

How does the new Zoning By-law address growth and intensification? What are mixed-use areas?

Some of the new development and growth in Pickering will be focused near community nodes and along key transportation corridors. These are often mixed-use areas permitting a variety of commercial, residential and community uses and they function as neighbourhood or community hubs where people gather, work, shop, play or access services. Many of these areas are experiencing growth through the redevelopment of properties. This process is referred to as intensification. For example, an older duplex may be replaced with a new building with a medical office on the ground floor and apartments above.

The City of Pickering Official Plan directs growth into intensification areas. The aim is to create compact, complete communities that provide more housing and housing options, reduces the reliance on cars to get to places, and uses land and municipal services such as roads and sewers more efficiently. The new by-law reflects these mixed-use intensification areas including:

- **City Centre** has the highest diversity and intensity of uses of all the City's neighbourhoods. The mixed-use zones from the old City Centre by-law are carried forward into the new comprehensive zoning by-law.
- **Kingston Road Corridor and Brock Node** which is part of a special study area looking at the redevelopment of land along this major transportation and transit corridor. There will be new mixed-use zones developed for this area as part of the study and these zones will be added into the new zoning by-law in the future. The other side of this page includes information about this study.
- **Seaton Urban Area** which is designed a new mixed-use compact and complete community. The mixed-use zones in Seaton have been brought into the new zoning by-law unchanged.
- **Other neighbourhood nodes** include mixed-use areas in 18 of the City's 21 neighbourhoods. These areas were created through site specific exception zones. The new by-law creates a mixed-use zone structure based on the Official Plan land use designations that can be used for new mixed-use developments going forward. This will reduce the need for exception zones, which will streamline administration and reduce the need for approval processes.

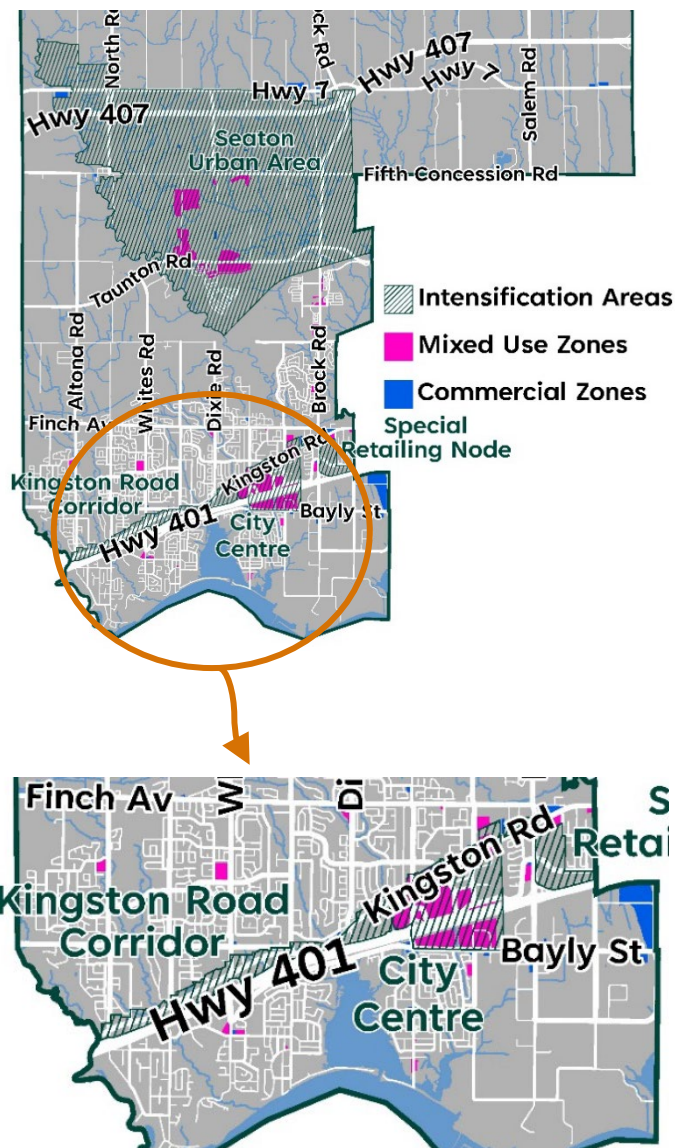
Related Information

[Discussion Paper 5: Mixed Use Areas/Intensification Areas](#)

[Kingston Road Corridor Intensification Project Website](#)

[Pickering Official Plan](#)

Where are the mixed-use, commercial and intensification areas?



What are urban design guidelines, and how do they relate to the Zoning By-law?

Design guidelines complement the zoning by-law and help ensure that new development is compatible with surrounding neighbourhoods by guiding the form, scale, and design of new buildings and public spaces. Design guidelines also help create attractive, lively, comfortable and safe streetscapes.

KINGSTON ROAD CORRIDOR

The City recently undertook the Kingston Road Corridor and Specialty Retailing Node Intensification Study to create a vision for intensification of the lands along parts of Kingston Road and on the east side of Brock Road south of Kingston Road and north of Highway 401. The Study is anticipated to lead to the adoption of new policies in Pickering's Official Plan that enable a mix of residential and commercial uses to be within walking distance of transit and feature environmentally friendly design. Following this, zoning will be updated to implement the findings of the Study. The zoning will be incorporated into the new Zoning By-law, subject to the timing of completion. To find out more on the Kingston Road Corridor and Brock Node Intensification project, [click here](#).

BROCK MIXED USE NODE

The Brock Mixed Node land use designation was created through the implementation of the Kingston Road Corridor and Specialty Retailing Node Intensification Plan. It applies to lands along Brock Road between Kingston Road and Highway 401. Zoning for this land use is under development and will address medium to high density residential uses, and retail and office uses among others. Once the zones for this area are created, they will be recognized by the comprehensive zoning by-law.

Are there changes to the commercial zoning regulations that may affect existing businesses?

For More Information

Visit the City's project website at:
<http://letstalkpickering.ca/zonereview>



To find out what your property is zoned in the new by-law, try the [interactive zoning tool!](#)



zonereview@pickering.ca

COMMERCIAL ZONES ARE MORE FLEXIBLE

Currently the City has 6 different zoning by-laws, each with their own commercial zones. These commercial uses have been brought forward into the new comprehensive zoning by-law, consolidated, and modernized. Outdated uses (e.g., video rental stores) have been removed or replaced, some uses have been combined into broader more flexible categories, and new uses have been added. For example, Personal Service Shop; Personal Service Use; Photographers, tailors, dressmakers shop; and Laundromat are all consolidated into single definition of "Personal Service Shop".