

The Corporation of the City of Pickering

By-law No. X

Being a By-law to amend Restricted Area (Zoning) By-law
3036, as amended, to implement the Official Plan of the City
of Pickering, Region of Durham, PT LT 25 CON 1 PICKERING PTS 1, 2 & 3, 40R1860 EXCEPT PT 1,
40R2670; City of Pickering (X)

Whereas the Council of The Corporation of the City of Pickering received an application
to rezone the subject lands being PT LT 25 CON 1 PICKERING PTS 1, 2 & 3, 40R1860 EXCEPT PT 1,
40R2670 in the City of Pickering to permit a high-density, residential development.

And whereas an amendment to Zoning By-law 3036, as amended by By-law 2212/86, is
therefore deemed necessary;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as
follows:

1. Schedules I, II, and III

Schedules I, II, and III to this By-law with notations and references shown
thereon are hereby declared to be part of this By-law.

2. Area Restricted

The provisions of this By-law shall apply to those lands being PT LT 25 CON 1 PICKERING
PTS 1, 2 & 3, 40R1860 EXCEPT PT 1, 40R2670 in the City of Pickering, designated "DP-MU-X"
on Schedule I to this By-law.

3. General Provisions

No building, structure, 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) "Amenity Space" means the total passive or active recreational area
provided on a lot for the personal, shared or communal use of the
residents of a building or buildings, and includes patios, rooftop, gardens and other similar
features, but does not include indoor laundry or locker facilities. Does not include
balconies or private terraces.

(2) "Balcony" means an attached covered or uncovered platform projecting
from the face of an exterior wall, including above a porch, which is only
directly accessible from within a building, usually surrounded by a

balustrade or railing, and does not have direct exterior access to grade.

(3) "Building" means a structure occupying an area greater than 10 square metres and consisting of any combination of walls, roof and floor but shall not include a mobile home.

(4) "Building, Main" means a building in which is carried on the principal purpose for which the lot is used.

(5) "Dwelling" includes:

a) "Apartment Dwelling" means a residential use building containing four or more principal dwelling units where the units are connected by a common corridor or vestibule, other than a townhouse dwelling or stacked dwelling.

(6) "Floor Area" means the total area of all floors of a *building* within the outside walls.

(7) Floor Area, Net: means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:

- a) Motor vehicle parking and bicycle parking below established grade;
- b) Motor vehicle parking and bicycle parking at or above established grade;
- c) Loading spaces and related corridors used for loading purposes;
- d) Rooms for storage, storage lockers, washrooms, electrical, utility, mechanical and ventilation;
- e) Indoor amenity area required by this By-law;
- f) Elevator, garbage and ventilating shafts;
- g) Mechanical penthouse; and
- h) Stairwells in the building

(8) "Floor Space Index" means the total net floor area of all buildings on a lot divided by the total area of the lot.

(9) "Grade" or "Average Grade" means when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building; and when used with reference to a structure, shall mean the average elevation of the finished level of the ground surrounding such structure. When used with reference to lands within a City Centre zone, average grade shall mean the average elevation of the finished level of the ground adjoining all exterior walls of a building.

(10) "Gross Floor Area" means the total area of each floor whether located above, at or below grade, measured between the exterior faces of the

exterior walls of the building at each floor level but excluding any porch, veranda, cellar, mechanical room or penthouse, or areas dedicated to parking within the building. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.

(11) "Ground Floor" means the floor of a building at or first above grade.

(12) "Ground Floor Area" means the gross floor area only on the ground floor.

(13) "Height" means, when the regulation establishes a specific dimension, the vertical distance between the average grade to the highest point of a structure excluding architectural features such as, but not limited to, chimneys, cupolas, clock towers, weather vanes, steeples, and radio transmission towers. When the regulation establishes height in storeys, means the number of storeys. The height requirements of this By-law shall not apply to roof top mechanical penthouses.

(14) "Landscaped Area" means an outdoor area on a lot comprising trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements, excluding aisles and areas for loading, parking or storing of vehicles.

(15) "Loading Space" means an unobstructed area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicles.

(16) "Lot" means a parcel of land fronting on a street, whether or not occupied by a building or structure.

(17) "Lot Area" means the total horizontal area of a lot.

(18) "Lot Line" means a line delineating any boundary of a lot.

(19) "Main Wall" means a primary exterior front, rear or side wall of a building, not including permitted projections.

(20) "Parking Area" means one or more parking spaces, including related aisles, for the parking or storage of vehicles.

(21) "Parking Garage" means a building, or part thereof, used for the parking of vehicles and may include any permitted use in the first storey, but shall not include any area where vehicles for sale or repair are kept or stored. A

parking garage includes underground parking and a parking structure.

(22) "Parking Space" means an unobstructed area of land that is accessible by an aisle, having access to a street or lane that is reserved for the purpose of the temporary parking or storage of one motor vehicle.

(23) "Parking Space, Bicycle" means an area used exclusively for parking or storing a bicycle.

(24) "Parking Structure" means a building or portion thereof, containing one or more parking spaces.

(25) "Podium" means the base of a building, structure or part thereof located at or above established grade that projects from the tower portion of the building.

(26) "Point Tower" means a compact and slender building form.

(27) "Premises" means the whole or part of lands, buildings or structures, or any combination of these.

(28) "Setback" means the distance between a building and a lot line. In calculating the setback the horizontal distance from the respective lot line shall be used.

(29) "Small car parking spaces" means parking spaces which may not include an offset from adjacent obstructions, which may include columns, walls, and other similar elements.

(30) "Storey" means that portion of a building other than a basement, cellar, or attic, included between the surface of any floor, and the surface of the floor, roof deck or ridge next above it.

(31) "Street" means a public highway but does not include a lane or a King's Highway (Highway 401).

(32) "Street Line" means the dividing line between a lot and a street.

(33) "Structure" means anything that is erected, built or constructed of parts joined together with a fixed location on the ground, or attached to something having a fixed location in or on the ground and shall include buildings, walls or any sign, but does not include fences below six feet in height or in ground swimming pools.

(34) “Temporary Sales Office” means a building, structure, facility or trailer on the lot used for the purpose of the sale of dwelling units to be erected on the lot.

(35) “Tower” means the storeys within that portion of a building or structure or part thereof located above the podium.

(36) “Tower Floor Plate” means the average floor area of all storeys within that portion of a building or structure or part thereof located above the podium, measured to the exterior faces of exterior walls of each storey of a building or structure.

5. Permitted Uses and Zone Regulations

(1) Permitted Uses (“DP-MU-X Zone”)

No person shall within the lands zoned “DP-MU-X” on Schedule I to this By-law, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- a) Apartment Dwelling
- b) Temporary Sales Office

(2) Zone Regulations (“DP-MU-X” Zone)

No person shall within the lands zoned “DP-MU-X” on Schedule I to this Bylaw, use any lot or erect, alter, or use any building or structure except in accordance with the following provisions:

a) Floor Space Index (FSI)	<ul style="list-style-type: none">i) the area shown on Schedule I to this By-law, zoned “DP-MU-X” shall be the extent of the lands for the purposes of calculating FSIii) minimum FSI – 0.75iii) maximum FSI – 5.0
c) Building Height	<ul style="list-style-type: none">i) the maximum height of a building wholly located within the dashed lines, is specified by the number following the HT symbol as shown on Schedule III to this By-lawii) notwithstanding Section 5 (2) c) i) above, mechanical penthouses, balconies, enclosed stairwells providing roof access and architectural features such as parapet walls are permitted to project the maximum height
d) Podium Requirements	<ul style="list-style-type: none">i) minimum height of podium – 11.0 metres (3-storeys)

	<p>ii) maximum height of podium – 33.0 metres (8-storeys)</p>
e) Building Location and Setbacks	<p>i) no building or part of a building, or structure shall be erected outside of a building envelope, as shown on Schedule II to this By-law</p>
f) Setback for Below Grade Parking Structures	<p>i) minimum – 0.0 metres</p>
g) Tower Floor Plate	<p>i) maximum tower floor plate for buildings greater than 37.5 metres in height – 750 square metres ii) notwithstanding Section 5 g) i) above, balconies shall be excluded from the calculation of tower floor plate</p>
h) Building Separation	<p>i) minimum – 15.0 metres, which shall be measured from the main wall of each building but shall exclude balconies, steps and other similar encroachments for any portion of a building less than 37.5 metres ii) minimum – 18.0 metres for any portion of a building greater than 37.5 metres in height, which shall be measured from the main wall of each building, but shall exclude balconies, steps and other similar encroachments.</p>
i) Main Wall Stepback for Buildings greater than 37.5 metres	<p>i) minimum main wall stepback – 0.0 metres from the main wall of a point tower and the main wall of a podium on any building face abutting a street line ii) despite Section 5 (2) i) above, a main wall stepback shall not be required for any building face located beyond the 6th storey</p>
k) Amenity Space Requirements for Apartment Dwellings	<p>i) minimum – 2.0 square metres of indoor amenity space is required per apartment dwelling unit ii) minimum – 2.0 square metres of outdoor amenity space is required per apartment dwelling unit (a minimum contiguous area of 40.0 square metres must be provided in a common location)</p>
l) Landscaped Area	<p>i) minimum 10 percent of the land area ii) the area shown on Schedule I to this By-law, zoned “DP-MU-X” shall be the extent of the lands for the purposes of calculating landscaped area</p>

(3) Permitted Encroachments

No part of the building envelope shall be obstructed except as follows:

i) Projections such as awnings, canopies, window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, piers, eave troughs, and other similar architectural features may be permitted to project a maximum of 2.0 metres beyond the building envelope as illustrated on Schedule III to this By-law, but shall maintain a minimum setback of 1.0 metres to a lot line.

(5) Vehicular Parking Regulations

a) Minimum Parking Requirements:

Residential	
Apartment Dwelling	0.62 spaces per dwelling unit and 0.15 spaces per unit for visitor space

b) Accessible Parking Requirements:

To be provided on-site in accordance with the requirements of the Traffic and Parking By-law 6604/05 as amended, or any successor thereto.

d) Parking Structures

iii) Air vents constructed in association with an underground parking structure are permitted to project to a maximum of 1.2 metres above established grade no closer than 1.0 metres to a street line.

e) Small car parking spaces may be permitted for a maximum of 10% of the provided parking supply.

(6) Bicycle Parking Space Requirements

a) Minimum number of bicycle parking spaces:

Short Term

i) Residential: 0.1 spaces per dwelling unit

Long Term

i) Residential: 0.5 spaces per dwelling unit

b) Where the number of bicycle parking spaces exceeds 50 spaces, a minimum of 25 percent of the total required must be located within:

- i) a building or structure;
- ii) a secure area such as a supervised parking lot or enclosure; or
- iii) bicycle lockers.

c) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

d) Dimensions:

i) if located in a horizontal position (on the ground): a minimum length of 1.83 metres and a minimum width of 0.915 metres;

ii) if located in a vertical position (on the wall): a minimum length of 1.2 metres and a minimum width of 0.6 metres;

iii) if stacked: a minimum length of 3.9 metres and a minimum width of 0.61 metres.

(7) Loading Standards

Where a loading space is provided, the following regulations apply:

a) the minimum dimensions of a loading space are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.5 metres;

6. By-law 3036

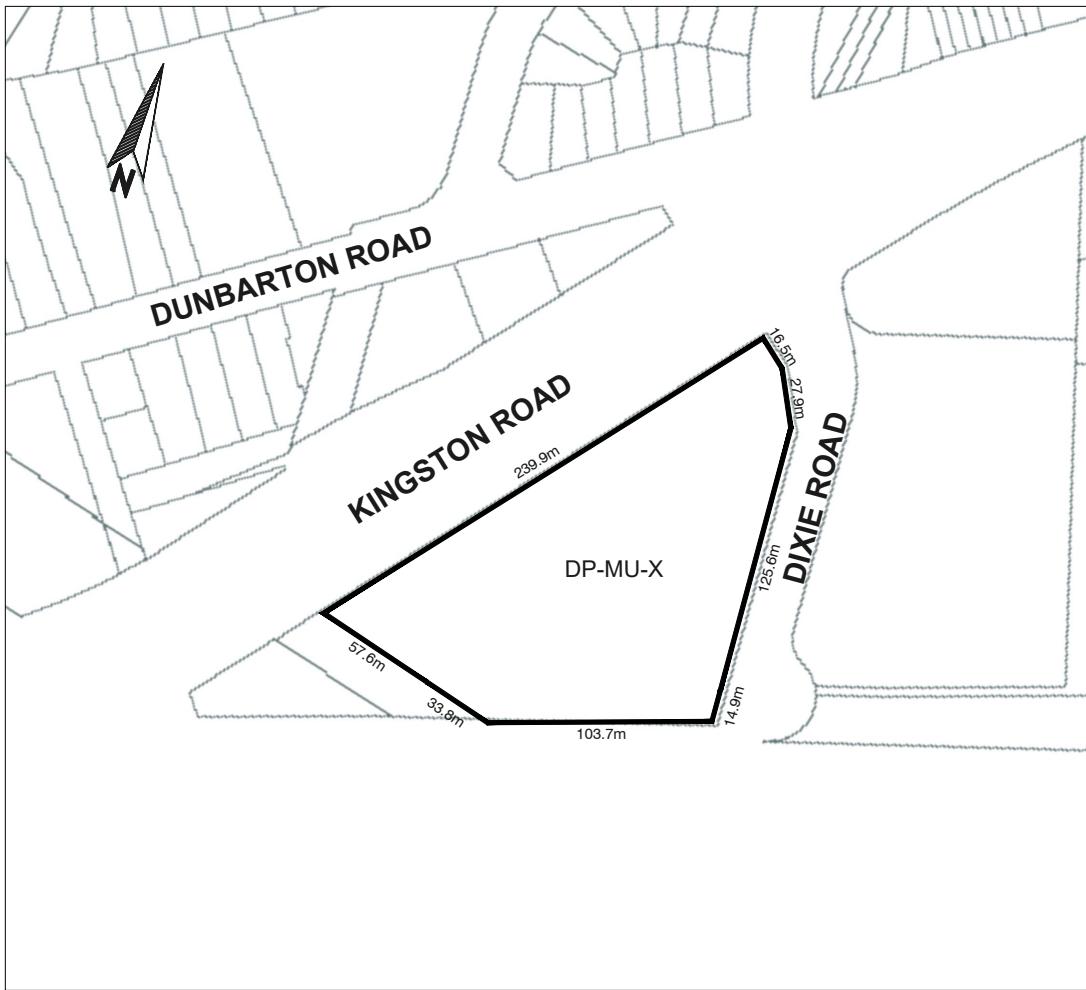
By-law 3036, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law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

7. Implementation

The lands subject to this by-law shall be treated as one lot for the purposes of zoning.

8. Effective Date

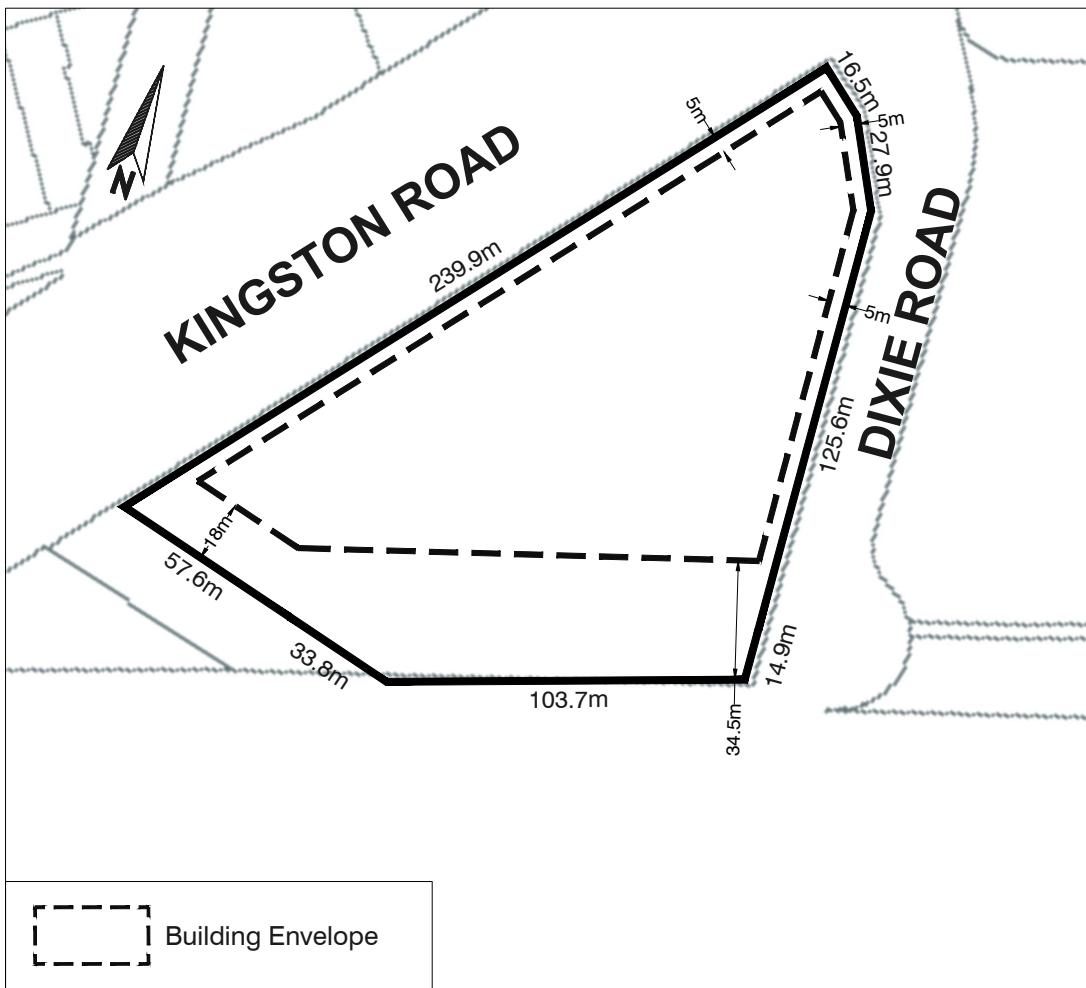
That this By-law shall come into force in accordance with the provisions of the *Planning Act*.



Schedule I to By-Law X
Passed TBD

Mayor

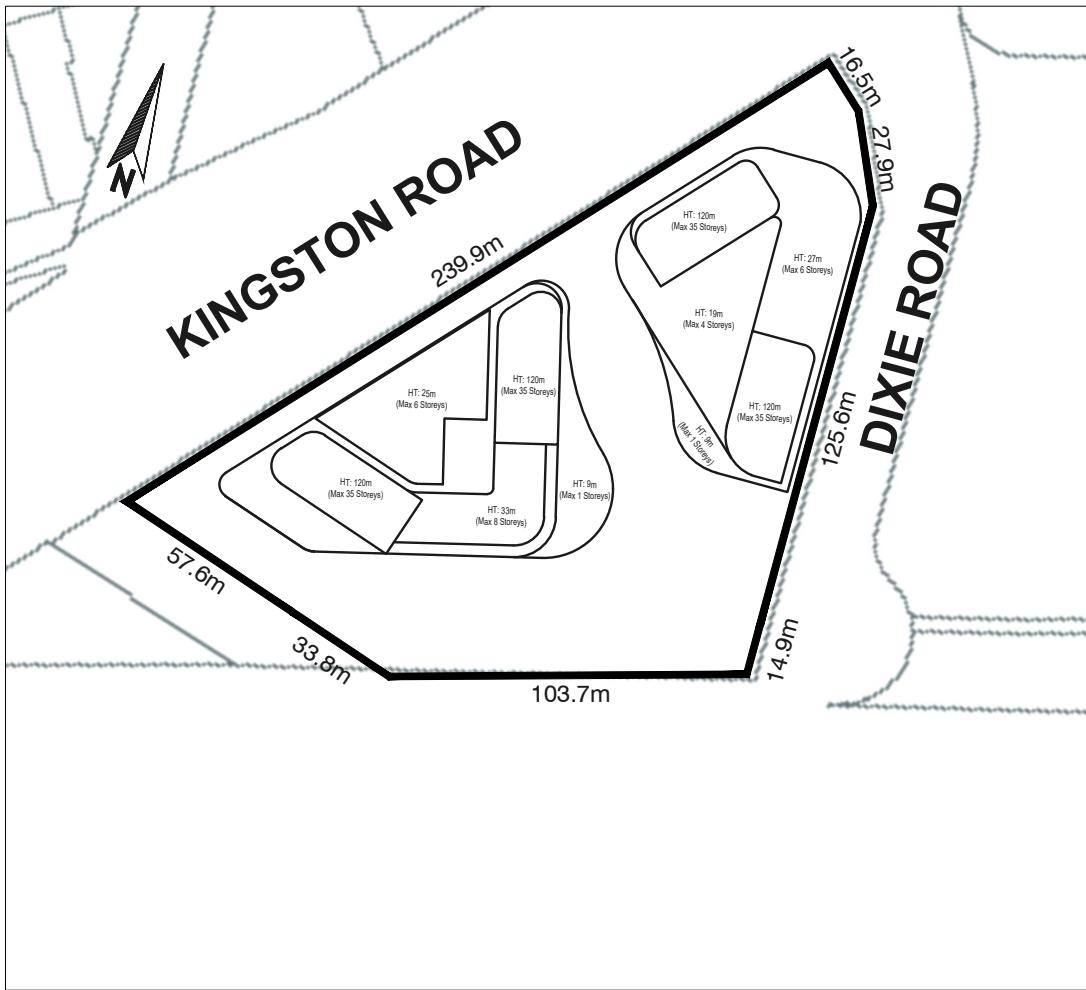
Clerk



Schedule II to By-Law X
Passed TBD

Mayor

Clerk



**Schedule III to By-Law X
Passed TBD**

Mayor

Clerk