

STRATEGIC DIRECTIONS

Create and Promote an Office Complex in the Downtown

Promote office development on Pickering Town Centre lands in proximity to the proposed pedestrian bridge crossing of Highway 401. Opportunities for shared parking facilities with the adjacent shopping centre should be explored.

Residential Development in the Downtown Should Be Street-Oriented

Within the Downtown, new higher density residential and mixed commercial development should be directed to properties adjacent to Kingston and Liverpool Roads. Urbanizing these street edges promotes a more pedestrian friendly environment.

Develop Parking Standards for Intensification Areas

Parking standards for development in proximity to higher order transit should be reviewed with the aim of promoting transit usage and reducing the number of parking spaces required for new development.

Develop a Park and Open Space Plan for Intensification Areas

A coordinated plan should be established that defines a network of parks, green spaces and other public gathering and amenity spaces to serve those areas identified for intensification. The open space plan should provide for a range of park spaces and, provide linkages to existing park and open spaces areas.

Encourage Civic and Institutional Facilities in the Downtown

The City should continue to focus public institutional facilities such as an arts centre in the Downtown where they can be supported by residents and visitors, and accessed by transit.

Limit Impact of Kingston Road Corridor on Adjacent Residential Communities

The height of new development along the Kingston Road Corridor, in proximity to existing residential areas should be controlled by angular plane restrictions, rather than dwelling unit per ha densities. Angular plans shape the built environment in terms of scale, height and character.

Promote and Facilitate Intensification on the south side of Kingston Road

Residential, commercial and office development should be encouraged along the Kingston Road Corridor. The building form should include a mix of mid-rise and high-rise, and developments with the highest towers located at key intersection and future transit stops. Development along Kingston Road can be unified by bringing podiums and other building elements close to the street edge, and encouraging active uses at grade.

