



Notice of Statutory Public Meeting under the *Planning Act*

Date: Tuesday, May 13, 2025
Time: 7:00 pm
Location: Electronic

The meeting will be livestreamed and available on the City of Pickering's YouTube Channel (youtube.com/@CityPickering/streams).

Please note that although this meeting is scheduled for 7:00 pm, this matter could be delayed due to the consideration of preceding agenda items.

Purpose of the Meeting

A Statutory Public Meeting is being held to consider an Information Report regarding the following proposal. This meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback. No decisions are being made regarding this proposal at this meeting.

Proposal

File Types & Numbers	Official Plan Amendment Application OPA 24-003P Zoning By-law Amendment Application A 05/24
Owner/Applicant	705 Kingston Road Limited
Property Location	705 Kingston Road (Whites Road Shopping Centre) Located on the southeast corner of Whites Road and Kingston Road and north of Highway 401. See attached location map.
Ward	1
Proposal	<p>The applicant is proposing a two-phased, high-density, mixed-use development that includes:</p> <ul style="list-style-type: none">• Three buildings containing 5 towers• Building heights ranging from 28 to 35 storeys• 1,748 apartment units• 3,922 square metres of commercial space• Public and open spaces, including:

	<ul style="list-style-type: none"> ○ 2,193 square metres of public park to be conveyed to the City ○ 815 square metres of privately owned, publicly accessible spaces (POPS) ○ A new public road <p>A master site plan and conceptual rendering are attached to this notice.</p> <p>The purpose of the Official Plan Amendment application is to:</p> <ul style="list-style-type: none"> • Increase the maximum permitted Floor Space Index (FSI) from 2.5 to 5 • Allow a maximum net residential density of over 140 units per net hectare to no maximum • Permit additional land uses including high density residential <p>The Zoning By-law Amendment seeks to:</p> <ul style="list-style-type: none"> • Rezone the subject lands to an appropriate zone category • Establish appropriate development standards
Written Information Available	<p>Information Report available on the City's website at calendar.pickering.ca/council on or after May 1, 2025.</p> <p>If you do not have internet access, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.</p>
Last Date for Comment	May 20, 2025
City Development Contact	<p>Amanda Zara Dunn Principal Planner, Development Review Tel : 905.420.4617 Fax : 905.420.7648 Email : adunn@pickering.ca</p>
Reports Submitted with the Application	<ul style="list-style-type: none"> • Planning Rationale Report • Urban Design Brief • Sustainability Brief • Architectural Plans • Pedestrian Level Wing Assessment • Functional Servicing and Stormwater Management Report • Grading Plan • Servicing Plan • Erosion Sediment Control Plan • Hydrogeological Assessment • Hydrogeological Engineering Addendum Letter • Preliminary Geotechnical Engineering Report • Record of Site Condition • Phase One Environmental Site Assessment • Phase Two Environmental Site Assessment • Noise Assessment

	<ul style="list-style-type: none"> • Traffic Impact Study • Landscape Plans • Facility Fit Plan • Arborist Report • Tree Inventory, Protection, and Removals • Office Market Demand Analysis <p>These reports and plans are available for public review on the City's website at pickering.ca/devapp.</p>
Pickering Official Plan Designation	Mixed-Use Areas – Mixed Corridors
Zoning By-law 3036	General Commercial Zone “C-13”
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca
<i>Planning Act</i> Requirements	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>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 <i>Planning Act</i>), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.</p> <p>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:</p> <ol style="list-style-type: none"> to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and, 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. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	April 17, 2025
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

How to Participate

Make a Delegation

Should you wish to make a verbal delegation with respect to this matter during the Statutory Public Meeting, please visit pickering.ca/spm and complete the online delegation request form or email clerks@pickering.ca.

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the details of the delegation process.

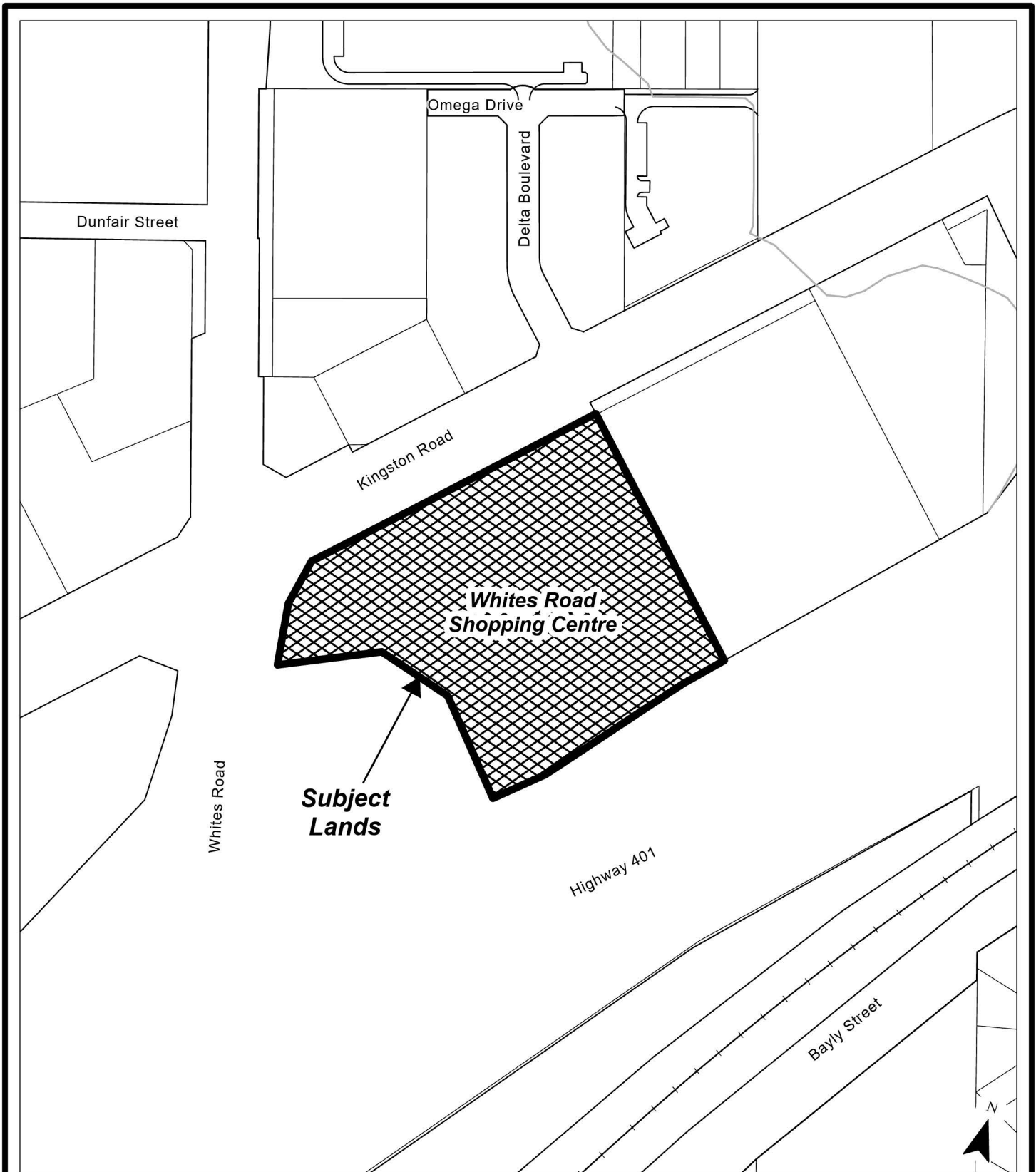
Submit a Written Comment

You may submit written comments by visiting pickering.ca/devappform or by email to clerks@pickering.ca

Yours truly

A handwritten signature in blue ink, appearing to read "S. Cassel", is positioned above the printed name and title.

Susan Cassel
City Clerk



City of
PICKERING

City Development
Department

Location Map

File: OPA 24-003 & A 05/24

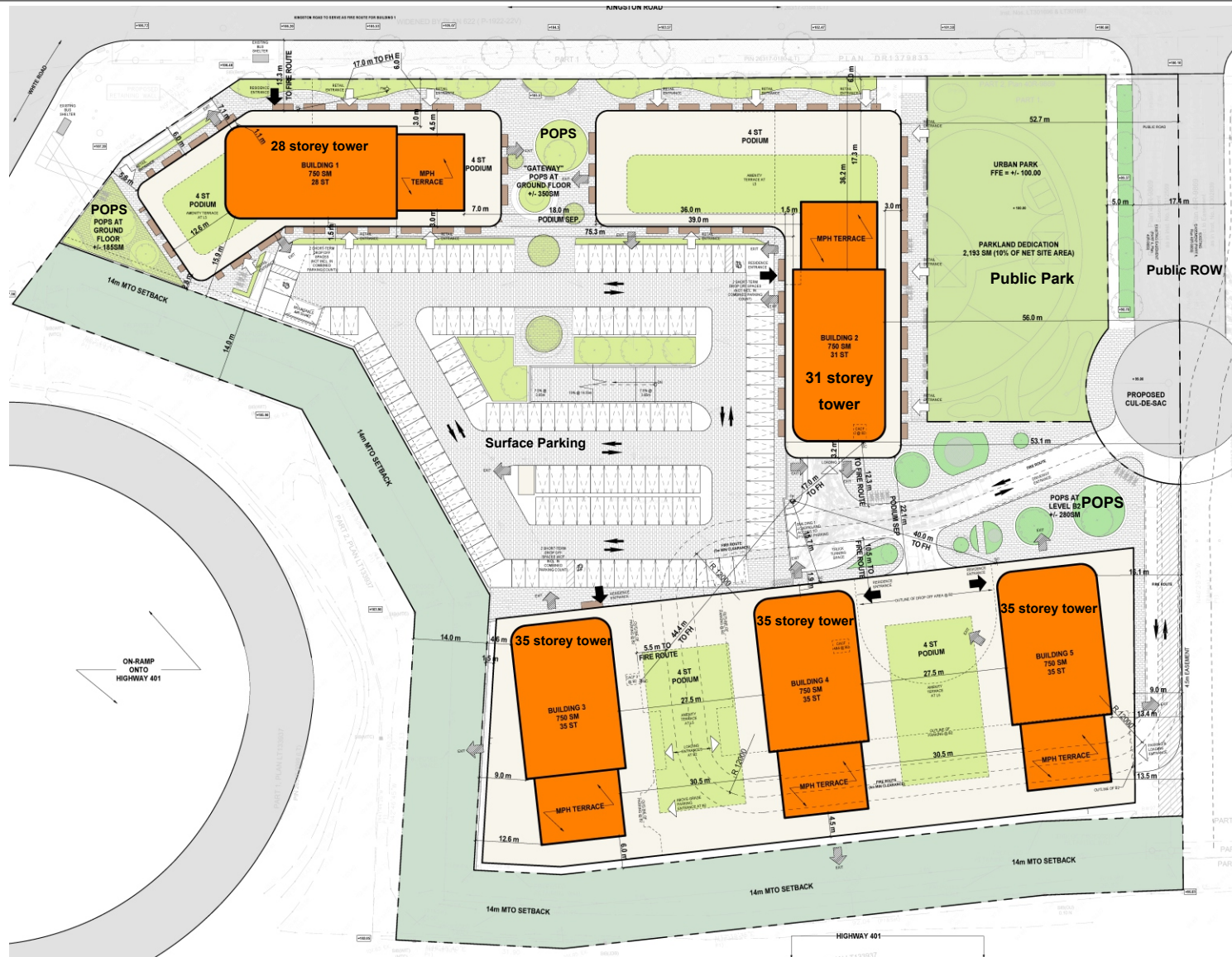
Applicant: 705 Kingston Road Ltd

Municipal Address: 705 Kingston Road

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Date: Dec. 17, 2024

SCALE: 1:3,000
THIS IS NOT A PLAN OF SURVEY.



City of
PICKERING

City Development
Department

Proposed Site Plan - Phase 1 and 2

File No: OPA 24-003 & A 05/24

Applicant: 705 Kingston Road Ltd

Municipal Address: 705 Kingston Road

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

DATE: Dec 16, 2024



City of
PICKERING

City Development
Department

Conceptual Rendering

File No: OPA 24-003 & A 05/24

Applicant: 705 Kingston Road Ltd

Municipal Address: 705 Kingston Road

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DATE: Dec 16, 2024