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Zoning By-law Amendment Application A 06/19	
City Initiated: City Facilities and Pickering Town Centre Joint	
Venture – Select Lands East and West of Glenanna Road in the	
City Centre	
4. Adjournment	

From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 06/19
City Initiated: City Facilities and Pickering Town Centre Joint Venture
Select Lands East and West of Glenanna Road in the City Centre

1. Purpose of this Report

The purpose of this report is to provide preliminary information on a zoning by-law amendment application, initiated by the City, for certain lands located in Pickering's City Centre. This report contains background information on the current planning policy framework and zoning for the subject lands, and on the purpose of the amendment.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. Planning & Development Committee will hear public delegations on the application, ask questions of clarification and identify any planning matters. This report is for information and no decision is being made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon review of the comments received and revisions to the amendment, if necessary.

2. Background

In 2013, the City endorsed "Downtown Pickering: A Vision for Intensification and a Framework for Investment". The vision for the City Centre (Downtown Pickering) expressed that:

"Downtown Pickering will be a vibrant, sustainable, accessible and distinct city centre for all people and all seasons. It will be a place to inspire, a place to gather, a place to work, and a place to live, all in a compact and walkable environment."

More specifically, the following features were considered key elements of the built form vision for the City Centre (Downtown Pickering):

- A **Civic Precinct** acting as the downtown's cultural and institutional hub with destinations and distinct public realm treatment.
- An **extraordinary public realm** formed through new public spaces that populate the downtown. A variety of small and large gathering places are within a five minute walk anywhere in the downtown.

In July 2014, Council approved Official Plan Amendment 26 (OPA 26) and authorized staff to finalize the City Centre Urban Design Guidelines. OPA 26 introduced new designations and policies, and changed existing policies to create a framework for the redevelopment and intensification of the City Centre. OPA 26 was approved with modifications by the Ontario Municipal Board (OMB) on March 4, 2015, and has been in full force and effect since then.

On April 11, 2017, Pickering Council approved a new comprehensive City Initiated City Centre Zoning By-law 7553/17 and the City Centre Urban Design Guidelines. The By-law was approved by the OMB on February 22, 2018. The By-law introduced new zone categories, permitted a broad range of uses, incorporated new development standards to regulate the size, location, massing and height of buildings, identified minimum and maximum density provisions, and introduced new vehicle and bicycle parking standards. The design guidelines provide design direction for intensification, to guide building design and private development as well as investments in public infrastructure in the City Centre.

Subsequent to the approval of the City Centre Zoning By-law, on June 12, 2017 Council approved Official Plan Amendment 29 (OPA 29) to remove the density cap for the City Centre. The removal of the cap provides further opportunities for intensification, allowing for a greater number of units to be achieved within the same building envelope. The removal of the cap will also allow developers within the City Centre greater flexibility to provide a variety of residential unit sizes, while having consideration for matters such as housing affordability, tenure, and market demand.

The intent of OPA 26, OPA 29, the City Centre Zoning By-law and accompanying Urban Design Guidelines is to reshape and transform the City Centre, promote high quality urban design and support the City's long-term vision of creating a compact, transit oriented mixed use urban centre.

3. City's Capital Work Program

As part of the City Centre Vision, the City has been planning for the construction of a new seniors and youth centre on the block land on the south side of The South Esplanade (where the public/staff parking lot is currently). Additionally, a Central Library expansion was planned which would also provide office space for municipal staff. The City has been collecting development charges for these capital works projects.

4. Unanticipated Opportunity for Redevelopment in the City Centre

During the preparation of the City Centre Vision, OPA and rezoning, consideration was given to the long-term future redevelopment of the Pickering Town Centre (PTC) lands. Pickering Town Centre was envisioned to remain as the focus for retail, entertainment and employment in the City Centre, expanding outward over time to fill in the parking areas along Kingston Road, Glenanna Road and Pickering Parkway. Over time, the internal drive aisles would be designed and served as publicly accessible streets fronted by buildings and structures.

During the preparation of the City Centre Vision, a conceptual Precinct Plan for the entire PTC lands were prepared along with minimum and maximum building heights to be permitted within the City Centre (see Attachments #1, Conceptual Precinct Plan for Pickering Town Centre Lands, and Attachment #2, Proposed Building Heights within the City Centre).

The closure of the Sears retail store at the Pickering Town Centre (PTC) and the relocation of the movie theaters to the west side of the mall, has provided an unique opportunity to accelerate redevelopment of the City Centre, including both City facilities and new residential and retail. On October 1, 2018 (Council Resolution #487/18), Council directed staff to commence negotiations with OPB Realty Inc., owners of PTC, on a joint venture initiative to redevelopment a portion of the PTC lands along the west side of Glenanna Road between Kingston Road and Pickering Parkway, and the City of Pickering lands immediately south of The Esplanade South (see Location Map, Attachment #3).

OPB Realty Inc. has prepared a conceptual master plan illustrating how a portion of the PTC lands and the City lands will be redeveloped over time (see Submitted Master Plan, Attachment #4). The Master Plan is intended to be developed in phases and a new road network will be created to provide access to the various blocks of development. Below is a summary of the key details and statistics of the Master Plan. Further details and statistics are attached to Appendix I to this report. The Master Plan includes:

- a new expanded Central Library facility, approximately 4,178 square metres (44,973 square feet) in gross floor area (which would replace the existing central library, and allow municipal staff to expand into that building)
- a new multi-purpose Seniors and Youth facility, approximately 5,885 square metres (63,347 square feet) anticipated to feature a full sized gymnasium, meeting/program rooms, and youth and seniors spaces to meet the recreational needs of this growing and thriving demographic (which would replace the existing East Shore Community Centre)
- a 50-storey signature landmark residential condominium building containing approximately 602 units to be constructed on top of the Senior and Youth facility
- an Arts Centre containing up to 600 seats, which is envisioned to include a theatre, visual arts gallery and rehearsal/program spaces, which will create a cultural hub in within the City Centre
- various mixed-use high density residential buildings ranging in height between 9-storeys and 40-storeys
- a total of 2,396 new residential dwelling units, resulting in an additional population of approximately 4,313 people (assuming 1.8 persons per apartment dwelling)
- a total of 6,046 square metres (65,079 square feet) of new retail/commercial space
- connecting all of the buildings and uses, including the Civic Centre, is an enhanced public realm and open spaces system

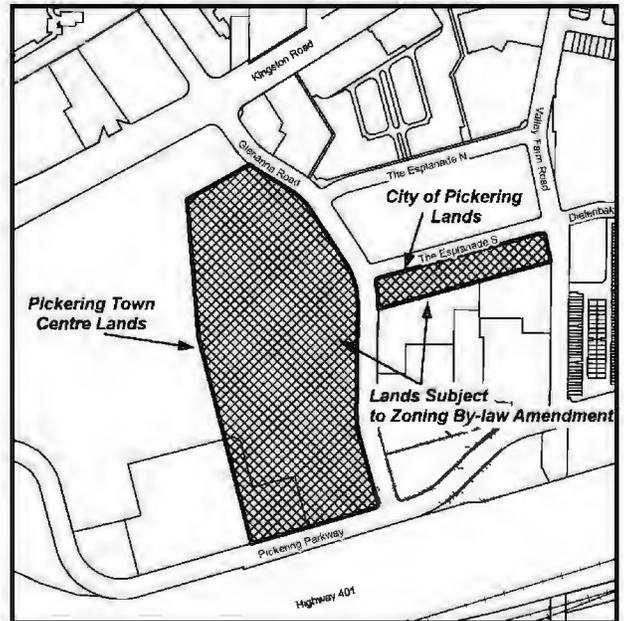
5. Proposed amendments to the City Centre Zoning By-law are required to facilitate the Master Plan

OPB Realty Inc. and their architects have requested that the City amend specific provisions within the City Centre Zoning By-law in order to implement the Master Plan. Specifically, they have requested an increase to the maximum building height requirements for buildings within the Master Plan and an amendment to the definition for Floor Space Index (FSI) to exclude various non-habitable spaces within a building such as loading spaces, garbage containment areas, elevators shafts etc. from the calculation of FSI (see Appendix II, Proposed By-law to Amend City Centre Zoning By-law 7553/17).

At the direction of the Chief Administrative Officer and the at the request of OBP Reality Inc., the City Development Department was requested to initiate an amendment to the City Centre Zoning By-law 7553/17 to rezone the City of Pickering lands on the south side of The Esplanade South between Glenanna Road and Valley Farm Road, and a portion of the PTC lands located on the west side of Glenanna Road between Kingston Road and Pickering Parkway. The City is proposing the following amendments to the City Centre Zoning By-law 7553/17:

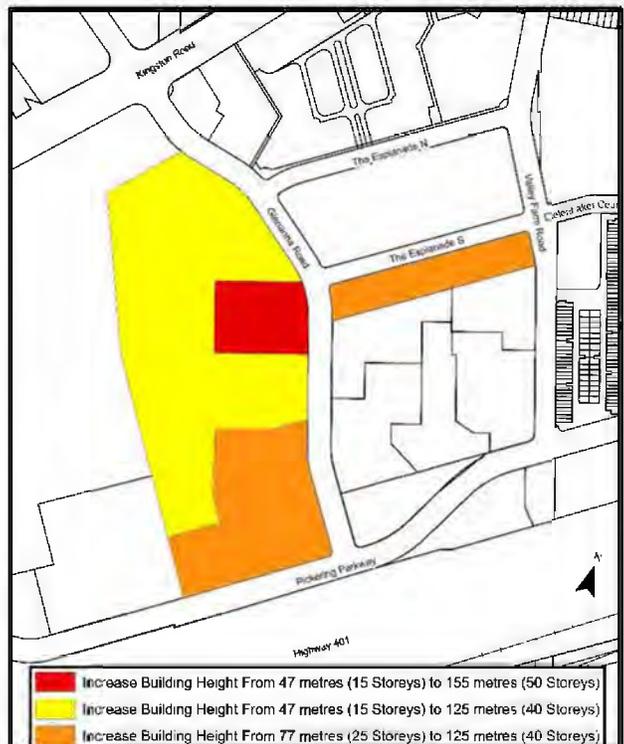
City of Pickering Lands:

- rezone City lands from City Centre Civic (CCC) zone to City Centre Two (CC2) zone in order to permit residential uses
- increase the maximum permitted building height on the City lands from 77 metres (approx. 25-storeys) to 125 metres (approx. 40-storeys)



Pickering Town Centre (PTC) Lands:

- permit the following increases in the maximum permitted building height on a portion of the PTC lands:
 - from 47 metres (approx. 15-storeys) to 155 metres (approx. 50-storeys) for one building as shown within the red area
 - from 47 metres (approx. 15-storeys) to 125 metres (approx. 40-storeys) as shown within the yellow
 - from 77 metres (approx. 25-storeys) to 125 metres (approx. 40-storeys) as shown within the orange area



All City Centre Lands:

- add a new definition for Net Floor Area and revise the existing definition for Floor Space Index as follows:

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 space* required by this By-law;
- (f) Elevator, garbage and ventilating shafts;
- (g) Mechanical penthouse; and
- (h) Stairwells in the *building*.

“Floor Space Index” means the total *net floor area* of all *buildings* on a *lot* divided by the total area of the *lot*.

6. What notice was given?

In addition to the standard departments and agencies, written notice of the Statutory Public Meeting and Open House was provided to the landowners within 150 metres of the entire PTC property and the City property on the south side of The Esplanade South. In addition, the notice was posted on the City’s website and in the June 12, 2019 edition of the News Advertiser.

7. Planning Framework

7.1 The Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS), provides policy direction on matters of provincial interest related to land use planning and development and sets a vision for Ontario’s land use planning system.

The PPS states that healthy, livable and safe communities are to be sustained, including among other matters, promoting efficient development and land use patterns; accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long-term needs; and promoting cost-effective development patterns and standards to minimize land consumption and servicing cost.

The PPS also requires that land use patterns within settlement areas are to be based on densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available;

-
- support active transportation;
 - are transit-supportive, where transit is planned, exists or may be developed; and avoid the need for their unjustified and/or uneconomical expansion; and
 - minimize negative impacts to air quality and climate change, and promote energy efficiency.

The PPS also states that healthy, active communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
- planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages.

7.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work; and
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure.

The Growth Plan seeks to optimize provincial investments in higher order transit by directing growth to strategic growth areas and locations with existing or planned transit, with a priority on higher order transit where it exists or is planned. Schedule 4 of the Growth Plan identifies Pickering City Centre as an Urban Growth Centre and on Schedule 5 as a priority transit corridor, having the capacity to accommodate significant mixed-use, residential and employment intensification. The Growth Plan policies for major transit station areas on priority transit corridors inform the evaluation of this application. Policy 2.2.4.8 b) states "All major transit station areas will be planned and designed to be transit supportive and to achieve multimodal access to stations and connections to nearby major trip generators by providing, where appropriate infrastructure to support active transportation, including sidewalks, bicycle lanes, and secure bicycle parking." Policy 2.2.4.9 a) states "Within all major transit station areas, development will be supported, where appropriate, by planning for a diverse mix of uses, including affordable housing to support existing and planned transit service levels."

The Growth Plan also focuses on accommodating forecasted growth in complete communities. One part of complete communities is the provision of a balance of jobs and housing in communities across the Greater Golden Horseshoe (GGH) to reduce the need for long distance commuting. Policy 2.2.5.1 d) states “Economic development and competitiveness in the GGH will be promoted by integrating and aligning land use planning and economic development goals and strategies to attract investment and employment.” Policy 2.2.5.3 states “Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.”

7.3 The Durham Regional Official Plan

The Durham Regional Official Plan (DROP) designates Pickering’s City Centre as an Urban Growth Centre and a Regional Centre. Lands that are designated as Centres shall be developed as the main concentration of commercial, residential, cultural and government functions in a well-designed and intensive land use form. Furthermore, Centres shall be developed in accordance with the following principles:

- Focal point of culture, art, entertainment and assembly through provision of public squares, in addition to cultural facilities, parks and other public facilities;
- Mixed uses and a grid of roads and walkways;
- Urban design that favours pedestrian traffic and public transit with direct pedestrian access to buildings, provision of transit, and parking areas sited at the rear of within buildings, wherever possible; and
- Balance of employment and residential growth and a variety of compact, higher density housing types to service all housing needs including affordable housing and assisted housing.

Urban Growth Centres shall be planned as to accommodate minimum density target of 200 persons and jobs combined per gross hectare and a floor spaces index of 3.0. The built form for the Urban Growth Centres should be a mix of predominately high-rise development, with some mid-rise, as determined by area municipalities. The proposed amendment conforms to the policies of the Regional Official Plan.

7.4 Pickering Official Plan

All of the lands within the City Centre are designated as “Mixed Use Areas – City Centre”. This designation permits a broad range of uses including high density residential; retailing of goods and services; offices and restaurants; hotels; convention centres; community, cultural and recreational uses; community gardens, and farmers’ market. The maximum permitted Floor Space Index (FSI) in the City Centre is 5.75, and the minimum residential density is over 80 units per net hectare. As noted in Section 2 of this report, OPA 29 removed the maximum density cap for the City Centre.

As noted in Section 5 of this report, a minor technical amendment is proposed to provide greater clarity with respect to how FSI is to be calculated within the zoning by-law. The Official Plan defines FSI as a total floorspace of all buildings on a lot divided by the total area of the lot. Based on the current definitions for Gross Floor Area (GFA) and FSI within the City Centre Zoning By-law, only some of the ancillary indoor areas servicing the occupants of the (building including areas dedicated for parking, porches, verandas, cellars, mechanical rooms, and penthouses) would be excluded from the calculation of FSI.

7.5 City Centre Urban Design Guidelines

The City Centre Urban Design Guidelines provide design direction for intensification, including: the orientation, massing and integration of buildings; the re-design of streets to accommodate pedestrians, cyclists, transit users, and motorists; and, the connection, design and use of public spaces. The design guidelines rest principally on two pillars: placemaking and sustainability. These pillars are intertwined and form part of one of the five corporate strategies of the City of Pickering namely “Sustainable Placemaking” which, in the context of the City Centre, can be described as a process to improve the long-term social, environmental, economic and cultural health of the City Centre.

The City Centre Urban Design Guidelines also provides direction regarding how the public realm with the City Centre is to be developed. The Guidelines identify a variety of gathering places connected by streetscapes, trails, open spaces, and parks to form a network offering a greater diversity of public spaces in the City Centre than what currently exists. The intent of the public realm guidelines is to ensure:

- The public realm will indicate to visitors that Pickering City Centre is the City’s civic heart, gathering place and core for culture and arts
- The public realm will contribute to the beauty and vitality of the City Centre, creating a distinct setting for Pickering’s residents and visitors
- Pickering City Centre will provide a high quality and generous public realm with a diversity of amenities
- The public realm will be integrated into public infrastructure and new development, such as the creation of semi-public open spaces, transit junctions and squares and the provision of pedestrian linkages
- Public realm design should have regard for the street furniture and street lighting.

Attachment #5 to this report illustrates the proposed City Centre Public Realm Network which indicates two squares to be provided along the west side of Glenanna Road on the PTC lands, generally opposite of the Civic Centre.

8. Comments Received

8.1 Resident Comments

As of the date of this report, the City Development Department has received three written comments from area residents and several verbal comments. The following is a list of concerns that were expressed by area residents:

- commented that building heights for new buildings should be restricted to current heights of 15 to 25 storeys
- concerned that the additional population and density will result in adverse traffic impacts in the area
- commented that additional parkland should be provided

8.2 Agency Comments

The City initiated rezoning application has been circulated to various internal department and external agencies, including the City Engineering Services Department, Fire Services, Building Services, Region of Durham Planning and Economic Development Department, Ministry of Transportation, School Boards, and utility companies. As of the date of this report, the City Development Department has not received any comments from internal departments and external agencies with respect to the rezoning application.

9. The City has initiated the review and assessment of the engineering works involved with the implementation of the Master Plan

To accommodate project timelines set out by senior City staff and senior officials from OPB Reality Inc., the City has initiated the review of various engineering works involved with the implementation of the Master Plan. Through the 2019 budget process, Council allocated funds to retain The Municipal Infrastructure Group Limited (TMIG) to complete an update to the Pickering City Centre Stormwater Management Strategy. As part of this review, TMIG will explore if the existing flood storage located on the south parking lot on the PTC lands can be relocated or reduced, and if the City's trunk storm sewer that traverses the PTC site can be relocated.

Also in March 2019, Council approved the hiring of Sabourin, Kimble & Associates Ltd. to provide project management services and undertake the necessary preliminary engineering services associated with the City Centre Project. Sabourin, Kimble & Associates Ltd. will provide services specifically related to municipal infrastructure such as sanitary sewer, water supply, and stormwater management and drainage, including capacity analysis and municipal service relocations to accommodate the proposed development.

Sabourin, Kimble & Associates Ltd. will also be retaining a transportation consultant to undertake a review of the surrounding road network and make recommendations on access/egress points, road cross sections, intersection modifications and signalization.

As part of the City's engineering review and assessment, redevelopment of adjacent lands in accordance the maximum FSI requirement and zoning permissions will be taken into consideration.

10. OPB Reality Inc.'s preliminary construction schedule

OPB Reality Inc. has advised that based on their preliminary construction schedule, they intend to submit a formal Site Plan Application in July 2019 for the new Central Library, the Arts Centre, the Youth and Seniors Centre, the 50-storey condominium apartment building, and the high density mixed-use buildings on the City lands. Relocation of existing underground services may commence as early as Fall of 2019 and full construction of all municipal facilities will be underway in 2020 with an anticipated completion date of July 2023 for the municipal facilities.

11. Planning & Design Section Comments

As City staff continue to work with senior officials from OPB Realty Inc. and their consultants to achieve the above-noted timelines, various outstanding financial, engineering and planning/urban design matters will need to be resolved through this rezoning and the site plan approval process. These matters include, but not limited to:

11.1 Cost Sharing/Engineering Related Matters

- ensure appropriate cost sharing arrangements are made between the City and OPB Realty Inc. and other landowners who may benefit for engineering and other related works to facilitate the proposed Master Plan
- consider whether an area specific development charge by-law is appropriate to recover the City's cost for up fronting the engineering and other related works to support the implementation of the Master Plan and redevelopment of other benefiting lands within the City Centre
- consider the use of an "H" Holding symbol on some of the lands subject to this rezoning to ensure the following matters are addressed:
 - preparation of a block development plan demonstrating the orderly development of the lands within the proposed Master Plan and abutting lands, providing details regarding such matters as: street and block pattern; pedestrian, landscape and open space connections; parking strategy; public parkland; public and private street right-of-way design; and phasing
 - completion of the transportation study assessing the impact on the existing transportation network and identifying the appropriate road infrastructure modifications that are required to support the Master Plan and other developments within the City Centre
 - cost sharing agreements for matters such as public parks, municipal infrastructure, road improvements, stormwater management and any other related requirements
 - arrangements for cost recovery from benefitting landowners for studies/works undertaken to oversize the sanitary sewer, and other municipal services and utilities

11.2 Coordination with abutting landowners

- ensure integration between the Master Plan, prepared by OPB Realty Inc., and abutting properties, in particular the land associated with the rental apartment units, owned and operated by CAPREIT, located on the east side of Glenanna Road north of Pickering Parkway
- ensure coordination between engineering works undertaken by the City and on-site engineering works undertaken by OPB Realty Inc.

11.3 Public Realm, Urban Design and Site Plan Matters

- determine appropriate amount of land to be dedicated to the City as OPB Realty Inc.'s contribution of parkland dedication in accordance with the *Planning Act* requirements
- refine building heights and tower placements to minimize any potential shadowing impacts on Esplanade Park, and on other private and public open spaces
- assess the appropriateness of the building heights requested by OPB Realty Inc.

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- ensure the widths of the private roads are adequate to relative to proposed podium heights to ensure adequate landscaping, sunlight penetration, skyview and public realm enhancements
 - refine building materials and façade treatments to ensure a high quality architectural design of all buildings
 - establish an appropriate pedestrian promenade through PTC's lands to the pedestrian bridge
 - review landscaping, pedestrian circulation, and street furniture to ensure a cohesive public realm that is attractive and inviting
 - complete a wind study to identify pedestrian level wind comfort and safety conditions at key areas within and surrounding the development, and recommend suitable mitigation measure, where required
 - review vehicular access locations, particularly along Glenanna Road, to minimize any conflicts and improve both pedestrian and vehicular circulation

11.4 Other matters to be addressed

- further refine the definition of Floor Space Index (FSI) and Net Floor Area
- secure opportunities to provide affordable housing, accessible units, and variety of unit types, sizes and tenures (including rental)
- consider whether an amendment to the City Centre Urban Design Guidelines is needed to implement the Master Plan
- the need for a comprehensive staging and construction management plan to ensure access to City facilities during construction including lands for public and staff parking

12. Information Received

- Planning Justification Report, prepared by JKO Planning Services on behalf of OPB Reality Inc., dated June 2019
- Master Plan, prepared by Architects Alliance, dated May 21, 2019
- Draft Zoning By-law, prepared by City of Pickering

13. Procedural Information

13.1 General

- written comments regarding this proposal should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council enacts any by-law for this proposal
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

14. Owner/Applicant Information

- the City is the applicant

Appendices

Appendix I Master Plan – Statistical Information

Appendix II Proposed By-law to Amend City Centre Zoning By-law 7553/17

Attachments

1. Conceptual Precinct Plan for Pickering Town Centre Lands
 2. Proposed Building Heights within the City Centre
 3. Location Map
 4. Submitted Master Plan
 5. City Centre Public Realm Network
-

Prepared By:

Original Signed By

Nilesh Surti, MCIP, RPP
Manager, Development Review &
Urban Design

NS:ld

Date of Report: June 12, 2019

Approved/Endorsed By:

Original Signed By

Catherine Rose, MCIP, RPP
Chief Planner

Master Plan – Statistical Information

Master Plan – Statistical Information

Phase 1		
Block 1		
Residential, Retail and Senior/Youth Centre	Total Residential Floor Area	47,452 m ²
	Total Residential Units	602
	Total Residential Storeys	50
	Total Retail Floor Area	469 m ²
	Total Senior/Youth Centre Floor Area	5,885 m ²
Library	Total Floor Area	4,178 m ²
Block 2		
Performing Arts Centre	Total Floor Area	3,359 m ²
Phase 1 FSI		3.97

Phase 2		
Block 3		
Residential, Retail and Commercial/University	Total Residential Floor Area	39,433 m ²
	Total Residential Units	502
	Total Residential Storeys	40
	Total Retail Floor Area	844 m ²
	Total Commercial/University Area	5,682 m ²
Block 4		
Residential, Retail and Commercial/University	Total Residential Floor Area	28,378 m ²
	Total Residential Units	354
	Total Residential Storeys	30
	Total Retail Floor Area	1,296 m ²
	Total Commercial/University Area	1,606 m ²
Phase 2 FSI		5.28

Phase 3		
Block 5		
Residential and Retail	Total Residential Floor Area	21,342 m ²
	Total Residential Units	223
	Total Residential Storeys	32
	Total Retail Floor Area	662 m ²
Block 6		
Residential and Retail	Total Residential Floor Area	6,800 m ²
	Total Residential Units	92
	Total Residential Storeys	9
	Total Retail Floor Area	408 m ²
Block 7		
Residential and Retail	Total Residential Floor Area	31,589 m ²
	Total Residential Units	382
	Total Residential Storeys	30
	Total Retail Floor Area	1,793 m ²

Block 8		
Residential and Retail	Total Residential Floor Area	18,394 m ²
	Total Residential Units	240
	Total Residential Storeys	25
	Total Retail Floor Area	574 m ²
Phase 3 FSI		5.35

Project Summary	
Total Residential Floor Area	386,776 m ²
Total Residential Units	2,396
Total Retail Floor Area	6,046 m ²
Total Senior/Youth Centre Floor Area	5,885 m ²
Total Performance Arts Centre Floor Area	3,359 m ²
Total Commercial/University Area	7,288 m ²
Total Number of Parking Spaces Required	2,534
Total Number of Parking Spaces Provided	2,548

Proposed By-law to Amend City Centre Zoning By-law 7553/17

DRAFT

The Corporation of the City of Pickering

By-law No. XXXX/19

Being a By-law to amend Zoning By-law 7553/17, as amended, _____ (A 06/19)

Whereas Section 34 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

Whereas Zoning By-law 7553/17 is the governing By-law of The Corporation of the City of Pickering pertaining to the subject lands;

Whereas the Council of the Corporation of the City of Pickering has deemed it advisable to amend Zoning By-law 7553/17;

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

1. Section 5, Definitions, of Zoning By-law 7553/17, as amended, is further amended by alphabetically inserting the definition "Floor Area, Net", as follows:

"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 space* required by this By-law;
- (f) Elevator, garbage and ventilating shafts;
- (g) **Mechanical penthouse**; and
- (h) Stairwells in the *building*.

2. Section 5, Definitions, of Zoning By-law 7553/17, as amended, is further amended by deleting the definition "Floor Space Index" and replacing it with the definition provided below:

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

3. Schedule 2, Land Use Categories, of Zoning By-law 7553/17, as amended, is further amended by rezoning the lands as depicted on Schedule I to this By-law from City Centre Civic (CCC) to City Centre Two (CC2).

DRAFT

4 Section 6, Exception E3 of Zoning By-law 7553/17, as amended, is further amended by adding the following new subsections:

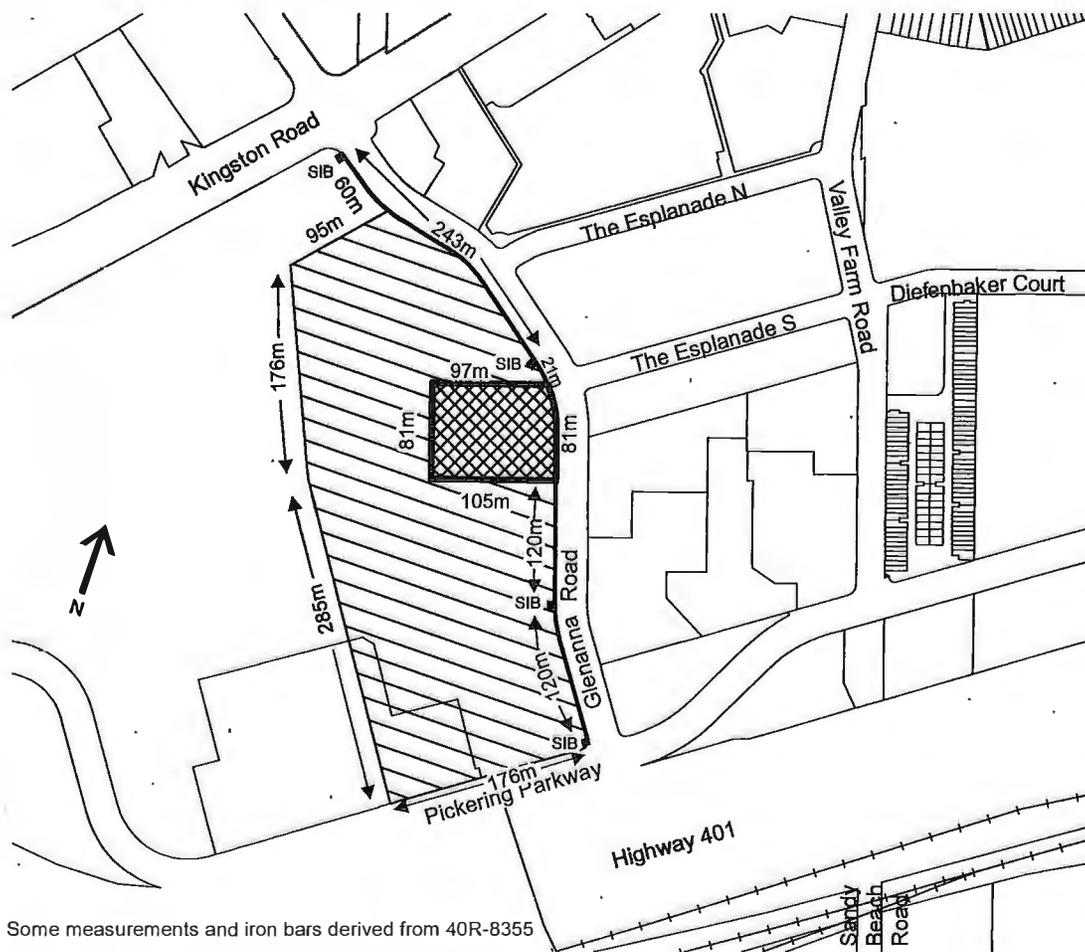
6.3.3 Zone Provisions

The following regulations applies:

- f) Notwithstanding Section 4.2 b) ii) and Schedule 5, related to Maximum *Building Height*, a maximum of one residential (1) *building or structure* wholly located within the crossed hatched area as shown on Figure 6.3.5 (a) shall not exceed a *building height* of 155 metres.
- g) Notwithstanding Section 4.2 b) ii) and Schedule 5, related to Maximum *Building Height*, the *height of a building or structure* wholly located within the diagonal area as shown on Figure 6.3.5 (a) shall not exceed a *building height* of 125 metres.

6.3.5 Special Site Figures

Figure 6.3.5 (a)



5. Section 6, Exceptions, and Seclude 7 of Zoning By-law 7553/17, as amended, is further amended by adding a new Exception E13 as follows:

E13	(Block 16, Plan 40M-1231 and Part 26 40R-7765)	Parent Zone: CC2
Schedule 7		Amending By-law: XXXX/19

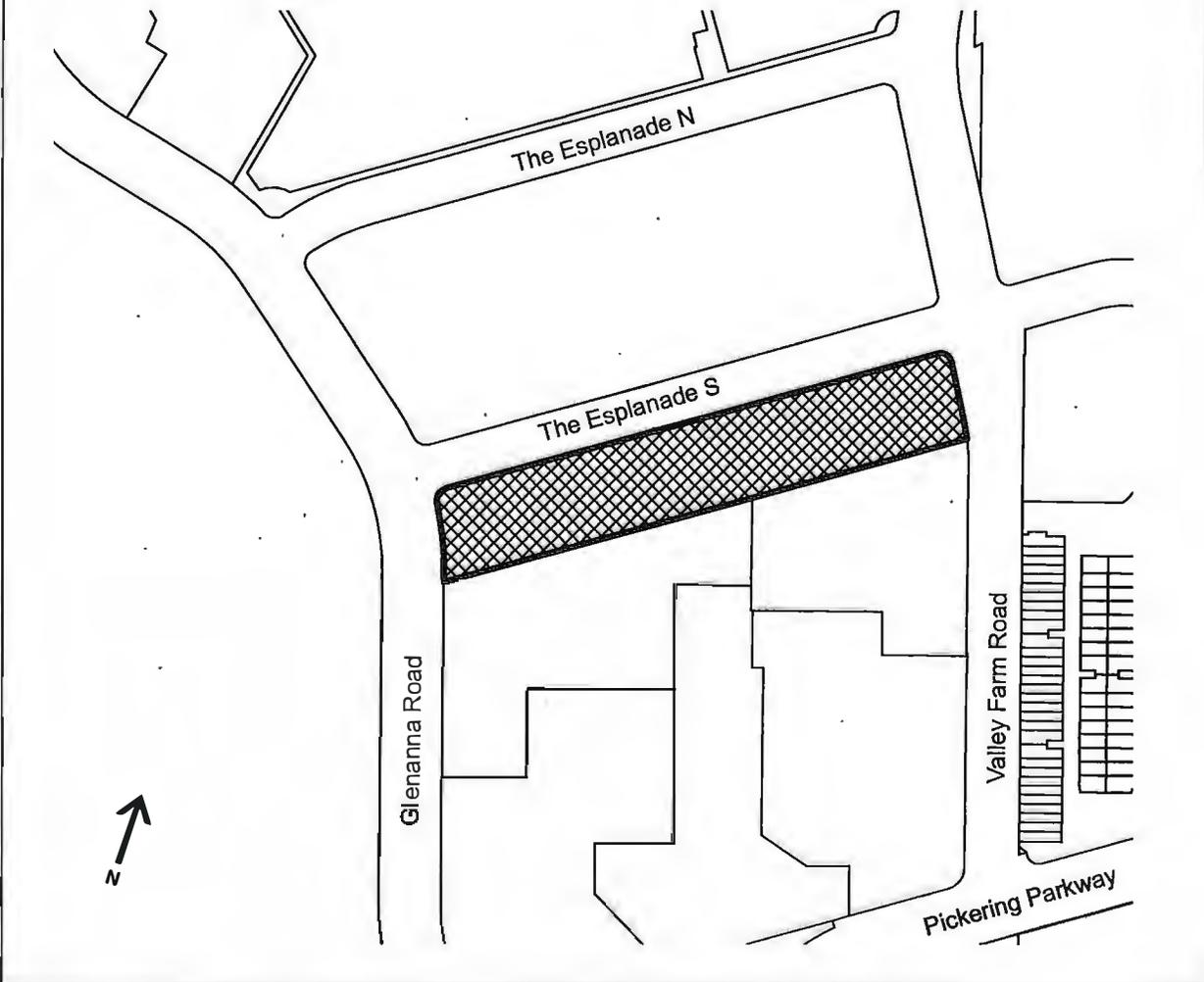
6.13.1 Zone Provisions

The following regulation applies:

- a) Notwithstanding Section 4.2 b) ii) and Schedule 5, related to *Maximum Building Height*, the *height of a building or structure* wholly located within the crossed hatched area as shown on Figure 6.13.2 (a) shall not exceed a *building height* of 125 metres.

6.13.2 Special Site Figures

Figure 6.13.2 (a)



6. Section 8, Schedule 7, Exceptions, of Zoning By-law 7553/17, as amended, is further amended by adding an E13 notation as depicted on Schedule II to this By-law.
7. That By-law 7553/17, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 7553/17, as amended.
8. That this By-law shall come into force in accordance with the provisions of the *Planning Act*.

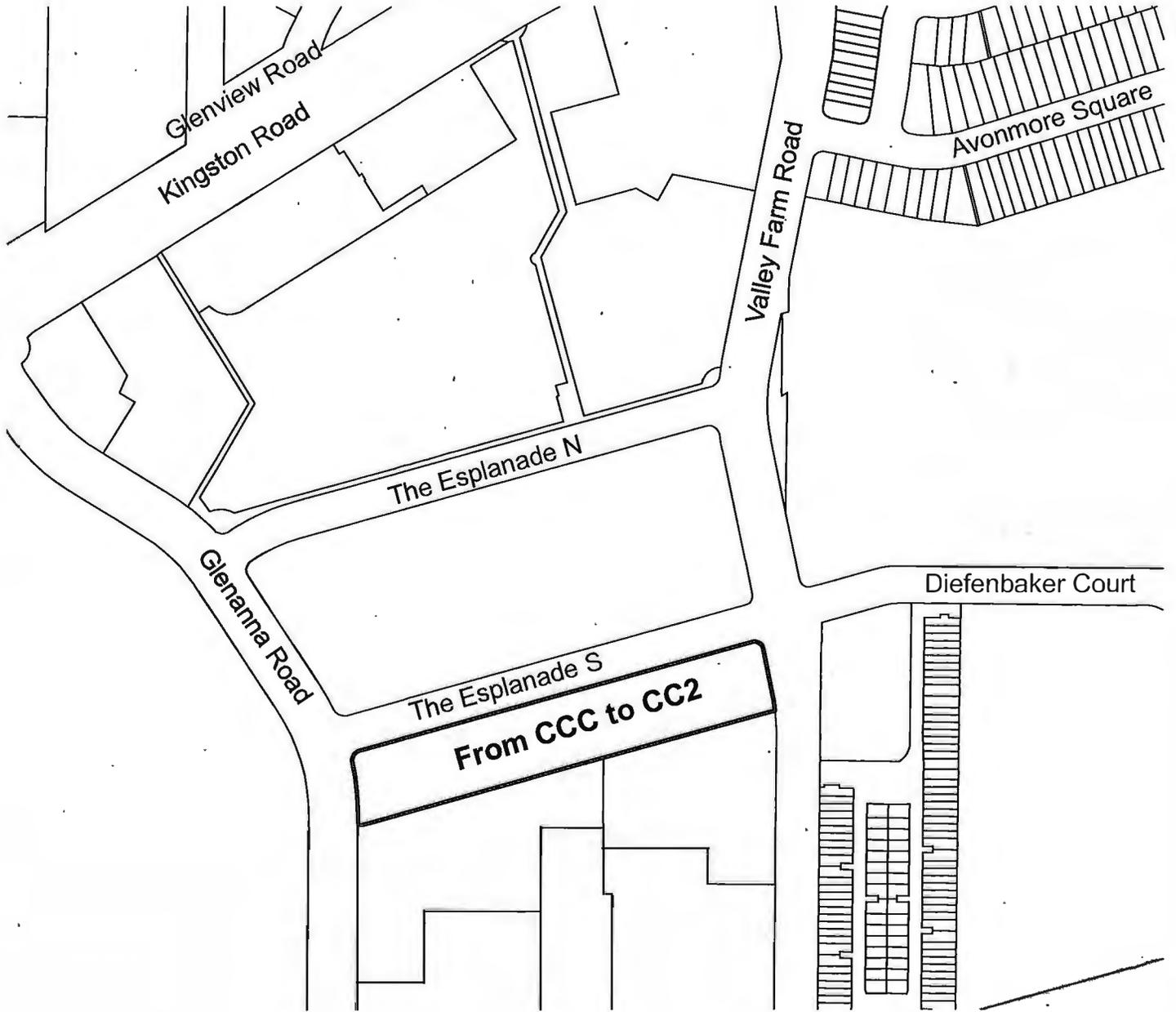
By-law passed this XXXX day of XXXX, 2019.

DRAFT

David Ryan, Mayor

DRAFT

Susan Cassel, City Clerk



Schedule I to By-Law ####/19
Passed This ##th
Day of ###, 2019

Mayor

DRAFT

Clerk



Schedule II to By-Law #####/19
Passed This ##th
Day of ###, 2019

Mayor

DRAFT

Clerk



Conceptual Precinct Plan for Pickering Town Centre Lands

File No: A 06/19

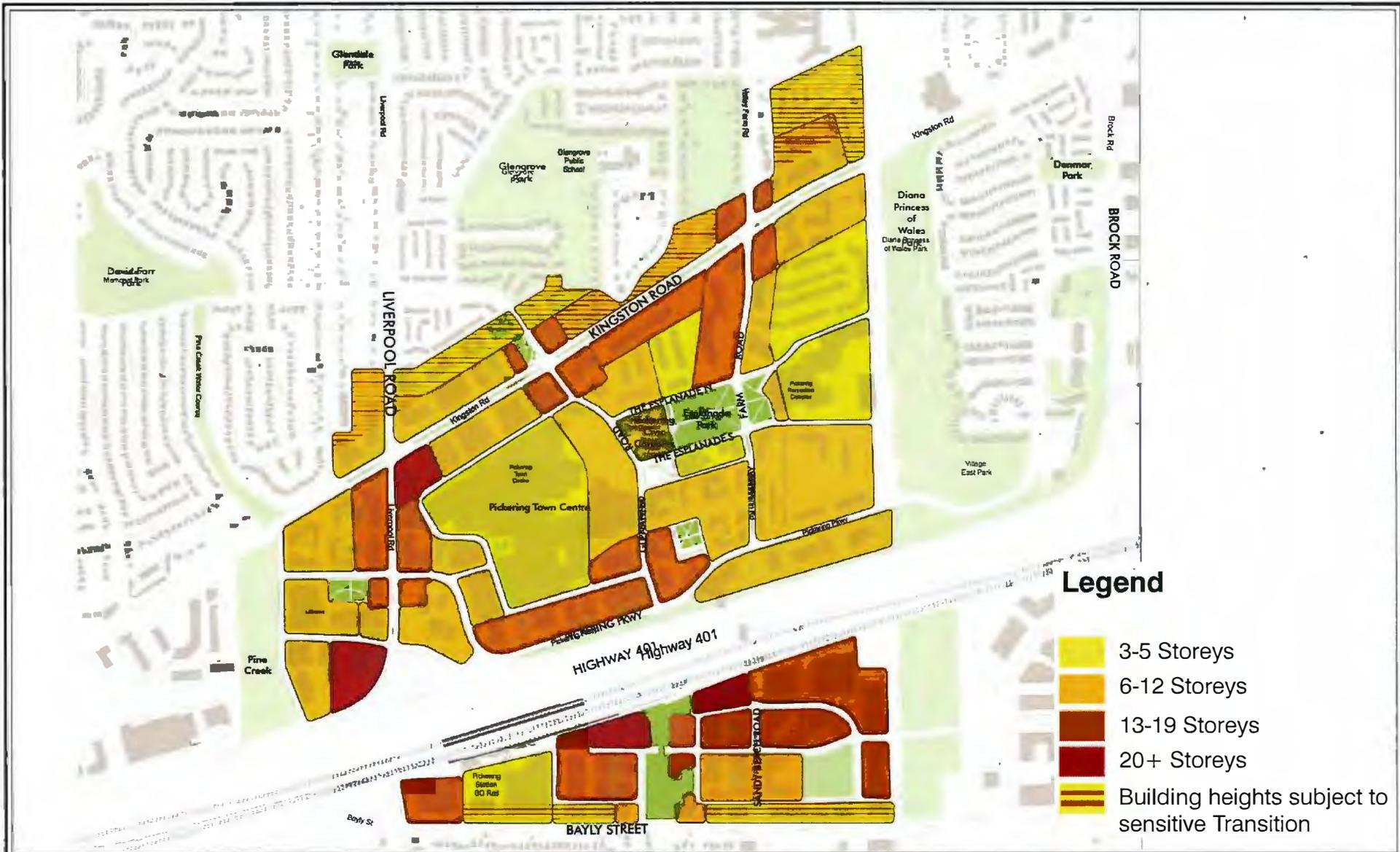
Applicant: City of Pickering

Source: Figure 7.8: The Pickering Town Centre Precinct, Downtown Pickering: A Vision for Intensification and Framework for Investment, Prepared By Urban Strategies, dated June 2013.

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

DATE: June 11, 2019

City of
PICKERING
 City Development
 Department



Legend

- 3-5 Storeys
- 6-12 Storeys
- 13-19 Storeys
- 20+ Storeys
- Building heights subject to sensitive Transition

Proposed Building Heights within the City Centre

File No: A 06/19

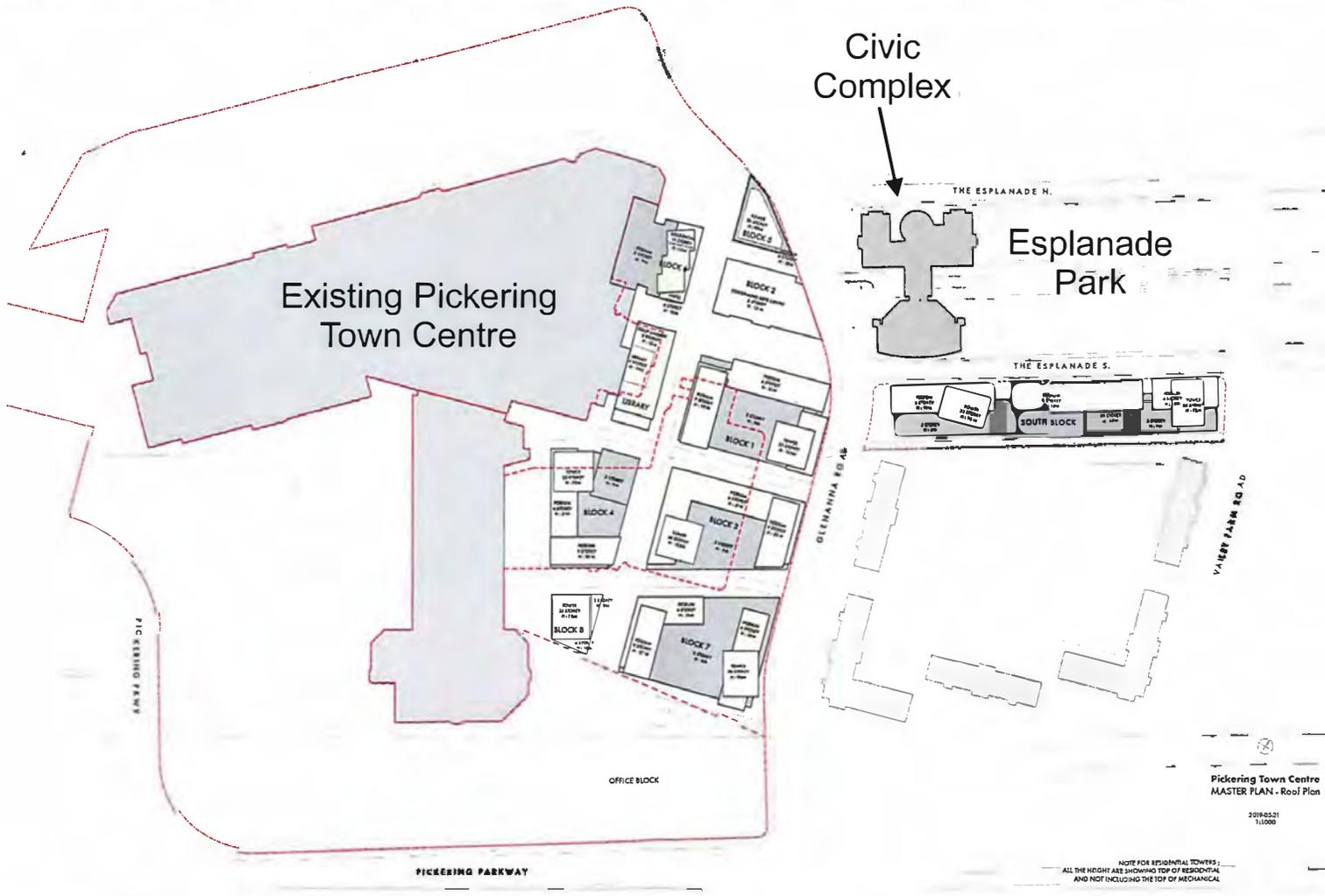
Applicant: City of Pickering

Source: Figure 6.3: Proposed Building Heights, Downtown Pickering: A Vision for Intensification and Framework for Investment, Prepared By Urban Strategies, dated June 2013.

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

DATE: June 11, 2019

City of
PICKERING
City Development
Department



Pickering Town Centre
 MASTER PLAN - Roof Plan
 2019-05-21
 1:1000

NOTE FOR REFERENCE: ALL THE HEIGHT ARE SHOWING TOP OF RESIDENTIAL AND NOT INCLUDING THE TOP OF MECHANICAL

City of
PICKERING
 City Development
 Department

Submitted Master Plan

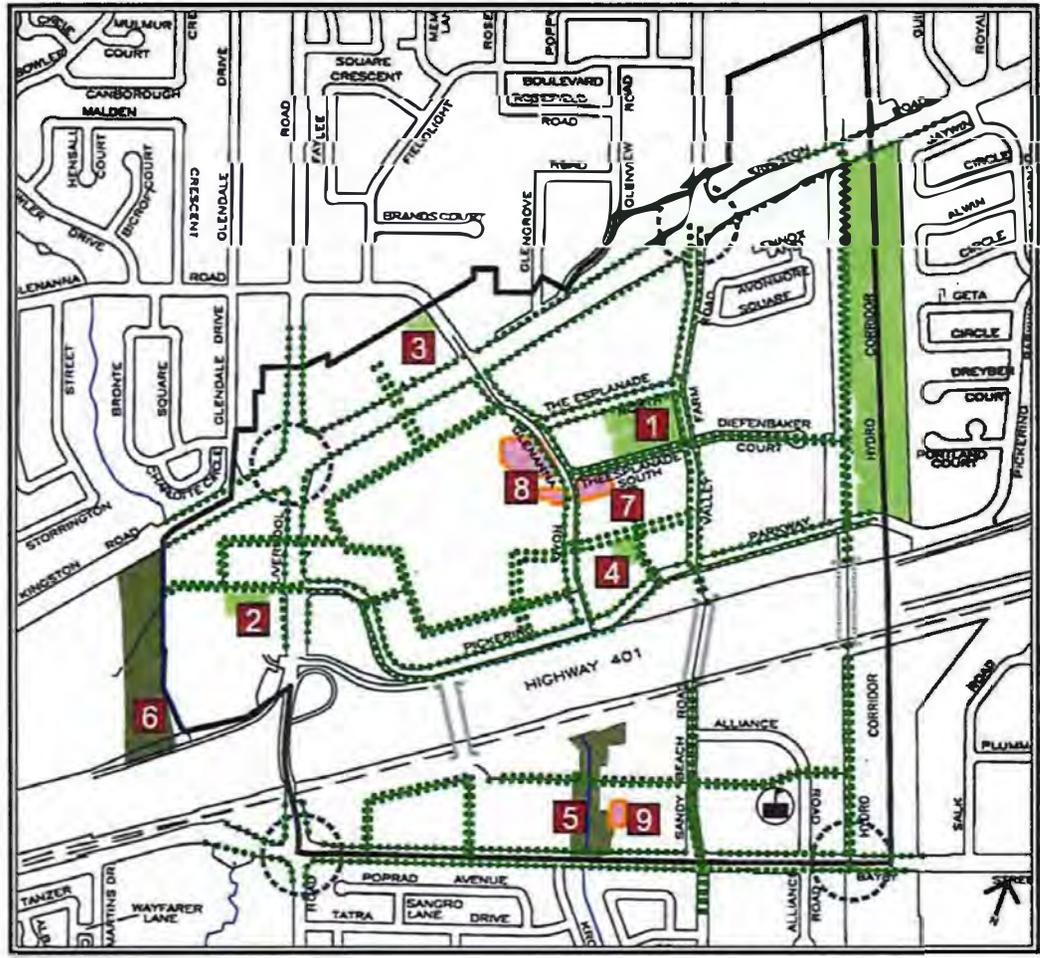
File No: A 06/19

Applicant: City of Pickering

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DATE: June 11, 2019

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Legend

- Civic Park**
- 1** Esplanade Park
- Neighbourhood Parks**
- 2** City Centre West Park
- 3** Glenanna Park
- 4** Valley Farm Park
- Passive Parks**
- 5** Krosno Creek
- 6** Pine Creek
- Squares**
- 7** New Civic/Arts Square
- 8** Festival Plaza
- 9** The Piazza
- Civic and Neighbourhood Parks
- Passive Parks
- Squares
- Schools
- Gateway

City Centre Public Realm Network

File No: A 06/19

Applicant: City of Pickering

Source: Figure 7.8: City Centre Public Realm Network, Pickering City Centre Urban Design Guidelines, dated April 3, 2017

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

DATE: June 11, 2019

City of
PICKERING
City Development
Department