



Report to Planning & Development Committee

Report Number: PLN 04-16

Date: March 7, 2016

From: Thomas Melymuk
Director, City Development

Subject: South Pickering Intensification Study - Vision and Strategy
Phase 1 Reporting and Work Program for Phases 2 and 3
File: D-2000-016

Recommendation:

1. That Council receive the South Pickering Intensification Study Phase 1 Report - Community Engagement, and the Background Report - Pickering Official Plan Evaluation, provided as Appendices I and II to Report PLN 04-16;
2. That Council authorize staff to prepare and release a Request for Proposals to retain external urban design consultants to assist staff with the completion of the Phase 2 Work Program outlined in Appendix III to Report PLN 04-16, and report back to Council on the hiring recommendation; and
3. That a copy of Report PLN 04-16 be forwarded to the Region of Durham.

Executive Summary: The Provincial Growth Plan and Durham Regional Official Plan require the City to develop and implement a strategy and policies to achieve growth and intensification. The City has worked on bringing its Official Plan into conformity with these Plans through a series of amendments addressing different geographic areas, being: Seaton; the City Centre; and the remaining lands in the South Pickering outside the City Centre (see Study Area Map, Attachment #1). The work for South Pickering will focus on residential intensification.

Phase 1 of the South Pickering Intensification Study (SPIS) commenced in 2015 with a community engagement program regarding where and to what extent growth should occur in South Pickering. A summary of the results is contained in the Phase 1 Report – Community Engagement, which is provided as Appendix I to this Report.

The results of the Phase 1 consultation were weighed against the policy and planning framework of the City's Official Plan and found to be consistent with Plan's current directions of intensification along corridors, maintaining stable neighbourhoods, and improving the mix of uses, walkability, and quality of design, as development and redevelopment occurs.

Staff undertook a review of the City's Official Plan structure, policies and densities for intensification, against the Growth Plan and Regional Plan requirements. Staff also tested whether land available for infill and intensification using current density ranges in the Official Plan, could meet the population identified for South Pickering by the Region of Durham. Staff concluded that the basic framework of the Plan, which establishes the primary areas for intensification within the City Centre, and in the Mixed Use Nodes and Corridors is sound. Further, staff determined that the 120,000 population allocated by the Region of Durham for South Pickering can be accommodated by 2031. A major change to the Official Plan is not required. This background work is contained in the Background Report – Pickering Official Plan Evaluation (see Appendix II).

The results of the community engagement exercise and background information work lead staff to conclude that Phase 2 of the SPIS should focus on the Kingston Road Corridor as the main area for intensification outside the City Centre. Accordingly, Phase 2 of the SPIS will focus on updating the Vision and Strategy for development along Kingston Road (see Work Program for Phases 2 and 3, Appendix III). The work is to be a collaboration between the landowners along Kingston Road, the adjacent community, and City staff with the assistance of external design and development consultants. The consultant will be required to undertake a consultation program, prepare revised Design Guidelines for the Kingston Road Corridor, and identify the primary zoning by-law provisions for lands along the Mixed Use – Mixed Corridor lands along Kingston Road.

Following the completion of the consulting assignment, Phase 3 of the SPIS will be undertaken to finalize the new zoning by-laws, finalize the guidelines, prepare technical and housekeeping amendments to the Pickering Official Plan, and undertake the statutory approval processes. Phase 3 is anticipated to be completed primarily by City staff but may involve some consulting assistance.

It is recommended that Council receive the Phase 1 Report and the Background Report, authorize staff to prepare and issue a Request for Proposals to undertake the Phase 2 Work Program, and request staff to report back to Council on the recommended consulting team.

Financial Implications: Consulting assistance for the Phase 1 community engagement exercise totaled \$24,300.00 and was offset by a \$20,000.00 grant the City received under the provincial Places to Grow Implementation Fund. The additional funding was covered by the City Development Department's 2015 consulting budget.

Phases 2 and 3 of the Study were included in the 2015 Council approved budget as a two year project in the amount of \$225,000.00 (2611.2392.0000 Consultative & Professional). This line item has been re-budgeted in the Department's 2016 budget submission. As a growth related study, 73 percent of the required funding is anticipated from Development Charges (\$164,250.00), with the remaining \$60,750.00 from the tax levy.

Staff will issue the RFP but will not report back on the recommended consulting team until after 2016 budget approval. Staff anticipate Phase 2 of the Study to be a maximum of \$150,000.00.

1. Why undertake an intensification study for South Pickering?

Since the approval of the Official Plan in 1997, significant initiatives have been undertaken by the Province and the Region of Durham in relation to growth management. These include the release of the Provincial Growth Plan and the approval of Amendment 128 to the Regional Official Plan. The City is required to bring its official plan into conformity with these provincial and regional initiatives.

As part of the City's Official Plan Review program, the conformity exercise consisted of investigating future development in greenfield areas, and growth through intensification in built-up areas. Work on addressing greenfield areas was already underway when the Growth Plan came into effect in 2006, and resulted in the Official Plan Amendment 22 (Seaton) to the Pickering Official Plan.

In 2009, the City started its examination of potential intensification areas in the built up area (South Pickering). The Downtown (now City Centre), and Nodes and Corridors were identified as prime locations for intensification. The City adopted Official Plan Amendment 26 in 2014, creating a planning framework for the redevelopment and intensification of the City Centre and confirming the City Centre as the City's primary intensification area.

With the completion of the City Centre amendment, efforts have shifted to examining intensification opportunities in the balance of the South Pickering urban area (see Study Area Map, Attachment #1). In December 2014, Council authorized staff to proceed with the next step in the City's Official Plan Review to examine intensification opportunities outside of the City Centre. In January 2015, the first phase of the South Pickering Intensification Study – Community Engagement commenced.

2. What were the results of the Phase 1 community engagement?

With funding from the Provincial Places to Grow Implementation Fund program, Phase 1 of the SPIS was initiated through an innovative engagement program intended to obtain community input on where and to what extent growth should occur outside of the City Centre. The community engagement initiatives included five community roundtable discussions and an interactive online survey.

Early in 2015, the roundtables were well attended by invited Pickering residents and community leaders. The aim of the roundtables was to have a conversation with the community about what brought people to Pickering and what they valued in their neighbourhoods.

The input received from the roundtables helped inform an interactive online survey developed by Envision (MetroQuest) that was launched in May. Through links available on the City's website and through its own internet address, people could complete the survey through to the middle of July. In total, the survey was visited over 1,600 times resulting in a 37 percent response rate.

An overview of the community engagement program and its results is contained in Appendix I. A number of themes were raised throughout the engagement activities which included: greater choice in housing; protecting residential neighbourhoods; intensifying Kingston Road; providing more spaces for Pickering's diverse communities; attracting more employment opportunities; developing walkable neighbourhoods; increasing the ability to age in place; protecting the countryside, farmland and open space; increasing access to recreational spaces; encouraging more medical and grocery store options; reducing traffic congestion; and providing more bus routes.

The themes that emerged throughout the engagement activities were consistent with the directions already embodied in the Pickering Official Plan regarding intensification and city building. These directions included focussing intensification and higher density development in the City Centre and along corridors such as Kingston Road, maintaining stable neighbourhoods, and creating vibrant, mixed-use, well-designed, transit support communities.

It is recommended that Council receive the South Pickering Intensification Study Phase 1 Report – Community Engagement provided as Appendix I to Report PLN 04-16.

3. How has the Official Plan performed?

The Provincial Growth Plan and Regional Official Plan require municipalities to develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve growth and intensification. As a starting point, staff examined the performance of the Official Plan, to assess:

- the continued validity of the plan's policy framework, and
- the ability of the plan to accommodate forecasted growth

A policy framework and vision for achieving growth and intensification have been in place in the City's Official Plan prior to the implementation of the Provincial Growth Plan, and were further refined through the City Centre Amendment. A review of the work required to address conformity to the Provincial Growth Plan and Regional Official Plan has been undertaken (see Tables 1 and 2 in Background Report – Pickering Official Plan Evaluation, Appendix II).

This review revealed that only minor policy refinements are necessary to: incorporate population targets to 2031; potentially increase minimum density figures; increase maximum floor space index targets to ensure appropriate intensification in Nodes and Corridors; and, other housekeeping amendments to address new terms and definitions.

With respect to the ability of the Pickering Official Plan to accommodate growth, the Region indicated through its Growing Durham Study, that South Pickering should accommodate 120,000 persons in 2031. Through the City's recent Detailed 20 Year Population Forecast (available on the City's website), staff determined that South Pickering has the capacity to accommodate a total of about 117,000 persons (see Table 3 in Appendix II). This is only about 3.3 percent lower than the Region's allocation.

Prior to 2006, the predominant form of residential development was single and semi-detached dwellings, with densities generally toward the lower end of the permissible density range. However, over the past ten years, the City has received a number of development applications that push toward the top end or have exceeded the density ranges of the City's Official Plan (see Table 4 in Appendix II).

This growth trend appears to be continuing, particularly in the mixed corridors, with townhouses, stacked and back-to-back townhouses, and apartments replacing single and semi-detached dwellings as the preferred residential form. Staff anticipates that this trend will continue as South Pickering matures, enabling higher levels of intensification within the corridors, and an increase in population, meeting the Region's allocation.

It is recommended that Council receive the Background Report – Pickering Official Plan Evaluation as set out in Appendix II to Report PLN 04-16.

4. What are the next steps in the South Pickering Intensifications Study?

Building on the input from the recent community engagement program, and the knowledge that Official Plan framework, policies and densities will allow Pickering to reach the 120,000 persons, staff will focus resources on the Kingston Road Corridor. The Work Program Phases 2 and 3 is provided as Appendix III.

Although a vision and guidelines were established for the Kingston Road Corridor in 1997, it is appropriate that the former vision, and strategies to achieve the vision, including design guidelines and zoning, be reviewed and updated in light of stronger directions for compact urban form, transit oriented development and other placemaking principles.

The objective of Phase 2 of the SPIS is to identify a new vision and strategy for the lands along the Kingston Road Corridor, excluding that part of the corridor within the City Centre and the flood prone areas east of Brock Road (see Phase 2 Review Areas Map included with Appendix III).

The new vision and strategy will balance the development interests of the landowners along Kingston Road, be sensitive to the adjacent neighbourhood interests, and to adhere to the Growth Plan and Regional Official Plan requirements.

The result will be revised design guidelines for the Kingston Road corridor, and new zoning provisions for the lands to implement the design and development objectives. A Request for Proposals (RFP) for urban design consulting assistance will be prepared.

As previously noted, some Official Plan policy refinements and housekeeping amendments will be required to facilitate implementation and compliance with the Growth Plan and Regional Official Plan. In the event any other issues arise through Phase 2 that need amendments to the Pickering Official Plan, these will also be a part of the work undertaken in Phase 3, which will be the preparation, and processing of a City-initiated Official Plan amendment, zoning by-law and design guidelines.

It is recommended that Council authorize staff to prepare and release a Request for Proposal to retain external urban design consultants to assist staff with the completion of the Phase 2 Work Program outlined in Appendix III, and report back to Council on the hiring recommendation.

Appendices

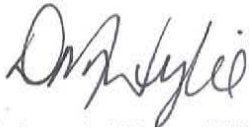
Appendix I	Phase 1 Report – Community Consultation
Appendix II	Background Report – Pickering Official Plan Evaluation
Appendix III	South Pickering Intensification Study – Work Program for Phases 2 and 3

Attachment

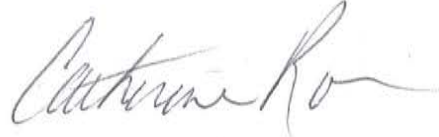
1. South Pickering Study Area Map
-

Prepared By:

Approved/Endorsed By:



Deborah Wylie, MCIP, RPP
Principal Planner - Policy



Catherine Rose, MCIP, RPP
Chief Planner



Jeff Brooks, MCIP, RPP
Manager, Policy & Geometrics



Thomas Melymuk, MCIP, RPP
Director, City Development

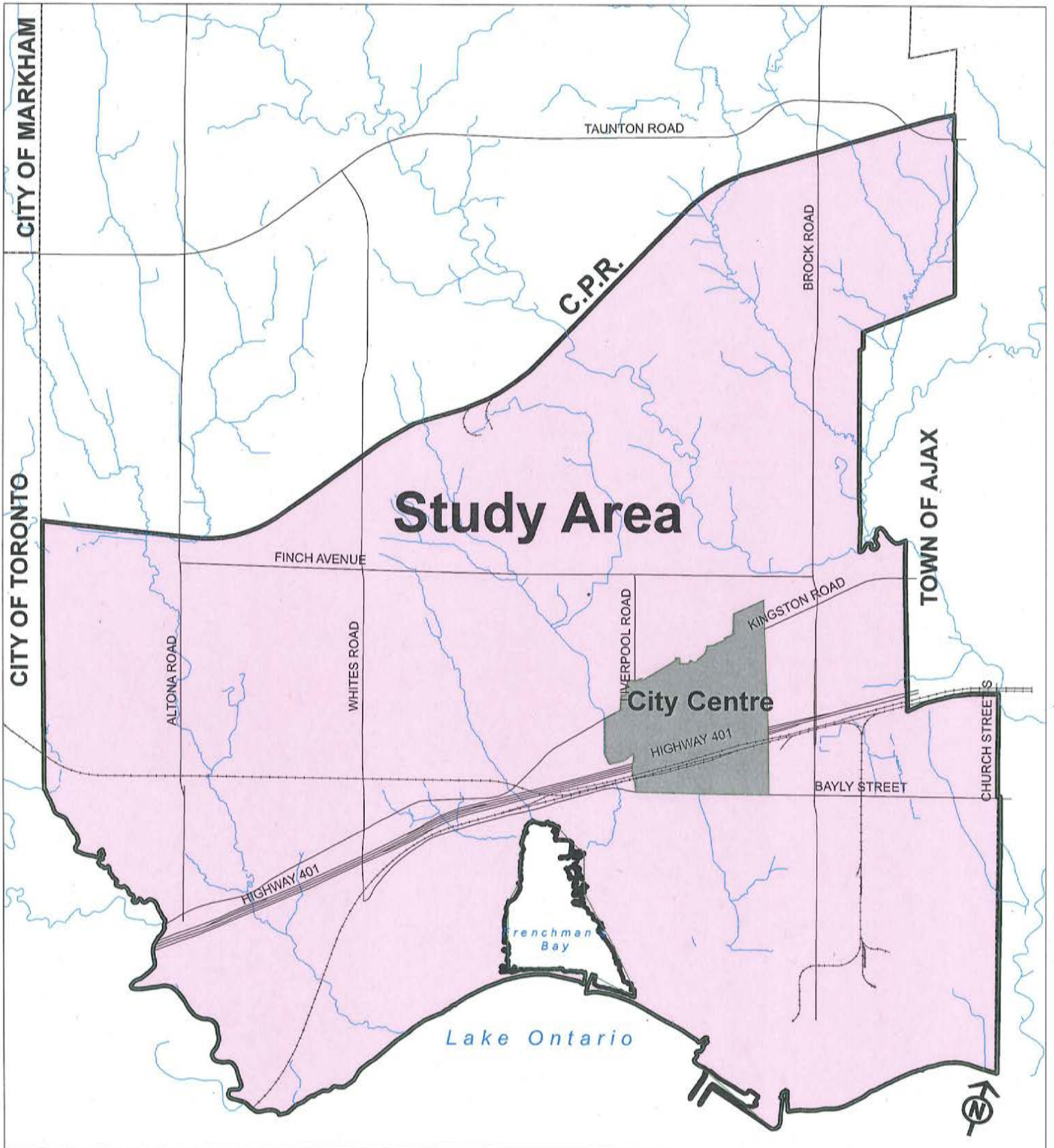
DW:JB:CR:ld

Recommended for the consideration
of Pickering City Council



Feb. 23, 2016

Tony Prevedel, P.Eng.
Chief Administrative Officer



**Appendix I to
Report PLN 04-16**

**South Pickering Intensification Study
Phase 1 Report – Community Engagement
December 2015**

South Pickering Intensification Study

Phase 1 Report – Community Engagement

December 2015

In 2015, Phase 1 of the South Pickering Intensification Study was initiated with an innovative engagement program to obtain community input on where and to what extent growth should occur outside of the City Centre (see South Pickering Study Area Map, Attachment A). Funding from the Provincial Places to Grow Implementation Fund program was used to undertake various collaborative community engagement initiatives which included five community roundtable discussions, and an interactive online survey.

Small roundtable discussions with the community initiated the engagement phase

Invitations to attend the roundtables were placed in the Corporate eNewsletter, and invitations were sent to community leaders and people who had indicated interest in the Official Plan Review. Over 50 people attended the five roundtables that were held in at the Civic Complex and the Petticoat Creek Community Centre in January and February of 2015. Facilitated by City staff and an engagement consultant (Glenn Brown of The Practice of Ethics), the aim of the roundtables was to initiate a conversation with the community about what brought people to Pickering and what they valued in their neighbourhoods.

The conversation with the community continued through an interactive online survey

The input received from the roundtables helped inform an interactive online survey developed by Envision (MetroQuest). The May launch of the survey was announced to the community through the City's website, eNewsletter, social media accounts, and the Community Page in the Pickering News Advertiser.

Through links available on the City's website and through its own internet address, people could complete the survey through to the middle of July. Dedicated iPad kiosks containing the survey were located in the lobbies of the Civic Complex, Central Library, and Recreation Complex to provide the community additional opportunities to complete the survey. To ensure that the broader population of Pickering was aware of the survey, City staff and Glenn Brown of The Practice of Ethics attended engagement events with the representatives of Devi Mandir, the Pentecostal Church, and the Pickering Islamic Centre.

In total, the survey was visited over 1,600 times with over 600 of those visits resulting in the completion of a question or questions and the collection of data (a 37 percent response rate).

An overview of the community engagement program and its results is provided as Attachment B (Phase 1 - Community Engagement, December 2015). Through the roundtable discussions and online survey, the community expressed general support for:

- increasing diversification (condos, apartment) along main corridors
- intensifying development along Kingston Road
- protecting stable residential neighbourhoods
- providing more spaces for Pickering's diverse communities
- attracting more employment opportunities

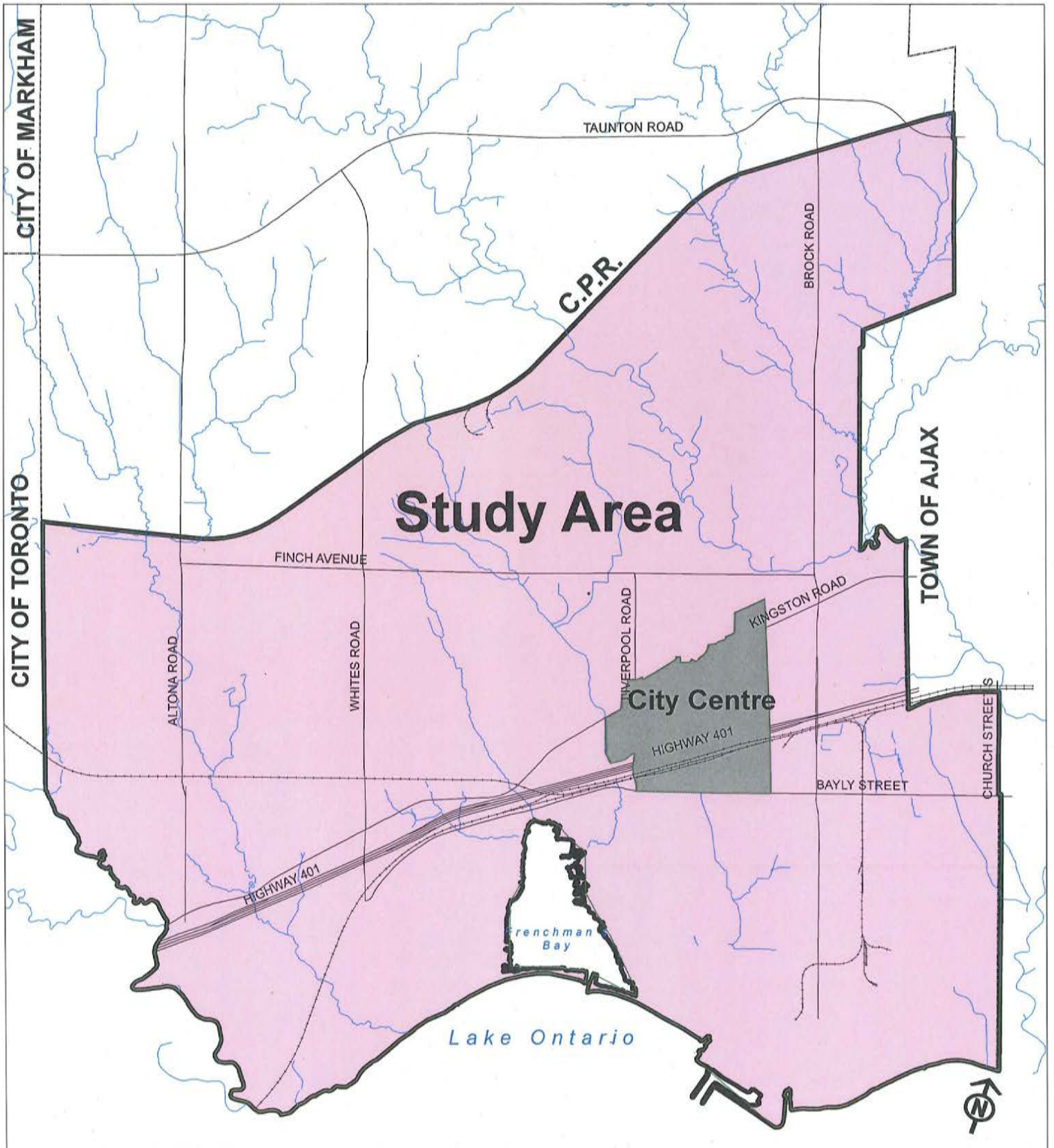
- creating mixed use and walkable neighbourhoods allowing residents to age in place
- keeping countryside, farmland and open space
- increasing the availability of and access to recreational spaces
- encouraging more medical and grocery store options
- reducing traffic congestion and providing more bus routes

The results of the community engagement program were not analysed statistically. However, they were weighed against the Pickering Official Plan's policy and planning framework for intensification and embedded characteristics of desirable urban areas. The results of the consultation was found to be consistent with Plan's current directions of intensification along corridors, maintaining stable neighbourhoods, and improving the mix of uses, walkability, and quality of design, as development and redevelopment occurs.

Attachments

- A South Pickering Study Area Map
- B Phase1 – Community Engagement, December 2015

Appendix I - Attachment A
South Pickering Study Area Map



**South Pickering Intensification Study
Phase 1 – Community Engagement**

**Roundtable Discussions
Interactive Online Survey
December 2015**



South Pickering Intensification Study

Phase 1 - Community Engagement

Roundtable Discussions
Interactive Online Survey

December 2015

Table of Contents

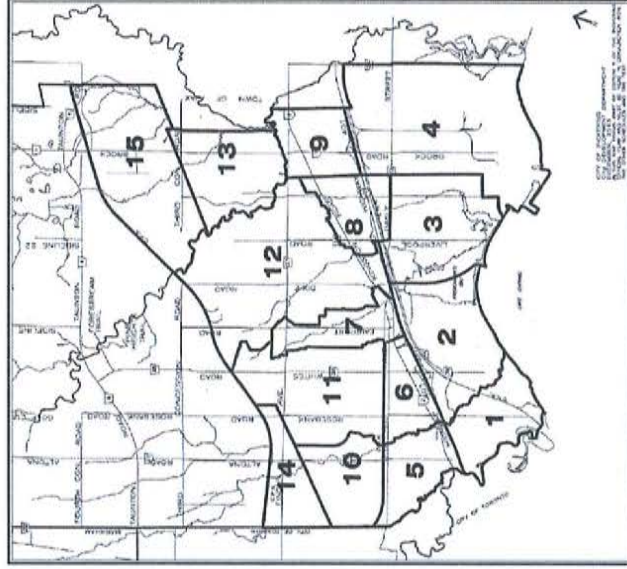
Introduction and Overview	3
Roundtable Discussions	4
Interactive Online Survey	6
Part 1	8
Part 2	18
Part 3	29
About the participants	31
What We Learned	32
Next Steps - Phase 2	33
Contact Us	34

Introduction and Overview

The South Pickering Intensification Study is a phased study that will look beyond the City Centre and investigate strategic directions for future growth, development and intensification opportunities in the remaining neighbourhoods in South Pickering.

The study is being undertaken in three phases: Phase 1 - Community Engagement; Phase 2 - Vision and Strategy; and, Phase 3 - Implementation.

This report provides an overview of the results of Phase 1 of the study, and was prepared with funding assistance from the Province's Places to Grow Implementation Fund. Community engagement included roundtable discussions with a variety of stakeholders, and an interactive online survey.



South Pickering Neighbourhoods

1. Rosebank
2. West Shore
3. Bay Ridges
4. Brock Industrial
5. Rougemount
6. Woodlands
7. Dunbarton
8. City Centre
9. Village East
10. Highbush
11. Amberlea
12. Liverpool
13. Brock Ridge
14. Rouge Park
15. Duffin Heights



+ Roundtable Discussions

We wanted to learn about residents' experiences in Pickering, and how they would like to see the City grow.

Over 50 people attended five roundtables held in early 2015.

The roundtables were organized in small groups, where the discussions were facilitated by City staff and Glenn Brown, an engagement consultant.

People were asked to respond to and discuss the following:

What brought you to Pickering?

Has the City and your neighbourhood met your expectations?

Do you see yourself staying in Pickering?

What changes would you like to see in the City and your neighbourhood?

Discuss

Share

“Pickering is just beginning to seize its own destiny.”

Roundtable participant

Sample of the comments received:

“Older people want to stay in their community and to do this need more accessible housing and public transit, and to be nearer a variety of every day services.”

“Communities should be more walkable.”

“There should be more places of natural beauty and entertainment like that found in the Nautical Village.”

“Excellent services are offered by the central library.”

“Traffic congestion at major intersections and few east/west roads make it difficult to safely and conveniently travel across the City by either car or bus.”

“The nearness to water, nature and rural areas is very important to quality of life.”

“A stronger business and industry base is required to help reduce high taxes and attract employment opportunities.”

“Recreational activities for seniors and youth should be expanded and distributed throughout the City.”

Roundtable Discussions

- The community roundtable discussions highlighted a variety of common issues and opportunities. Although the sampling size was small and can not be considered representative to draw definitive conclusions, the results provided a foundation for extended consultations.
- Participants proposed many interesting and innovative ideas and concepts about living and conducting business in and from Pickering. Participants told their stories and made suggestions generously. These consultations were not conducted with a view toward drawing conclusions or consensus. It was this quality of storytelling which minimized debate and disagreement, and encouraged free expression and wit.
- The input provided on the future of Pickering was used to develop the online survey platform to extend and broaden the public consultations.
- Since the face-to-face groups did not have significant participation from people under 30, nor from identifiable minority groups, attention was paid to promoting the online form to these groups. As a follow up to the roundtable discussions, notice was provided using social media, and meetings were held with local faith groups to solicit their input and to introduce them to the online survey.

+ Interactive Online Survey

An interactive online survey, conducted May through July 2015, asked for input on growth and intensification in South Pickering outside of the City Centre. Intended to reach the broader Pickering community, the survey was available through the City's website and at dedicated iPad kiosks located in public areas of the Civic Complex, Central Library, and Recreation Complex.

In total, the survey was visited over 1,600 times with over 600 of those visits resulting in the completion of at least one question, resulting in a 37 percent response rate. The survey findings will be used to design the Phase 2 work plan.

The Interactive Online Survey contained 3 key parts:

- In Part 1, participants were asked “What needs attention?”

Participants identified up to 5 priority topics from: Countryside, Diversity, Housing, Employment, Parks & Open Space, Services & Shopping, Transportation, to Urban Design.

- In Part 2, participants were asked “What should your neighbourhood look like?”

Participants commented on 25 different images. This report highlights the 5 most liked and the 5 most disliked images.

- In Part 3, participants were asked - “Where should change occur or not occur?”

Participants pinpointed on a map where specific changes should be made, or where changes should not occur. Participants were also encouraged to provide their comments.

Interactive Online Survey

Welcome Screen

South Pickering Intensification Study

Progress

✓ WELCOME

Developing a vision Pickering in 10 to 15 years

City of PICKERING

To help develop a vision for South Pickering, we are asking the community about where, and to what extent, growth should occur in South Pickering.

South Pickering Intensification Study

Your input will help develop a vision for growth in South Pickering.

View Study Area Map

Click here to begin

1 2 3 4 5

WELCOME WHAT NEEDS ATTENTION? WHAT DO YOU LIKE? YOU BE THE PLANNER STAY INVOLVED

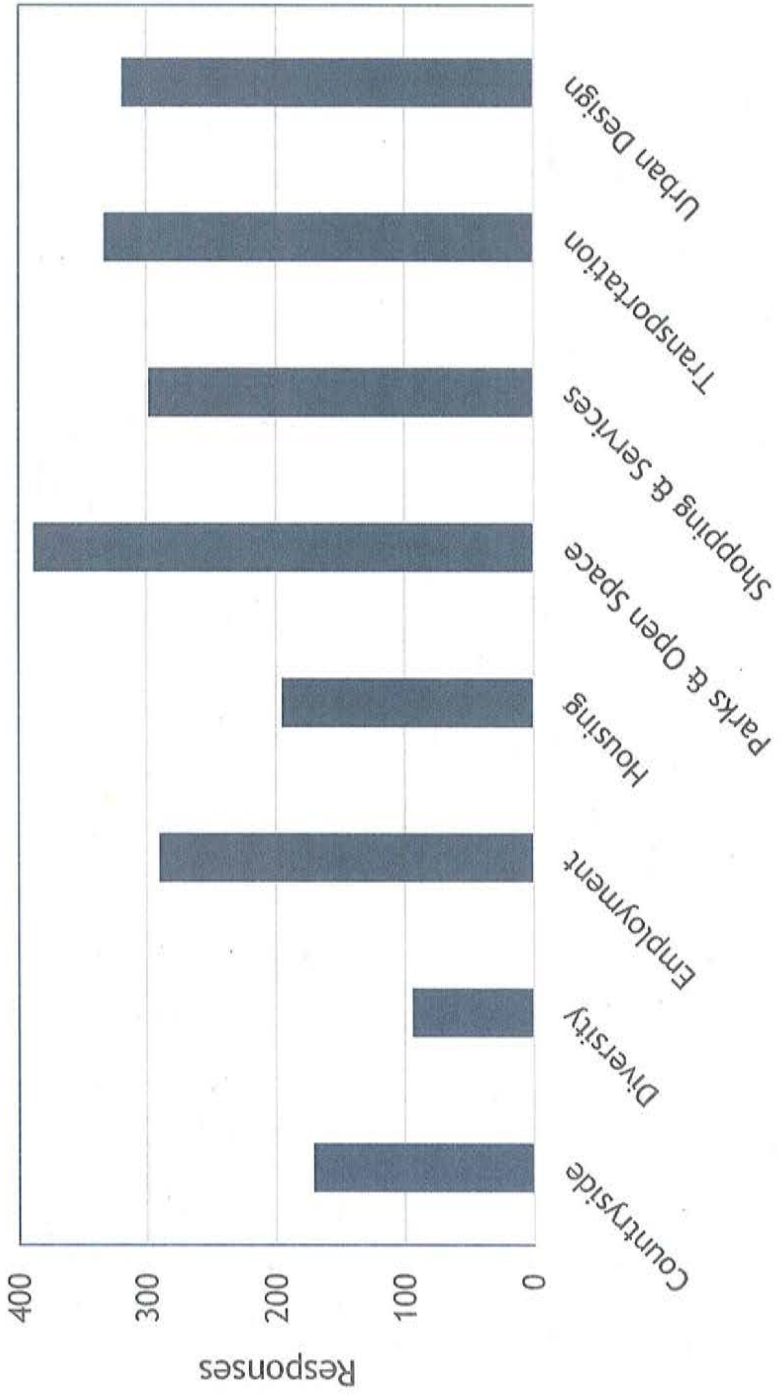
f t e y

Help Privacy About MetroQuest

Part 1 - “What needs attention?”

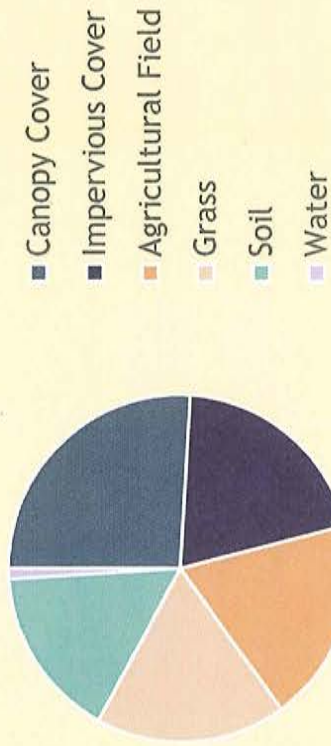
“What needs attention?”

The total number of responses to each topic is illustrated below. Although all eight of the topics were chosen, the most popular topics were Parks & Open Space, Transportation, and Urban Design, followed closely by Shopping & Services, Housing, and Employment.



Countryside

Land Cover (Urban Forestry Study, 2012)



Agriculture is the 2nd largest primary goods producing sector in Durham Region

pick-your-own
streams
wildlife
bird-watching
hamlets forests sustainable history
ecosystem farming
moraine
golfing aquifers
greenbelt hiking heritage
farm-holidays wetlands

+ What you told us ...

- “Please keep our countryside as green as possible...”
- “Do not destroy the farmlands with more housing and retail.”
- “We should strive to maintain our farmlands for local food producers.”
- “Intensification in South Pickering should be accomplished with the goal of preserving as much of the rich farmland and natural space surrounding it as possible.”
- “Keep our rural areas.”



South Pickering Intensification Study - Phase 1



Diversity

Religion (Manifold Data, 2014)



Knowledge of Official Languages (Statscan 2011)

English 92.4%
 English and French 6.7%
 French 0.04%
 Neither 0.8%

Other languages spoken ...



+ What you told

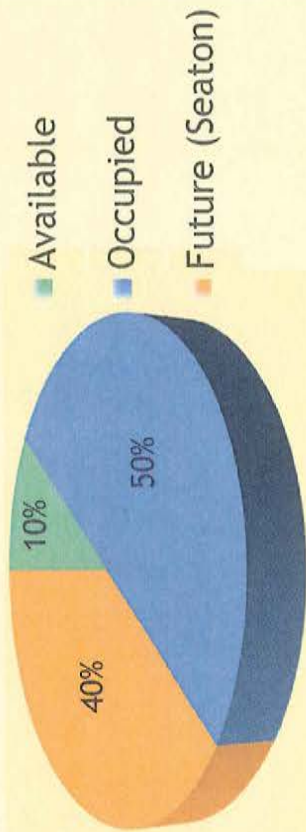
US ...

- "...this does not just mean attracting ethnic minorities... this means attracting people who come from a variety of family statuses."
- "Pickering is already this kind of welcoming city."
- "Diversity of the population is critical for sustaining long term growth and creating a healthy community."
- "... need more spaces available for communities and ethnic organizations that are not 'main stream'."



Employment

Employment Lands



Labour Force

46% of Pickering residents aged 24-64 years have a post-secondary degree or diploma

Major Employers

- Ontario Power Generation - 4,500
- Rogers Call Centre - 750
- Purdue Pharma Canada - 440
- Aspect Retail Logistics - 430
- Municipal Property Assessment (MPAC) - 350

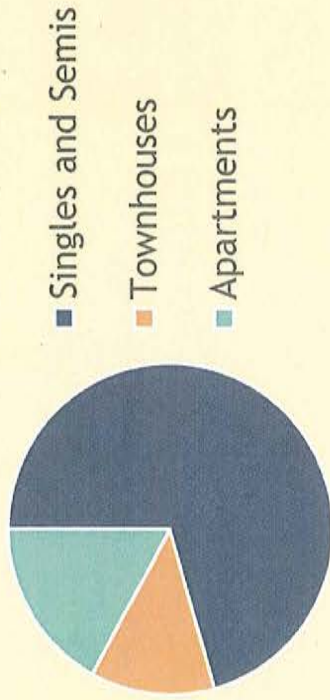
+ What you told us ...

- “Bring high paying jobs here. Not retail jobs.”
- “We need more industry to have a better tax base””
- “We should have more options for families to work where they live. Less traffic, more family time.”
- “Keeping employees in the region should be a top priority and that would mean attracting more ‘Best in Class’ employers to Pickering.”



Housing

Housing Types (Statscan 2011)



Average Housing Price (DRAR 2015)

Durham \$438,462

Pickering \$533,254

Own

88.6%

Rent

11.4%

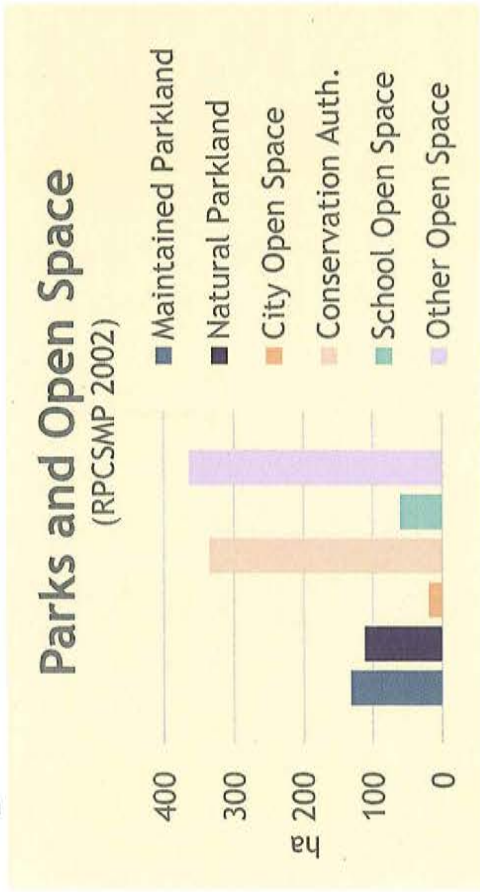
(Manifold Data Mining 2014)

+ What you told us ...

- “Need very good, mixed-use and well planned neighbourhoods”
- “...more diversification (condos, apartments) along main corridors ... would help get more people in the streets so that small businesses and restaurants could open”
- “... more condo development ... both low and high rise”
- “Rental properties as well as real estate prices are very high ... would be nice to see affordable housing”



Parks & Open Space



What do parks and open space mean to you?

wetlands skateboarding
 heritage streams
 baseball health festivals
 soccer waterfront playground
 greenspace physical walking
 forests natural flowers
 environmental valleys
 recreation conservation



+ What you told us ...

- “The waterfront has poor access for anyone who doesn’t live there ...”
- “Why can’t the hydro corridors be developed with biking/walking trails. Riding a bike for leisure/exercise on Durham roads is dangerous.”
- “Seniors and the disabled need accessible parks, waterfront trails and picnic areas ...”
- “Intensification in South Pickering must maintain or increase the availability of recreational park space for the City’s residents to enjoy.”



Services & Shopping

Major Commercial Centres

- Pickering Town Centre
- SmartCentres Pickering
- the Shops at Pickering Ridge
- Walnut Lane
- Amberlea Shopping Centre
- Brock North Plaza

The average after tax household income in Pickering is **\$89,539**

Occupations - in Sales, Services and other related service sectors

(Statscan NHS – 2011)	Total	Male	Female
Health	2,395	465	1,930
Community and government services	5,770	1,905	3,860
Art, culture, recreation and sport	1,830	895	935
Sales and service	10,675	4,775	5,890
Total Labour Force	50,775	25,595	25,175

+ What you told us ...

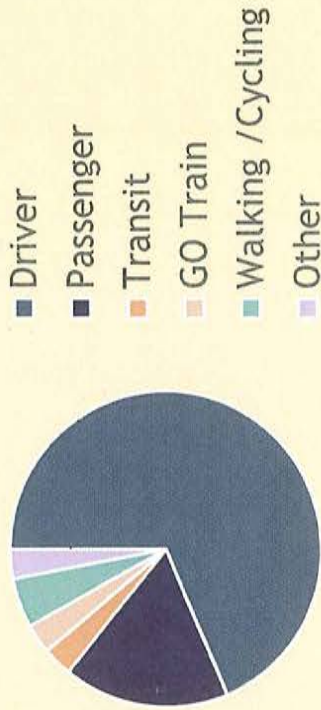
- “Please attract more small businesses instead of big box centres.”
- “There should be more medical and grocery store options in the area.”
- “Markets are great, creates a sense of community as do small businesses.”
- “The shopping we have now is sufficient. I can get anything I want, or need, in Pickering.”



South Pickering Intensification Study - Phase 1

Transportation

Mode of Travel (TTS 2011)



In 2011, 43% of trips made during the morning peak were from home to work.

Median Trip Length (km)
Trips made by Pickering Residents

	Driver	Pass.	Transit	GO Train
2011	6.2	4.4	13.7	29.6
1996	7.8	4.2	4.0	30.4

+ What you told us ...

- “Roads are too congested.”
- “Roadways need to be increased to move vehicular traffic.”
- “We need traffic calming and some traffic circles.”
- “More routes for local buses, sidewalks on Kingston Road between Whites and Liverpool”
- “Public transit needs to be less dependent on using the GO station as a hub, and offer more connections to Toronto, the zoo, and Markham.”



Urban Design



Guidelines help define principles for urban design. These illustrations are from the "Seaton Sustainable Place-Making Guidelines".



+ What you told us ...

- "Our urban areas should be walkable, not just for cars."
- "Stop tearing down the wartime homes in Eastshore and Westshore areas. Builders are destroying our quaint neighbourhoods."
- "I would like to see a town square that pedestrians can get to conveniently, be able to stay a while by socializing at a variety of affordable establishments."
- "Ensure medium and high density development along transportation corridors ... protect low density neighbourhoods."



Part 2 - “What should your neighbourhood look like?”



98.3%

liked or strongly
liked this image

■ What you told us ...

- “The lakefront is one of the best things about living here.”
- “A wonderful place to relax, exercise and interact with others.”
- “Waterfront trails are fun and accessible way for people of all ages to enjoy the natural beauty of Pickering’s waterfront. They should be expanded wherever possible.”
- “Love it, but it needs lighting and it should give a feeling of safety and security to others.”
- “Yesss! This is what Pickering is about.”
- “Need spots to sit out of the sun.”
- “Waterfront trail needs to be shovelled in the winter.”



94.2%

liked or strongly
liked this image



■ **What you told us ...**

- “I know we are in the city, but I like that we still have the ‘away from it all feel’.”
- “Now this is what we need to get people out doing walking and biking on beautiful trails.”
- “Trails and parks are part of Pickering’s identity.”
- “Protecting nature and green space is incredibly important to us, it’s why we live here and why we love it.”
- “Altona forest and the Rouge Valley are my favourite places in Pickering.”
- “Awesome, could use some signs about local wildlife, vegetation, history, benches, garbage cans, maps and maybe separate bike lane if the trail is used enough.”
- “We need walking trails and more multi-use trails that can incorporate bikes and other forms of activity.”



92.7%

liked or strongly liked this image



- **What you told us ...**
- “Make parks first priority in any development.”
- “Quiet place in the middle of the city.”
- “Well maintained. Welcoming. Nice to walk around and enjoy surroundings.”
- “Green space that supports our environment is key to better living and promotes healthy lifestyles.”
- “... an excellent example of integration between civic buildings, a public realm, and recreational areas.”
- “Gives an area for people to rest, relax, gather together as a community and reconnect with nature and themselves.”
- “Trees, gardens, and welcoming public spaces like this area priceless.”

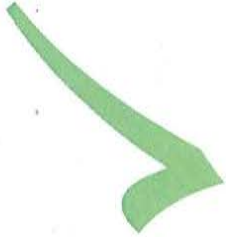


89.1%

liked or strongly
liked this image

■ What you told us ...

- “Fantastic blend of small businesses, residences, and public spaces.”
- “This has character, it aligns to a nautical vision. Proud to live in Pickering.”
- “We like this area, it has charm and draws people in, stores are unique, not all cookie cutter chains.”
- “I like this area of town down by the water. Lots of shops, people can walk, bike, and play at the beach. Nice restaurants.”
- “Proud to take out of town friends there.”
- “Nice streetscape, as long as this is integrated with multi-storey residential-mixed uses and mix of housing types and affordability, this is a good plan.”
- “A beautiful area where I like to bring my kids to walk and have ice cream.”



86.4%

liked or strongly
liked this image



23

■ What you told us ...

- “Excellent idea having dedicated bike and walking lanes.”
- “Vehicular transportation has not changed much in the last 40 years, but walking, cycling and public transportation has been on the rise. Pickering as a city should adapt.”
- “Walking on pathways now can be dangerous.”
- “Cycling and pedestrian paths separated from automobile roads provide a more pleasant, healthy and potentially more direct route than sidewalks, and should be implemented where possible in Pickering.”
- “More designated biking paths, and do not allow them to get eroded by housing developments.”
- “Healthier communities, as people want to go out and exercise, its not a chore.”



84.5%

disliked or strongly
disliked this image



■ **What you told us ...**

- “I suppose industrial areas are needed, but it’s not exactly welcoming looking.”
- “Too much road and pavement.”
- “Industry is good for jobs as long as the environmental footprint/impact is not great. Could also make an attempt at making the area look at little less dingy.”
- “Commercial buildings need to address the street. The community requires that these be successfully integrated into the community for services and employment.”
- The area pictured is an industrial one, grey and somewhat barren, which may not make for an attractive streetscape, but represents the economic backbone and jobs which are higher paying that most service industry positions in the modern day.”
- “Roads/infrastructure improvements required to keep up.”



77.5%

disliked or strongly
disliked this image



■ What you told us ...

- “This is a result of not doing it well.”
- “Intersections of major streets should stand as suitably important destinations in their own right by featuring architecture to that effect.”
- “The apartment tower to the rear of the photo is an ultra high density “tower in the park” design, which is in general one which produces poor-quality urban realm and quality of life.”
- “No architectural continuity. Sparse appearance.”
- “Cold, looks like a place I’d be afraid to walk at night.”
- “Too much concrete”
- “Poor use of space.”



72.4%

disliked or strongly
disliked this image



■ What you told us ...

- “Aesthetically unappealing.”
- “This picture is not welcoming. Cars appear the only option for getting around.”
- “...single-storey development with no facade on the pedestrian entrance is unattractive and impractical.”
- “I would prefer that the streetscape be improved by plants and that buildings like this be required to incorporate at least another storey of offices or apartments.”
- “This is not an inviting place to walk/shop.”
- “This image contains a wide, automobile-focused road, with very narrow sidewalks, along with a drug store that fronts onto what is likely a parking lot to the right of the photographer, with a solid concrete wall facing the street and the public realm. Together, these combine for a suburban-feeling and less-than-walkable community.”



71.2%

disliked or strongly
disliked this image



■ What you told us ...

- “The parking lot is the focus here. There is a large space that could be used better.”
- “We do need parking but could it not look any better though.”
- “This sharp contrast in densities promotes automobile use, hinders walkability, and makes for lower-quality urban realm than could be achieved with mid-rise, mixed-use communities.”
- “More accessible housing is necessary in Pickering and appropriate parking underground as possible so as not to use green space that can be developed for parks and recreational activities.”
- “Redevelopment with underground parking is better, above-ground should be parkland, retail, other uses...”
- “Parking should be multi-level to reduce commercial footprint.”



64.9%

disliked or strongly
disliked this image



■ **What you told us ...**

- “Too big and too high - maximum height should be 7 storeys.”
- “Resist the suburban building site plan layout and adapt an urban street edge.”
- “Need more apartments ... but they don’t have to look ugly.”
- “Not everyone wants or needs a house. Condos offer a good alternative, and let an aging population stay in the area.”
- “Very much support high density housing, but there are more aesthetically pleasing means to this end.”
- “Provide the density in smaller floor plates with taller buildings.”
- “Too many units and too high ... not pleasing to the eye.”

Part 3 - “Where should change occur or not occur?”

Change or keep?

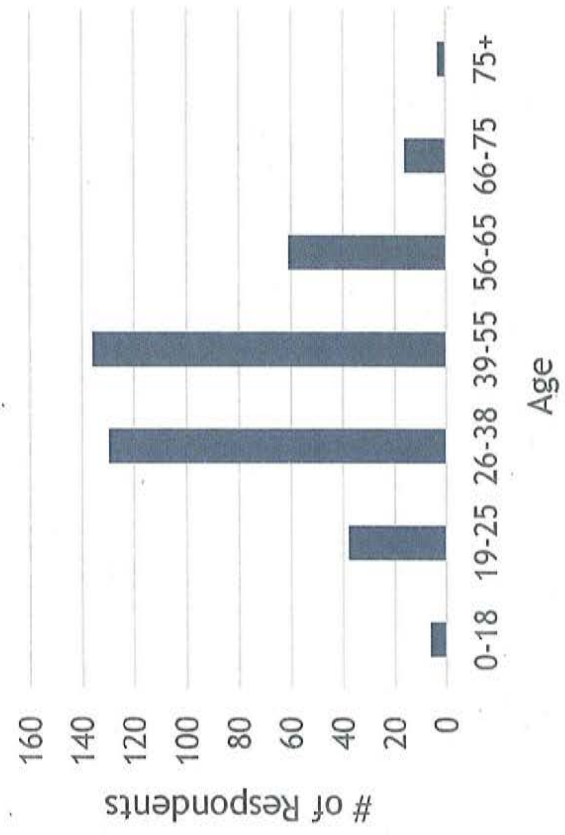


Sample of over 900 comments received

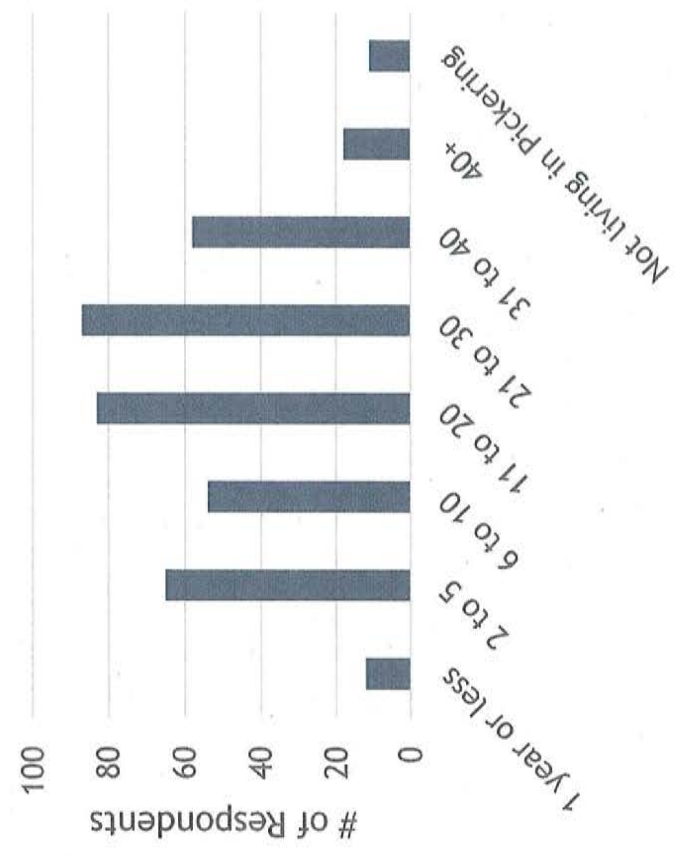
About the participants

At the conclusion of the survey, participants were asked their age and the length of time that they have been a City resident. Although this was not a mandatory question, the results generally reflect the community's current demographics with respect to age and length of residency.

How old are you?



How long have you lived in Pickering?



What we learned

From our Phase 1 consultations, we learned that:

- All 8 topic areas (diversity, countryside, housing, parks & open space, shopping & services, transportation, urban design, and employment) need to be considered in developing a vision for South Pickering.
- High-order architectural design, with an emphasis on pedestrian orientation and human scale is desired.
- Intensification opportunities should be focused toward key corridors and nodes, and in particular Kingston Road, while maintaining and preserving the character of established neighbourhoods.
- Improved infrastructure, parks and open space are necessary to support future growth and development.
- Given the high level of interest and participation in Phase 1, consultation and community engagement, through a variety of forms, should continue throughout future phases of the study.

Next Steps - Phase 2

The aim of Phase 2 of the South Pickering Intensification Study is to develop a new vision and strategy for the intensification of Kingston Road. Through Phase 2 of the study, staff's efforts will focus on:

- Creating a collaborative, working partnership with individual landowners along the Kingston Road Corridor, and an open, engaging relationship with the abutting community.
- Developing a new vision and strategy for the intensification of the Kingston Road Corridor, integrating the development interests of landowners along the corridor, while being sensitive to adjacent neighbourhoods.
- Developing conceptual strategies, illustrating built forms, streetscapes and land use patterns that exhibit high quality urban design and contribute to placemaking.
- Preparing draft site concepts and design guidelines, and identifying key standards to be included in the zoning by-law for the corridor.

Contact Us

34

If you have any questions or comments related to the South Pickering Intensification Study, please contact:

Deborah Wylie
Principal Planner, Policy
905.420.4617 ext. 2195
dwylie@pickering.ca

Jeff Brooks
Manager, Policy & Geomatics
905.420.4617 ext. 2130
jbrooks@pickering.ca

**South Pickering Intensification Study
Background Report – Pickering Official Plan Evaluation
February 2016**

South Pickering Intensification Study

Background Report - Pickering Official Plan Evaluation

February 2016

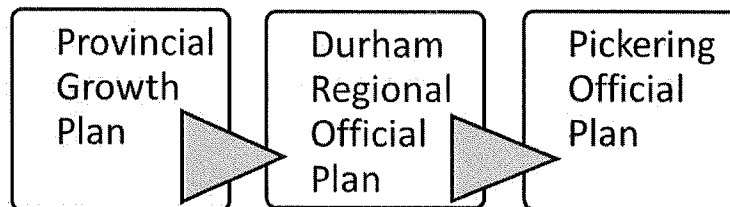
1. Overview

The City is in the final stage of completing its Growth Plan Strategy which examines growth and development opportunities within the City's urban systems. Past efforts concentrated on intensification opportunities in the City Centre. The next stage focuses on intensification opportunities in the South Pickering urban area, outside the City Centre (see South Pickering Study Area Map, Attachment A). To ensure that the Strategy meets the objectives of the Province and the Region, this report examines how well the Pickering Official Plan has performed, in terms of:

- the continued validity of the plan's policy framework, in relation to the Provincial Growth Plan and Regional Official Plan
- the ability of the plan to accommodate the population and growth forecasted by the Region

2. Background

The responsibility for long-term planning in Ontario is shared between the Province and municipalities. The framework for planning is set out through the *Planning Act*, the 2014 Provincial Policy Statement, and a hierarchy of provincial and municipal plans.



Each of the plans must be read in concert. From an urban system perspective, the Provincial Growth Plan provides a broad vision and high level policy direction for growth and development. This broad vision and policy framework is further detailed through the Regional Official Plan, which in turn is further detailed in the Pickering Official Plan. Where new growth and development is proposed, such development must conform to all three plans.

Provincial Growth Plan

In 2006, the Province introduced the Growth Plan for the Greater Golden Horseshoe, to identify where and how growth should occur. The Growth Plan provides a vision for building stronger, more prosperous communities, with the aim of:

- sustaining a robust economy
- building complete and strong communities that use land, resources and existing infrastructure efficiently, with amenities and community infrastructure to support a good quality of life
- promoting a healthy environment and a culture of conservation

The Growth Plan establishes a set of policies to guide decisions on a range of matters including: land-use planning; urban form; housing; transportation and infrastructure planning; natural heritage and resource protection.

Durham Regional Official Plan

To address the Provincial Growth Plan, the Region initiated the “Growing Durham” study in 2007. This study provided a comprehensive analysis of the demographic, policy, environmental and general infrastructure implications of growth within the Region. The analyses formed the basis for the development of alternative growth scenarios and a recommended preferred solution for Durham. The recommended growth scenario formed the basis for Regional Official Plan Amendment (ROPA) 128, which was adopted by Regional Council on June 3, 2009, and approved by the Ontario Municipal Board in December 2012.

ROPA 128 establishes the Region's vision for growth to 2031, creating healthy, complete, and sustainable communities. The Amendment provides a policy framework for allocating population and employment forecasts, meeting density targets, and identifying urban land needs.

Pickering Official Plan

Following the adoption of ROPA 128 by Regional Council In 2009, the City initiated a Growth Strategy Program to implement the objectives of the Provincial Growth Plan and Durham Regional Official Plan within the South Pickering urban area. The South Pickering urban area is bounded by the C.P. (Belleville) rail line to the north, Lake Ontario to the south, the Town of Ajax to the east and the City of Toronto to the west. The City's program is being conducted in two stages.

The first stage of the Growth Strategy Program concentrated on the Urban Growth Centre (City Centre) in the heart of the South Pickering urban area. On March 4, 2015, the Ontario Municipal Board approved Amendment 26 for the City Centre. Amendment 26 added new policies and changed existing policies to the Pickering Official Plan to create a framework for the redevelopment and intensification of the City Centre and identified the required infrastructure improvements and transportation connections within and from the City Centre in support of anticipated population and employment growth.

The next stage of the Growth Strategy Program focuses on intensification of the remaining lands in the South Pickering urban area.

3. The Policy Framework of the Pickering Official Plan

The Pickering Official Plan lays a “foundation” for building a good community. As a foundation, the plan provides a vision of the City, identifies how the vision can be reached, and provides a holistic view of Pickering, acknowledging that the whole is greater than the sum of the parts. The plan is built on three distinct, yet interrelated systems: an ecological system, an urban system and a rural system.

The Growth Strategy Program focuses on the City's urban system, and in particular the South Pickering urban area. The Official Plan provides a policy framework for growth and intensification within the City's urban systems, based on the following key principles, which:

- encourage a variety of uses in close proximity to one another through a well-designed, compact urban form
- make efficient use of infrastructure, land and services, and facilitate local economic and social interactions between people
- increase overall the number and variety of housing, employment, educational, cultural, recreational, and other opportunities and experiences within the urban area
- direct new residents, jobs and activities to areas where adequate amenities, services and facilities either exist or will be provided
- encourage the integration of people of varied backgrounds, cultures and lifestyles into the urban system
- encourage alternatives to the private automobile for moving around and through the urban area
- improve the physical design of neighbourhoods, streets and the public realm, making them safer, more attractive, more comfortable, more human in scale, and more respectful of cultural and natural heritage

These key principles were entrenched in the City's Official Plan prior to the implementation of the Provincial Growth Plan and the adoption of ROPA 128. In support of these key principles, the plan designates a balance of Mixed-Use Areas (nodes and corridors) and Urban Residential Areas, interlaced with Employment Areas and an Open Space System. The intent of the plan is to provide a wide variety of opportunities to live, work and play, while recognizing that "neighbourhoods are the backbone of the urban system". While the City will continue to grow, such intensification opportunities must "endeavor to maintain the different identities and character of its neighbourhoods as they evolve over time".

To better understand whether the policy framework within the plan is still valid, a review was undertaken to determine policy deficiencies and gaps. This review included a comparison of how the City's Official Plan policies correspond to key directions of:

- the Provincial Growth Plan Requirements (see Table 1, Attachment B)
- the Regional Official Plan Requirements (see Table 2, Attachment C)

The review revealed that only minor policy refinements are necessary to: incorporate population targets to 2031; adjust minimum density and floor space index targets to ensure appropriate intensification; and, housekeeping amendments to address new terms and definitions. However, there will be a need to update supporting design guidelines and zoning provisions to identify the type and scale of development required for intensification areas outside of the City Centre.

4. Accommodating Future Growth in South Pickering

The Provincial Growth Plan establishes population targets for each of the upper and single tier municipalities within the Greater Golden Horseshoe. Within Durham, these targets are further distributed to each of the lower tier municipalities, through the policies and provisions of the Regional Official Plan.

To address conformity to the Provincial Growth Plan the Region completed the Growing Durham Study and adopted ROPA 128, which incorporated population targets for the City. Through the Growing Durham Study it was concluded that South Pickering should accommodate 120,000 persons by 2031.

On a regular basis, the City undertakes a Detailed 20 Year Population Forecast to monitor and assess the rate of residential growth in the City. The forecast is based on an assessment of current growth rates and the implementation of known development applications or proposals. Based on past growth trends, the most recent Detailed 20 Year Population Forecast indicates that the South Pickering urban area will grow from 85,737 to 99,494 persons by 2031.

However, this recent forecast did not allocate all of the potential development proposals within the 2031 time horizon. An additional 5,094 potential units or 14,263 persons were not allocated, which would increase the total potential 2031 population for South Pickering to 116,861 persons, as illustrated in Table 3. While the City recently adopted Amendment 26, which significantly increased potential growth and intensification within the City Centre, the City's most recent forecast now includes potential growth and redevelopment of several key sites:

- along the Kingston Road corridor
- within the Specialty Retail Node at Brock Road south of Kingston Road
- within the Community Nodes located at Whites Road and Strouds Lane
- within the Community Node located at Brock Road and Dellbrook Avenue

Future intensification in these locations is consistent with the City's Official Plan which "promotes Kingston Road as the City's mainstreet", and acknowledges that outside of the City Centre, Specialty Retail Nodes, Community Nodes and Mixed Corridors are to be developed at higher densities. As a result, the potential 2031 population identified in the City's most recent Detailed 20 Year Population Forecast, is within 3.3 percent of the Region's population target of 120,000 persons in 2031 as illustrated in Table 3. The Detailed 20 Year Population Forecast is posted on the City's website.

Table 3 – Comparison of Growing Durham Targets and the City of Pickering Detailed 20 Year Population Forecast for South Pickering

Year	Trend		Trend plus further intensification		Growing Durham	
	Units	Population	Units	Population	Units	Population
2015	29,104	85,712	29,104	85,712	29,104	85,712
2031	36,642	99,494	41,736	116,861	43,177	120,896

5. Recent Growth Trends

Prior to 2006, the predominant form of residential development was single and semi-dwellings, leaning toward the lower end of the density range. However, over the past ten years, the City has received a number of development applications that push toward the top end or have exceeded the density ranges of the City's Official Plan, as illustrated in Table 4.

Table 4 – Residential Density of Recent Development Applications

Year of Application	Applicant & Site Address	Official Plan Density Range	Approved/Proposed Density
19-Oct-06	Canadian Natural Power Inc. 526 Kingston Road	A maximum residential density of 55 units per hectare	55 units per net hectare
3-Nov-08	S. R. & R. Bay Ridges Ltd. Part of Block Y Plan 16 The subject lands are located at the southeast corner of the intersection of Bayly Street and St. Martins Drive	Density range of over 30 and up to and including 140 dwelling units per hectare for development within a Mixed Use Area – Mixed Corridors Area	120 units per net hectare
2-Mar-09	S. R. & R. Bay Ridges Ltd. and S. R. & R. Bay Ridges (Plaza II) Ltd. The subject lands are located at the southeast corner of the intersection of Bayly Street and St. Martins Drive	Density range of over 30 units up to and including 140 units per net hectare	Official Plan Amendment approved to increase density to 225 units per hectare
5-Dec-11	Mattamy (Brock Road) Limited Part Lots 17 & 18, Concession 3 - the subject lands are located on the east side of Brock Road, north of the Mount Pleasant Cemetery, in the Duffin Heights Neighbourhood	Density range of over 30 units up to and including 140 units per net hectare	84 units per hectare
4-Sep-12	Cambridge Centre Village Inc. 1473, 1475 & 1485 Whites Road Pine Ridge Tower Limited (formerly Cambridge Centre Village Inc.)	Density range of over 30 units up to and including 140 units per net hectare	Official Plan Amendment approved to increase density to 228 units per net hectare
13-Jan-14	Averton (Block Three) Ltd. Beaverbrook (Block Two) Ltd. Beaverbrook (Brock) Ltd. 2725, 2705 and 2695 Brock Road	Density range of over 30 units up to and including 140 units per net hectare	140 units per net hectare
2-Mar-15	Grand Communities (Pickering) Corporation 356 & 364 Kingston Road	55 units per net hectare	46 units per net hectare
14-Sep-15	Duffin's Point Inc. 2460 and 2470 Brock Road	Density range of over 30 units up to and including 140 units per net hectare	130 units per net hectare

This growth trend appears to be continuing, particularly in the mixed corridors, with townhouses and apartments replacing single and semi-detached dwellings as the preferred residential form. It is anticipated that this trend will continue as South Pickering matures, enabling higher levels of intensification within the corridors, and an increase in population, meeting the Region's target.

6. Conclusion

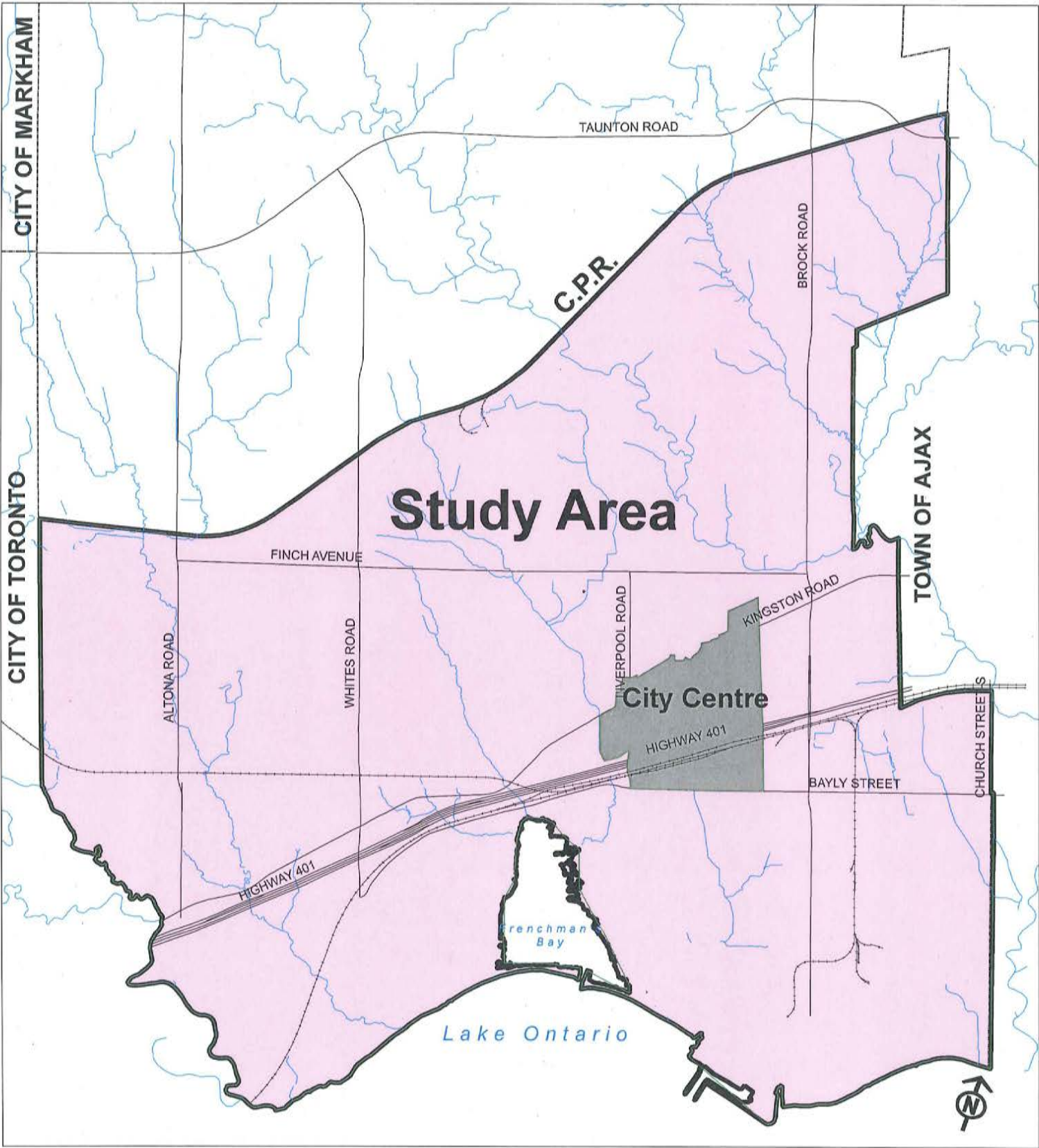
The framework of the Pickering Official Plan remains relevant. Given recent growth trends, the Pickering Official Plan can accommodate the population and growth forecasted by the Region within the 2031 timeframe. Although only minor policy changes to the Pickering Official Plan are required to meet the objectives of the Provincial Growth Plan and the Regional Official Plan, further work is necessary to ensure land is "development ready" for future growth and intensification.

Given the significance of Kingston Road as the City's mainstreet, and the recent addition of Bus Rapid Transit, the Kingston Road Corridor is the priority location to focus resources on enabling appropriate intensification. While the Official Plan policies for the Corridor are generally appropriate, the City's design guidelines and zoning for the Corridor will need to be updated to ensure the appropriate scale and form of development can be achieved.

Attachments

- A South Pickering Study Area Map
- B Table 1 - Provincial Growth Plan Requirements
- C Table 2 - Regional Official Plan Requirements

Appendix II - Attachment A
South Pickering Study Area Map



**Appendix II – Attachment B to
Report PLN 04-16**

Table 1 – Provincial Growth Plan Requirements

Table 1 - Provincial Growth Plan Requirements

Growth Plan Policy		City of Pickering Official Plan (Version 6)
General Intensification		
<p>2.2.3.6 All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will –</p> <p>a. be based on the growth forecasts contained in Schedule 3, as allocated to lower-tier municipalities in accordance with policy 5.4.2.2</p> <p>b. encourage intensification generally throughout the built-up area</p> <p>c. identify intensification areas to support achievement of the intensification target</p> <p>d. incorporate the built boundary delineated in accordance with Policy 2.2.3.5</p> <p>e. recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification</p>	<p>Growth Plan objective met. Area municipal targets were allocated by the Region through Amendment 128 to the Regional Official Plan.</p> <p>Growth Plan objective met. The City's Official Plan offers targets for infill, intensification and redevelopment throughout the South Pickering Urban Area (6.5).</p> <p>Growth Plan objective met. The City's Official Plan offers targets for infill, intensification and redevelopment throughout the South Pickering Urban Area (6.5).</p> <p>Growth Plan objective met. Built boundary has been delineated in the Regional Official Plan through Amendment 128 to the Regional Official Plan.</p> <p>Growth Plan objective met. In recognition of the City Centre as an urban growth centre, Amendment 26 to the Pickering Official Plan was approved. The Pickering GO Station, which is a major transit station area is located within the City Centre. Mixed corridors have been identified in the Pickering Official Plan along Kingston Road, Brock Road, Bayly Street, Finch Avenue, and Whites Road. These locations offer opportunities for future intensification.</p>	

Growth Plan Policy

City of Pickering Official Plan (Version 6)

<p>f. facilitate and promote intensification</p>	<p>Growth Plan objective met. The City's Official Plan offers targets for infill, intensification and redevelopment throughout the South Pickering Urban Area (6.5)</p>
<p>g. identify the appropriate type and scale of development in intensification areas</p>	<p>Growth Plan objective met. The City's Official Plan identifies an array of development opportunities, in both type and scale.</p>
<p>h. include density targets for urban growth centres where applicable, and minimum density targets for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the Government of Ontario</p>	<p>Growth Plan objective met. The City's Official Plan offers a range of targets for low medium and high density development (table 10).</p>
<p>i. plan for a range and mix of housing, taking into account affordable housing needs</p>	<p>Growth Plan objective met. The City's Official Plan contains policies promoting a range of housing (2.7, 3.9 and 6.1), affordable and special needs housing policies (6.4), and policies addressing housing mix and supply (6.3).</p>
<p>j. encourage the creation of secondary suites throughout the built-up area.</p>	<p>Regional Plan objective met. The Pickering Official Plan refers to accessory apartments as opposed to secondary suites.</p>
<p>2.2.3.7 All intensification areas will be planned and designed to –</p>	
<p>a. cumulatively attract a significant portion of population and employment growth</p>	<p>Population targets in table 1 need to be adjusted to reflect 2031 timeframe. Employment forecasts will be undertaken through a separate exercise.</p>
<p>b. provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods</p>	<p>Growth Plan objective met. Schedule 1 - land use structure of the City's Official Plan illustrates a diverse and compatible mix of land uses.</p>

Growth Plan Policy

City of Pickering Official Plan (Version 6)

<p>c. provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places</p>	<p>Growth Plan objective met. The City's Official Plan contains policies for community design in Chapter 9 and for detailed design consideration in Chapter 13, including provisions for the design of public spaces and community image. Amendment 26 also introduced policies for design within the City Centre in Chapter 11.</p>
<p>d. support transit, walking and cycling for everyday activities</p>	<p>Growth Plan objective met. The City's Official Plan contains policies in Chapter 4 which support transit, walking and cycling for everyday activities.</p>
<p>e. generally achieve higher densities than the surrounding areas</p>	<p>Growth Plan objective met. The City's Official Plan contains density targets for nodes and corridors (Table 6), which are the primary location for intensification.</p>
<p>f. achieve an appropriate transition of built form to adjacent areas.</p>	<p>Growth Plan objective generally met. The City's Official Plan contains FSI targets for nodes and corridors (table 6), which help to ensure an appropriate transition of built form. However, further policy refinements to be investigated in relation to City's built form and FSI targets in nodes and corridors, and in particular the Kingston Road corridor.</p>

**Appendix II – Attachment C to
Report PLN 04-16**

Table 2 – Durham Regional Official Plan Requirements

Table 2 - Durham Regional Official Plan Requirements

Durham Regional Official Plan Policy		Pickering Official Plan (Version 6)	
Economic Development			
<p>3.3.8 To achieve greater diversification of the Region's economic base, Regional Council shall in cooperation with area municipal Councils:</p>	<p>a) prepare and implement Tourist Development Strategies in cooperation with the industry</p>	<p>Regional Plan objective met. The City works with Durham Tourism to promote opportunities within Pickering. Recently the City completed a Cultural Strategic Plan for the City, which recommends promoting the City's various cultural resources.</p>	<p>Regional Plan objective met. The Pickering Official Plan designates a hierarchy of nodes (centres) and corridors which provides for a mix of uses including offices (table 5). Amendment 26 to the plan specifically addresses the Downtown Pickering Growth Centre (City Centre).</p>
<p>b) promote Urban Growth Centres, Regional Centres and Corridors as attractive locations for major offices</p>	<p>c) support and promote the rejuvenation, redevelopment and renewal of Urban Growth Centres, Regional Centres and Corridors, regeneration areas and brownfield sites</p>	<p>Regional Plan objective met. The Pickering Official Plan addresses the redevelopment of the Downtown Pickering Growth Centre (City Centre). The purpose of Amendment 26 was to add new policies and change existing policies to the Pickering Official Plan to create a framework for the redevelopment and intensification of the City Centre and to identify required infrastructure improvements and transportation connections within and from the City Centre in support of anticipated population and employment growth.</p>	<p>Regional Plan objective met. Amendment 26 addresses the redevelopment of the Downtown Pickering Growth Centre (City Centre). The purpose of Amendment 26 was to add new policies and change existing policies to the Pickering Official Plan to create a framework for the redevelopment and intensification of the City Centre and to identify required infrastructure improvements and transportation connections within and from the City Centre in support of anticipated population and employment growth.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>d) promote the beautification of development along major transportation corridors, in particular, the redevelopment and intensification of existing Employment Areas abutting Highway 401</p>	<p>Regional Plan objective met. Beautification is achieved through good urban design. The Pickering Official Plan contains Community Design policies (chapter 9) and Detailed Design Considerations (chapter 13). In addition, future intensification and redevelopment along the Highway 401 corridor in the City Centre, will be guided by the policies of Amendment 26 and the City Centre Urban Design Guidelines.</p>
<p>e) ensure the provision of housing with a variety of types, sizes and tenure in Urban Areas, to meet the needs of a diversified labour force</p>	<p>Regional Plan objective met. The City's Official Plan contains policies promoting a range of housing (2.7, 3.9 and 6.1), affordable and special needs housing policies (6.4), and policies addressing housing mix and supply (6.3).</p>
<p>f) participate in joint efforts with the Region's educational institutions, such as the University of Ontario Institute of Technology, Durham College, Boards of Education and with the business community to provide programs designed to train and retrain the Region's labour force</p>	<p>Regional Plan objective met. In 2012, Durham College opened the Pickering Learning Site. Additionally, Section 2.14c iii. of the Pickering Official Plan addresses the adoption of appropriate measures, incentives and controls to ensure the community reserves lands for a future university and/or Durham College campus if such lands not already identified elsewhere in the City.</p>
<p>g) encourage and support job opportunities in the agricultural sector for future generations</p>	<p>Regional Plan objective met. Ongoing objective of the Economic Development section of City Development.</p>
<p>3.3.11 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intent of this Plan and the provisions of this Section, particularly Policy 3.3.8.</p>	<p>Regional Plan objective met. See response to section 3.3.8 above.</p>

Housing

4.3.9 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intent of the Plan and the provisions of this Section and the following:

- a) policies and implementation procedures required to meet the objectives of the Provincial Policy Statement and this Plan, particularly with respect to housing types, density, intensification and affordability
- b) policies for higher density, mixed use development in Regional and locals Centres and Corridors

Regional Plan objective met. The Pickering Official Plan addresses housing mix and supply (6.3), intensification, infilling and redevelopment (6.5), affordability (6.4), and density (Tables 6 and 10).

- c) maximum unit sizes
- d) policies to permit the conversion of single detached dwellings into multiple units in Urban Areas
- e) policies to preserve, improve, rehabilitate or redevelop older residential areas, which are in keeping with the cultural heritage resource policies of this Plan and the respective area municipal official plans

Regional Plan objective met, but may require refinement to meet growth objectives. The plan includes density provisions for nodes and corridors within the City (Table 6). However, the minimum density range may require refinement once a design exercise is undertaken for development opportunities in strategic locations in South Pickering urban area.

Unit sizes are prescribed through zoning.

Regional Plan objective met. The Pickering Official Plan has provisions for accessory apartments (6.4 e)

Regional Plan objective met. This matter is addressed in the Cultural Heritage section of the official plan and in particular through the cultural heritage objectives (8.2). Additionally, the Pickering Official Plan contains policies addressing community improvement areas (15.32).

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

f) policies which permit, subject to appropriate criteria and conditions, granny flats/garden suites as a temporary use through mechanisms such as temporary use by-laws and/or site plan control. However, within the Oak Ridges Moraine, granny flats/garden suites are only permitted in the Uxbridge Urban Area and in hamlets as designated on Schedule 'A' – Regional

Regional Plan objective met. The Pickering Official Plan has provisions for garden suites (6.4 e).

Regional Structure

7.3.9 Urban Areas shall be planned to achieve the following growth management objectives on a Region-wide basis:

a) by 2015, and each year thereafter, accommodate a minimum 40 percent of all residential development occurring annually through intensification within built-up areas in accordance with Schedule 'E' – Table 'E9'

Regional Plan policy addressed through the Region of Durham's growth exercise, and the collective implementation of the target by the area municipalities. This is a region-wide objective/target. The City of Pickering has been restricted in its growth to primarily intensification within its built up urban boundary. However, the focus will shift in Pickering as the development of the Seaton urban area moves forward. In 2015, approximately 96 percent of the City's growth occurred in the built-up area.

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>b) develop greenfield areas with an overall gross density of 50 residents and jobs combined per hectare. The Region will work with its area municipalities through their area municipal official plan conformity exercises to develop area specific targets for Living Areas and Employment Areas that together and Region-wide achieve the minimum overall gross density of 50 residents and jobs combined per hectare. The Region may include these area specific targets through a future amendment(s) to this Plan</p>	<p>Regional Plan objective met. The Seaton urban area is addressed through the approval of Amendment 22, which aims toward this gross density objective.</p>
<p>c) accommodate a minimum 50 percent of all forecast employment in designated Employment Areas.</p>	<p>Future study required. The South Pickering Intensification Study is focussed on residential requirements. Designated employment lands and employment forecasts will be addressed through a separate study.</p>
<p>7.3.12 The Region may consider amendments to an area municipal official plan to designate a supply of land for development up to the time frame of this Plan, including expansion to urban area boundaries, provided that the amendment:</p> <ul style="list-style-type: none"> a) is only undertaken as part of a comprehensive review of the area municipal official plan b) is supported by an analysis which evaluates and demonstrates the need for designating the additional lands, which shall address how the area municipality is achieving or plans to achieve, the growth management objectives of Policy 7.3.9 c) recognizes phasing of development in accordance with the Region's 20-year servicing plan 	<p>Regional Plan objective met. Amendment 22 (Seaton) has been approved and was undertaken as part of the City's Official Plan review. Further expansion to the Pickering Urban Area will only be contemplated once the ongoing Duffins Creek and Carruthers Creek Watershed Plan updates have been completed and an assessment of the rate of growth in Seaton has been undertaken, in accordance with section 7.3.11p of the Regional Official Plan.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>d) includes a phasing strategy for the urban area through secondary plans in greenfield areas and an intensification strategy in built-up areas</p>	
<p>e) is supported by an analysis evaluating how the forecasts and policies of both the area municipal official plan and this Plan will be achieved, particularly those matters outlined in Policy 7.3.11 including housing unit allocation</p>	
<p>f) takes into consideration the implementation of a watershed plan. The area municipality shall consult with the Region and appropriate Conservation Authority to determine if any updates are required to an existing watershed plan</p>	
<p>g) ensures that where possible, expansions to urban area boundaries are contiguous to an existing urban area and do not extend beyond the Urban Area boundary included on Schedule 'A' – Regional Structure to this Plan</p>	
<p>h) takes into consideration the extent of existing Major Open Space designations in accordance with Policy 15.4 and the relevant policies of Section 2 to determine the extent of lands that may be considered for development and be designated accordingly</p>	
<p>7.3.17 Area municipal intensification strategies shall be based on the following:</p>	
<p>a) the growth management objectives of Policy 7.3.9</p>	<p>Regional Plan objective met. See response to section 7.3.9 of the Regional Official Plan above.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

b) intensification in appropriate locations throughout the built-up area	Regional Plan objective met. Intensification areas were identified through the 2010 Growth Strategy Program. Through the South Pickering Intensification Study zoning and design guidelines will be developed.
c) the identification of intensification areas	Regional Plan objective met. Intensification areas were identified through the 2010 Growth Strategy Program, which correspond to the mixed use areas designated within the plan.
d) the recognition of Urban Growth Centres, Regional and Local Centres, Corridors, Waterfront Places and Transportation Hubs and Commuter Stations as the key focus for intensification	Regional Plan objective met. Amendment 26 addressed the Downtown Pickering Growth Centre. Regional and Local Centres and Corridors are identified within the Official Plan (nodes and corridors). The GO station is reflected on the City's Official Plan transportation schedule. A Marina Areas designation is identified in the location of the waterfront place at Frenchmans Bay. In addition, the Bay Ridges Neighbourhood Map identifies a historic village and lands for which council has adopted development guidelines.

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>e) the identification of the appropriate scale of development in intensification areas</p>	<p>Policy to be further investigated in relation to City's nodes and corridors, and in particular the Kingston Road corridor. Intensification opportunities are predominantly located in the City's nodes and corridors. Table 5 provides a description of permitted uses and the scale and intensity of development. The plan also includes density and FSI provisions for nodes and corridors within the City (Table 6). Through the next phase of the South Pickering Intensification Study, the design exercise may lead to changes to lower limit of the density range and the FSI provisions.</p>
<p>f) the provision of a range and mix of housing, taking into account affordable housing needs</p>	<p>Regional Plan objective met. The Pickering Official Plan addresses housing mix and supply (6.3) and affordability (6.4).</p>
<p>g) the permission of secondary suites</p>	<p>Regional Plan objective met. The Pickering Official Plan refers to accessory apartments as opposed to secondary suites.</p>
<p>h) the provision of a diverse and compatible mix of land uses, to support vibrant neighbourhoods, providing high quality public open spaces with site design and urban design standards that create attractive and vibrant places, support transit, walking and cycling and achieve an appropriate transition to adjacent areas</p>	<p>Regional Plan objective met. The Community Design chapter (chapter 9) and Detailed Design Considerations chapter (chapter 13) of the Pickering Official Plan is consistent with this Regional Plan provision. In addition, the Pickering Official Plan is complemented by a series of compendium documents and urban design guidelines which support these objectives.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>Despite the intensification objectives herein, new or intensified development shall only be permitted in accordance with approved Floodplain Special Policy Area provisions in an area municipal official plan.</p>	<p>Regional Plan objective met. Flood plain special policy areas are addressed in section 10.20 of the Pickering Official Plan.</p>
<p>7.3.15 Secondary plan areas shall be substantially developed to their planned capacity (i.e. generally 75 percent of the residential land area which is available for development) prior to the approval of development in adjacent secondary plan areas that are prepared in accordance with Policy 7.3.14.</p>	<p>Regional Plan objective met. Section 11.72, 11.73 and 11.74 of the Pickering Official Plan outline the preparation and implementation of neighbourhood plans and their associated phasing for Seaton.</p>
<p>7.3.18 Area municipal official plans shall contain detailed phasing policies taking into consideration Policy 7.3.15 and in consultation with the Region, set out short-term implementation strategies to provide for adequate land, infrastructure and public facilities over a minimum of 5 years, which encourage maximum utilization of existing infrastructure and development and redevelopment opportunities, prior to permitting development in greenfield areas of the municipality</p>	<p>Regional Plan objective met. Section 11.72, 11.73 and 11.74 of the Pickering Official Plan outline the preparation and implementation of neighbourhood plans and their associated phasing for Seaton.</p>
<p>Urban System</p>	
<p>8.2.1 Urban Areas shall be planned and developed with regard for the principles of adaptability over time, sustainable development, harmony with nature and diversity and integration of structures and functions. In addition, the planning and development of Urban Areas shall be based on the following principles:</p>	

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>a) a more compact urban form which promotes transit-supportive Urban Areas and accommodates the population and employment forecasts in Policy 7.3.3</p>	<p>Population targets in the Plan need to be updated. The Pickering Official Plan includes provisions which ensure transportation, land use and community design plans and actions complement each other (4.3). The targets provided in Table 1 need to be updated and extended to 2031.</p>
<p>b) a mixture of uses in appropriate locations, with particular consideration given to Centres and Corridors</p>	<p>Policy to be further investigated in relation to City's nodes and corridors, and in particular the Kingston Road corridor. Intensification opportunities are predominantly located in the City's nodes and corridors. Table 5 provides a description of permitted uses and the scale and intensity of development. The plan also includes density and FSI provisions for nodes and corridors within the City (Table 6). Through the next phase of the South Pickering Intensification Study, the design exercise may lead to changes to lower limit of the density range and the FSI provisions.</p>
<p>c) intensification, with particular regard to Policies 4.3.2, 7.3.9 and 8B.2.4 d)</p>	<p>Regional Plan objective met. See response to Regional Plan policy 7.3.9 and 8B.2.4 d).</p>
<p>d) good urban design principles</p>	<p>Regional Plan objective met. The Urban System section of the Pickering Official Plan, the urban goals (2.6) and urban system policy (2.7) address good urban design.</p>
<p>e) increased public transit usage</p>	<p>Regional Plan objective met. The Pickering Official Plan contains provisions on integrated transportation systems (4.4) and transit (4.6).</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>f) linkages for pedestrians and cyclists which link communities internally and externally and to the public transit system;</p> <p>g) a grid system of arterial roads, and collector roads, where necessary, to provide for a transit-supportive road pattern while recognizing environmental constraints</p>	<p>Regional Plan objective met. The Pickering Official Plan contains provisions for sidewalks, walkways, trails and bikeways (4.7) and priority pedestrian and cyclist connections (4.9).</p>
<p>8.3.10 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of:</p>	<p>Regional Plan objective met. The plan contains provisions for integrating transportation systems (4.4.) and optimizing the use of infrastructure (4.5)</p>
<p>a) policies and designations to implement the intent of this Plan and the provisions of this Section, and particularly Policy 8.2.1</p>	<p>Regional Plan objective met. Designations for Pickering's urban system are in place to address Living Areas, Employment Areas, Major Open Space Areas, Freeways and Major Utilities and Transportation Systems. Policies have been developed to address in particular policy 8.2.1 of the Regional Official Plan - see response above.</p>
<p>b) a variety of mixed uses and intensification</p>	<p>Regional Plan objective met. Intensification opportunities are predominantly located in the City's nodes and corridors. Table 5 provides a description of permitted uses and the mix, scale and intensity of development. The plan also includes density and FSI provisions for nodes and corridors within the City (Table 6).</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>c) urban design guidelines and solutions</p>	<p>Regional Plan objective met. The Pickering Official Plan contains provisions for Community Design (chapter 9) and Detailed Design Considerations (chapter 13) and is complemented by a series of compendium documents and urban design guidelines which support these objectives.</p>
<p>d) policies to promote transit-supportive development forms and patterns</p>	<p>Regional Plan objective met. The principles associated with transit supportive development are captured within the Community Design chapter (chapter 9 and in particular 9.2 d) and the Detailed Design section (chapter 13) of the Pickering Official Plan .</p>
<p>Centres, Corridors and Waterfront Places</p>	
<p>8A.2.14 In the preparation of area municipal official plans, the area municipalities shall include the following:</p>	
<p>a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policies 7.3.9, 8A.1.2, 8A.1.5 and 8A.2.12;</p>	<p>Regional Plan objective met. The Pickering Official Plan contains policies and designations addressing Mixed Use Areas (3.6, tables 4-6, and Schedule 1 Land Use Structure).</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>b) boundaries, as well as land use designations, of all Centres and Waterfront Places</p>	<p>Regional Plan objective met. Amendment 26 addressed the Downtown Pickering Growth Centre. Regional and Local Centres and Corridors are identified within the Official Plan (nodes and corridors). The GO station is reflected on the City's Official Plan transportation schedule. A Marina Areas designation is identified in the location of the waterfront place at Frenchmans Bay. In addition, the Bay Ridges Neighbourhood Map identifies a historic village and lands for which council has adopted development guidelines.</p>
<p>c) a network of walkways, civic squares and parks</p>	<p>Regional Plan objective met. The Pickering Official Plan contains several policies which address walkways, civic parks and parks including 4.7, 4.9, 9.2b, 9.2d, and 13.7. In addition, Amendment 26 and the associated guidelines identified a network of walkways, civic squares and parks for the City Centre.</p>
<p>d) requirements for the preparation of traffic access studies</p>	<p>Regional Plan objective met. The Pickering Official Plan contains policies for the requirement of traffic studies. See sections 15.4, 15.5A, and 15.5B.</p>
<p>e) policies to ensure the development of higher densities</p>	<p>Regional Plan objective met. The Pickering Official Plan includes density provisions for nodes and corridors within the City (Table 6). However, the minimum density range may require refinement once a design exercise is undertaken for development opportunities in strategic locations in South Pickering urban area.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>f) transit nodes</p>	<p>Regional Plan objective met. Amendment 26 addresses the major transit station area (Pickering GO station) located in the City Centre.</p>
<p>g) policies to ensure and guide higher density development in Urban Growth Centres, Regional and Local Centres, Regional and Local Corridors and Waterfront Places, while protecting the integrity of historic downtowns, where applicable</p>	<p>Regional Plan objective met. See table 6 and Chapter 8 related to Cultural Heritage</p>
<p>h) policies to ensure that generally, new development along Corridors shall either front or flank the roadway. Reverse lotting along Corridors should only be permitted where other design solutions are not feasible. The approach for designating the extent or detailed delineation of corridors shall be determined by the area municipality</p>	<p>Regional Plan objective met. Sections 13.5g, 13.10d, and 13.10f of the Pickering Official Plan address this matter.</p>
<p>i) policies for the phasing of development in Centres, Corridors and Waterfront Places, to ensure the implementation of the higher density form and function targets of this Plan</p>	<p>Regional Plan objective met. Section 3.6e of the Pickering Official Plan address this matter.</p>
<p>j) policies to encourage higher density uses permitted in accordance with Section 8C, along Regional Corridors with an underlying Employment Areas designation</p>	<p>Future study required. The South Pickering Intensification Study is focussed on residential requirements. Designated employment lands and employment forecasts will be addressed through a separate study.</p>
<p>8A.2.15 Notwithstanding any provisions of this Plan to the contrary, area municipalities may recognize special purpose commercial areas and may include specific provisions in area municipal official plans and zoning by-laws to distinguish the function of these areas.</p>	<p>Regional Plan objective met. Special purpose commercial uses are included in land use Tables 5 and 9 of the Pickering Official Plan.</p>
<p>Living Areas</p>	

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>8B.2.4 In the preparation of area municipal official plans, the area municipalities shall include the following:</p>	
<p>a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policy 8B.2.3</p>	<p>Regional Plan objective met. See urban residential section of the plan, section 3.9 and tables 9 and 10.</p>
<p>b) boundaries and land uses of communities within Living Areas, together with population, density and intensification policies/targets which implement the objectives of this Plan</p>	<p>Regional Plan objective is generally met. The Pickering Official Plan includes provisions for boundaries and designations (Schedule 1 Land Use Structure), population (table 1), density (table 10) and intensification policies and targets (section 6.5). However, as previously noted, the population forecast in Table 1 needs to be updated to reflect the 2031 horizon date.</p>
<p>c) various housing in terms of density, range, tenure, and affordability within Urban Growth Centres, Regional and Local Centres and Living Areas in accordance with Section 4</p>	<p>Regional Plan objective met. The plan encourages the production of an increased mixture of housing by type, size and tenure (2.7c, 3.9, 6.1). See chapter 6 which outlines the City's objective for housing.</p>
<p>d) designations and criteria for the intensification of various land uses</p>	<p>Regional objective met. The Pickering Official Plan contains criteria related to infill, intensification and redevelopment (6.5).</p>
<p>Employment Areas</p>	
<p>8C.2.18 In the preparation of area municipal official plans, the area municipalities shall include the following:</p>	
<p>a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policies 8C.2.1, 8C.2.2, 8C.2.7, 8C.2.8, 8C.2.10, 8C.2.12, 8C.2.13 and 8C.2.15</p>	<p>Future study required. The South Pickering Intensification Study is focussed on residential requirements. Designated employment lands and employment forecasts will be addressed through a separate study.</p>

Durham Regional Official Plan Policy

Pickering Official Plan (Version 6)

<p>b) policies to achieve efficient and intensive use of Employment Areas</p>	
<p>c) criteria for the location of the various uses allowed in this designation</p>	
<p>d) urban design guidelines</p>	
<p>e) policies for the phasing of <i>development</i> on large parcels to ensure the implementation of the growth management objectives of this Plan</p>	
<p>f) policies for landscaping standards</p>	
<p>g) policies to encourage a range of parcel sizes, in particular large parcels, to provide opportunities for market choice</p>	
<p>Greenlands System</p>	
<p>10A.2.13 In the preparation of area municipal official plans, Councils of area municipalities shall ensure the inclusion of policies to implement the intent of this Section, particularly Policies 10A.2.1, 10A.2.6, 10A.2.8, 10A.2.9 and 10A.2.11.</p>	<p>Separate amendment underway. Open Space policies are being addressed through the City's Environment and Countryside amendment (Amendment 27).</p>
<p>Transportation System</p>	
<p>11.3.37 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intention of this Plan and the provisions of this Section, particularly Policies 11.3.1, 11.3.3, 11.3.17, 11.3.18, 11.3.25, 11.3.34 and 11.3.35.</p>	<p>Future study required. Transportation matters will be addressed after the preparation of a Transportation Master Plan for the City.</p>

**South Pickering Intensification Study – Phases 2 and 3
Vision and Strategy – Work Program**

South Pickering Intensification Study

Phase 2 and 3 Work Program

Preamble

In 1997, Council adopted Development Guidelines for the Kingston Road Corridor. The Guidelines complemented the Pickering Official Plan that was also approved in 1997. Other Development Guidelines have been approved for certain lands along the Corridor, such as in the Northeast Quadrant area, the Town Centre West area, and the Walnut Lane area. These Guidelines were generally more detailed than the Kingston Road Corridor Guidelines.

The vision for Kingston Road, both in the Official Plan and in the Kingston Road Corridor Guidelines, is to transform Kingston Road, a Regional Type B arterial, into a “mainstreet” for the City. Development has occurred along the Corridor with varying degrees of success in achieving the City’s design and land use objectives.

It is appropriate that the former vision, and strategies to achieve the vision, including design guidelines and zoning, be reviewed and updated in light of stronger directions for intensification, complete communities, compact urban form, transit-oriented development, and the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are high quality, safe, accessible, attractive and vibrant.

The lands to be reviewed along the Kingston Road Corridor are designated Mixed Use Areas – Mixed Corridors in the Pickering Official Plan, and exclude lands in the City Centre and in the flood prone areas to east of Brock Road (see South Pickering Intensification Study - Phase 2 Review Areas Map, Attachment A).

The new vision and strategy for the intensification of the Kingston Road Corridor to 2031 and beyond, will

- give due consideration to the development interests of the landowners along Kingston Road
- be sensitive to the adjacent neighbourhood interests
- have regard to the Growth Plan and Regional Official Plan requirements
- meet the City’s objectives for development that exhibits quality urban design and desirable elements that contribute to place-making

Through this study, a collaborative, working partnership with individual landowners along the Kingston Road Corridor, and an open, engaging relationship with the abutting community members and other interested stakeholders will be established.

Phase 2 of the South Pickering Intensification Study is expected to take approximately one year to complete and will require the assistance of external urban design consultants.

Phase 2 – Vision and Strategy

Work Program

Develop and implement a consultation program for landowners, adjacent communities, agencies, City staff and Council members, and other interested stakeholders

- develop and implement a communication program addressing website, advertisements, newsletters and social media
- review existing policies, guidelines, zoning for the Phase 2 Review Areas and the adjacent communities
- review and characterize existing land uses, parcel fabric, built-form, urban design and streetscapes
- prepare Baseline Conditions Report
- undertake communication regarding Release Report
- undertake consultation
- analyze landowners', community, agency and other stakeholders interests against policy and guideline objectives
- determine whether existing Precincts within the Kingston Road Corridor are still relevant, and identify new ones if required
- develop Vision Options for the Precincts
- identify other planning and development issues affecting development in the Corridor
- identify preliminary strategies to achieve the options
- prepare a Vision Options Report
- undertake communication regarding Release of Report
- undertake consultation
- prepare Preferred Vision for each Precinct, including goals, principles, placemaking elements, preliminary streetscapes
- prepare Guidelines for the Preferred Vision for each Precinct
- develop new zoning provisions for the Preferred Vision for each Precinct
- prepare Preferred Precinct Vision Report
- undertake communication regarding Release of Report
- undertake consultation
- refine Visions and prepare Draft Updated Kingston Road Corridor Guidelines
- refine zoning and prepare Draft zoning amendments
- draft official plan policy amendments if required
- prepare Draft Final Report
- undertake communication regarding Release of Report
- prepare display boards for Open House
- prepare and deliver presentation at Planning & Development Committee

Phase 3 – Implementation

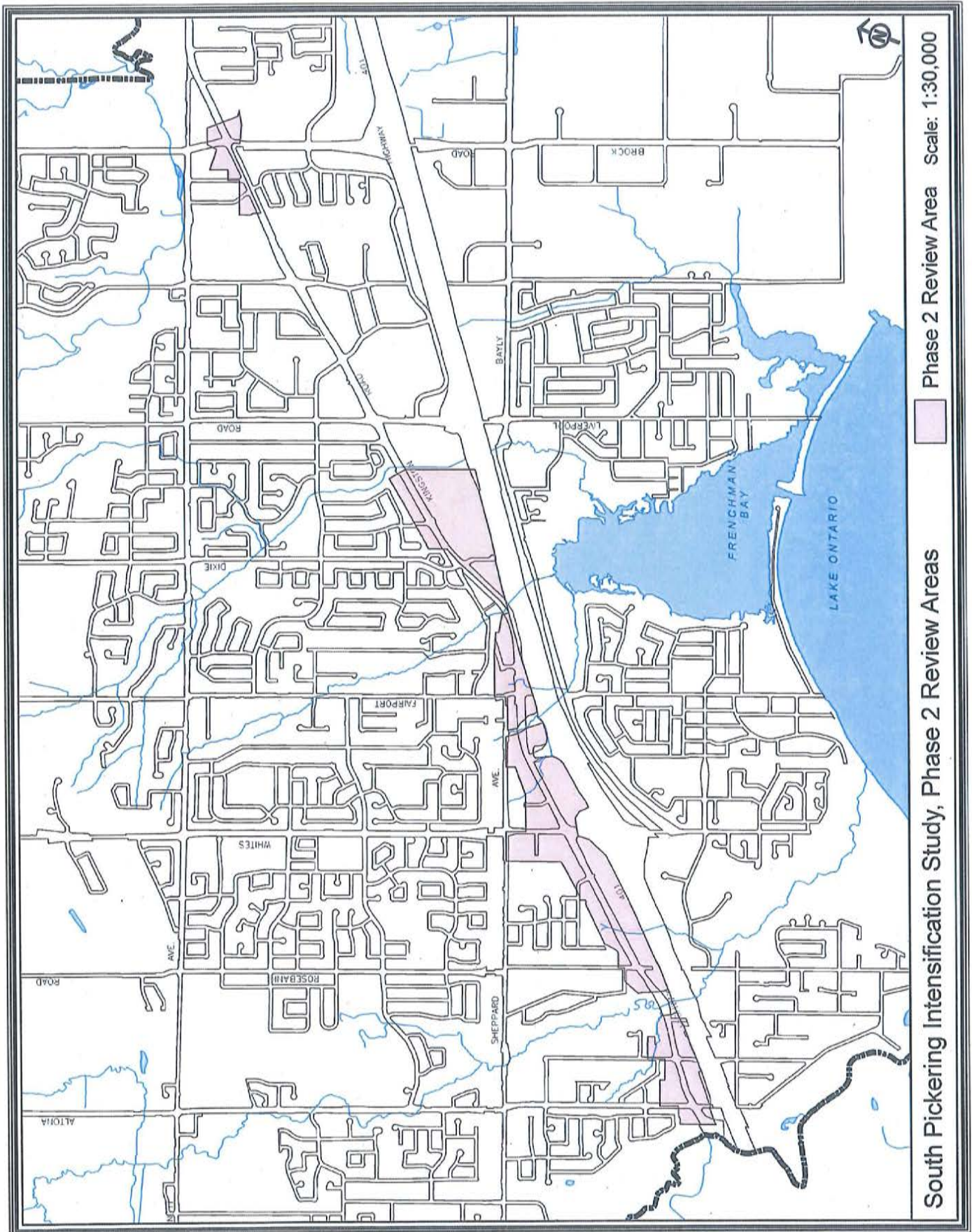
Work Program

- staff will prepare notices of Statutory Public Meeting, and circulate the documents in advance of a Statutory Public Meeting
- staff will hold Public Open House and Statutory Public Meeting
- staff will meet with landowners, community and other stakeholders as required
- staff will review comments and summarize staff's response
- staff will consider whether consulting assistance is required to help address issues and comments
- staff will summarize staff's response to comments
- staff will finalize Guidelines, Zoning Amendment and Official Plan Amendment documents
- staff will prepare Recommendation Report to Planning & Development Committee

Attachment

- A South Pickering Intensification Study, Phase 2 Review Areas

Appendix III - Attachment A
South Pickering Intensification Study, Phase 2 Review Areas



South Pickering Intensification Study, Phase 2 Review Areas
Phase 2 Review Area Scale: 1:30,000