



OFFICIAL PLAN REVIEW
DISCUSSION PAPER HIGHLIGHTS
NOVEMBER 2024

GROWTH MANAGEMENT & URBAN STRUCTURE

The City of Pickering is currently undertaking an Official Plan Review, known as **Pickering Forward**. We are in **Phase 1 - Background & Research**, where we are seeking public engagement on various topics and policy directions related to the Official Plan.

Our second discussion paper - **Growth Management & Urban Structure** - was released on November 13, 2024, and we want to hear your thoughts, ideas and concerns on this topic.

Key Highlights

By 2051, Pickering is projected to have...



256,370
people



93,790
jobs

The Official Plan must be consistent with or conform to the following provincial and regional planning documents:

- *Planning Act*
- Provincial Planning Statement
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Region of Durham Official Plan – “Envision Durham”

How and Where Growth Occurs in Pickering

Strategic Growth Areas (SGAs)

Areas within the municipality identified to be the focus of growth and intensification. Typically located near existing or planned transit services.

Pickering City Centres and Kingston Road Corridor are examples of SGAs within Pickering expected to accommodate the majority of the growth. Other SGAs include regional centres and corridors shown in pink below.

Current and Ongoing Greenfield Development (Seaton)

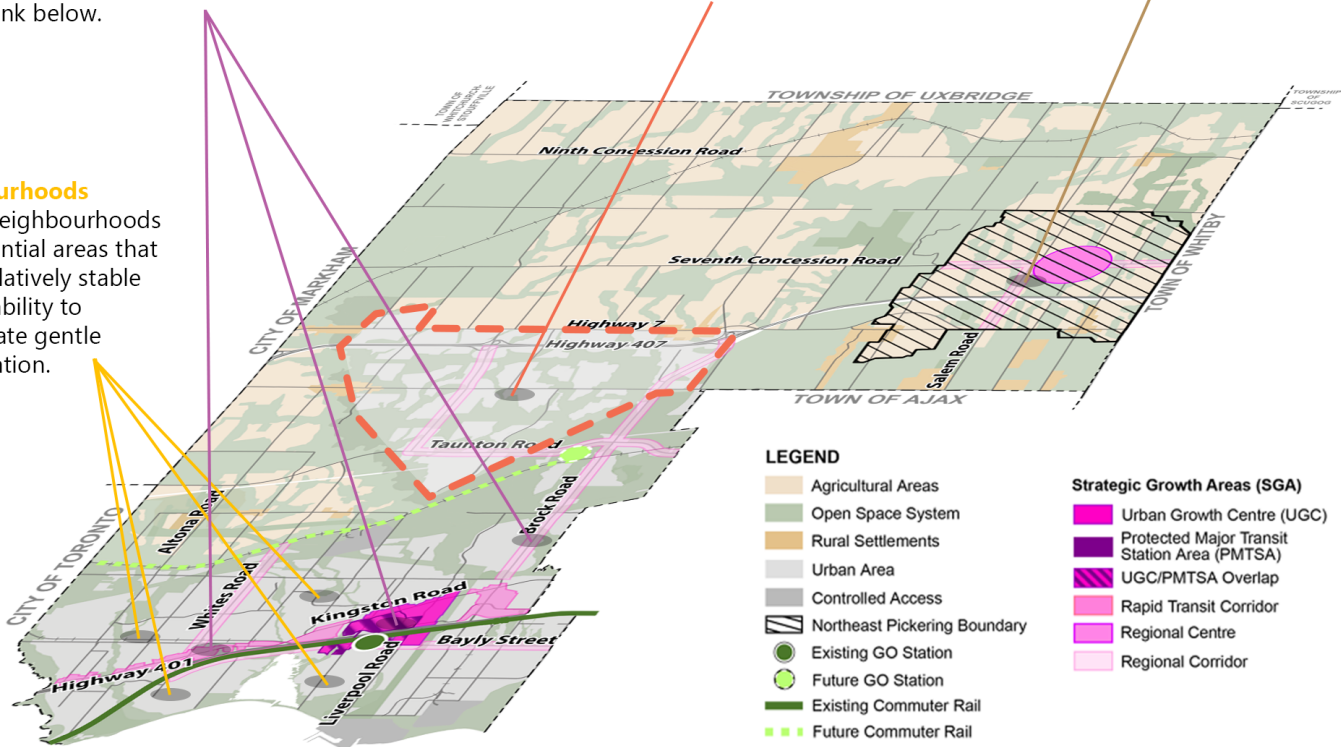
The Seaton Neighbourhood is planned to accommodate a population of 61,000 residents and 30,500 jobs, with a long-term intensification target of 70,000 residents and 35,000 jobs, currently being built out.

Future Greenfield Development (Northeast Pickering)

Northeast Pickering is identified in Envision Durham as a future urban boundary expansion area. A small portion of the area has been approved by the Province, however, majority of the area is still awaiting a decision.

Existing Neighbourhoods

Existing neighbourhoods are residential areas that remain relatively stable with the ability to accommodate gentle intensification.



*This graphic is created by City Staff for illustration purposes only, using land use designations derived from Envision Durham.

Key Changes to Provincial and Regional Documents Impacting Our Official Plan

Changes to Provincial Documents

Updates to the *Planning Act* includes the following:

- Reduced parkland dedication requirements for new developments
- Office and Institutional uses are not permitted in “Employment Areas” as standalone uses
- The City cannot set minimum parking requirements in Protected Major Transit Station Areas
- Two additional dwelling units are permitted in all urban residential areas

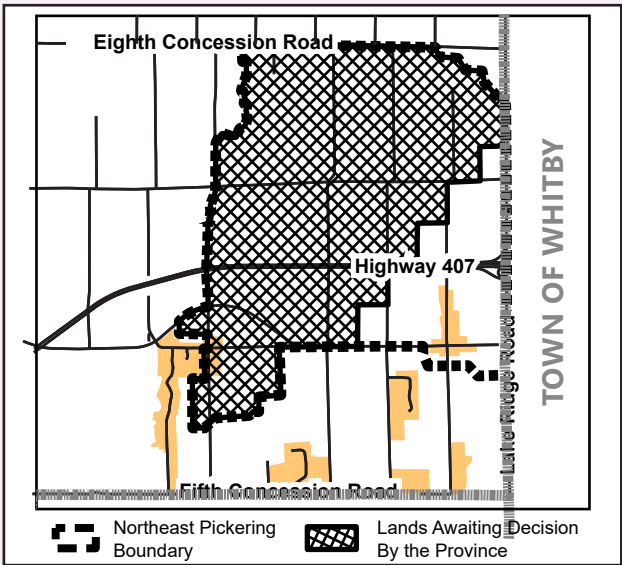
The Provincial Planning Statement (2024) replaces the Provincial Policy Statement and Growth Plan. The updates includes the following:

- Establish and maintain minimum targets for intensification and redevelopment within built-up areas
- Encourage light industrial and small-scale warehousing in mixed use areas
- Encourage growth in Strategic Growth Areas, in close proximity to existing and planned higher order transit

New Region of Durham Official Plan “Envision Durham”

Durham Regional Council approved a new Official Plan “Envision Durham” in 2023, and was recently approved by the Province, in part, on September 3, 2024.

Northeast Pickering is identified in Envision Durham as a future urban boundary expansion area. A small portion of the area has been approved by the Province, however, the majority of the area is still awaiting a decision.



How can we ensure that intensification areas are compatible with the surrounding neighbourhoods?



Promote Transit Oriented Developments by clustering higher densities around existing and planned transit stations and transit corridors



Provide appropriate transition between denser areas and existing low-density neighbourhoods using mid-rise and low-rise buildings



(Image courtesy of Sidewalk Labs)

Create dynamic and lively streetscapes and public spaces to provide space for people to congregate and create a sense of place

Discussion

A full version of the discussion paper can be accessed [here](#).

The ideas presented in this report will be further discussed at following public information centres (PIC) dates:

- **November 27, 2024 (in-person)**
- **November 28, 2024 (virtual)**

Contact

For feedback and more information, please feel free to contact us at pickeringforward@pickering.ca

More details on the upcoming PIC, and the upcoming engagement activities, can be found on the project web page: www.pickering.ca/PickeringForward.