

 Corporate Services Department Legislative Services Division	
Date & Time	June 04, 2024
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Sent by Email

June 3, 2024

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Subject: Director, City Development & CBO, Report PLN 14-24
Special Council Meeting for the Pickering's Official Plan Review

The Council of The Corporation of the City of Pickering considered the above matter at a Special Meeting held on May 27, 2024 and adopted the following resolution:

1. That Report PLN 14-24, including the Pickering Official Plan Review Background Paper provided as Attachment 1, and Workplan and Timeline provided as Attachment 2, be received for information;
2. That staff be authorized to continue with the Official Plan Review, in keeping with the Workplan and Timeline;
3. That any comments received at the Special Council Meeting be referred to staff for consideration as part of the review process;
4. That a copy of Report PLN 14-24, and Council's decision, be forwarded to the Region of Durham Planning and Economic Development Department; and,
5. That all interested parties and any delegations be advised of Council's decision.

A copy of Report PLN 14-24 is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly,



Susan Cassel
City Clerk

Encl.

SC:am

Copy: Interested Parties
Director, City Development & CBO
Chief Administrative Officer

From: Kyle Bentley
Director, City Development & CBO

Subject: Special Council Meeting for the Pickering's Official Plan Review
- File: D-2000-018

Recommendation:

1. That Report PLN 14-24, including the Pickering Official Plan Review Background Paper provided as Attachment 1, and Workplan and Timeline provided as Attachment 2, be received for information;
 2. That staff be authorized to continue with the Official Plan Review, in keeping with the Workplan and Timeline;
 3. That any comments received at the Special Council Meeting be referred to staff for consideration as part of the review process;
 4. That a copy of Report PLN 14-24, and Council's decision, be forwarded to the Region of Durham Planning and Economic Development Department; and
 5. That all interested parties and any delegations be advised of Council's decision.
-

Executive Summary: The purpose of this report is threefold:

- to host a statutory public meeting, under Section 26 of the *Planning Act*, on Pickering's Official Plan Review;
- to present details about the Official Plan Review process, including a proposed workplan, timeline, and community engagement strategy; and
- to seek Council authorization to continue with the Official Plan Review, in keeping with the Workplan and Timeline outlined in this report.

On March 25, 2024, Council approved staff recommendations of Report PLN 05-24 to call a Special Meeting of Council to begin the review of the Pickering Official Plan. Report PLN 14-24 provides a timeline, workplan, and details regarding the community engagement strategy for the review.

A Background Paper (see Attachment 1) has been prepared to inform Council, the public, and other stakeholders of recent changes to: Provincial legislation, policy, and plans; the Official Plan for the Regional Municipality of Durham; and Pickering initiatives. The paper also provides information regarding Pickering's recent growth trends and introduces elements that will be considered and reviewed during the Pickering Forward process.

Subject to Council's authorization, City staff will prepare and release discussion papers, and start community engagement, including hosting public open houses, in the fall of 2024 and winter of 2025.

Relationship to the Pickering Strategic Plan: The recommendations in this report respond to the Pickering Strategic Plan Priorities of Advance Innovation & Responsible Planning to Support a Connected, Well-Serviced Community; Lead & Advocate for Environmental Stewardship, Innovation & Resiliency; and Foster an Engaged & Informed Community.

Financial Implications: The approved 2024 Current Budget for the City Development Department, Planning & Design section includes \$500,000.00 for consulting and professional assistance for the Pickering Official Plan Review process.

Discussion: The purpose of this report is threefold:

- to host a statutory public meeting for the City of Pickering Official Plan Review, under Section 26 of the *Planning Act*, (as resolved at Council's March 25, 2024 meeting, following consideration of Report PLN 05-24);
- present details about the Official Plan Review process, including a proposed workplan, timeline, and community engagement strategy; and
- to seek Council authorization to continue with the Official Plan Review.

1. What is the Pickering Official Plan?

An Official Plan is the Municipality's primary, long range, comprehensive planning document, that provides the framework for land use decision-making in the City. It represents Council's vision, guided by community involvement, for growth and change within the City.

The current Pickering Official Plan (the Plan) was approved in 1997 and was last reviewed in 2007. The Plan was originally approved with a planning horizon of twenty years (to 2016). The Plan replaced the previous official plan, known as the Pickering District Plan.

The review in 2007 resulted in amendments that contained detailed policies for specific growth areas in the City and extended the planning horizon to the year 2031 for the City Centre and the Seaton Community.

2. Why does the Official Plan need to be reviewed?

The *Planning Act*, Section 26(1), requires that an Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to ensure that it:

- conforms to provincial plans
- has regard for matters of provincial interest
- is consistent with provincial policy statements

Additionally, there has been significant growth within Pickering since the Plan was approved. A comprehensive Official Plan Review will allow greater opportunity to engage the community and stakeholders on important topics, to ensure the vision and goals of the Plan are still relevant and meeting the needs of current and future residents.

3. How is the Public being notified?

Notice of the Special Council Meeting was advertised through the Toronto Star, on two separate occasions, April 15, 2024, and April 22, 2024, in accordance with the *Planning Act* requirements. The notice was also posted on the City’s website, and through the City’s social media. Additionally, the notice was sent to all prescribed agencies and interested parties on April 15, 2024.

The notice advised the public that this report was available on May 17, 2024, on the Official Plan Review project webpage, www.Pickering.ca/PickeringForward.

Staff did not receive any comments at the time of finalizing this report.

4. The City has created an Official Plan Review Tagline and Imagery

To create project recognition throughout the length of the project, staff has designed the following project tagline and imagery in connection with the Official Plan Review. This tagline and imagery will be used, in whole or in part, on all promotional and other materials in the project moving forward.



5. Official Plan Review Workplan and Timeline

An Official Plan Review is a large undertaking, consisting of a wide variety of components. Staff have prepared a timeline and workplan to guide the process. The anticipated timeline for the process is approximately two years, with a targeted completion date within the first quarter of 2026. However, this date may be subject to change, depending on input received through the engagement process, and further unforeseen Provincial changes to the planning process. Staff may be required to react to one or more of these unknowns throughout the review process.

The targeted two-year workplan has been divided into four phases, and are categorized as follows:

- **Phase 1: Background Research** – Includes identifying changes that have occurred at the Provincial, Regional, and local level that may impact the Pickering Official Plan; creating discussion papers and multiple opportunities to engage with the public and stakeholders on specific topics at this initial stage.
- **Phase 2: Policy Drafting** – Includes consideration of results of research conducted and comments received through community engagement with the public and stakeholders; creation of new policies that:
 - respond to stakeholder comments
 - are required to ensure conformity and consistency with Provincial and Regional policies
 - incorporate best practices

A first draft of the proposed changes to the Official Plan would be released for public review and comment.

- **Phase 3: Policy Recommendations** – Includes reviewing public comments received from the first draft of the proposed changes to the Official Plan and incorporating revisions where appropriate. A second draft of proposed changes will be released; and a statutory public meeting on the recommended changes will be held; and will then be considered by Committee and Council. Staff will subsequently prepare a final draft Official Plan and bring to Council for approval.
- **Phase 4: Final Approval and Implementation** – Includes Council adoption of the Official Plan, Regional approval (if required), and consideration of revisions to documents or processes that may be necessary to implement the Plan.

A visual representation of the proposed phases and an anticipated timeline for the Official Plan Review process can be found in Attachment 2.

One of the key elements of community engagement and education regarding the Official Plan Review will include the release of discussion papers throughout Phase 1. The discussion papers will create a springboard for staff to have focused interactions with the public and stakeholders on a variety of topics contained in the Official Plan, and are anticipated to include the following:

- Community Vision and Priorities
- Growth Management, Urban Structure, and Urban Design
- Natural Heritage, Hazards, and Sustainability
- Housing and Affordability
- Community Structure (includes Parks, Transportation, Cultural Heritage, etc.)
- Agriculture and Rural Areas

6. How will the Community be Involved?

Staff are developing a preliminary community engagement strategy, to be implemented throughout the Official Plan Review process. This strategy will be finalized with the assistance of a consultant, that will use their public engagement expertise to identify additional outreach opportunities, and provide other valuable insight, to ensure the strategy is as encompassing as possible, within the resources available.

The Engagement Strategy will be designed to:

- identify the purpose of the Official Plan Review
- identify how feedback received will be used to develop policies
- ensure the public and stakeholders are involved early and throughout the project
- utilize a variety of communication methods to ensure the widest audience possible
- inform all stakeholders with regular updates

There are several engagement methods that may be implemented to reach the widest number of residents and stakeholders, representing different demographics and interest groups. In support of this goal, staff will implement the following methods:

- project website (Pickering.ca/PickeringForward), that will include all related documents, key project dates, regular updates, and will be the main source used to provide feedback on engagement
- public information centres
- social media announcements
- online surveys

While the engagement strategy is intended to provide ample opportunities for stakeholders to participate, staff recognize the importance of being flexible to hold additional consultation activities with the community, as may be required.

7. Key Guiding Principles

To assist the Official Plan Review process, staff has identified three guiding principles that will help shape the discussion papers and community engagement, and inform the workplan and timeline, as follows:

- **Implement Provincial and Regional Policies:** Clearly identify Provincial and Regional policies that are required to be incorporated into the Official Plan. This includes Provincial documents (*Planning Act*, Provincial Policy/Planning Statement, Growth Plan, etc.) and the Durham Region Official Plan. This will give the public an awareness of what is compulsory, and shape opportunities to create Pickering specific solutions and policies when implementing the required changes.
- **Encourage Community Engagement at Multiple Stages throughout the process:** Identify multiple opportunities and methods for community engagement. The process will ensure meaningful two-way communication (receiving community input and reporting back on the feedback), and open dialog during the Official Plan Review process.

- **Making the Official Plan User Friendly:** Seek input from the public and stakeholders to understand how the Official Plan can be structured to be as user friendly as possible. The Official Plan document is intended to be developed to include the use of plain language, where possible, and to use visuals to improve the understanding of the policy concepts and intent in the Official Plan.

8. Official Plan Review Background Paper

Staff have prepared a Background Paper to provide additional information to Council, the public and stakeholders. The background paper identifies:

- the Planning Hierarchy in Ontario and recent changes to Provincial Plans and policies
- Pickering initiatives that have been completed in recent years, or are currently underway that are of particular relevance to land use planning
- Pickering's recent growth trends and the City's projected growth to 2051

The purpose of the Background Paper is to introduce the key topics, initiatives, and trends that are expected to inform the review and/or changes required through the Official Plan Review process.

9. Anticipated Scope of Review

Substantial changes have occurred to the Ontario *Planning Act*, the Provincial Policy Statement, and the Provincial Plans since the Pickering Official Plan was last reviewed and updated. The Region of Durham has also recently adopted a new Official Plan, "Envision Durham".

While no final determination has been made yet, based on staff's initial review of the changes to Provincial and Regional Planning documents, and a preliminary scan of new and emerging best practices, it is anticipated that the review process may result in the repeal of the existing Pickering Official Plan and replacement with a new Official Plan.

10. Consultants will assist the City with this review

The Official Plan Review will primarily be undertaken by existing City staff, using existing resources. External consulting assistance will be sought for specific aspects of the project that require specialized skills and experience, including a retail market study, growth management review, including the impact on employment lands, and public engagement (as noted earlier in the report).

The Retail Market Study is currently on-going and will inform the Official Plan on the location and type of retail uses that are required in specific areas, based on where current and future needs exist in Pickering. It is anticipated a related report will be coming to Council in fall 2024.

A report to award the Growth Management Review request for proposal is included on the regular May 27, 2024, Council Meeting agenda. A report to award the Community Engagement Facilitation request for proposal will follow on the June 10, 2024, Planning & Development Committee agenda.

11. Conclusion

This report and the Special Council Meeting fulfill the requirements of the *Planning Act* to initiate a statutory review of the Pickering Official Plan. The report also provides information of the Official Plan Review process, including the anticipated timeline, high level workplan, and details regarding the community engagement strategy.

The Background Paper outlines the recent changes to Provincial legislation, policy, and plans, the Region of Durham Official Plan, and Pickering initiatives, and recent growth, housing, and demographic trends.

To minimize delays in the review process, staff has advanced the background research work indicated in the workplan. Next steps include the creation of discussion papers and finalizing the community engagement strategy.

Staff recommend that Council authorize staff to continue with the Official Plan Review, in keeping with the attached Workplan and Timeline.

Attachments:

1. Pickering Official Plan Background Paper
 2. Official Plan Review Workplan and Timeline
-

Prepared By:

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Approved/Endorsed By:

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Chief Planner

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Kyle Bentley, P. Eng.
Director, City Development & CBO

Recommended for the consideration
of Pickering City Council

Original Signed By

Marisa Carpino, M.A.
Chief Administrative Officer

Pickering Official Plan Background Paper

PICKERING FORWARD

Planning tomorrow, together.



Pickering Official Plan Review

Background Paper

May 2024

City of
PICKERING

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Land Acknowledgement

The City of Pickering resides on land within the Treaty and traditional territory of the Mississaugas of Scugog Island First Nation and Williams Treaties signatories of the Mississauga and Chippewa Nations. Pickering is also home to many Indigenous persons and communities who represent other diverse, distinct, and autonomous Indigenous nations. This acknowledgement reminds us of our responsibilities to our relationships with the First Peoples of Canada, and to the ancestral lands on which we learn, share, work, and live.



City of Pickering Indigenous Day 2022

Introduction

PICKERING FORWARD

Planning tomorrow, together.



The City of Pickering is beginning a multi-year process of reviewing its Official Plan. This project, known as “Pickering Forward”, will help shape the growth of Pickering to 2051.

This Background Paper provides information to Council, residents, businesses, and landowners on the land use planning process in Ontario, including Provincial legislation, policy, and plans and the Region of Durham Official Plan. The paper also provides information on current and recently approved Pickering initiatives, including the Corporate Strategic Plan, Pickering Housing Strategy & Action Plan, Recreation and Parks Master Plan, etc. Finally, the paper provides a high-level introduction to key topics that will be further explored through the Official Plan Review process. This information will inform future discussion papers and community engagement throughout the Pickering Forward process.

It is essential to highlight that the planning landscape in Ontario has changed rapidly in the last couple of years, and there are more significant changes expected. These changes may result in information contained within this Background Paper or future discussion papers being outdated as the Official Plan Review process moves forward. Given the changing nature of the current planning landscape, the City will seek to ensure that any changes to legislation during the Pickering Forward process are communicated to residents.

The key topics and Provincial planning requirements (that are mandated) will be discussed in more detail throughout the Official Plan Review. The Special Council Meeting on May 27, 2024, represents the first of numerous opportunities for the public to engage and discuss what matters most to the community and how the future of Pickering should be shaped!

Contact us to share your ideas and learn more:

PickeringForward@Pickering.ca

Pickering.ca/PickeringForward



1.0 The City of Pickering

The City of Pickering is located in the Regional Municipality of Durham, east of the City of Toronto, along the northern shore of Lake Ontario. The City of Pickering is strategically located where Toronto, York and Durham Regions meet (Figure 1).

Pickering has an area of 231 square kilometres, with an urban area in the south and rural areas in the north. The urban area includes the South Pickering Urban Area and Seaton. The rural area includes 8 hamlets and the majority is within the Ontario Greenbelt and Oak Ridges Moraine.

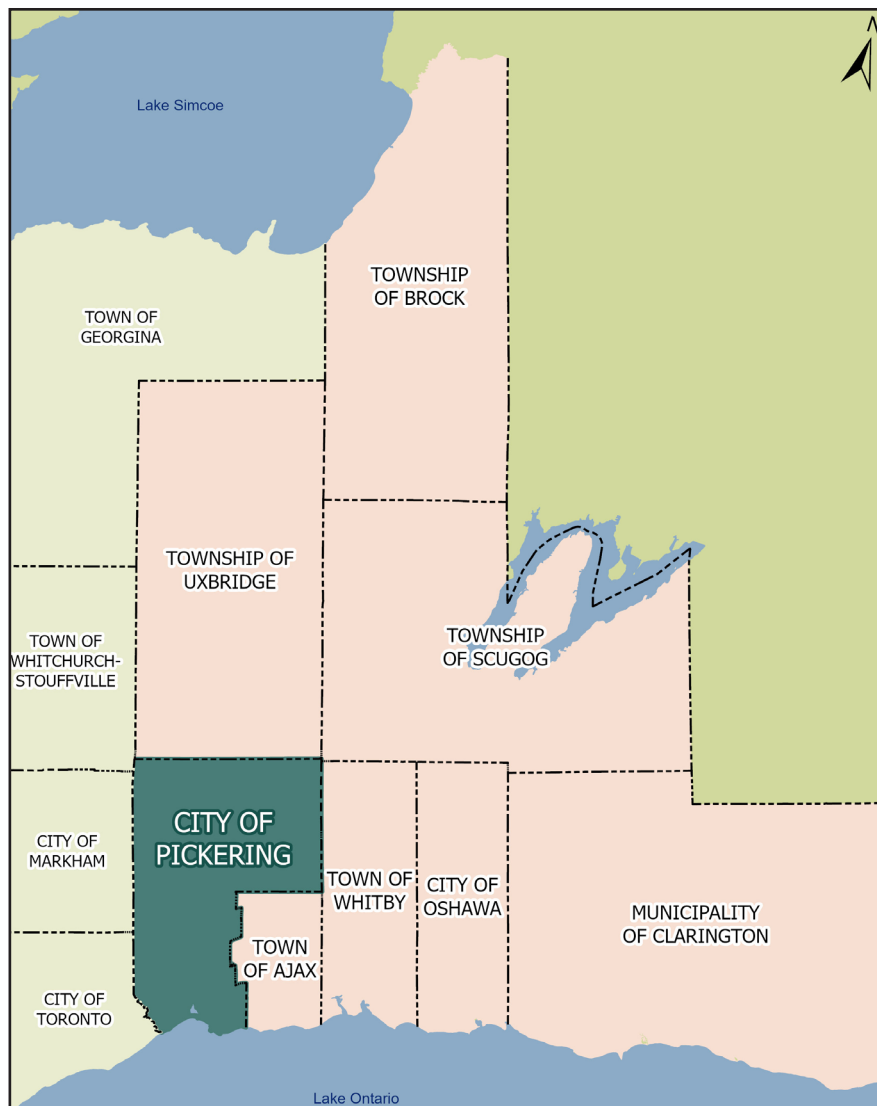


Figure 1: Map of the City of Pickering within the Region of Durham

Pickering had a population of 99,186 residents and 33,425 households in 2021 (Statistics Canada). Pickering also had 39,310 jobs reported in 2021 (Envision Durham). By the year 2051, Pickering's population, the number of households, and jobs are anticipated to more than double.

2.0 What is an Official Plan

An Official Plan is the City's long range, comprehensive planning document, that guides land use decision-making in the City. It represents Council's vision, guided by community involvement, for growth and change within the City. It sets a policy framework for the physical, social, environmental, and economic development of the City, while ensuring growth occurs responsibly, and resources are used efficiently and sustainably. An Official Plan deals with issues such as:

- Where new housing, industry, offices and shops will be located.
- What services will be needed, such as roads, watermains, sewers, parks and schools.
- Where open spaces will be located and how to protect the natural environment.
- When, and in what order, parts of the community will grow.
- Where, and how, the City will invest in community improvement initiatives.

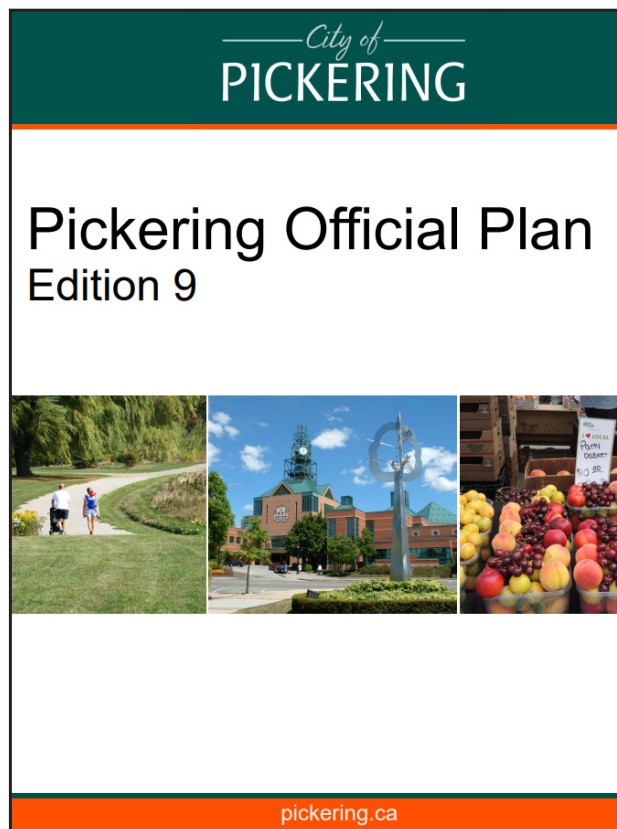
2.1 The City of Pickering Official Plan

The current Pickering Official Plan was approved in 1997, with a planning horizon of twenty years (to 2016). It replaced the previous official plan, known as the Pickering District Plan. The current plan was last comprehensively reviewed in 2007.

The review in 2007 resulted in amendments that contained detailed policies for specific strategic growth areas in the City, and extended the planning horizon to the year 2031 for the City Centre and the Seaton Community.

Additional amendments have been initiated on specific topics, such as the Integrated Sustainable Design Standards, to implement Council priorities. Amendments within specific areas of Pickering, such as the Kingston Road Corridor and Brock Mixed Node Intensification Area, have also been initiated, as required, to maintain conformity with Provincial legislation and plans.

Although amendments were approved to keep the Plan up to date, a comprehensive review of the Plan is required. A more detailed and holistic review will ensure the vision of the Plan meets the needs of current and future residents to a planning horizon of 2051.



City of Pickering Official Plan



3.0 Why Are We Reviewing the Official Plan

3.1 The Province Requires Us To

The *Planning Act*, Section 26(1), requires that an Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to, among other things, ensure that it conforms to provincial plans, has regard for matters of provincial interest, and is consistent with provincial policy statements.

Section 26 of the *Planning Act* outlines the requirements for updating an Official Plan. To initiate an Official Plan review, the *Planning Act* requires that a special meeting of Council, open to the public, be held to discuss revisions that may be required as part of the Official Plan review.

A Special Council Meeting to initiate a review of the Official Plan is scheduled for: May 27, 2024, at 5:00PM.

3.2 We Want to Hear What Residents Need

The Official Plan currently includes the following vision for Pickering that was established when it was approved in 1997:

“To build Pickering in a manner that meets the evolving needs of its people, that sustains healthy urban and rural settings, and that creates a unique community interconnected with all other places and people.”

Numerous changes both within and around Pickering since 1997 make it appropriate for the City to revisit and reevaluate the vision for its future.

The Official Plan Review will allow staff to engage with the community to understand if the current vision is still relevant or what goals should be reflected in the vision.

This process will allow the community to have the ability to help refine or shape a new vision that moves Pickering Forward to 2051.



Pop-up Engagement at City of Pickering Artfest 2022

4.0 Pickering is Growing

The City of Pickering is anticipated to grow at a rate that will exceed any other period in its history! Historically, Pickering’s greatest period of growth was between 1960 and 2000, when many of the existing lower density neighbourhoods were developed. Of all the homes in Pickering, approximately 71% of dwellings were built between 1960 and 2000, while 22.5% of were built since 2001.

The number of new homes has increased in recent years with higher density development in the City Centre, moderate infill and replacement housing in established neighbourhoods, and new greenfield development areas, like the Duffin Heights Neighbourhood and the Seaton Community.

Since 1997, Pickering has seen low to moderate population growth, averaging 1.1% growth from 2006-2021. In 2021, the population of Pickering was 99,186. This placed Pickering as the fifth largest municipality in Durham Region, and the smallest of the five urban lakefront municipalities.

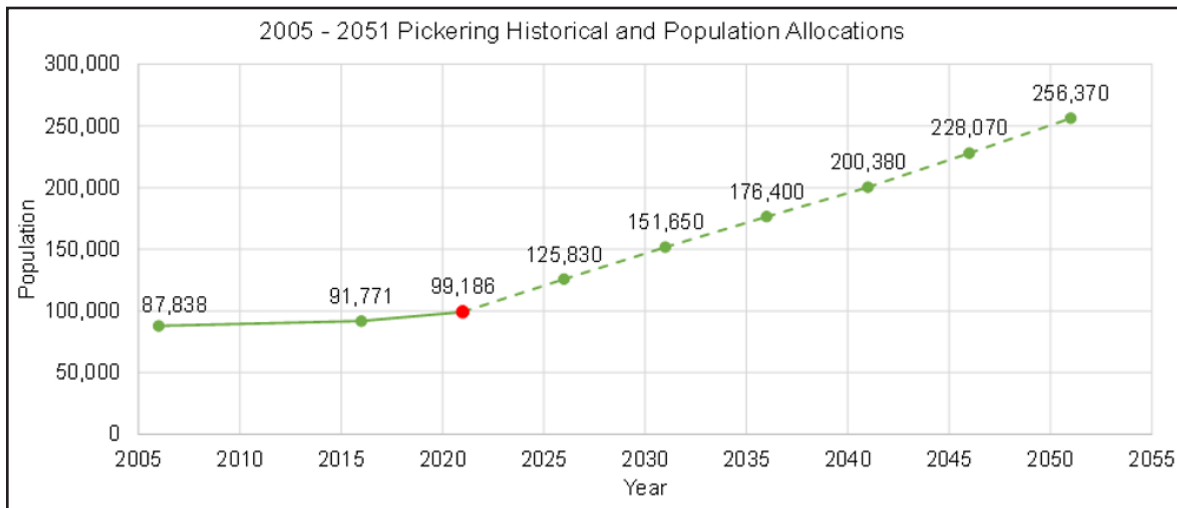


Figure 2: Pickering Population and Allocated Growth Population Trends.

Source: Statistics Canada, 2022. Census Profile 2021 Census of Population and Envision Durham, 2023. Durham Regional Official Plan.

Based on projected growth rates and the growth allocations provided by the Region of Durham, through Envision Durham (Figure 2), Pickering is anticipated to be the fastest growing municipality in the Region and have the second largest population in Durham Region by 2051, trailing only Oshawa. This anticipated growth would also result in Pickering experiencing an average growth rate of 3.3% a year.

It is not only Pickering’s population that is growing. Pickering is anticipated to significantly increase the number of jobs within the city. Pickering has a significant amount of employment lands available, specifically the innovation corridor in Seaton, that is expected to result in the number of jobs almost tripling by 2051.



5.0 Land Use Planning in Ontario

The responsibility for long-term planning in Ontario is shared between the Province and municipalities, which include upper-tiers, The Region of Durham, and lower-tiers, the City of Pickering.

Province-wide planning documents

The Province sets the ground rules and directions for land use planning through the Ontario *Planning Act* and the Provincial Policy Statement (PPS). All municipal planning decisions within Ontario must conform to or be consistent with these planning documents.

Additional Provincial plans that impact Pickering

In addition, Provincial plans provide more detailed and geographically specific policies to meet certain objectives, such as managing growth, or protecting agricultural lands and the natural environment. The Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe are geographic specific plans that impact lands in the City of Pickering.

5.1 The Planning Act

The purpose of the *Planning Act* is to outline the planning process, integrate matters of provincial interest into municipal planning decisions and encourage coordination among various interests. The *Planning Act* includes legislative requirements for municipalities regarding how to develop official plans and use other implementation tools in the planning process.

Significant changes have been made to the *Planning Act*, specifically in the last two years, to address the current housing crisis in Ontario. The Ontario Government commissioned the Ontario Housing Affordability Task Force to provide recommendations on how to get more housing built faster in the province. As a result, the Province has passed new Bills over the last four years, including Bill 108, Bill 109 and Bill 23, which contained a number of amendments. Key amendments include:

- Changes to the development approval process, such as reduction in approval timelines, appeal rights, and the types of development subject to approvals, such as site plan control.
- Requiring municipalities to allow, as-of-right, a minimum of three dwelling units on a lot through Additional Dwelling Unit permissions.
- Reductions in the amount of parkland that is required to be conveyed for new developments, reducing requirements by half.
- Yet to be implemented changes to the definition of Employment Area (Industrial Area), excluding Office and Institutional uses from locating in these areas.

- Listing a number of upper-tier municipalities, including Durham Region, as “upper-tier municipalities without planning authority” (yet to come into force).

Bill 23 also included significant changes to the *Development Charges Act* that significantly reduced the amount of development fees that can be collected by municipalities on new development.

Specific amendments to the Pickering Official Plan, including Additional Dwelling Unit permissions, have already been approved by Council to reflect some of these changes.

Further changes to the *Planning Act* are still being considered as the Province has introduced Bill 185 in April 2024.

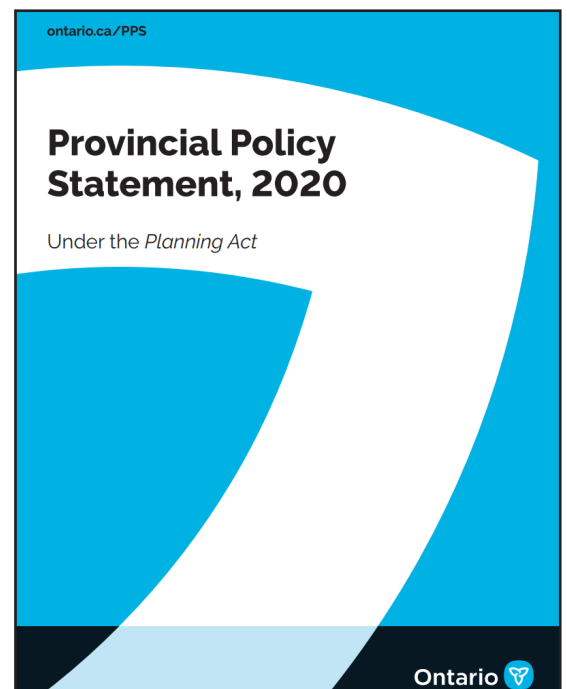
The Official Plan Review will allow staff to evaluate all previous and anticipated changes comprehensively, and ensure the required revisions are incorporated consistently throughout the Official Plan. This will result in new policies that provide clear guidance on the process and requirements for development applications.

5.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) is issued under the *Planning Act* and is the primary provincial land use planning policy document, applying across Ontario. The PPS provides policy directions on matters of Provincial interest such as housing, infrastructure, and natural resources. The PPS also sets the policy foundation that all planning decisions shall be consistent with at the local level.

The PPS has been updated multiple times since the last Official Plan Review, including most recently in 2020. Key changes to the PPS include the following:

- Addressing inconsistencies between the PPS and other provincial plans.
- Softening of the language of key policies regarding settlement area expansions and the conversion of employment lands.
- Emphasizing planning for a changing climate and green infrastructure.
- Additional protection for employment lands.



Provincial Policy Statement, 2020



- Increasing minimum requirements to accommodate residential growth through designated/ available land supply from 10 to 15 years, with a minimum of three years of serviced land.
- Extending the planning horizon from up to 20 years, to up to 25 years and employment area planning beyond the 25-year horizon.

The Official Plan Review will examine all the items indicated above, as well as any other items that may be forthcoming from the proposed Provincial Planning Statement, see section 5.4 below for additional details. The proposed Provincial Planning Statement seeks to streamline and consolidate the PPS and the Growth Plan. Many of the proposed policies in the Provincial Planning Statement are different to the changes identified above or represent additional significant changes.

5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a Provincial plan issued under the *Places to Grow Act, 2005*. It provides a detailed framework for where and how growth should be accommodated in the Greater Golden Horseshoe (GGH). It works together with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan, to address land use planning issues facing specific geographic areas in Ontario.

The Growth Plan contains population and employment targets for upper-tier municipalities (Region of Durham) in the GGH. The Region of Durham Official Plan allocates those population and employment targets to the lower-tier municipalities, including the City of Pickering.

The Growth Plan defines strategic growth areas, which include urban growth centres and corridors, and greenfield areas, and requires minimum densities for development in those areas. The Growth Plan also sets intensification targets that require municipalities to plan for a specific amount of growth within a defined area, known as the built-up area.

The Growth Plan was recently updated in 2020, changing the planning horizon from 2041 to 2051, and new growth forecasts were included for development to 2051.



A Place to Grow: Growth Plan

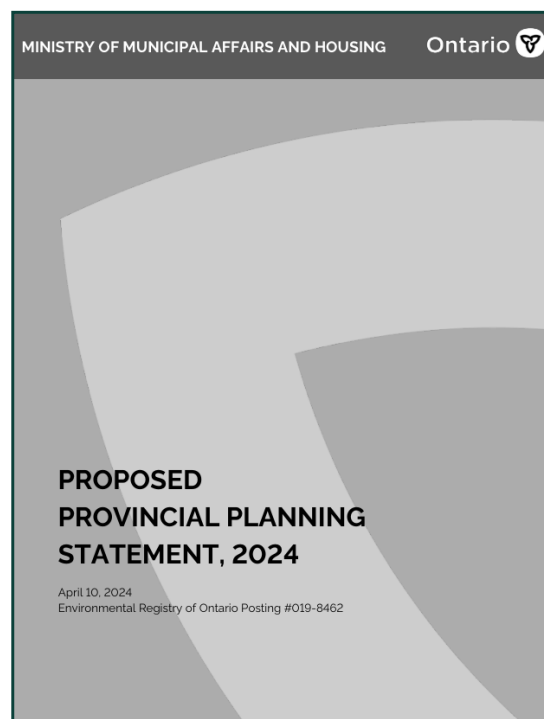
The Official Plan review will include the updated growth forecasts to 2051, which are included in the Region of Durham Official Plan, Envision Durham, and ensure the Pickering Official Plan is consistent with and conforms to the Growth Plan.

5.4 Proposed Provincial Planning Statement

On April 6, 2023, the Province of Ontario released the proposed Provincial Planning Statement (Planning Statement), which integrates the PPS and Growth Plan into a singular, province-wide policy document. The Province believes this will streamline land use planning rules, and speed up the construction of more homes, helping achieve the goals of the Province to build 1.5 million homes over ten years.

The proposed changes represent a major departure from the very structured, top-down approach to land use planning that has been in place for nearly 20 years. The changes include:

- Eliminating minimum required densities for Greenfield Areas or Strategic Growth Areas, with the exception of Major Transit Station Areas.
- Removal of Municipal Comprehensive Reviews to permit settlement area expansions and employment land conversions at any time.
- Removal of the existing Provincial Significant Employment Zones that appear in the Growth Plan, which includes the Brock Employment Lands in Pickering.
- Removal of institutional uses, and retail and office uses that are not associated with the a primary employment use from being permitted in employment areas.
- Changes to land use compatibility policies that would make it easier to establish sensitive land uses, (such as residences, daycare centres, and educational and health facilities), in the vicinity of existing or planned industrial, manufacturing or other major facilities.



Proposed Provincial Planning Statement

On April 10, 2024, the Province released a second draft of the proposed Planning Statement for comments. The City’s comments on the second draft, contained in report PLN 13-24, were endorsed by Council at a Special Meeting of Council on May 6, 2024.

The Official Plan Review will need to have regard for the Provincial Planning Statement, should the Province finalize and approve it.



5.5 The Greenbelt Plan

The Greenbelt Plan is a Provincial plan issued under the *Greenbelt Act, 2005*. The plan contains policies that provide direction to protect farmland, the countryside, and natural areas in the Greater Golden Horseshoe. The plan aims to provide long-term protection for important ecosystems, natural features, and farmland from incompatible development and urban sprawl.

In 2022, the Greenbelt Plan was amended to include additional urban river valleys as part of the Greenbelt, including parts of the West Duffin Creek in Pickering. The Official Plan Review will update the current mapping, shown in Figure 3, to ensure urban river valleys are mapped in accordance with the Greenbelt Plan.

In December 2022, the Province amended the Greenbelt Plan to remove lands within the Cherrywood area to facilitate the development of housing. In September 2023, the Province reversed that decision and reintroduced the lands to the Greenbelt Plan. Pickering did not initiate an amendment to the City's Official Plan to reflect the December 2022 change in the Greenbelt Plan. Consequently, when the Greenbelt Plan was further amended in September 2023, the City's Official Plan remained in compliance with the Greenbelt Plan in this regard.

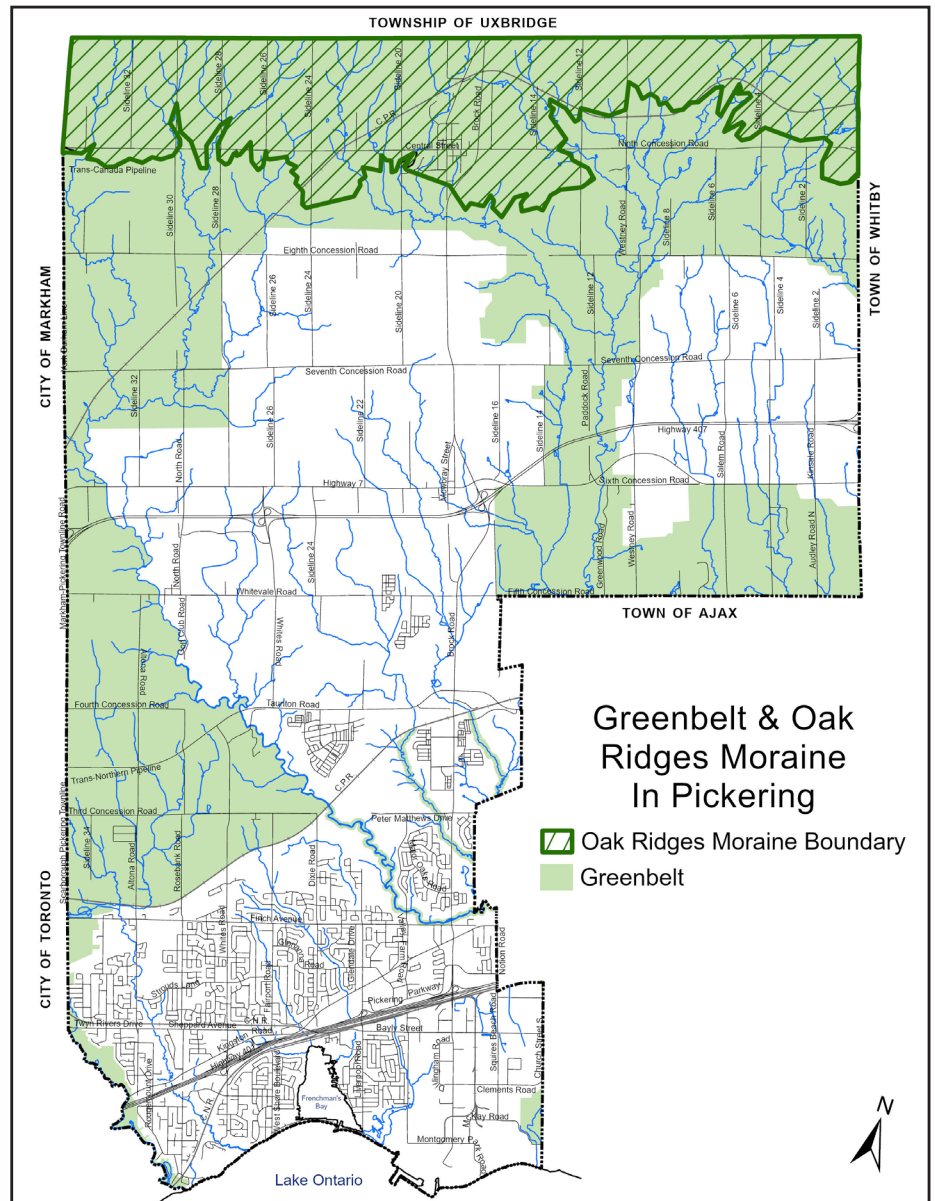


Figure 3: Lands impacted by the Greenbelt and Oak Ridges Moraine plans

5.6 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan is issued under the *Oak Ridges Moraine Conservation Act, 2001*. The purpose of the Oak Ridges Moraine Conservation Plan is to provide land use and resource management planning direction to municipalities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions.

The Oak Ridges Moraine is one of Ontario's most significant landforms. The Moraine covers the northern part of rural Pickering, stretching from east to west primarily north of Ninth Concession Road. The Moraine and the Greenbelt Plan's Natural Heritage System together form the foundation of south-central Ontario's natural heritage and green space systems. The Moraine divides the watersheds draining south into Lake Ontario from those draining north into Georgian Bay, Lake Simcoe and the Trent River system. Its ecological functions are critical to the region's continued ecological health.

The Oak Ridges Moraine Plan was updated in 2017. The Official Plan review will ensure conformity with the Oak Ridges Moraine Conservation Plan.

5.7 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) empowers municipalities and the Minister of Citizenship and Multiculturalism to designate property of cultural heritage value or interest.

In Ontario, heritage designation is a municipal responsibility. The OHA requires that municipalities maintain a list, known as the municipal register, of all designated properties and districts. Recent changes to the OHA include:

- New process and timelines for adding properties of cultural heritage value and interest to the municipal register;
- New criteria for defining cultural heritage and value;
- New timelines and requirements for demolition permit requests;
- New mandatory content for designating bylaws, and
- New rights of appeal to the designation of properties.

The Pickering Official Plan sets out broad goals and objectives related to significant cultural heritage resources. The current objective of Council is to identify important heritage resources from all time periods, so they can be appropriately conserved and integrated into the community fabric.



The Official Plan Review will compare the current policies against recent changes to defining cultural heritage under the OHA to ensure the Official Plan provides correct and relevant policy direction. This will aim to ensure the long-term protection and enhancement of Pickering’s cultural heritage.

5.8 Federal Lands and Minister Zoning Order’s 102/72 & 19/74

In the early 1970s, the federal government expropriated approximately 7,500 hectares of land in Pickering, Markham and Uxbridge to build a new international airport for Toronto. In Pickering, these lands are located generally north of Highway 7, and west of Brock Road. In 1972 and 1974, the Province enacted Minister’s Zoning Orders within Pickering on lands to the west and south of the Federal lands. The Zoning Orders were passed to restrict land uses that may impede a future airport. The Orders restrict land uses to agricultural uses and buildings and structures accessory to that use, including single dwellings used in connection with the agricultural operation and home occupations.

In 2013, the Federal Government transferred 2,023 hectares of the Federal Airport Lands to the Rouge National Urban Park, and in 2015, committed to transferring an additional 2,104 hectares to the park. The Federal Government advised that the remainder of the lands will be protected for economic development, including an airport (Figure 4).

The Pickering Official Plan Review will need to have regard for the Federal Government’s policies and Provincial Zoning Order’s.

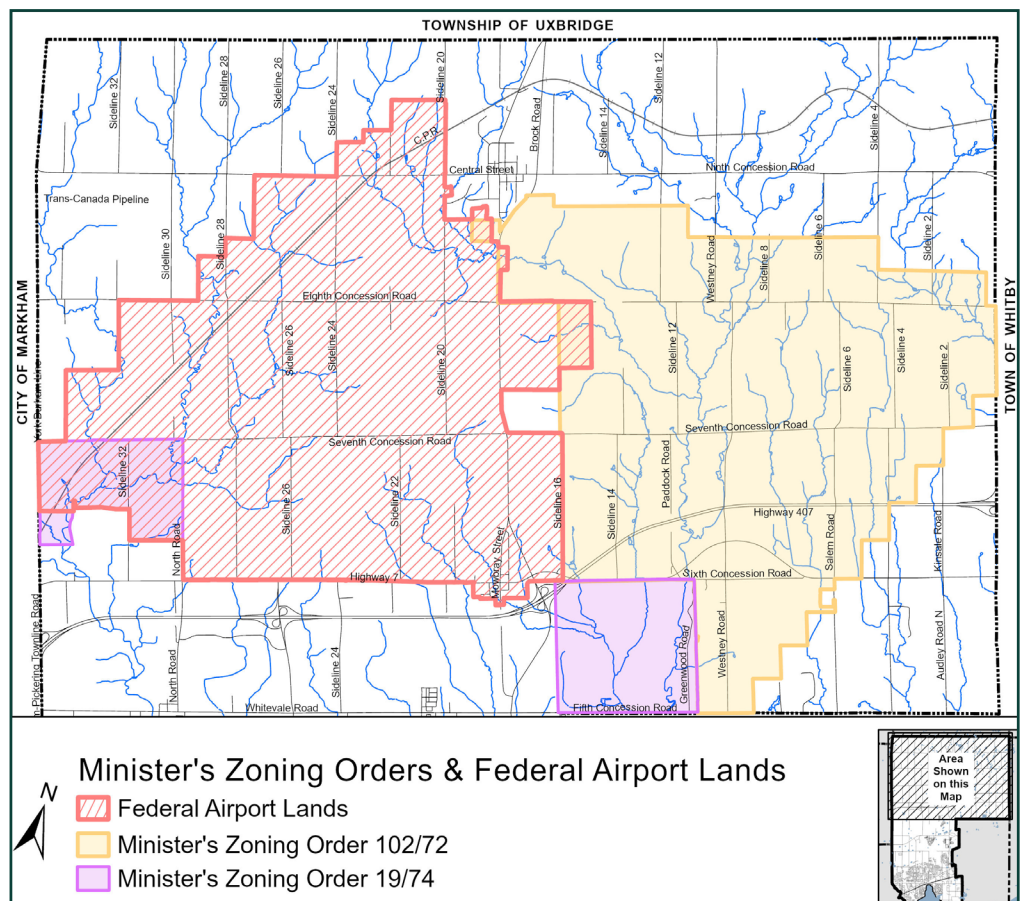


Figure 4: Federal Airport lands and lands impacted by Minister’s Zoning Order’s

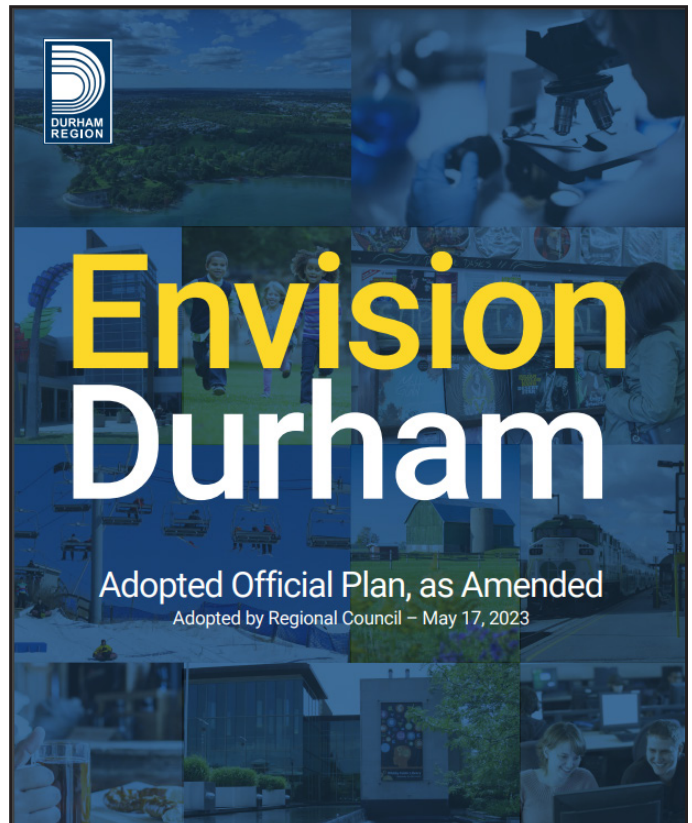
6.0 Region of Durham Official Plan

On May 17, 2023, the Council of the Regional Municipality of Durham adopted a new Regional Official Plan “Envision Durham”. Envision Durham is awaiting final approval from the Minister of Municipal Affairs and Housing (MMAH). Since Pickering is a lower-tier municipality, the Pickering Official Plan is required to conform with the Regional Official Plan. Envision Durham included a number of changes that will impact Pickering’s growth, such as:

- Updated population, household and job allocations to 2051;
- Identification of the Pickering Protected Major Transit Station Area (a designated area around the Pickering GO station); and
- An expansion of the urban boundary in Northeast Pickering (lands generally bound by Lakeridge Road, Sixth Concession Road, Westney Road, and Eighth Concession Road), which includes a designated Regional Centre.

Through Bill 23, changes were introduced to the *Planning Act* to remove planning authority from a number of upper-tier municipalities, including Durham Region. While approved by legislation, these changes are not in force currently. As such, the Region of Durham remains the approval authority for the Pickering Official Plan. Should these changes come into

force prior to the completion of the Official Plan Review, the Minister of Ministry of Municipal Affairs and Housing would become the approval authority for the Pickering Official Plan. The impact this may have on the Pickering Official Plan will be evaluated during the Official Plan Review.



Envision Durham, Durham Region Official Plan



7.0 City of Pickering Initiatives

Pickering has undertaken a number of master plans and priority strategies in recent years. These initiatives individually included community engagement and resulted in Council setting various priorities for Pickering. They provide direction on specific elements or subject matters of what is important in Pickering.

7.1 Corporate Strategic Plan, 2023

In 2023, Pickering developed the City's first strategic plan. A Strategic Plan is a tool used by municipalities to define common goals, a shared vision and a collective plan of action. It functions as a platform for the allocation of resources (fiscal and human), and acts as a performance measure, providing an opportunity for members of the public, City staff and Council to evaluate progress and ensure that there is alignment of actions taken.

The Plan provides a blueprint for Council and Staff, who will work together, to deliver on the strategic priorities identified in the Plan. The Vision, Values and Priorities identified in the Plan will guide the City's operations moving forward.

The Strategic Plan includes six priorities. The priorities are:

- Priority 1: Champion Economic Leadership and Innovation
- Priority 2: Advocate for an Inclusive, Welcoming, Safe & Healthy Community
- Priority 3: Advance Innovation & Responsible Planning to Support a Connected, Well-Serviced Community
- Priority 4: Lead & Advocate for Environmental Stewardship, Innovation & Resiliency
- Priority 5: Strengthen Existing & Build New Partnerships
- Priority 6: Foster an Engaged & Informed Community

The Official Plan Review will align the City's primary planning document with Council's Strategic Plan, where appropriate, to ensure the documents support each other and Council's vision and priorities.



City of Pickering Corporate Strategic Plan

7.2 Pickering Housing & Action Plan, 2022

The City of Pickering's Housing Strategy & Action Plan provides a framework for the City to support a supply of suitable (as it relates to the size of the household), adequate (as it relates to physical condition), and affordable (as it relates to household income) housing for all ages and abilities.

The Pickering Housing Strategy & Action Plan was established to identify the City's role and priorities in facilitating opportunities for developing a diverse range of housing, including affordable, age-friendly, and accessible housing in Pickering to 2031.

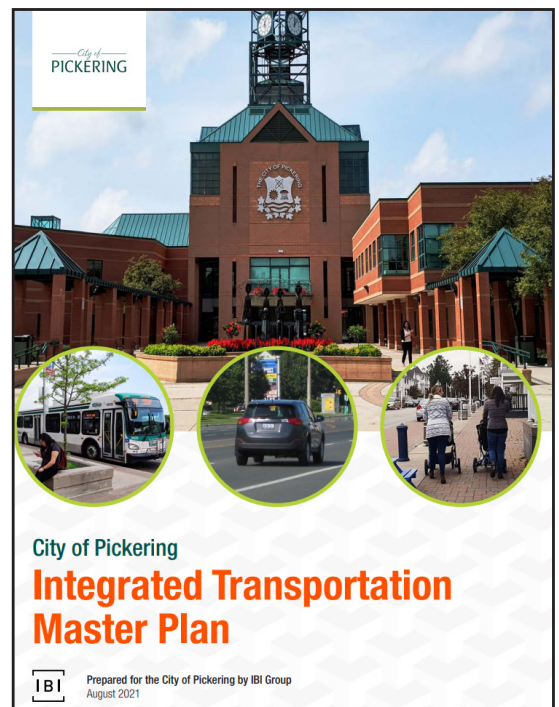
Since Council adopted the Pickering Housing Strategy & Action Plan in January 2022 there have been significant changes to Provincial Legislation, highlighted in section 5 of this Paper. These changes, and any further changes implemented by the Province, have a direct impact on a number of the actions contained within the Housing Strategy & Action Plan.

The Official Plan Review will include a review of the Action Items in the Housing Strategy. The review will provide an opportunity to revise or strengthen official plan policies to help address housing options and affordability within Pickering.

7.3 Integrated Transportation Master Plan, 2021

Pickering's Integrated Transportation Master Plan (ITMP) is a long-range plan which provides a framework and direction for transportation infrastructure needs across the City. The ITMP is designed to help Pickering's transportation system meet the needs of pedestrians, cyclists, transit riders, motorists, and goods movement traffic. The Master Plan also presents the long-term objectives that Pickering wishes to achieve in the coming decades, and the supporting policies on which infrastructure decisions are based.

The Official Plan Review will look to build upon the goals and vision of the ITMP, ensuring the long-term transportation needs of residents and businesses are reflected in policies and land use decisions. It will also provide a clear direction for how transportation infrastructure and needs should be implemented and integrated with the growth of Pickering to 2051.



City of Pickering ITMP



7.4 Integrated Sustainable Design Standards, 2022

The Integrated Sustainable Design Standards (ISDS) are a tool that has been created to advance “green building standards” in new development in Pickering. Replacing the City’s previous Sustainable Development Guidelines (2007), the ISDS are intended to reduce greenhouse gas emissions, and encourage the construction of sustainable, and climate-resilient buildings and neighbourhoods.

The ISDS consists of two tiers of performance criteria. Tier 1 criteria are required for all new developments arising from Site Plans and Subdivision applications deemed complete on or after January 1, 2023. Tier 2 performance criteria are optional and propose more advanced sustainability criteria to be considered for new developments.

The Official Plan was recently amended to recognize the use of the new ISDS in the review of development applications. The Official Plan Review will continue to create a stronger planning policy basis for implementing new sustainability and climate change best practices.



City of Pickering ISDS

7.5 Pickering Economic Development Strategy, 2022

The Economic Development Strategy provides a framework for fostering and attracting economic growth within Pickering. This Strategy contains an analysis, insights, and resulting Action Plan that highlights Pickering’s strengths and provides advice on specific employment sectors.

The plan allows the City and its stakeholders to better guide investment and activities, to facilitate business attraction, retention and expansion, employment and mixed-use land development, and to target potential industry sectors.

The Economic Development Strategy will inform the Official Plan Review by the creation of strong employment policies. The Official Plan will ensure there is adequate land available to achieve the strategy, and that the new or revised policies encourage and attract the businesses to continue to drive industry in Pickering.

7.6 Retail Market Study, Ongoing

The Retail Market Study will determine the amount, type, role, and function of retail uses throughout Pickering. The study will recommend the amount and distribution of future retail space throughout the City, in response to expected population growth.

The Official Plan generally sets out where retail uses will be located in Pickering. In addition, the Official Plan also sets out the scale of retail uses within specific areas, i.e. The City Centre or predominately residential areas. The Retail Market Study will inform the Official Plan on the location and type of retail uses that are required, based on where current and future needs are identified.

7.7 Recreation and Parks Master Plan, Ongoing

The Recreation and Parks Master Plan will identify the parks and recreation needs for Pickering for the next ten years, to 2034. The plan will provide direction for managing parks and recreation programs (such as pools, ice pads, soccer fields, etc.), the efficient delivery of services, and the development of new or the renewal of existing infrastructure to support our growing community.

The Official Plan, and Recreation and Parks Master Plan, work together to plan for the parks and recreation needs for the community. The Official Plan identifies where growth will occur within Pickering, in turn informing where programming, and the level of programming, will be required within the City. Incorporating the outcomes of the Recreation and Parks Master Plan into the Official Plan Review will ensure the areas targeted for growth are being programmed to meet the needs of current and future residents.



West Shore Skate Park, Pickering



7.8 Northeast Pickering Secondary Plan Process, Ongoing

The City of Pickering is currently in the process of developing a Secondary Plan for the area known as Northeast Pickering (Figure 5). The process was initiated in 2022, and covers an area of approximately 1,600 hectares, located generally north of Sixth Concession Road, west of Lakeridge Road, south of Eighth Concession Road, and east of Westney Road.

With greater detail than the Official Plan, the Secondary Plan will set the vision and guiding principles for how this area should grow over the next 30 years, and establish the land use, transportation, built form, and sustainable design framework for the area.

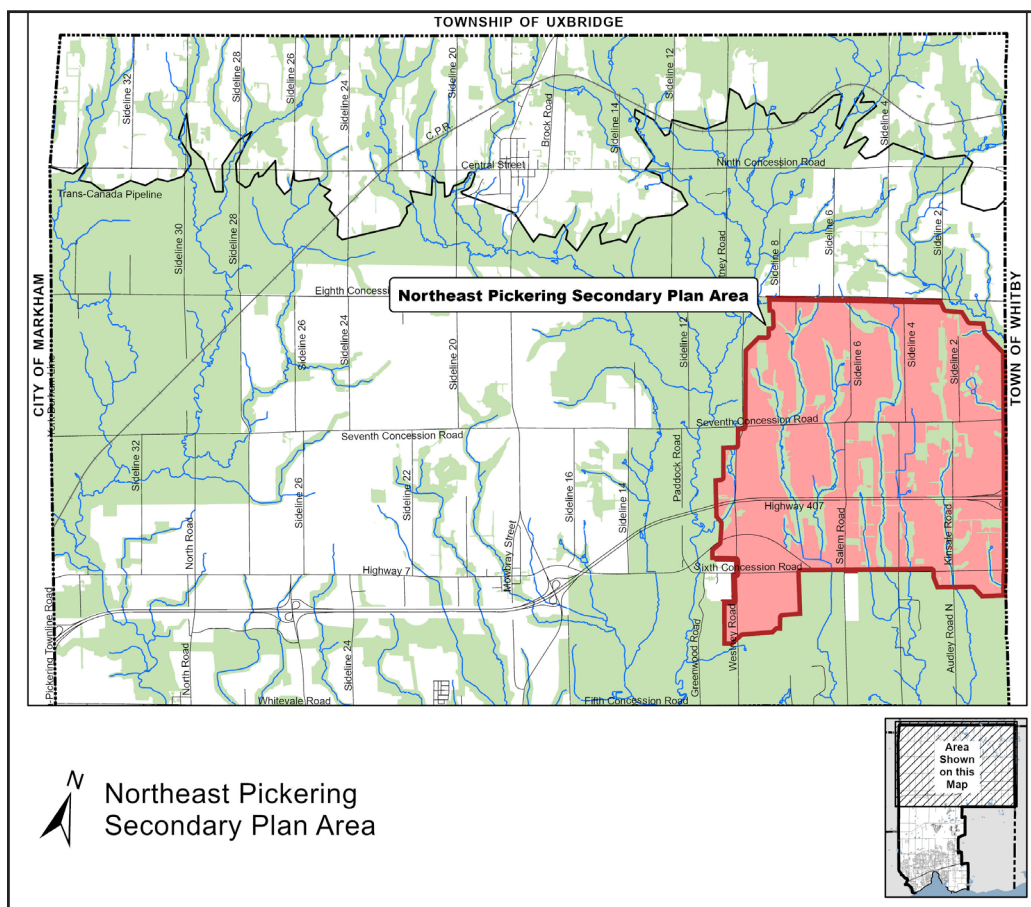


Figure 5: Northeast Pickering Secondary Plan Area.

Northeast Pickering is identified in Envision Durham as a future urban boundary expansion area within Pickering. The secondary plan process will continue as an independent process from the Official Plan Review. While the planning process for the secondary plan and the Official Plan will be undertaken as separate processes, the secondary plan, once approved, will be designed to be incorporated within the Official Plan.

8.0 Next Steps

There are many elements that will be considered and reviewed during the Pickering Forward process. To facilitate community engagement and education, the Official Plan Review will include the release of discussion papers to promote discussion on the following themes:

- Community Vision & Priorities.
- Growth Management, Urban Structure and Urban Design.
- Natural Heritage, Hazards and Sustainability.
- Housing and Affordability.
- Community Structure (includes Parks, Transportation, Cultural Heritage, etc.).
- Agriculture and Rural Areas.

The discussion papers will provide an opportunity for more detailed conversations on how the legislative changes and Pickering initiatives discussed in this Paper impact specific topics. To start the brainstorming activity among residents and stakeholders, section 9 of this Paper has been included to provide a high-level introduction of the elements which will be explored through the discussion papers and that would contribute to a successful Pickering. These elements are not meant to be a complete list of elements for a successful Pickering, which is why residents and stakeholders are encouraged to provide comments through Pickering Forward, to identify what is important to them.

These future conversations will inform changes to the Pickering Official Plan that are needed to meet the legislative requirements of the Province, and reflect the needs of the community to 2051.



City of Pickering Cultural Fusion 2023



9.0 Elements for a Successful Pickering

Pickering is growing! It is important that the community’s vision for the future of Pickering is reflected as the City continues to grow and change in the decades to come. The following subsections highlight the important themes that will be reviewed and discussed through the Official Plan Review process.

9.1 Where We Grow

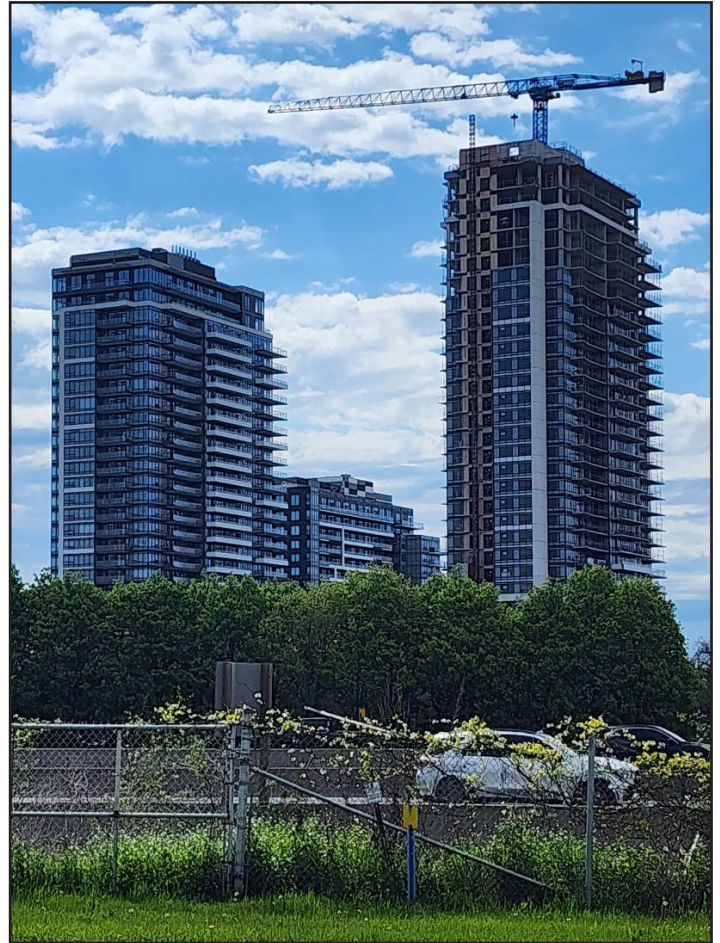
Land within Pickering can generally be classified into two categories, urban or rural. Urban lands typically have access to municipal water and sewers. Rural lands are located outside of existing settlement areas and typically have private services, septic systems and wells.

The majority of the growth in Pickering, including housing and employment, is located in the urban areas, which includes the South Pickering Urban Area and the Seaton Urban Area (Figure 6). In addition to the two existing urban areas, Envision Durham, identifies an expansion to Pickering’s urban boundary by including Northeast Pickering as a future urban area.

The existing land use vision in the Official Plan encourages compact urban areas in South Pickering and in Seaton, and rural and open space areas in west-central and northern Pickering.

Within urban areas are Mixed-Use Areas, Urban Residential Areas, Employment Areas, and parts of the Open Space System, which includes natural areas, active recreation areas and marina areas.

Mixed Use Areas are where the highest concentration of activity and development in the City is anticipated. Mixed Use Areas also include the broadest diversity of community services and facilities. Mixed Use Areas include the City Centre, and Kingston Road Corridor which serves as Pickering’s “main street”.



Universal City, Pickering

The City Centre is one of two Urban Growth Centres in the Region of Durham and is also Pickering's Protected Major Transit Station Area. This area must be planned to meet a minimum density of 200 residents and jobs per hectare to meet the requirements of the Provincial Growth Plan.

Urban residential areas are to be used primarily for housing and related uses, including home occupations and group homes. To ensure that these areas provide an appropriate degree of neighbourhood and community services, other uses are also permissible, including, schools, parks, libraries, places of worship, limited office development, limited retailing of goods and services, limited employment uses, and limited special purpose commercial uses.

Recent changes included in the *Planning Act* require municipalities to allow up to three dwelling units on most residential properties. Pickering recently approved amendments to the Official Plan to implement those permissions.

The Official Plan review, which will include a growth management study, will examine the elements that make up Pickering's urban area, to identify where and how growth should be accommodated to 2051.

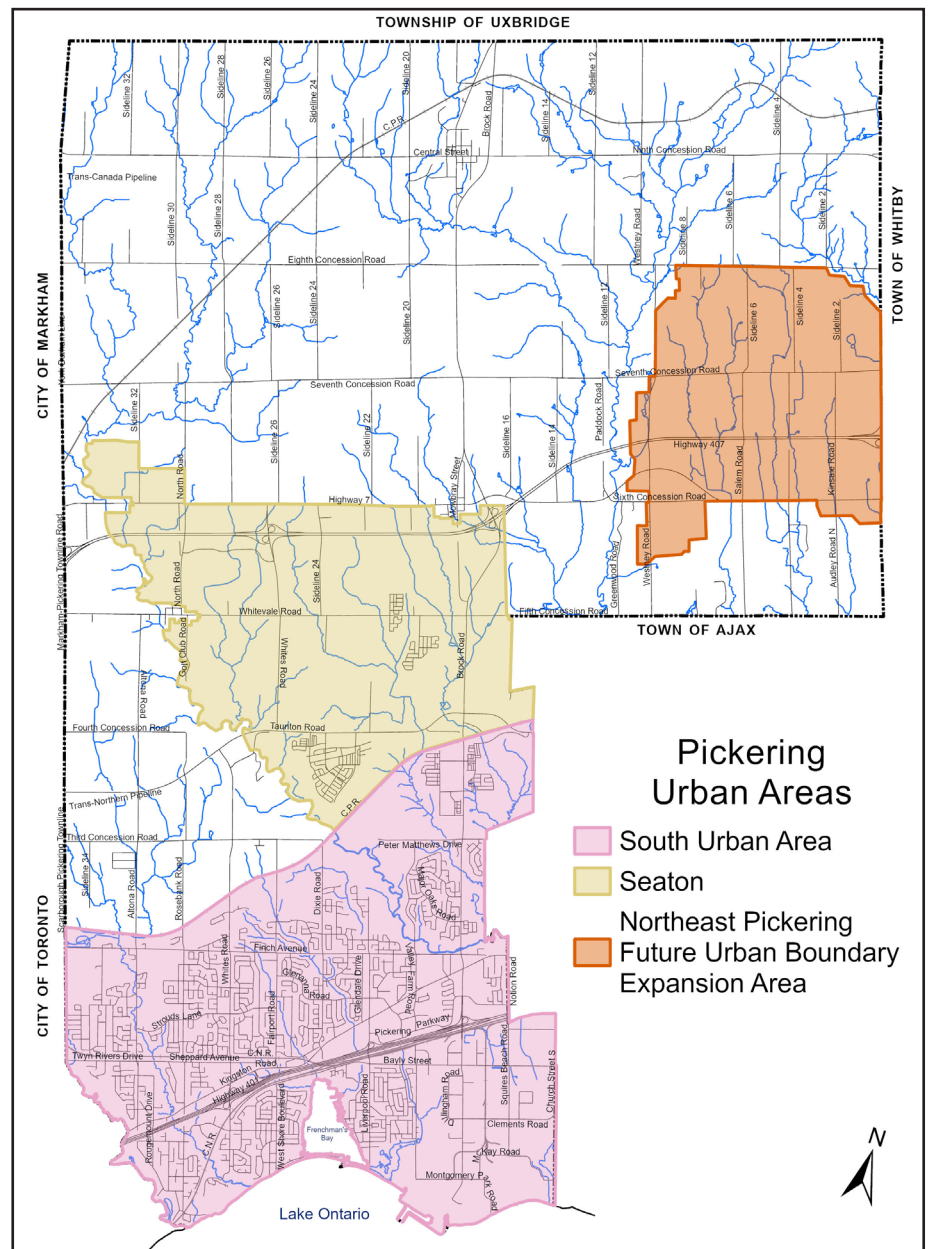


Figure 6: Map of Pickering Urban Areas



9.2 What We Protect and Enhance

The Open Space System is Pickering's "greenspace". It is important for its role in maintaining ecological health, including where possible, improving the ecological and hydrological integrity of the Natural Heritage System. The Open Space System is also critical in promoting the physical, spiritual, and mental health of Pickering's residents.

The Open Space System includes a variety of key natural heritage and key hydrologic features including the Rouge-Duffins Wildlife Corridor, the Lake Iroquois shoreline, the City's significant valleylands and stream corridors, Lake Ontario shoreline, areas of natural and scientific interest, wetlands, and significant woodlands.

The Open Space System also includes recreational and conservation areas, and other major blocks of land that make up the City's natural core areas, corridors and linkages. Lands designated as part of the Open Space System are intended to be used primarily for conservation, restoration, environmental education, recreation, and ancillary purposes.

Protecting and enhancing these areas as Pickering grows will be essential for the well-being of the natural heritage system and residents.



Harbour Entrance into Frenchman's Bay, Pickering

9.3 Sustainable Planning and Climate Change

Sustainability can be defined as the ability of current residents to meet current needs without compromising the ability of future generations to meet their own needs.

Climate change can be defined as a long-term shift in global or regional climate patterns. The effects of climate change are being felt around the world, and the pace of change is accelerating.



Solar panel parking structure for EV charging station

Pickering has been a leader in promoting sustainability and has continued to promote climate change adaptation and mitigation through the building of resilient, healthy and sustainable communities. Pickering has been enhancing the natural environment, improving waste diversion, integrating sustainability into long-term planning by applying Integrated Sustainable Design Standards to new development projects, supporting urban agriculture, and is working to develop a community climate adaptation plan.

As Pickering grows it will be important to ensure that sustainability is a precursor to future development. The Official Plan Review will provide an opportunity to review the existing climate change and sustainability policies and strengthen and expand the policy framework where required.

9.4 Rural Areas

Like urban systems, rural systems involve people engaging in a variety of activities. However, interactions between people in the rural area usually require, stem from, or are grounded in “land” as a viable, productive and lasting resource.



Farm lands, Pickering



Farming, forestry, bird watching, aggregate extraction, hiking and many other rural activities all require or use large areas of land as a resource. To exist, they all directly depend upon land, or upon the natural systems that support and flow from the land.

Protecting land, as a finite resource, through strong Official Plan policies, is therefore of vital importance to ensuring a healthy rural system. Pickering's Rural System contains 'Rural Lands' (agricultural areas) and 'Rural Settlements'. Rural Lands are very diverse, supporting a variety of uses including farming, open space, and conservation areas.

9.5 Economic Development

Economic Development includes programs, policies and activities that seek to improve the economic well-being and quality of life for a community by creating and retaining jobs for current and future Pickering residents.

Pickering's Economic Strategy, discussed in Section 7.5 of this Paper, anticipates growth and helps bring assets together to support an economically, environmentally, and socially sustained future.

Employment opportunities exist within most land use designations in Pickering. Nevertheless, areas with significant concentrations of manufacturing, assembly and warehousing uses, and related employment opportunities, are identified as Employment Areas (also referred to as industrial lands).

Employment areas are classified according to their mix of uses, their operational characteristics, their design, and their performance requirements. Three employment subcategories are distinguished: general, prestige, and mixed employment.



Porsche Experience Construction Site, Pickering

The Official Plan will encourage the retention of existing businesses, while also creating a policy framework that stimulates economic opportunities for future business attraction and retention. This is essential for creating local employment opportunities.

Recent changes to the definition of “Employment Area” lands in the *Planning Act* would restrict Office and Institutional uses in Employment Areas. This will be reviewed during the Official Plan Review to ensure these uses are encouraged and supported in appropriate areas of Pickering while meeting provincial definitions.

9.6 Parks

Parks are important spaces in the lives of residents, providing recreational and social opportunities. Since the global pandemic, open spaces and parks have played an even larger role in meeting the physical and mental wellness needs of residents.

As outlined in section 5.1 of this report, Bill 23 has had a significant impact on the way in which the City can acquire parkland. Specifically, the Province has changed the maximum parkland dedication rate, which means that the City will be acquiring less parkland from applicants to serve new developments.

This creates a challenge throughout the City, but specifically in the City Centre, and Kingston Road Corridor. These strategic growth areas are anticipated to see significant increases in residential development at very high densities. As these areas currently have limited existing residential development, there is not much parkland, if any, to serve future residents. The new parkland rates that developments are required to provide to the City through the approvals process will result in significantly more people and less park space per resident than in established neighbourhoods.



Rick Johnson Memorial Park, Seaton



We need to ensure Pickering’s park system meets the physical and social needs of current and future residents. It will be important to understand how residents interact with and value the open space system and parks to ensure the Official Plan policies reflect the needs of residents.

As discussed in section 7.7 of the Paper, the City of Pickering is currently undertaking a review of its Recreation and Parks Master Plan. As part of the Official Plan Review parkland policies will be reviewed.

9.7 Transportation

As Pickering develops and intensifies, its transportation needs will change. A transportation system that is planned and designed to accommodate sustainable growth is instrumental to providing a high quality of life for residents. With more people living in Pickering, and more people working in Pickering, the number of trips to, from, and within the City will increase.

Pickering’s Integrated Transportation Master Plan, as discussed in Section 7.3 of this Paper, includes a strategy to ensure that the transportation system supports:

- Alternative modes of travel, including transit and active transportation;
- Safe transportation options;
- The creation of a complete and sustainable community; and
- Economic growth.

Pickering’s transportation system benefits from the following existing infrastructure:

- Access to two Provincial Series Highways (401 and 407);
- An extensive transit network (served by Durham Region Transit and GO Transit);
- An inter-regional commuter rail line served by GO Transit via the GO Train;
- An extensive network of trails suitable for both walking and cycling; and
- The Pickering Waterfront Trail provides east-west connections to Toronto and Ajax, and is a part of the larger Waterfront Trail, which stretches along the shore of Lake Ontario.

As Pickering grows, it is essential that we plan for a complete transportation network (all forms of transportation) that is well-connected and inclusive of all user’s needs.



Pickering GO Station, Pickering

9.8 Housing and Affordability

A housing crisis has been declared by both the Federal and Provincial governments. The cost of housing has been steadily increasing in recent years, placing pressure on families to find housing they can afford. As discussed in section 7.2 of this Paper, Pickering's Housing & Action Plan, 2022, provides information on the current housing profile, including housing options and affordability.

Pickering has historically been a lower density, single detached dwelling, community. Pickering had a total of 33,425 private dwellings in 2021 (Statistics Canada). Single detached homes accounted for 60% of those dwellings, followed by apartments accounting for 18%, and townhouses at 14%. It is anticipated that apartment buildings and townhouses may increase in unit share over the next few decades as the City Centre, and Kingston Road Corridor, see more intensification, and Seaton continues to develop.

In addition to housing types, the tenure of housing also plays an important role in affordability. Rental housing plays an important role in meeting the housing needs of residents. The rental market can offer benefits, such as flexibility in dwelling types, location, fewer maintenance costs, and relief from the large, up-front cost of a down payment required for home ownership.



Residential Pickering

The private rental market consists of the primary rental market, (often referred to as purpose-built rental buildings), and the secondary rental market. The secondary rental market represents self-contained units, which may not have been purposely built for the rental market, but are currently being rented out.

The primary rental market accounts for only 1% of the housing units in Pickering. There are no statistics on the total number of secondary rental market housing units in Pickering. There has been very little new primary rental housing constructed in the last decade, placing further demand on the existing units. This leads to very low vacancy rates and few options in the primary rental market for residents that are looking for this tenure of housing.

It is essential that the Official Plan Review encourage a full range of housing options and tenures, to provide options and affordability, for all residents.

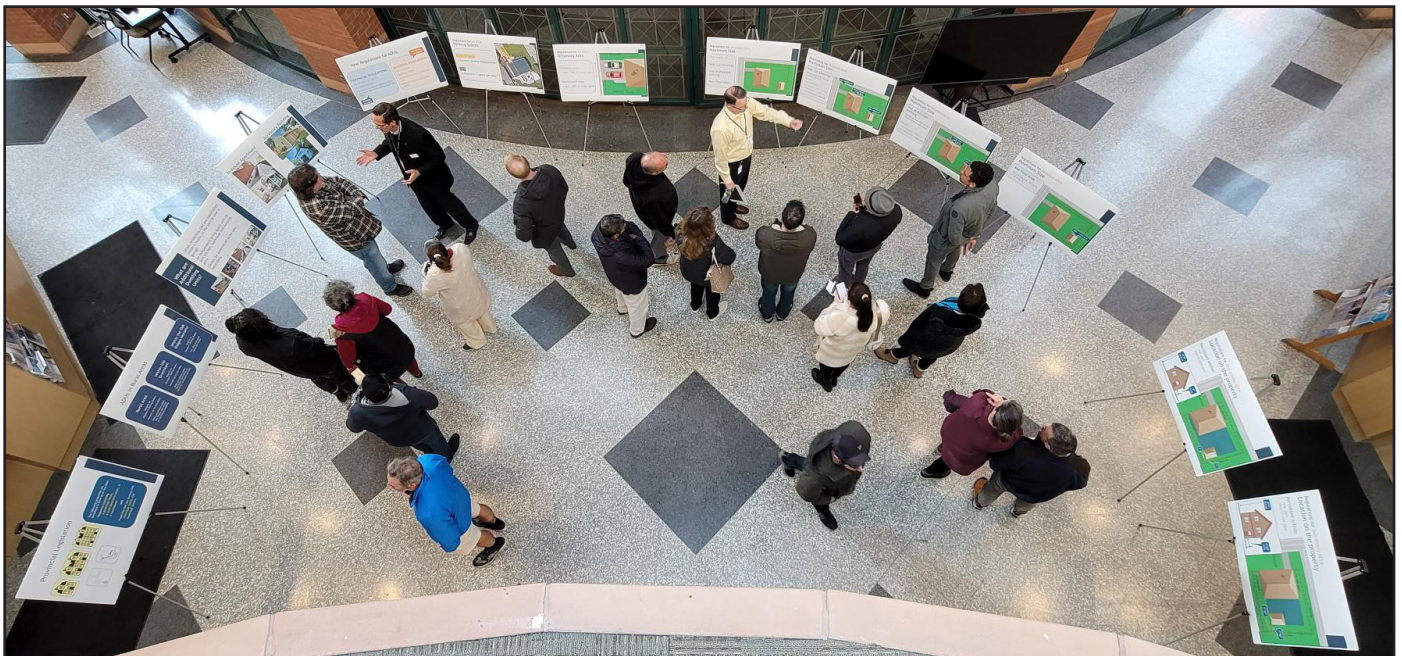


10.0 Community Engagement

An important part of the Official Plan Review process will be extensive community engagement with residents, stakeholders, the business community, and Indigenous communities to ensure the future Official Plan appropriately addresses local needs and emerging trends.

The Special Council Meeting on May 27, 2024, will provide the first opportunity for the community to formally engage in the Pickering Forward process. A community engagement strategy is being created for Pickering Forward. The strategy will:

- Encourage public and stakeholder engagement early, and throughout, the process;
- Utilize a variety of in-person, and online, engagement methods to allow for the entire community to have opportunity to learn, and provide comments; and
- Provide regular updates to the public, and other stakeholder's to ensure the staff correctly understood their feedback.



Additional Dwelling Units Open House, City of Pickering

11.0 We Want to Hear From You!

This Background Paper is a starting point for the Pickering Official Plan Review, Pickering Forward. It details the changes that impact Pickering at each level of government and the ground rules that Pickering must follow. The Paper also highlights recent initiatives the City of Pickering has undertaken and how those initiatives are shaping Pickering.

Discussion papers planned for the fall of 2024 and winter of 2025 will be key community engagement opportunities to identify the needs of residents. These discussions will be critical to creating a plan that serves residents and stakeholders in Pickering for the decades to come.

Interested community members and stakeholders are encouraged to add their names to the contact list for the Official Plan Review by connecting with staff through the Pickering Forward project page and e-mail listed below.

Connect with Us! We want to hear from you!

Pickering Forward Website: [Pickering.ca/PickeringForward](https://pickering.ca/PickeringForward)

Pickering Forward E-mail: PickeringForward@Pickering.ca



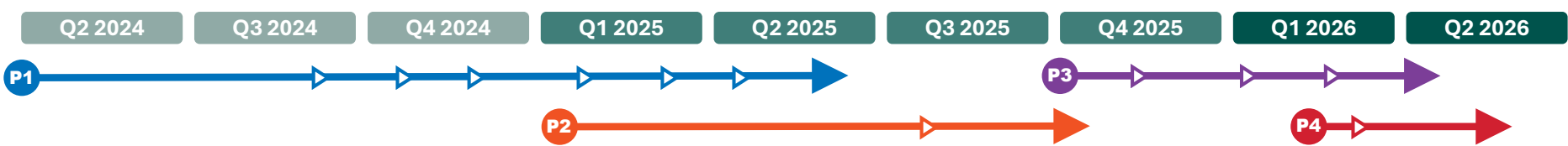
Official Plan Review Workplan and Timeline

PICKERING FORWARD

Planning tomorrow, together.



- P1 - Discussion Papers:**
 Community Priorities & Vision
 Growth Management & Urban Structure
 Natural Heritage & Sustainability
 Housing & Affordability
 Community Structure
 Agricultural, Rural Areas & Hamlets
- P2 - Release of Draft Changes to Official Plan**
- P3 - Release Final Recommended Official Plan**
 Statutory Public Meeting
 Recommendation Report to Council
- P4 - Council Adoption of the Official Plan**



Phase One

Background & Research

Phase Two

Policy Drafting

Phase Three

Policy Recommendations

Phase Four

Final Approval & Implementation

- Background Research
- Special Meeting of Council
- Policy Review & Analysis
- Release Background Paper
- Community Engagement Strategy
- Discussion Papers on Specific Topics:
 - ▶ Community Priorities & Vision
 - ▶ Growth Management & Urban Structure
 - ▶ Natural Heritage & Sustainability
 - ▶ Housing & Affordability
 - ▶ Community Structure
 - ▶ Agricultural, Rural Areas & Hamlets
- Community Engagement

- Draft Official Plan Preparation
- Review Policy Analysis and Community Engagement Comments
- Create New Policies and Amend Existing Policies
- ▶ Release of Draft Changes to Official Plan for Comment
- Community Engagement: Receive Feedback on Proposed Draft Pickering Official Plan

- Community Feedback: Draft Official Plan Revisions
- ▶ Release Final Recommended Pickering Official Plan for Comment
- ▶ Statutory Public Meeting and Presentation to Council
- ▶ Recommendation Report to Council
- Community Engagement: Plan Revisions Based on Statutory Meeting Comments and Council Direction

- ▶ Council Adoption of the Official Plan
- Submit Council Adopted Plan to Approval Authority
- Modifications from Approval Authority
- Notify Interested Parties of Final Approval

