



FACT vs FICTION SETTING THE RECORD STRAIGHT

By Maurice Brenner
Regional Councillor Ward 1 Pickering

There has been a lot of discussion about intensification across Pickering from Altona Road to the Brock, triggering concerns raised about the impact it will have on our aging limited infrastructure and already congested roads.

While it's fact that Pickering Planning has processed or is actively reviewing (33) development proposals that collectively include (103) towers exceeding seven storeys in height. These proposals represent a mix of high-density mixed-use buildings, retirement residences, long-term care facilities, and a hotel.

It's also fact, that these proposals are at various stages of the planning and building permit approval process, ranging from the initial review of Official Plan Amendment and/or Zoning By-law Amendment applications, to projects that have received planning approvals, only a limited number are under construction with several towers currently on hold or inactive.

In the spirit of transparency, City Planning Staff at my request prepared a breakdown of the current status of towers in the development approval process:

-On hold / inactive development proposals (16 towers) -Appealed to the Ontario Land Tribunal (20 towers) -Official Plan Amendment and/or Zoning By-law Amendment under Review by the City (30 towers) -Official Plan Amendment and/or Zoning By-law Amendment approved by Council (19 towers) -Site Plan Applications under review (11 towers)

Of this total, only (7) Building permits have been issued and are currently under construction. The following towers have received all required planning approvals and building permits and are currently under construction:

- Two high-density mixed-use towers by CentreCourt at Shops at Pickering City Centre.
- Two high-density towers by Chestnut Hill Developments at Universal City (UC6 & UC7).
- Two mixed-use high-density towers by Tribute at the VuPoint project.
- One 15-storey long-term care facility proposed by Southbridge Healthcare, which was approved through a site-specific enhanced Ministers' Zoning Order

Contrary to the belief that Pickering is on the verge of becoming a concrete jungle, only (7) of the (103) proposed towers are currently under construction. Of these, (6) are for high-density mixed-use developments located in the City Centre, while the remaining tower is for a 15-storey long-term care facility proposed by Southbridge Healthcare on Valley Farm Road.

While additional towers may proceed in the future, City staff anticipates that up to (11) more towers could be constructed over the next 5 to 10 years. Development of the remaining towers is long-term and uncertain, and will depend on many external factors that caused the current condo market to crash, and unlikely to recover for many years.

These same developers that saw yesterdays boom as a winning lottery ticket will need to find new ways that meet the new realities of today and into the future.

These same developers that saw yesterdays boom as a winning lottery ticket will need to find new ways that meet the new realities of today and into the future.

These same developers that saw yesterdays boom as a winning lottery ticket will need to find new ways that meet the new realities of today and into the future.

Province Begins Tunnelling Ontario Line

TORONTO — The Ontario government has officially started tunnelling the Ontario Line, marking a major milestone in the province's plan to protect Ontario by building fast, reliable and affordable public transit. With construction underway across the full length of the line, supporting 4,700 good-paying jobs annually, the Ontario Line will put nearly 230,000 people within walking distance of modern rapid transit while connecting more people to jobs, relieving gridlock and cutting travel times across the Greater Toronto Area (GTA).

"The start of tunnelling is a historic milestone for the Ontario Line which, once complete, will help cut travel times for commuters across Toronto by 40 minutes," said Premier Doug Ford. "Our government will continue to fight gridlock and keep workers on the job by leading the largest expansion of public transit in North America."

Two tunnel boring machines are digging twin tunnels from Exhibition Station toward the Don Yard near the Don Valley Parkway and Lakeshore Boulevard, as deep as 40 metres below the surface. At the Don Yard, Ontario Line trains will emerge from the tunnels and continue east above ground across the Lower Don Bridge. Once complete, the 15.6-kilometre Ontario Line will run from Exhibition Place to the Eglinton Crosstown LRT at Don Mills Road, with 15 stations and more than 40 transit connections.

"Under the leadership of Premier Ford, we're getting the Ontario Line done to tackle gridlock and increase access to fast, reliable and affordable transit for millions of people across the GTA," said Prabmeet Sarkaria, Minister of Transportation. "This major milestone moves us another step closer to delivering world-class transit for people across the GTA while supporting thousands of good-paying jobs."

Major construction is also underway at Exhibition Station,

where crews are building platforms and station entrances on both sides of the track. Exhibition Station will connect riders to GO Transit and bring subway service to the fast-growing Liberty Village neighbourhood, putting thousands more people within walking distance of transit and supporting more than 17,000 nearby jobs. During rush hour, more than 12,000 people are expected to use the station, including more than 6,000 transferring between GO Transit and the Ontario Line.

Major progress is also being made at several downtown stations, with excavation complete at King West, Moss Park and Distillery District, and nearing completion at Chinatown.

"The Ontario Line will help to transform the GTA, making it faster and easier for residents to reach home, school or work," said Gregor Robertson, federal Minister of Housing and Infrastructure. "By working together, we are building the first new subway line in Toronto in decades, and we are thrilled to see progress continue."

Ontario is investing nearly \$70 billion in public transit, including the largest subway expansion in Canadian history with the Ontario Line, the Scarborough Subway Extension, the Eglinton Crosstown West Extension and the Yonge North Subway Extension.

"Under Premier Ford's leadership, we are investing \$236 billion to build and protect Ontario, including delivering new homes in vibrant, transit-oriented communities along the new Ontario Line. These TOCs will enable close to 15,000 new homes and support over 47,000 new jobs in retail and commercial spaces, making it easier than ever to connect to transit, work and recreation across the GTA."

- Todd McCarthy
Acting Minister of Infrastructure
"Today marks a major step forward as we begin tunnelling the Ontario Line through the heart of downtown Toronto. This project is part of a historic

investment in public transit to fight gridlock, cut commute times and keep people moving across our city. As Mayor, I am committed to keeping the TTC affordable by freezing fares for three years while increasing service and improving reliability. We are introducing fare capping this year so Torontonians can ride more and pay less and advancing the design of the Scarborough East Rapid Transit Line, formerly the Eglinton East LRT. The city and province will continue working together to deliver affordable and safe transit that keeps Toronto moving."

- Olivia Chow
Mayor, Toronto

"Today's start of tunnelling on the Ontario Line is a major milestone for Toronto. This project will connect communities, cut commute times, reduce congestion, and make everyday life more affordable and efficient for hundreds of thousands of people. Our government is proud to invest more than \$4 billion in the Ontario Line as part of the largest public transit investment the federal government has ever made in the Greater Toronto Area. This is what building for the future looks like."

- Evan Solomon
Federal Minister of Artificial Intelligence and Digital Innovation and Minister responsible for the Federal Economic Development Agency for Southern Ontario, and MP for Toronto Centre

"It's been more than 60 years since we last tunnelled a subway in Toronto's downtown core, so this is a very pivotal moment for the people of this great city. With excavation nearly complete for all downtown stations and major construction underway across the full length of the route, it's undeniable that we're full steam ahead on a rapid transit line that will put nearly 230,000 more people within walking distance of fast, reliable, modern rapid transit."

- Michael Lindsay
President and CEO, Metrolinx



Talent Canada MUSIC ACADEMY

Royal Conservatory of Music

"Top Achievers in Canada" since 2018

SIX RCM Gold Medalists in SIX Years

Remote and In-Studio Lesson

Options \$10 per half-hour



NEW Music for Young
Children Age 2 to
9 Coming Soon!

Email Us: TalentCanBeTaught@gmail.com

TalentCanBeTaught.com

Toll Free 1 844 844-8228 (TCBT)

READ #1
DURHAM'S NEWSPAPER

OCN

www.OCentral.com

Serving Durham For Over 30 Years

New Episodes Every Tuesday!

THE Mr. X Files
With John Mutton

Subscribe on YouTube and Spotify

Scan with your phone to go directly to The Mr.X Files