

## Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

### Discussion Paper #7: Parking, Active Transportation and Loading



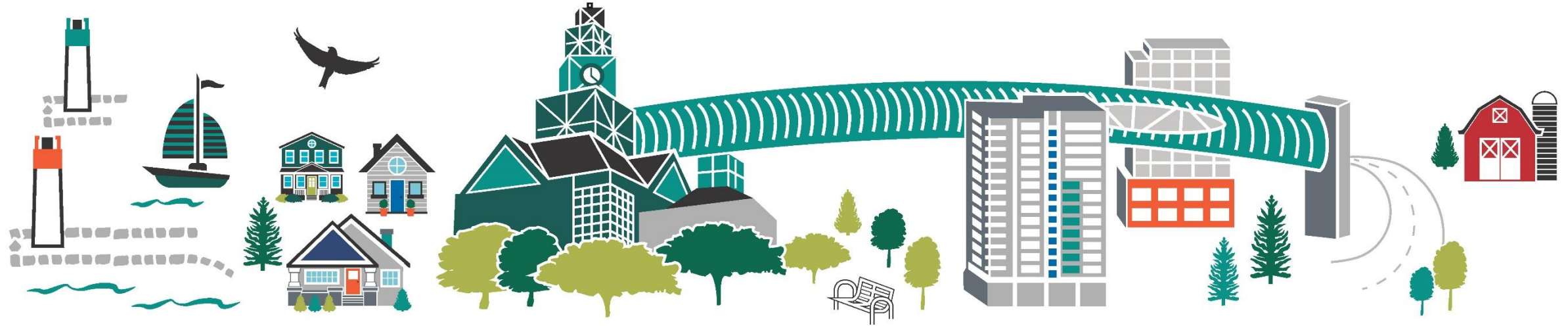
#### What is the purpose of the Discussion Paper?

The purpose of Discussion Paper 7 is to provide a review of the existing parking, active transportation and loading zoning standards. The review considers existing zoning provisions, relevant policy direction and best practices. The local context is considered to recommend an approach to harmonizing the zoning requirements for parking, active transportation and loading across the City.

Based on a review of current zoning provisions, relevant policies, and best practices, the discussion paper suggests a number of recommendations to parking, active transportation and loading zone provisions.

#### Recommendations for Parking Requirements

- Align and consolidate the list of land uses
- Align minimum parking requirements on a tier approach with lowest parking rates for City Centre and highest parking rates in the general area
- Align minimum parking requirements across land uses
- Fill gaps where parking requirements are missing
- Use a consistent approach to organize parking regulations
- Use a consistent unit or set of units for calculating school parking requirements
- Consider removing parking requirements for any land uses that are no longer relevant
- Consider consolidating miscellaneous land uses



### Recommendations for Commercial Parking

- Set minimum parking requirements for medical office and equivalent land uses based on floor area
- Clarify bus parking versus bus loading requirements and eliminate any duplication
- Consider removing bus related requirements from the minimum parking requirements table
- Use a consistent standard for converting bench space to seating capacity or eliminate references to bench space
- Relax the minimum parking requirements for restaurants outside the City Centre and maintain minimum parking requirements
- Consider clarifying the land use definitions to address “mega” religious facilities to aid interpretation of the By-law
- Consider the tier of parking requirements that should apply to the Kingston Road Corridor and Specialty Retailing Node

### Recommendations for parking within Industrial Areas

- Consider relaxing the minimum parking requirements for industrial uses
- Consider removing minimum parking requirements for industrial uses from the City Centre

### Recommendations for Residential parking

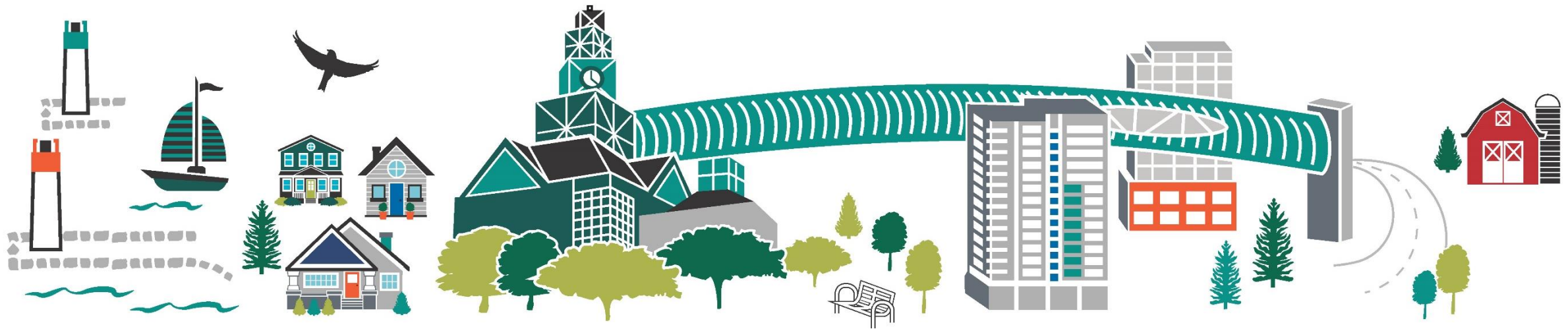
- Reduce the minimum parking requirements for apartments outside the City Centre and consider reduction for other dwelling types
- Align the general parking requirements for detached dwellings, visitor parking & live-work type uses

### Recommendations for Parking Space & Drive Aisle

- Consider the merit of eliminating the minimum dimensions for a garage space from the Seaton Urban Area
- Define minimum dimensions for accessible parking spaces
- Maintain existing minimum parking space and drive aisle dimensions
- Address minimum parking space and drive aisle dimensions in the General Provisions of the By-law

### Recommendations for Landscaping Associated with Parking Areas

- Incorporate a framework for minimum landscape strips for parking areas



### Recommendations for Shared Parking

- Implement a shared parking framework City-wide
- Consider updating and expanding the parking formula based on benchmarking and industry resources

### Recommendations for Bicycle Parking

- Expand the existing bicycle parking requirements City-wide and consider tiered reductions for mixed use and other targeted areas
- Maintain existing minimum bicycle parking space dimensions
- Address minimum bicycle parking space dimensions in the General Provisions of the By-law

### Recommendations for Drive-through Facilities

- Address minimum drive-thru lane dimensions  
Ensure that the permission of drive-thrus conforms to the Official Plan
- Address minimum drive-thru lane dimensions and locational considerations in the General Provisions of the By-law

### Recommendations for Loading Facilities

- Consider expanding the existing loading space requirements (Bay Ridges Area or Seaton Urban Area) to the rest of the City
- Define minimum dimensions for a consistent set of loading types across the City
- Address minimum loading space dimensions in the general provisions of the By-law

### Recommendations for Cash-in-lieu of Parking

Consider implementing cash-in-lieu of parking in the By-law

### Recommendations for Parking Maximums

- Consider setting parking maximums in the City Centre By-law before the completion of a parking strategy by the Region for the City

Please visit [www.pickering.ca/zonereview](http://www.pickering.ca/zonereview) to review Discussion Paper 7 for more information.

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