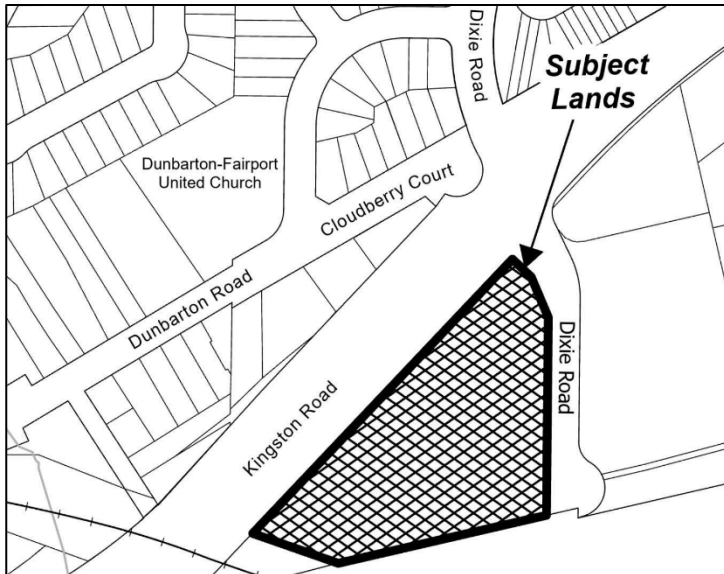


Notice of Statutory Public Meeting

Why am I receiving this notice?

The City of Pickering has received an application for a Zoning By-law Amendment. You are receiving this notice because you own property in 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



January 19, 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.

About the Property

The property is located at the southwest corner of Kingston Road and Dixie Road, north of Highway 401.

Site Address: 1095 Kingston Road

Ward: 2

Requested Amendments

Zoning By-law Amendment

The applicant is requesting to rezone the property to permit apartment dwellings, and to establish site-specific zoning standards for floor space index (FSI), building height, podium requirements, building setbacks, tower floor plate size, amenity space (indoor and outdoor), and parking standards for both residents and visitors.

What is Being Proposed?

The applicant is proposing a high-density residential development, consisting of two buildings with a total of four residential towers, each 35 storeys in height. The total number of dwelling units proposed is 1,492 units.

A site plan and rendering are attached to this notice.

Applicant: 1095 Kingston Road Ltd.

City File Number: A 05/25

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 number: A 05/25.

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

File Number: A 05/25



Additional Information

Scan the QR code:

Visit pickering.ca/devapp; or

Contact the File Planner



An Information Report will be posted by January 8, 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: 905.420.4661

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.

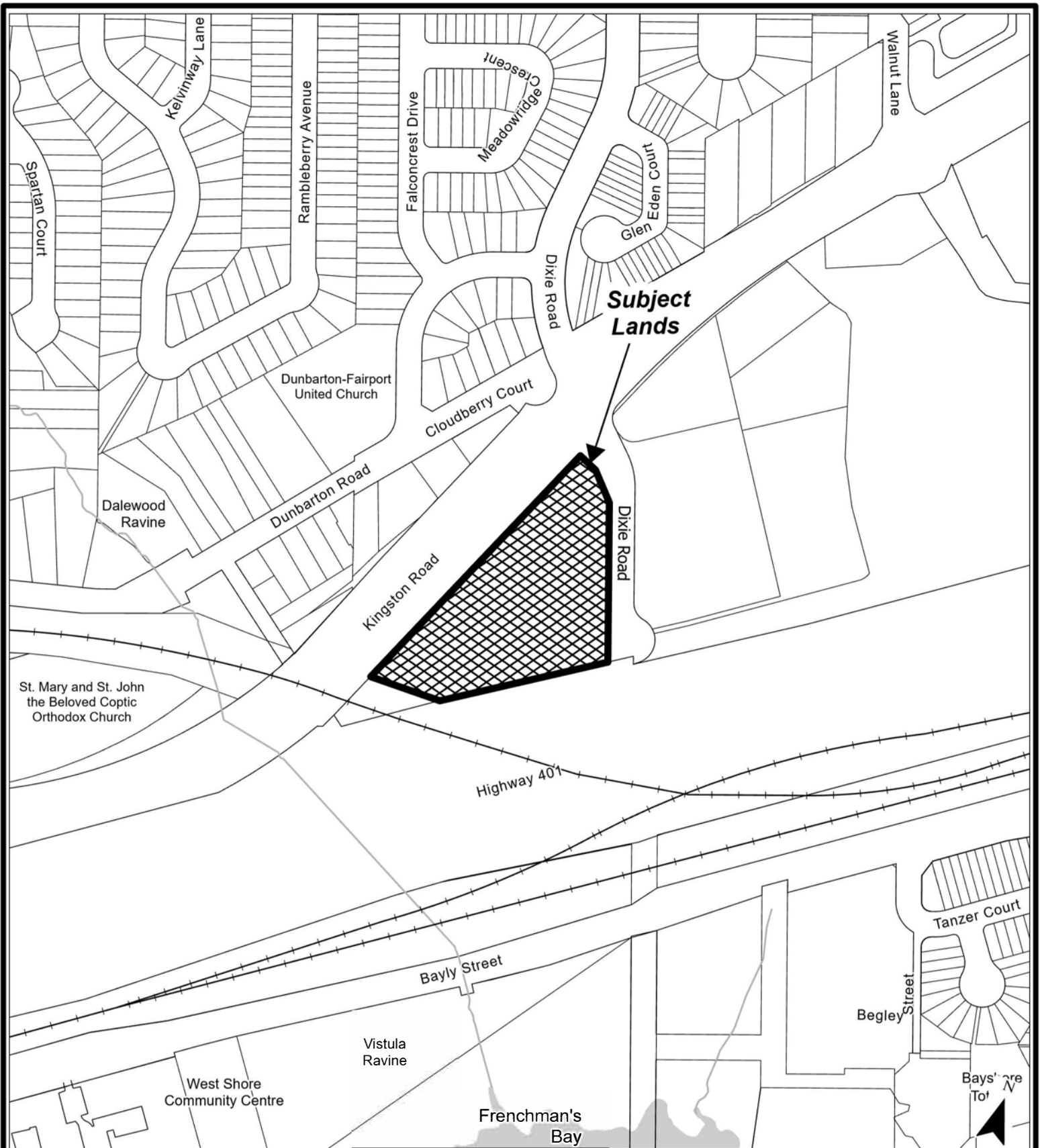
If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:

- 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: December 22, 2025

City Clerk: Susan Cassel



City of
PICKERING

City Development
Department

Location Map

File: A 05/25

Applicant: 1095 Kingston Road Ltd.

Municipal Address: 1095 Kingston Road

© The Corporation of the City of Pickering Produced (in part) under license from:
© King's Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in
Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its
suppliers. All rights reserved.; © Municipal Property Assessment Corporation and its suppliers. All rights reserved.

Date: Aug. 13, 2025

SCALE: 1:4,000
THIS IS NOT A PLANNING SURVEY



City of
PICKERING

City Development
Department

Submitted Site Plan

File No: A 05/25

Applicant: 1095 Kingston Road Ltd.

Municipal Address: 1095 Kingston Road

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Oct. 08, 2025



City of
PICKERING

City Development
Department

Submitted Conceptual Rendering

File No: A 05/25

Applicant: 1095 Kingston Road Ltd.

Municipal Address: 1095 Kingston Road

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Oct. 08, 2025