



Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

Discussion Paper #5: Mixed Use Areas/Intensification Areas



What is the purpose of the Discussion Paper?

The purpose of Discussion Paper 5 is to provide an assessment of the zoning within the City's designated Mixed Use Areas. The Mixed Use Areas are lands in the City, which are intended to be used for a variety of uses including residential, commercial, office, and community uses. This Discussion Paper has reviewed the zoning for Official Plan conformity and to assess other specific issues relevant to the Mixed Use Areas, focusing on mixed use and commercial zone categories. Residential and other categories are addressed in other discussion papers.

Mixed Use Areas Designation

The City's Official Plan breaks down the Mixed Use Areas designation into five subcategories:

1. Local Nodes
 - Permitted uses include residential, and retailing of goods and services generally servicing the needs of the surrounding neighbourhood

2. Community Nodes
 - Permitted uses include all uses permitted in local nodes at a larger scale and intensity, and serving a broader area
3. Mixed Corridors
 - Permitted uses include all uses permissible in Local & Community Nodes, at a scale and intensity equivalent to Community Nodes, and special purpose commercial uses
4. Specialty Retailing Node
 - Permitted uses include large format retailers, retail warehouses, specialty retailers, and limited offices and residential
5. City Centre
 - Permitted uses include high density residential, retailing of goods and services, offices and restaurants, hotels, convention centres



Summary of Key Issues with Existing Zoning (Continued)

Summary of Key Issues with Existing Zoning

- Recommend the overall zone structure for the Mixed Use Areas to align with the Official Plan permitting a wider range of updated commercial uses
- Use opportunity to consolidate and simplify existing exception zones and to establish clear guidelines or rules around the creation of zones
- Incorporate the new zoning for the Kingston Road Corridor and Specialty Retailing Node into the new zoning by-law
- Address the conformity issue around automotive uses where existing zoning is sometimes more permissive than Official Plan policy

- Use opportunity to improve the current zone provisions for Active At Grade Frontage areas within the City Centre Zoning By-law
- Consider harmonizing the form-based zones found in the City Centre and Seaton Zoning By-laws, introducing more consistency in terminology and approach
- Utilize the approach of the City Centre and Seaton Zoning By-laws to create more form-based zoning for mixed use, and medium and higher density areas

Please visit www.pickering.ca/zonereview to review Discussion Paper 5 for more information.

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