

The Corporation of the City of Pickering

By-law No. XX/24

Being a By-law to amend Restricted Area (Zoning) By-law 7364/14, to implement the Official Plan of the City of Pickering, Region of Durham, for the lands identified as Block 188 Part of Lots 23 & 24, City of Pickering.

Whereas the Council of The Corporation of the City of Pickering received an application to rezone portions of the subject lands being Block 188 Part of Lots 23 & 24, Concession 3, in the City of Pickering to aid the applicant in the timely delivery of commercial uses in this neighbourhood and to address grading constraints.

And whereas an amendment to Zoning By-law 7364/14, is deemed necessary to permit the requested revisions;

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

1. **Schedules I**

Schedule I attached hereto 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 in Block 188, 40M-2671, in the City of Pickering, designated CN-# and CN-PP- ## on Schedule I attached hereto.

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. **Text Amendment**

Insert a new row to Table 20 which establishes the **Lot** and **Building** and **Structure** exceptions that apply to the Mixed Use Zones as follows:

Zone	#	Address	Description of Special Provision
CN	#	Block 188, 40M-2671	<p>“<i>Front Wall</i>” means the closest point, measured at grade level, of the wall of a building facing or most nearly facing the street from which the building has a door.</p> <p>Despite Section 3.10, loading spaces shall not be required for every commercial building.</p> <p>Despite Table 17: Local Node and Community Node Zone Standards:</p> <p>i) The maximum <i>front yard</i> shall be 4 metres.</p>

Zone	#	Address	Description of Special Provision
			<p>ii) There is no maximum flankage requirement.</p> <p>Despite Section 5.6.3 Additional Commercial Provisions:</p> <ul style="list-style-type: none"> i) An entrance door shall be incorporated into a wall of the building facing the street. It is not required to be open to the public. ii) A minimum of 40 percent of the street line abutting Taunton Rod shall be the location of a front wall. The minimum requirement shall be deemed to be met when it is shown on an approved site plan. There is no requirement for Peter Matthews Drive. iii) The requirement for percentage of surface area comprised of openings shall not apply.
CN-PP	##	Block 188, 40M-2671	<p>“<i>Front Wall</i>” means the closest point, measured at grade level, of the wall of a building facing or most nearly facing the street from which the building has a door.</p> <p>Despite Section 3.10, loading spaces shall not be required for every commercial building.</p> <p>Despite Table 18: Community Node – Pedestrian Predominant Area Zone Standards:</p> <ul style="list-style-type: none"> i) The maximum <i>front yard</i> shall be 10 metres. ii) The maximum <i>flankage yard</i> shall be 7 metres. iii) The minimum height of sole commercial shall be 5 metres. <p>Despite Section 5.7.3 Additional Commercial Provisions:</p> <ul style="list-style-type: none"> i) An entrance door shall be incorporated into a wall of the building along a street. It is not required to be open to the public. ii) The requirement for percentage of surface area comprised of openings shall not apply. iii) A minimum of 60 percent of the street line abutting the street shall be the location of a front wall. The minimum requirement shall be deemed to be met when it is shown on an approved site plan.

Zone	#	Address	Description of Special Provision
			iv) The maximum gross leasable area for a retail/commercial unit shall not apply. v) The maximum unit width shall not apply. vi) A minimum of 2,500 square metres of gross leasable area for the retailing of goods and services shall be provided within the CN-PP zone located immediately south of Taunton Road between Sideline 22 and Sideline 24.

5. By-law 7364/14

By-law 7364/14, 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 7364/14.

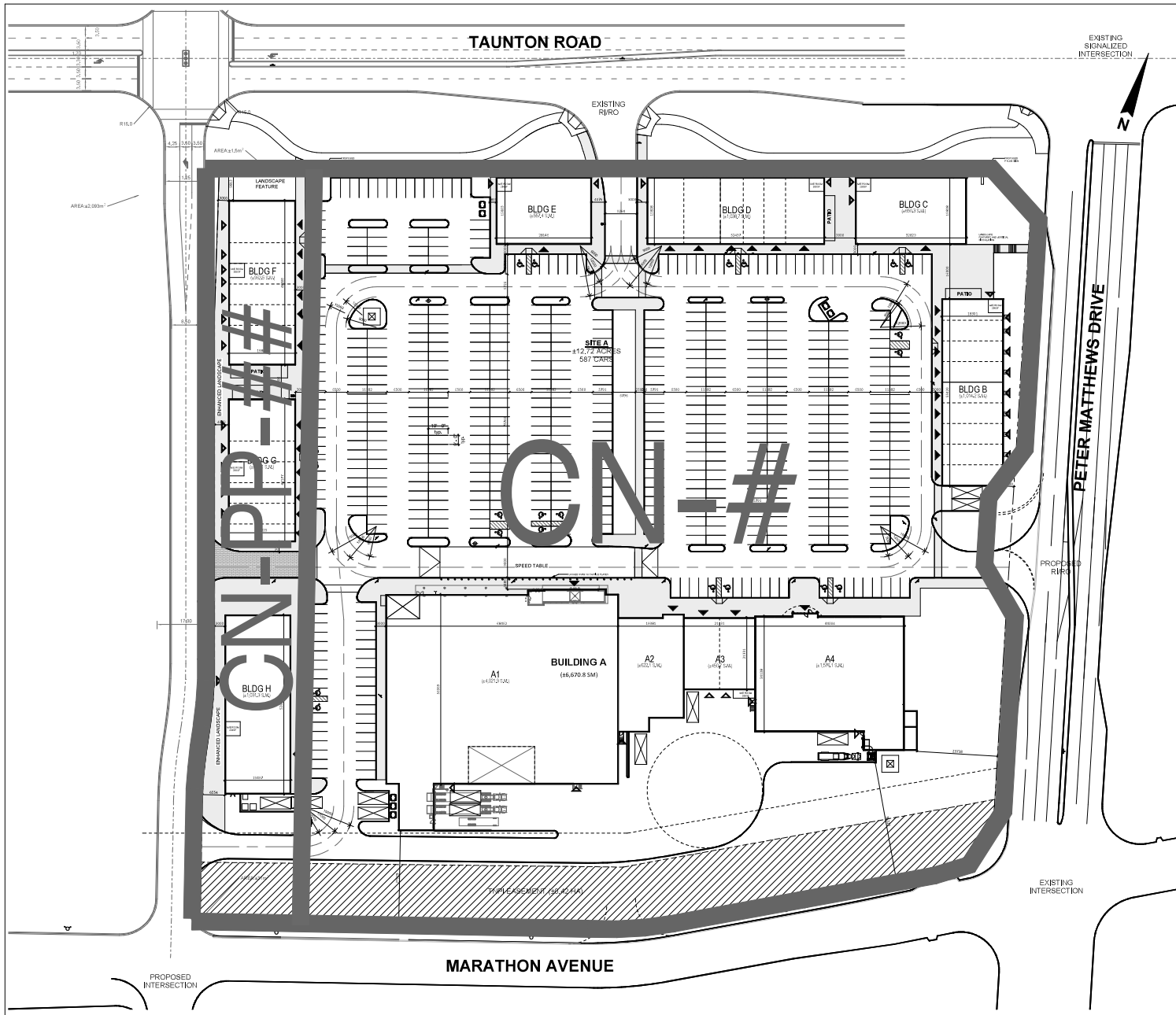
6. Effective Date

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

By-law passed this [XX]th day of [MONTH], 2024.

Kevin Ashe, Mayor

Susan Cassel, City Clerk



STATISTICS

SITE A AREA	± 5.16 HA
BUILDING A	± 6,670.8 SM
BUILDING B	± 1,014.2 SM
BUILDING C	± 650.3 SM
BUILDING D	± 1,008.7 SM
BUILDING E	± 557.4 SM
BUILDING F	± 962.5 SM
BUILDING G	± 936.1 SM
BUILDING H	± 1,031.3 SM
GROSS BUILDING AREA	± 12,761.3 SM
PARKING REQUIRED 4.5/100SM	575 CARS
PARKING PROVIDED	587 CARS
	4.80 / 100 SM

DESIGN	PROJECT START	1/2024
DESIGN	DESIGN COMPLETE	3/2024
DESIGN	PERMISSIONS	4/2024
DESIGN	PERMISSIONS	5/2024
DATE	ISSUE NO.	01

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS IN THE JURISDICTION OF THE LOCAL AUTHORITY AND BE RESPONSIBLE TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 DO NOT SCALE DRAWINGS.
 THIS DRAWING IS THE PROPERTY OF PETROFF PARTNERSHIP ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED.
 THIS DRAWING SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
 THE DIMENSIONS OF THE SPACE IN THE CONTEXT OF ALL THE OTHER DRAWINGS WHICH COMPOSE THIS DOCUMENT.

SITE PLAN

Scale: 1 : 500

SEATON COMMUNITY

ADDRESS: TAUNTON ROAD + PETER MATTHEWS DRIVE, PICKERING

CLIENT: FIELDGATE COMMERCIAL

PETROFF PARTNERSHIP ARCHITECTS

PETROFF

260 TOWN CENTRE BLVD. SUITE 300
 MARKHAM ONTARIO CANADA L3R 9W8
 TEL. 905.470.7000 FAX. 905.470.2500

Drawn:	TL	PROJECT Number:	22063
Check:	JK	Drawn by:	
Date:	2024-03-06	Issued Date:	2024-03-06
Issued Date:	2024-03-06		A1-S9 (CONCEPT)