types.
- There's a huge need for multi-generational housing.
- There's currently nothing for people on a fixed income, especially in the lower east part of the city.
- Buildings don't have to look like typical apartments—mix them into the community to create a mosaic. Don't put everything in one place.
- Housing plans should be flexible to accommodate different stages of life. For example, young couples may eventually expand their families.
- Review demographic trends to determine housing demand.
- Sprinkle different housing types around the city.
- People tend to move where they can afford—e.g., from Scarborough to Pickering.
- There's a growing senior population.
- We need more options with lower housing prices.

- Housing needs to be integrated with services like commercial areas and transit.
- Interactive community spaces are important.
- There is a lack of co-operative housing options.
- Condos should be considered.
- There are concerns about high-rises impacting an increase in traffic. High-rise buildings may add traffic where congestion already exists.
- High-rise apartments are a good option in some areas of the city.
- Multiple high-rise developments could negatively impact low-density neighbourhoods.
- Housing should expand to serve seniors better and support independent living.
- Aging parents need more supportive housing options.
- There are concerns about development in Seaton. Emergency access must be considered in planning. Water and wastewater infrastructure capacity needs to be considered.
- Moving into subdivisions while they're still under construction creates issues like dust, noise, and unsafe conditions for children.

Question 5: What should the City do to speed up the creation of new housing?

Incentives

- Incentivize builders to start development—what about projects that can move forward right now?
- Offer short-term incentives to builders (e.g., for 3–5 years), but also focus on immediate needs.
- Provide City financing for ADUs so owners can help create more housing.
- Tax breaks and renovation incentives could help.
- Incentives that were mentioned during the presentation.
- In Brampton, the city provides financial assistance. Pickering should consider developing a Community Improvement Plan (CIP).
- The construction industry is slow. Infuse funding and ensure roads and services meet project timelines.

Process

- Make it easier to build legal basement apartments.
- Use phasing to focus development in specific areas and build them out fully.
- Ensure infrastructure and community amenities are in place before building large developments.
- Rental processes are too difficult, and even affordable rentals are rare.
- Get more rental housing built—for example, in Pickering's former city centre.
- Focus on building out key areas properly before moving on to others.
- Hire more City staff to support faster planning and approvals (building permits and inspections).
- Do not cut red tape just for the sake of it—doing things improperly scares people.
- Streamline decision-making and reduce the number of meetings to speed up projects.
- Speed up the building permit process by improving project management systems.

- Conversions speed should be increased for basement suites and other secondary units.
- Development should be quicker and easier without losing accountability.
- Timelines should be shortened, and developers should be held accountable.

Planning

- Find ways to encourage and deliver more rental housing.
- We should be focusing on creating improvements now to meet future needs.
- Plan for long-term growth based on expected population increases.
- Increase development efforts and investment in construction.
- Infrastructure should come first before building projects with hundreds or thousands of new units.
- Empty lots could be filled with fourplexes.
- We should plan with a 20–30 year window in mind.
- Growth strategies should be reviewed every 5–10 years.
- Growth management must include both housing and employment opportunities to support complete communities.
- There's concern about housing prohibitions that prevent certain types of building.

Engagement

- Have honest conversations about housing needs and long-term planning.
- Listen to what people want and ensure the development responds to those needs.
- What the City is doing now is a huge step forward—keep asking residents what they want.

Defining Affordability

- The definition of affordability shouldn't be based only on a percentage of income—it should account for the actual cost of a home.
- The definition of affordable housing should reflect a fair percentage of income.
- Housing should be priced based on income.

Other

- Hold landowners accountable if they are sitting on undeveloped land.
- Do not let builders have too much control over the housing supply.
- Some residents do not want more housing built if it's not done properly.
- Create pedestrian access to the GO Train at the west side of Liverpool Road.
- Connect sidewalks to make areas more walkable and bikeable.
- Create a pedestrian overpass or underpass to access the GO Train in Liverpool Road, where there is no current access without a car.
- Developers must be held accountable.
- The government should have more control over resale prices to keep housing affordable.
- There's no evidence that dropping development fees (e.g., Bill 23) passes savings to consumers.



Open House Activity

Members of the public were also invited to share their feedback on the following display panel:

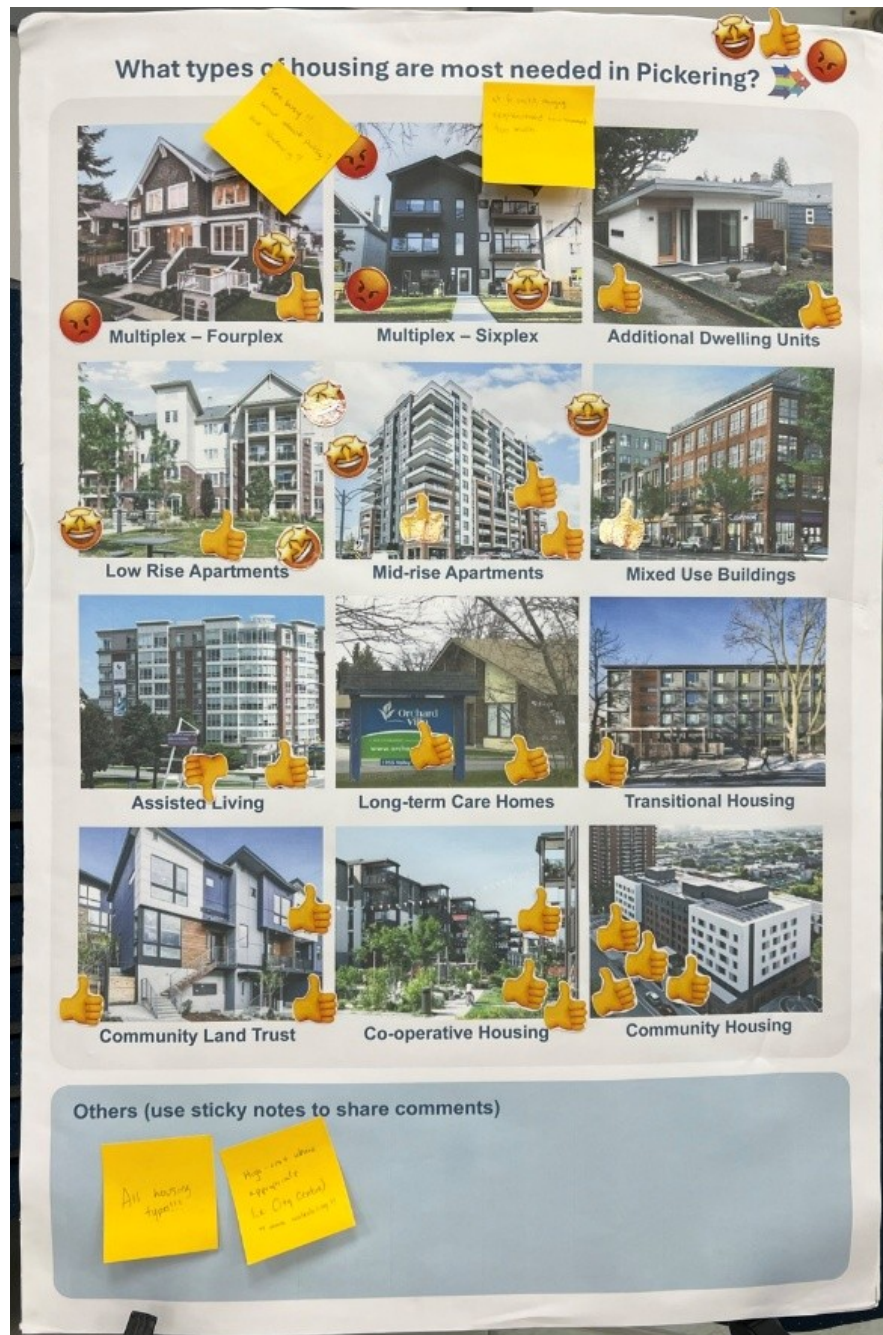


Figure 9 – Image of display board gathering feedback on housing option needs.

What types of housing are most needed in Pickering?

A summary of the feedback gathered from the display panel is contained in the table below:



Housing Option				Comments
Multiplex – Fourplex	1	1	1	Too busy!!! What about parking? And shadows?
Multiplex – Sixplex	0	1	2	At six units, the changing neighbourhood environment is too much.
Additional Dwelling Units	2	0	0	N/A
Low Rise Apartments	1	3	0	N/A
Mid Rise Apartments	3	1	0	N/A
Mixed Use Buildings	1	1	0	N/A
Assisted Living	1	0	1	N/A
Long-term Care Homes	2	0	0	N/A
Transitional Housing	1	0	0	N/A
Community Land Trust	3	0	0	N/A
Co-operative Housing	3	0	0	N/A
Community Housing	4	0	0	N/A
Others	N/A	N/A	N/A	<ul style="list-style-type: none"> • All types! • High-rises where appropriate (City Centre). • More walkability.



Community Elements and Infrastructure Comments

Community Elements + Infrastructure

What do you want us to consider about this topic?

Share your thoughts in the boxes below:

Figure 9 – Image of display board gathering feedback on community elements and infrastructure.

Comments Received:

- Performing Arts Centre,
- cricket pitches,
- bike paths, and
- bigger park benches.