

City of
PICKERING

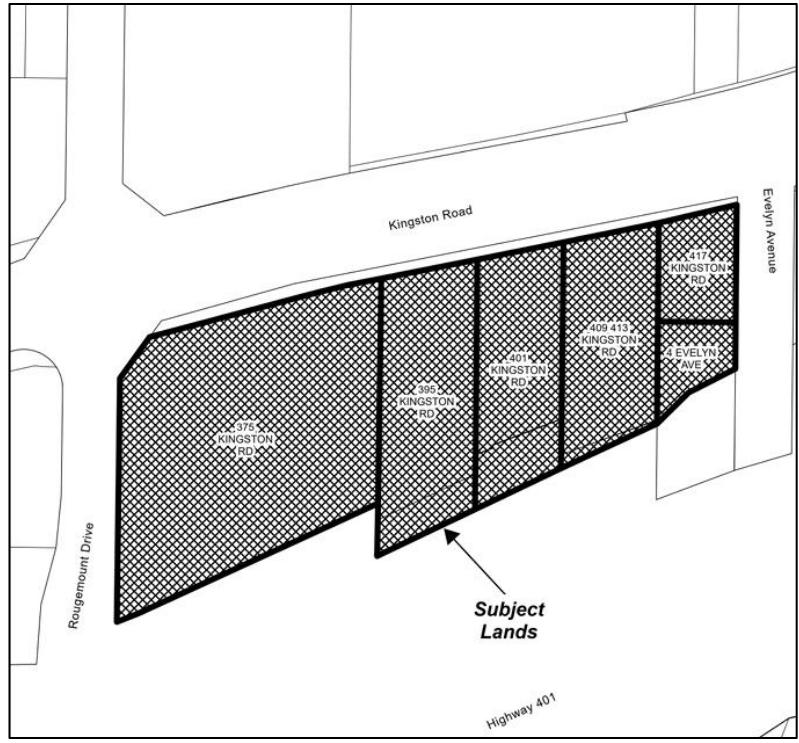
Notice of Complete Application
Under the *Planning Act*
Dated January 2, 2026

Applications (City File Numbers OPA 25-005/P & A 009/25) for an Official Plan Amendment and a Zoning By-law Amendment have been submitted by 375 Kingston Road Corporation and 401 Kingston Road Corporation. The applications apply to lands on the south side of Kingston Road between Rougemont Drive to the west and Evelyn Avenue to the east, municipally known as 375, 395, 401, 409, 413, 417 Kingston Road and 4 Evelyn Avenue (see location map).

The applicant is proposing a multi-phased, high-density, mixed-use project, which includes:

- Two buildings containing four residential towers ranging in height from 31 to 34 storeys
- A total of 1,356 residential units
- Approximately 2,945 square metres of grade-related commercial space
- A 0.18 hectare public park

The development is proposed to occur in two phases. Phase 1 includes the eastern portion of the site and consists of one building with two towers (31 and 32 storeys) and a public park. The Rougemont Commercial Plaza will remain in place. Phase 2 involves demolishing the plaza to allow for the second building with two towers (33 and 34 storeys). A conceptual site plan and rendering are attached to this notice for reference.



The purpose of the Official Plan Amendment is to increase the maximum floor space index (FSI) from up to and including 2.5 to a maximum of 5.15, to increase the maximum permitted residential density from 140 units per net hectare to 754 units per net hectare. The purpose of the Zoning By-law Amendment is to introduce site-specific zoning standards to facilitate the proposed mixed-use development.

In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that these are complete applications.

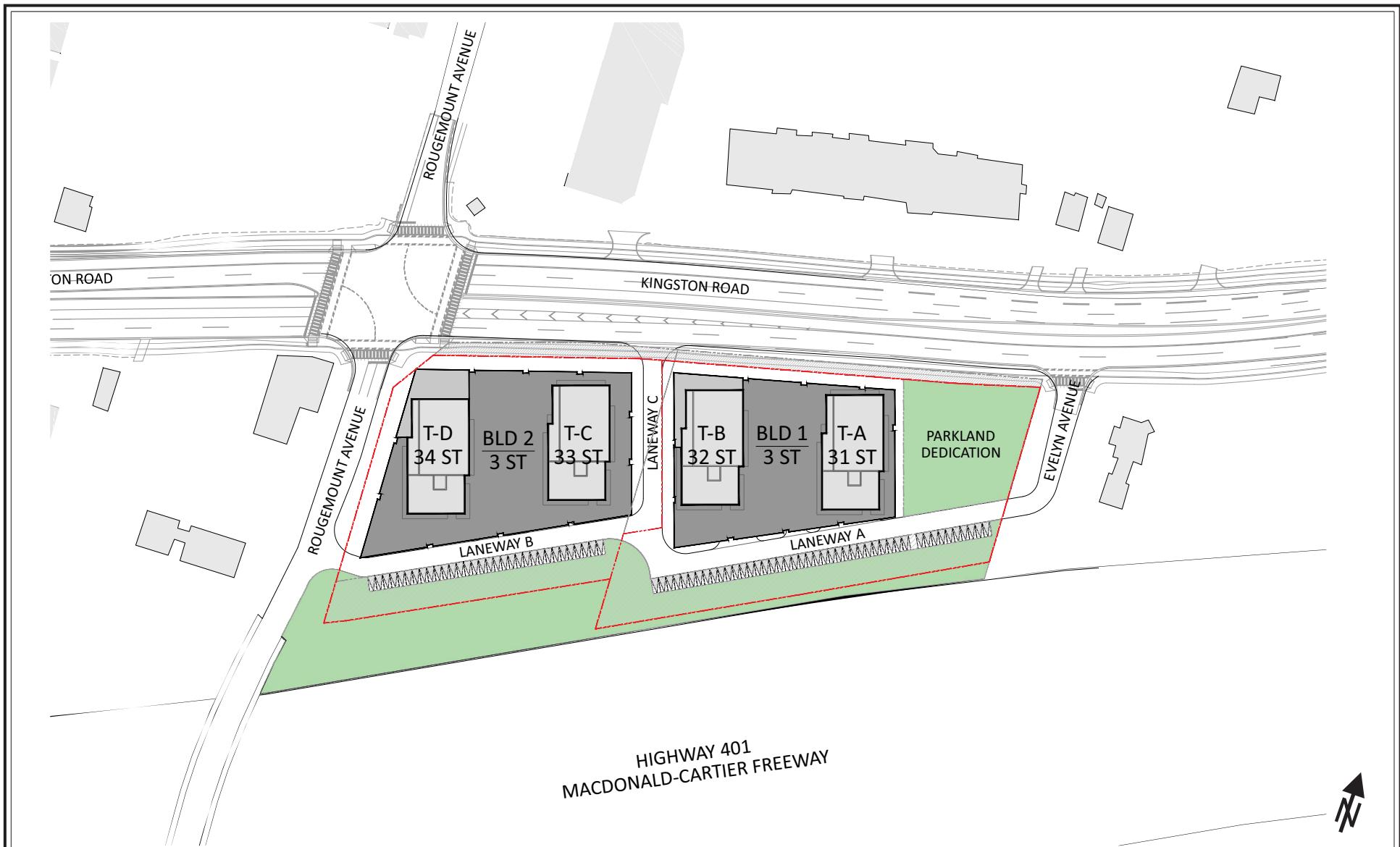
Information and material submitted in support of this application are available for public viewing on the City's website at pickering.ca/devapp.

An Open House Meeting for these applications will be held on Thursday, March 5, 2026, at the Chestnut Hill Developments Recreation Complex. Further notice and details of this meeting will be provided in January 2026.

A Statutory Public Meeting for these applications will be held at a later date, and further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

Your comments and/or questions regarding this application can be forwarded to Amanda Dunn at 905.420.4660, extension 1136, adunn@pickering.ca, City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7.

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.



City of
PICKERING
City Development
Department

Proposed Site Plan

File No: OPA 25-005 and A09-25

Applicant: 375 Kingston Road Corporation

Municipal Address: 375 Kingston Road, 395 Kingston Road, 401 Kingston Road, 409 Kingston Road,
413 Kingston Road, 417 Kingston Road and 4 Evelyn Avenue

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Dec. 17, 2025



City of
PICKERING
City Development
Department

Conceptual Rendering - View looking South

File No: OPA 25-005 and A09-25

Applicant: 375 Kingston Road Corporation

Municipal Address: 375 Kingston Road, 395 Kingston Road, 401 Kingston Road, 409 Kingston Road,
413 Kingston Road, 417 Kingston Road and 4 Evelyn Avenue

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DATE: Dec. 17, 2025