



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.



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