



**COLDWELL BANKER  
COMMERCIAL**

THE REAL ESTATE  
CENTRE, BROKERAGE

**DEVELOPMENT  
OPPORTUNITY**

**FOR SALE**

**Commercial  
Property with  
Freestanding  
Building**

469 Kingston Rd.,  
Pickering

Presented by:

**LISA MALCOLM**

Broker

Office: 800.990.3326

Direct: 905.622.4469

[lisa@lisamalcolmgroupp.com](mailto:lisa@lisamalcolmgroupp.com)

**lisa**  
MALCOLM  
group



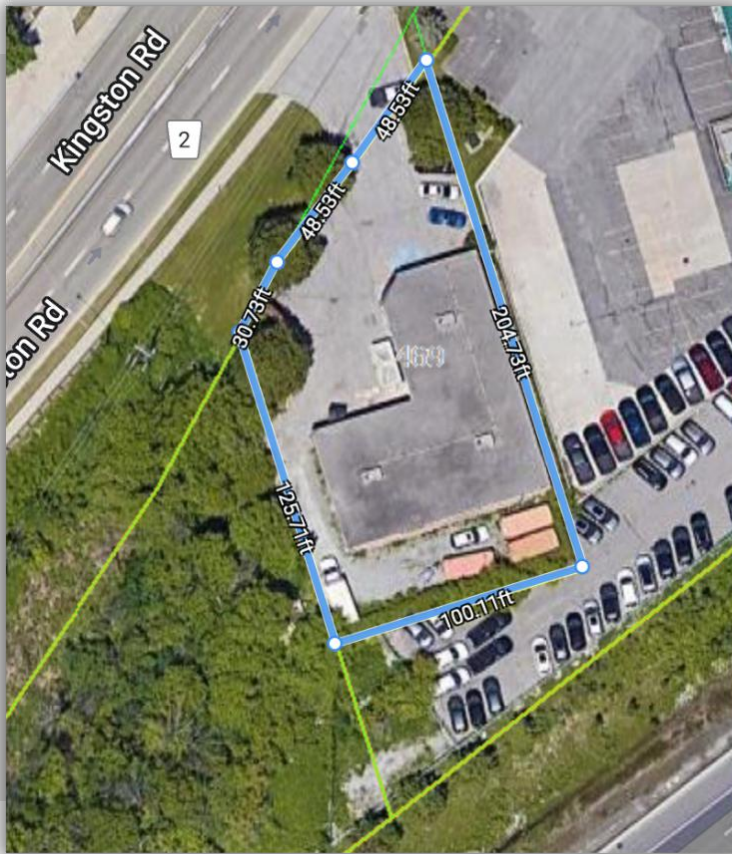
**PICKERING**



## PROPERTY SUMMARY

FOR SALE: Commercial Land with Freestanding Building

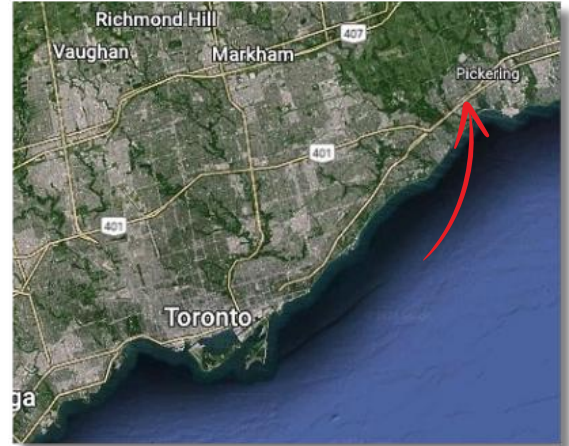
469 Kingston Rd, Pickering



### Summary of 469 Kingston Road

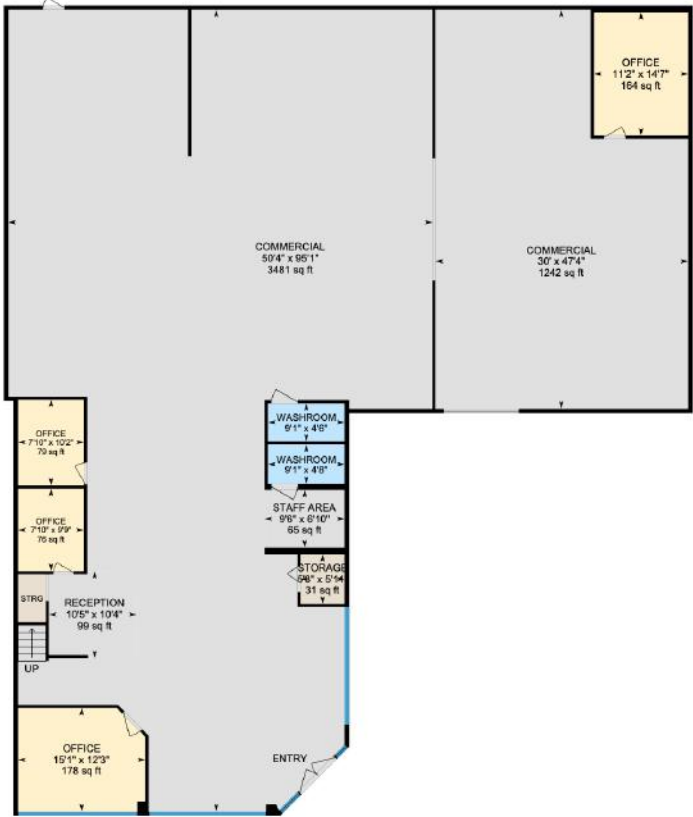
- Region of Durham
- City of Pickering
- Property size: 0.38 acres (16,666 sqft)
- Frontage: 127.70 ft
- Property Taxes: \$26,942 (2024)
- Location: at the Gateway of the Intensification Plan for the City of Pickering, fronting on Kingston Rd
- Zoning: M1-8/SC10 under Parent Zoning By-law 3036 as amended by by-law 2499/87 (**see page 10 - 14**)
- Current Permitted Uses: light manufacturing and warehouse

- About the building:
  - owner-occupied 40+ years; operating flooring business
  - re-built in 1987
  - one floor / brick exterior / flat roof (10 years old)
  - exterior height 15.5ft; interior clearance 12ft
  - one drive-in door
  - 5890 sqft
  - Gas heating (\$8429 for 2023)
  - office space is approximately 8% of space
- Future Implication of Property: Kingston Road Corridor Intensification Plan which is an Official Plan Amendment to encourage intensification and a mix of uses along Kingston Rd (**see page 17** for Future Potential Development Concept)
- Pickering is expected to have an annual average population growth rate of 5 percent (based on data collected with the City of Pickering)
- As a result of the Intensification Plan, new nearby developments have submitted to the City of Pickering with an outline of their proposed plan (**see page 19**)



469 Kingston Rd, Pickering, ON

Main Building: Total Exterior Area Above Grade 6102.32 sq ft



Main Floor  
Exterior Area 5812.66 sq ft

2nd Floor  
Exterior Area 289.66 sq ft

PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Commercial: 50'4" x 95'1" | 3481 sq ft  
Commercial: 30' x 47'4" | 1242 sq ft  
Office: 11'2" x 14'7" | 164 sq ft  
Office: 15'1" x 12'3" | 178 sq ft  
Office: 7'10" x 9'9" | 76 sq ft  
Office: 7'10" x 10'2" | 79 sq ft  
Reception: 10'5" x 10'4" | 99 sq ft  
Staff Area: 9'6" x 6'10" | 65 sq ft  
Storage: 5'3" x 5'11" | 31 sq ft  
Washroom: 9'1" x 4'8"  
Washroom: 9'1" x 4'8"

2ND FLOOR

Loft: 8'4" x 30' | 212 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 5629.51 sq ft  
Perimeter Wall Thickness: 6.3 in  
Exterior Area: 5812.66 sq ft

2ND FLOOR

Interior Area: 250.62 sq ft  
Perimeter Wall Thickness: 6.3 in  
Exterior Area: 289.66 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 5880.14 sq ft  
Exterior Area: 6102.32 sq ft



## INTERIOR PHOTOS

FOR SALE: Commercial Land with Freestanding Building  
469 Kingston Rd, Pickering



Reception Area

Front Office



View from Reception to  
Back of Building



## INTERIOR PHOTOS

FOR SALE: Commercial Land with Freestanding Building  
469 Kingston Rd, Pickering



Lisa Malcolm, Broker  
Direct: 905-622-4469  
lisa@lisamalcolmgroupp.com



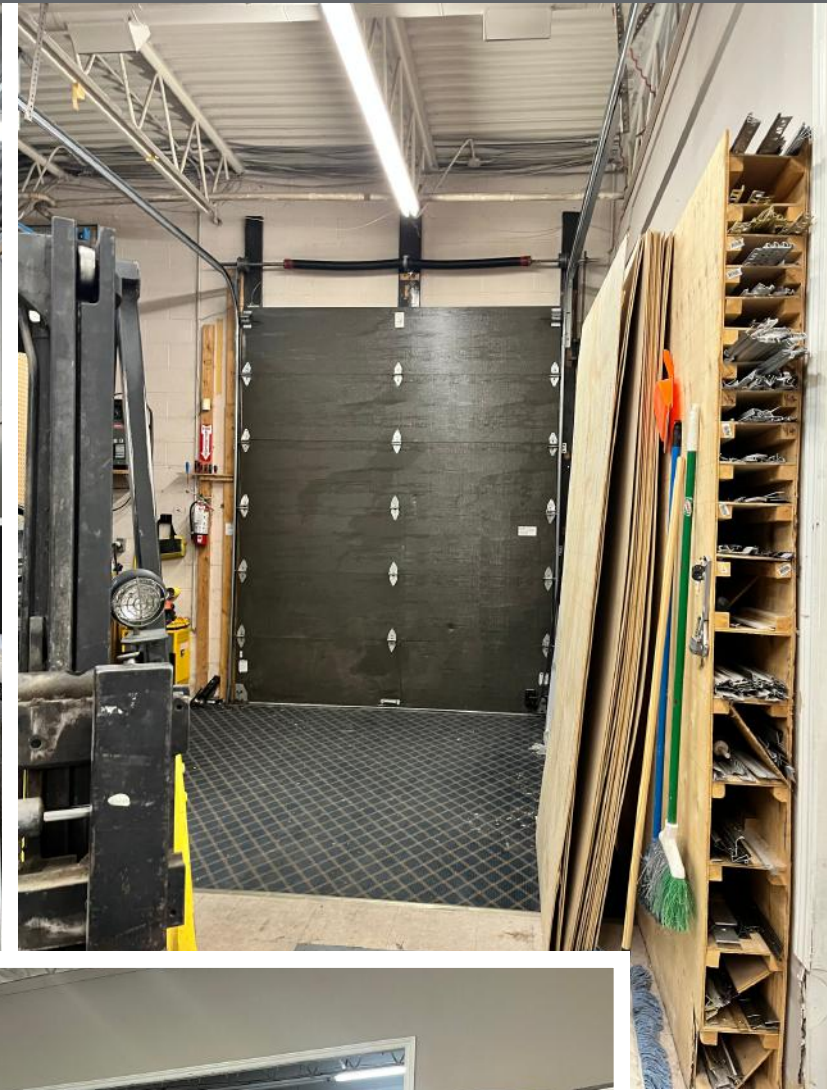
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## INTERIOR PHOTOS

FOR SALE: Commercial Land with Freestanding Building  
469 Kingston Rd, Pickering





## LOCATION SUMMARY

FOR SALE: Commercial Property

469 Kingston Road, Pickering

*Let's  
Talk*

# PICKERING

### PICKERING IS EXPERIENCING SIGNIFICANT GROWTH AND INTENSIFICATION.

As such, a number of plans, projects, and studies are in place to ensure that Pickering is adequately prepared. It is important that the City's planning and design result in an inclusive community that promotes social interaction, fosters community health and individual wellbeing, and distinguishes us from neighbouring municipalities.

As the gateway to the east GTA, Pickering (population 94,000) is strategically located where Toronto, York and Durham Regions meet. An award-winning municipality, Pickering is slated for significant economic and residential growth; offering an unparalleled quality of life for those who live, work, and play here. Its dynamic City Centre has been designated by the Province of Ontario as both an Urban Growth Centre and Mobility Hub, and continues to evolve as a preferred destination for creative learning, memorable events, and unique experiences at the heart of a vibrant, connected, and engaged community.

CLICK  
HERE

For Economic  
Development  
Strategy

Information Courtesy of : [pickering.ca](http://pickering.ca)



Lisa Malcolm, Broker  
Direct: 905-622-4469  
[lisa@lisamalcolmgroup.com](mailto:lisa@lisamalcolmgroup.com)



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## LOCATION SUMMARY

FOR SALE: Commercial Property

469 Kingston Road, Pickering

## Population / # of Units Forecast of Site Area

### Neighbourhood 6 - Woodlands

existing Units; December 31, 2022 -

936

existing population; December 31, 2022 -

2705

Table 6.1 - Vacant/Potential Redevelopment Lands

Section #	Type	assumptions made in determining # of units	# of Units
6A	infill	based on 75% of land area X 75% of max. density	54
6B	redevelop	see point 10 in methods and assumptions	602
6C-6H	redevelop	see point 10 in methods and assumptions	1634
**	severances	based on future potential land severances	11
<b>Total Units</b>			<b>2301</b>

Table 6.3 - Forecasted Incremental Unit Growth

	Total Future Units	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
<b>Proposals</b>									
S06/21	88				86				
A006/20	2884						144	250	250
SP2004-01	16						16		
<b>Development</b>									
S04/14	227	27	200						
<b>Vacant/Potential Redevelopment Lands</b>									
(see Table 6.1 A & **)	55	2	1						50
(see Table 6. B -H)	4162							100	100
<b>Unit Increase</b>	<b>7432</b>	<b>29</b>	<b>201</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>160</b>	<b>350</b>	<b>400</b>

Table 6.4 - Total Cumulative Growth

	2022 Actual	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2042
<b>Total Units</b>	936	965	1166	1166	1252	1252	1412	1762	2162
<b>Total Population</b>	2705	2789	3370	3370	3593	3593	4049	4951	5994

**NOTE:** In table 6.1, Sections 6B, 6C, 6D, 6E, 6F, 6G & 6H fall within the Kingston Road Corridor



*For Complete Detailed 20 Year Population Forecast*

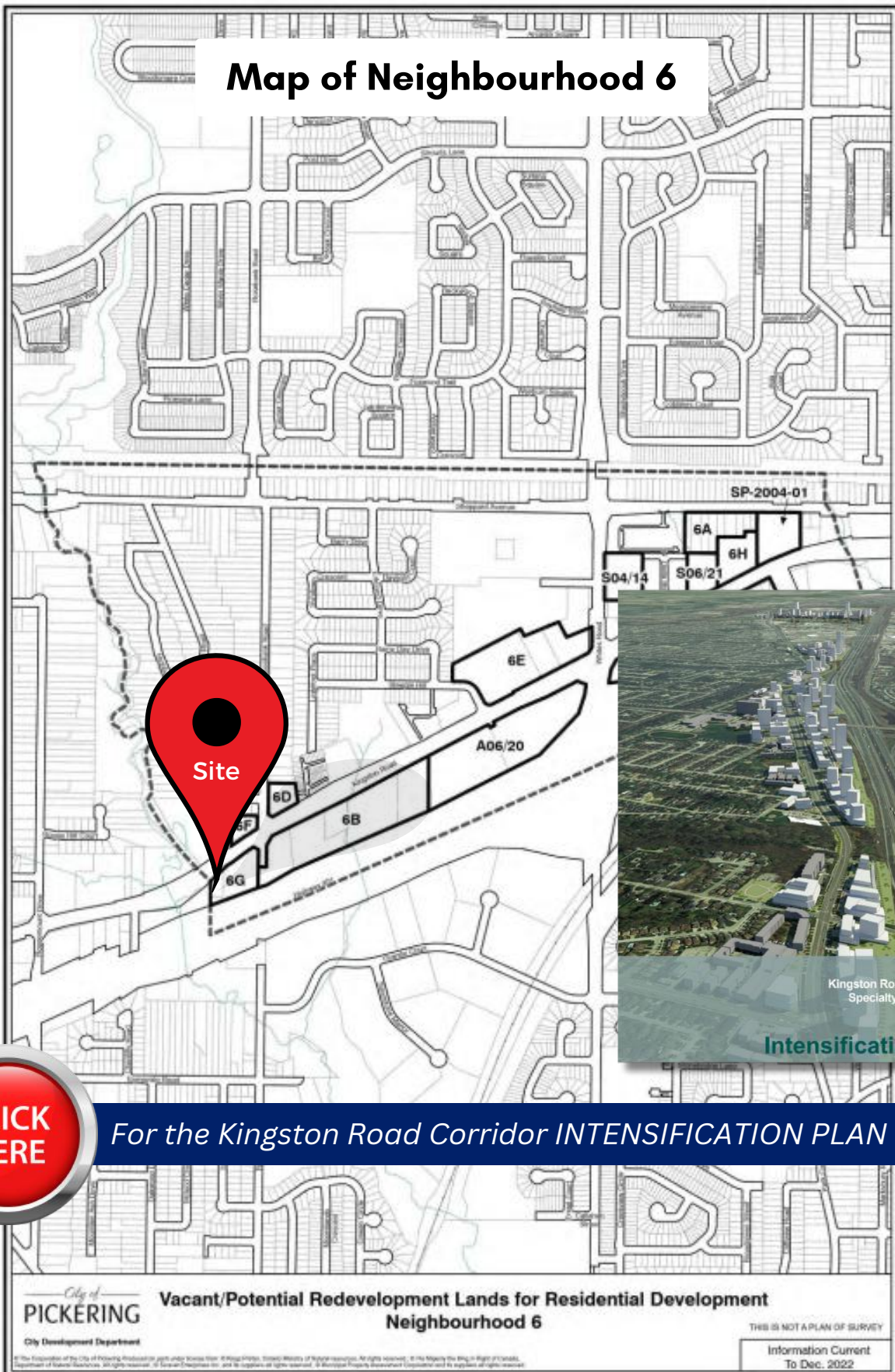


## LOCATION SUMMARY

FOR SALE: Commercial Property

469 Kingston Road, Pickering

### Map of Neighbourhood 6



**CLICK  
HERE**

*For the Kingston Road Corridor INTENSIFICATION PLAN*



**THE CORPORATION OF THE TOWN OF PICKERING**

**BY-LAW NUMBER 2499/87**

Being a By-law to amend Restricted Area (Zoning) By-law 3036, as amended, to implement the Official Plan of the Town of Pickering District Planning Area, Region of Durham, in Part of Lot 31 Range 3, Broken Front Concession, in the Town of Pickering.  
(A 29/87)

**Zoning confirmed on**  
**February 13, 2024**

Michael David  
Zoning Technician  
City Development  
905.420.4660 ext. 2220  
mdavid@pickering.ca

The property is zoned "M1-8/SC10" under Parent Zoning By-law 3036 as amended by by-law 2499/87. Permitted uses are a light manufacturing plant and a warehouse.

- Section 3 - Definitions
- Section 5 - Provisions for all zones
- By-law 2499/87 (most relevant for you)

WHEREAS the Council of the Corporation of the Town of Pickering deems it desirable to permit the establishment of restricted light industrial uses, home improvement centres and a greenbelt conservation area on Part of Lot 31, Range 3, Broken Front Concession, in the Town of Pickering;

AND WHEREAS an amendment to By-law 3036, as amended, is therefore deemed necessary;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PICKERING HEREBY ENACTS AS FOLLOWS:

**1. SCHEDULE "I"**

Schedule "I" attached hereto with notations and references shown thereon is hereby declared to be part of this By-law.

**2. AREA RESTRICTED**

The provisions of this By-law shall apply to those lands in Lot 31 Range 3, Broken Front Concession, Pickering, designated "M1-8" and "G" on Schedule "I" attached hereto.

**3. GENERAL PROVISIONS**

No building, land or part thereof shall hereafter be used, occupied, erected, moved or structurally altered except in conformity with the provisions of this By-law.

**4. DEFINITIONS**

In this By-law,

(1) "Home Improvement Centre" shall mean a building or part of a building used for the display, wholesale and retail sale of building materials, hardware or accessories, including cabinets, electrical fixtures, carpets, floor coverings, plumbing supplies, wall coverings, draperies, garden supplies, and lumber;

(2) (a) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;



- (b) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- (c) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- (3) (a) "Manufacturing Plant" shall mean a building or part of a building in which is carried on any activity or operation pertaining to the making of any article, and which shall include altering, assembling, polishing, washing, packing, adapting for sale, breaking up or demolishing the said article;
- (b) "Light Manufacturing Plant" shall mean a manufacturing plant used for:
  - (i) the production of apparel and finished textile products other than the production of synthetic fibres;
  - (ii) printing or duplicating;
  - (iii) the manufacture of finished paper other than the processing of wood pulp;
  - (iv) the production of cosmetics, drugs and other pharmaceutical supplies; or
  - (v) the manufacture of finished lumber products, light metal products, electronic products, plasticware, porcelain, earthenware, glassware, or similar articles, including but not necessarily restricted to, furniture, housewares, toys, musical instruments, jewellery, watches, precision instruments, radios and electronic components;
- (4) "Warehouse" shall mean a building or part of a building which is used primarily for the housing, storage, adapting for sale, packaging, or wholesale distribution of goods, wares, merchandise, food-stuffs, substances, articles or things, and includes the premises of a warehouseman but shall not include a fuel storage tank except as an accessory use;
- (5) (a) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- (b) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- (c) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- (d) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;



- (e) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- (f) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- (g) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- (h) "Flankage Side Yard" shall mean the side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- (i) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

#### 5. PROVISIONS

##### (1) Uses Permitted ("M1-8" Zone)

No person shall within the lands designated "M1-8" on Schedule "I" attached hereto use any lot or erect, alter or use any building or structure for any purpose except the following:

- (a) light manufacturing plant
- (b) warehouse

##### (2) Zone Requirements ("M1-8" Zone)

No person shall within the lands designated "M1-8" on Schedule "I" attached hereto, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): 0.5 hectare
- (b) LOT FRONTAGE (minimum): 30 metres
- (c) FRONT YARD DEPTH (minimum): 4.5 metres, except if such yard abuts Highway No. 2, the minimum front yard depth shall be 14 metres
- (d) INTERIOR SIDE YARD WIDTH (minimum): 3.5 metres
- (e) FLANKAGE SIDE YARD WIDTH (minimum): 3.5 metres, except if such side yard abuts Highway No. 2, the minimum flankage side yard width shall be 14 metres
- (f) REAR YARD DEPTH (minimum): 7.5 metres, except if such yard abuts Highway No. 2, the minimum rear yard depth shall be 14 metres
- (g) LOT COVERAGE (maximum): 45 percent
- (h) BUILDING HEIGHT (maximum): 10 metres



(i) OPEN STORAGE: no open storage shall be permitted in any yard

(j) PARKING REQUIREMENTS:

- (i) For the purpose of this clause "parking space" shall mean a useable and accessible area of not less than 2.6 metres in width and 5.3 metres in length, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
- (ii) There shall be provided and maintained on the lot a minimum 3.0 parking spaces per 100 square metres floor area for the first 1000 square metres gross floor area, plus 0.8 space per 100 square metres floor area for the next 6000 square metres gross floor area, plus 0.4 parking space per 100 square metres floor area for all remaining gross floor area;
- (iii) Sections 5.21.2a) and 5.21.2b) of By-law 3036, as amended, shall not apply to the lands designated "M1-8" on Schedule "I" attached hereto;
- (iv) All parking areas shall be set back a minimum of 3.0 metres from all road allowances;
- (v) Notwithstanding Section 5.21.2g) of By-law 3036, as amended, all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof.

(3) Special Regulations ("SC-10" Symbol)

On lands where the "M1-8" designation on Schedule "I" hereto is followed by the symbol "(SC-10)" the following regulations shall apply:

- (a) In addition to the uses specified in 5(1) of this By-law, a home improvement centre as defined herein shall be a permitted use;
- (b) For home improvement centres, the zone requirements specified in Section 5(2) of this By-law shall apply, except as specified below:
  - (i) The minimum lot area shall be 0.15 hectare;
  - (ii) The minimum interior side yard width shall be 0.5 metre;
  - (iii) The maximum lot coverage shall be 33 percent;
  - (iv) Open storage of building materials, hardware and accessories is permitted so long as no more than 50 percent of the lot area is used for such storage, and all such materials, hardware and accessories are completely screened from all public roads by buildings or structures on the lot;
  - (v) There shall be provided and maintained on the lot a minimum 4.0 parking spaces per 100 square metres gross floor area of non-storage space, plus 2.0 parking spaces per 100 square metres gross floor area of storage space.



6. BY-LAW 3036

By-law 3036, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule "I" attached hereto. Definitions and subject matters not specifically dealt with in this By-law shall be governed by the relevant provisions of By-law 3036, as amended.

7. ENFORCEMENT


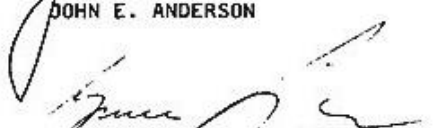
- (1) Any person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable,
  - (a) on a first conviction to a fine of not more than \$20,000; and
  - (b) on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.
- (2) Where a corporation is convicted under subsection (1), the maximum penalty that may be imposed is,
  - (a) on a first conviction a fine of not more than \$50,000; and
  - (b) on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has been continued after the day on which the corporation was first convicted;and not as provided in subsection (1).
- (3) Where a conviction is entered under subsection (1), in addition to any other remedy or penalty by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

8. EFFECTIVE DATE

This By-law shall take effect from the day of passing hereof subject to the approval of the Ontario Municipal Board, if required.

READ A FIRST AND SECOND TIME THIS 15th DAY OF June , 1987.

READ A THIRD TIME AND PASSED THIS 15th DAY OF June , 1987.

  
MAYOR  
JOHN E. ANDERSON  
  
CLERK  
B. J. TAYLOR

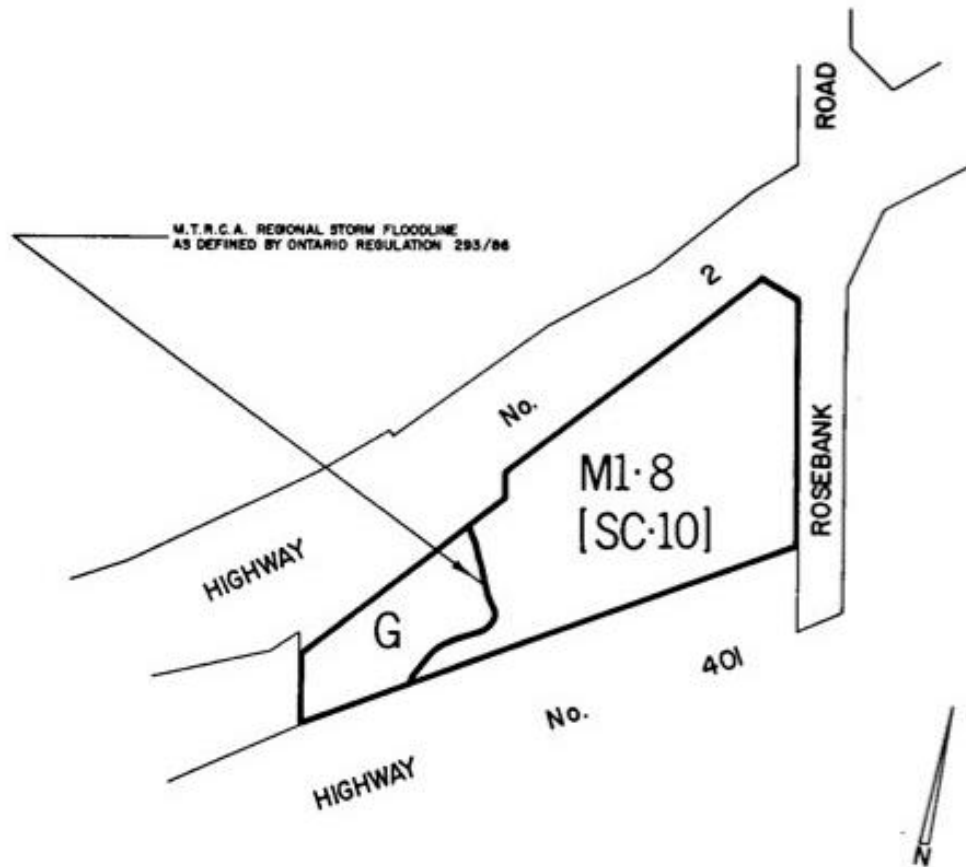




**CURRENT ZONING M1-8/SC10**


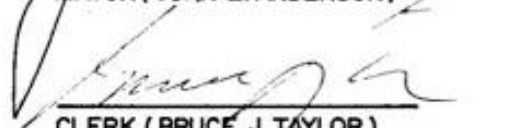
FOR SALE: Commercial Property

469 Kingston Road, Pickering



SCHEDULE "I" TO BY-LAW 2499/87

PASSED THIS 15th  
DAY OF June 1987

  
MAYOR ( JOHN E. ANDERSON )  
  
CLERK ( BRUCE J. TAYLOR )



## CURRENT ZONING M1-8/SC10

FOR SALE: Commercial Property

469 Kingston Road, Pickering

According to architect, Bob Abrahams:

The "Existing" study shown below describes the opportunities for enlargement of the floor area under the existing zoning. Basically, there are none, since building is already larger than what would be allowed given the setbacks.



## FUTURE ZONING

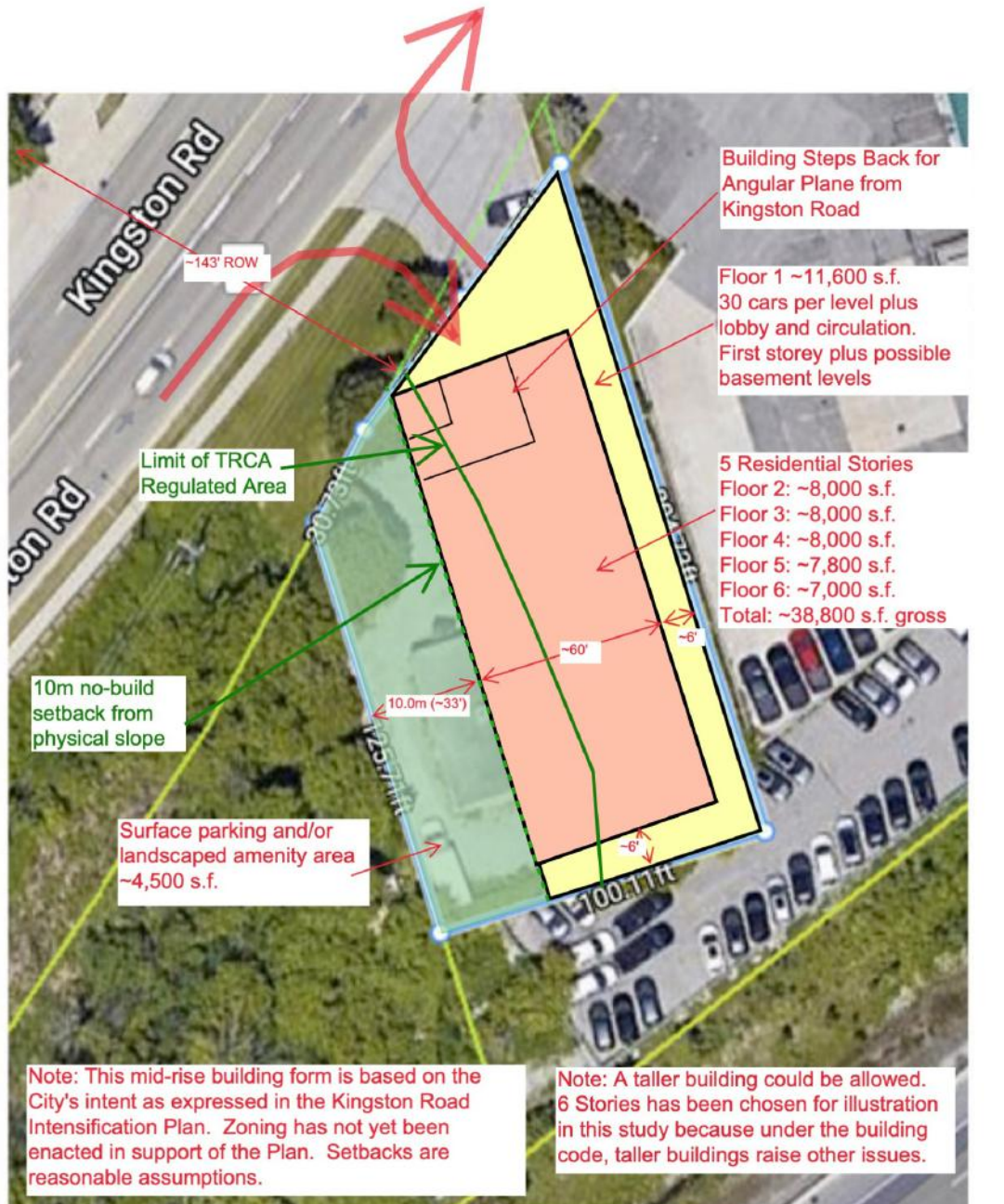
FOR SALE: Commercial Property

469 Kingston Road, Pickering

### Future Potential Concept of a Mid-Rise building based on the City's intent as expressed in the Kingston Road Intensification Plan

According to architect, Bob Abrahams:

The "Intensification" study describes a realistic scenario for a multi-storey residential or mixed use building as envisioned by the Kingston Road Intensification Plan.



469 Kingston Road, Pickering, ON  
Opportunities and Constraints under  
Kingston Road Intensification Plan

March 12, 2024

0' 25' 50' 75' 100'  
1" = 37.175'

**BA** BOB ABRAHAMS  
ARCHITECT



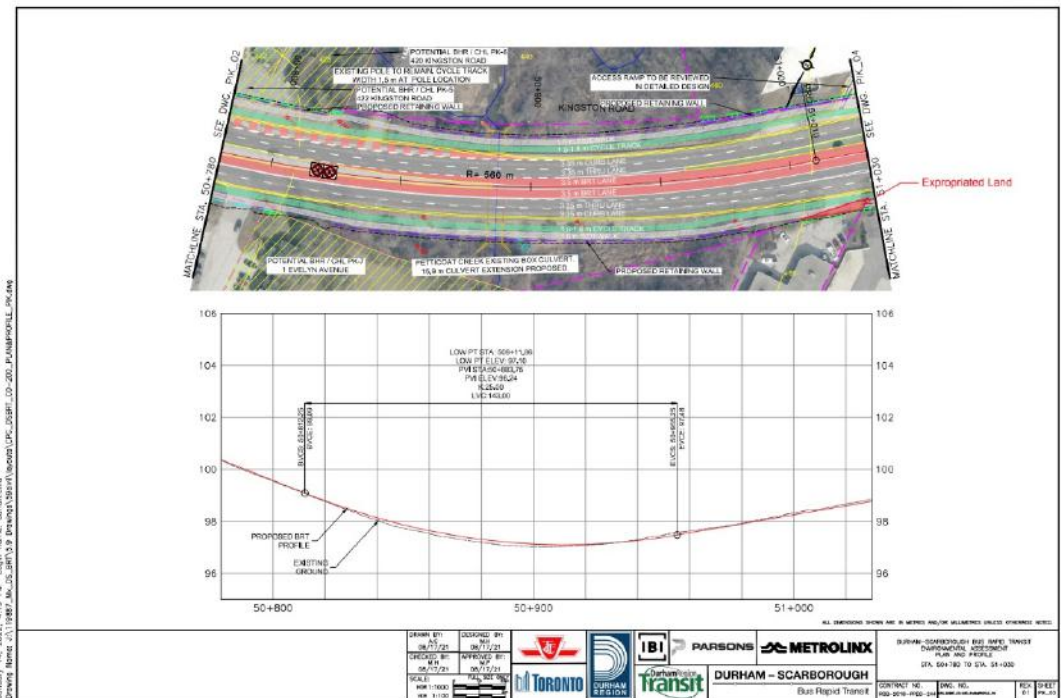
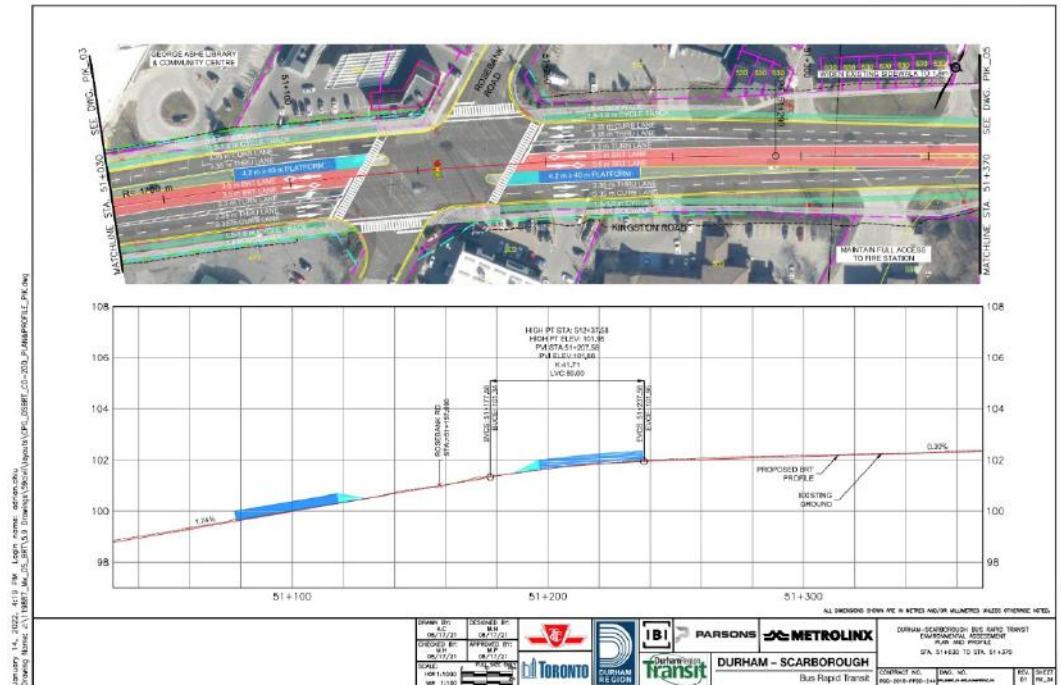
## Kingston Road BRT Project

Aligning with the  
 Kingston Road  
 Intensification Plan

Information provided  
 February 12, 2024 by  
 Matthew Darling, P.Eng. |  
 Project Manager, Rapid  
 Transit Office; The  
 Regional Municipality of  
 Durham

[Matthew.Darling@durham.ca](mailto:Matthew.Darling@durham.ca) | 905-668-7711  
 extension 2178 |  
[durham.ca](http://durham.ca)

Our Kingston Road –  
 Altona to Steeple Hill  
 segment is currently in  
 detailed design. There will  
 be a centre median barrier  
 extending from the median  
 station at Rosebank Road  
 that will affect the  
 entrance at 469 Kingston  
 Road to a Right-In-Right-  
 Out condition once  
 constructed (similar to all  
 entrances along Kingston  
 Road in this segment).





## Current Nearby Development Proposals at the City of Pickering



### 469 Kingston Rd

- 1** 375 Kingston Road (proposal): high-density mixed-use development consisting of two residential towers having heights of 25 and 31-storeys connected by a 4-storey podium containing a total of 580 dwelling units and 1,532 sq.m of grade related commercial space.

- 2** 603-643, 645 & 699 Kingston Rd (revised proposal; 2nd submission): conceptual site plan envisions ten apartment towers with heights ranging from 14 to 42 storeys. Proposal includes a count of 3460 units, 2468 sq.m of retail space, 3430 sq.m of office space.

- 3** 875 Kingston Road (proposal): two 17-storey residential towers connected by a shared 5-storey podium, containing 400 dwelling units and 629.9 square metres of at-grade commercial/retail uses. A total of 402 parking spaces are proposed, including 19 spaces at grade and 383 spaces within a 4 level underground parking garage.



## OFFERS AND SHOWING INSTRUCTIONS AS PER CLIENT DIRECTION

FOR SALE: Commercial Property

469 Kingston Road, Pickering

### SHOWING INSTRUCTIONS

**Please do not walk the property or visit the storefront during business hours.**

Showings are possible outside of business hours. Please call Lisa Malcolm directly to make arrangements. Your courtesy and respect to the owners, the business, and their employees are greatly appreciated.

Preferred showing times arranged with LA with a minimum of 24 notice are:

Wednesdays between 8am – 9am

Thursdays between 5:30pm – 7pm

Saturday between 4:30pm – 6pm

### OFFER INSTRUCTIONS

**Please do not send an APS - Only LOI will initiate a Shares Purchase Agreement**

**Please call Lisa Malcolm prior to drafting the LOI for the sale structure**

### LISTING BROKERAGE

COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE

3485 B Kingston Rd, Scarborough, ON M1M 1R4

800.990.3326

### LISA MALCOLM

Broker

905.622.4469

[Lisa@LisaMalcolmGroup.com](mailto:Lisa@LisaMalcolmGroup.com)

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Lisa Malcolm, Broker

Direct: 905-622-4469

[lisa@lisamalcolmgroupp.com](mailto:lisa@lisamalcolmgroupp.com)



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