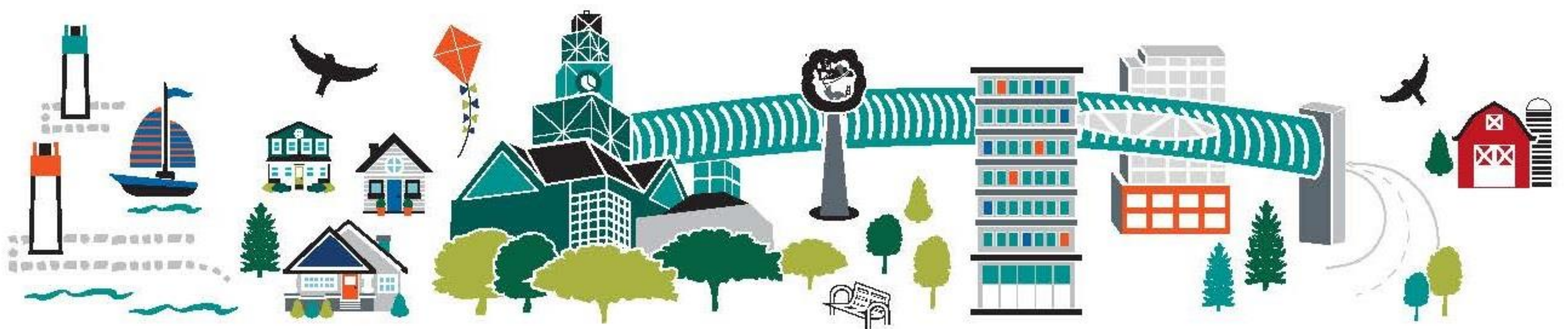


1 Welcome!

Shaping Your City

City of Pickering Zoning By-law Review

Public Open House #1: Introduction to the Project



Please visit www.pickering.ca/zonereview to download these display panels and all work completed to date on this project.

2 Purpose of this Video

What is the purpose of this video?

- The purpose of this video is to introduce the Zoning By-law Review for the City of Pickering.
 - The Zoning By-law Review, entitled “Shaping Your City”, is a multi-year project involving a thorough review of the City’s existing zoning by-laws.
 - The project result will be one new, comprehensive zoning by-law for the City of Pickering

What is the City of Pickering’s Zoning By-law?

- It is a municipal by-law that regulates the use of land and buildings and the location, height, massing and character of buildings.
- The City is currently regulated by six main Zoning By-laws.
 - Some specific areas of the City are also subject to Minister’s Zoning Orders, which are passed by the Province.
- The Zoning By-law is an important land use and planning tool. It sets standards that shape the look and feel of the City.

What information is presented in these panels?

1. Introduction to the City’s existing Zoning By-laws, how zoning works, and how the City implements its zoning
2. Why the Zoning By-law is being reviewed
3. The timeline and process for completing the Zoning By-law Review
4. A summary of the draft first and second Discussion Papers, which are being introduced today for your input
5. A discussion of next steps

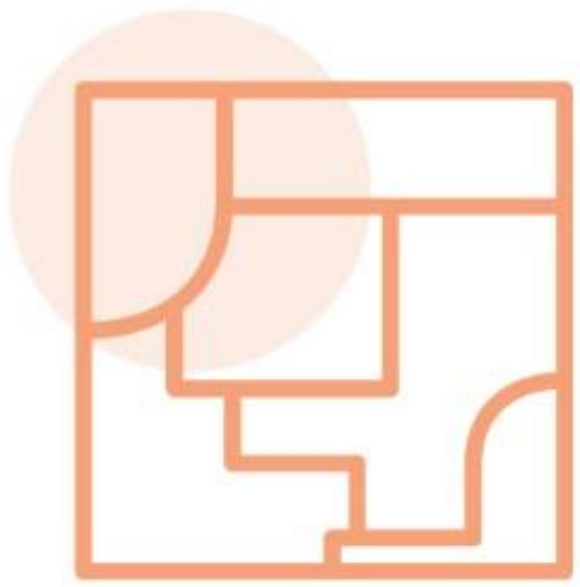
3 What is a Zoning By-law?

- Zoning is a legal tool that regulates the use of land and buildings, size and width of lots, location and height of buildings and parking requirements.
- Zoning by-laws are used by municipalities to:
 - Ensure compatibility between land uses and neighbouring properties (e.g., setbacks/separation, buffering, height limitations, providing parking, etc.);
 - Help maintain the character of a neighbourhood by setting consistent standards amongst different properties; and
 - Set expectations for new development, infill development and redevelopment to achieve planning objectives, like creating attractive, complete and walkable neighbourhoods.
- The City's authority to pass zoning by-laws is granted by Section 34 of the *Planning Act*
 - The *Planning Act* is Provincial law and can be viewed at www.ontario.ca/laws.
- Zoning by-laws typically divide the City up into various 'zones'
 - A map is attached to the by-law showing which "zone" applies to each property in the City.
 - Each zone has a set of permitted uses and lot and building requirements.
 - The Zoning By-law also sets out other provisions and definitions which may be applicable to all or multiple zones.

4 What is a Zoning By-law?

- The following illustration shows how a person would check the zoning for a property.

1



Step One

Check the zoning map and find your property's zone.

2



Step Two

Find the regulations for the zone in the By-law's text.

3



Step Three

Identify any other applicable requirements to your project within the Zoning By-law.

4



Step Four

Refer to the definitions of the By-law to assist interpreting the permitted uses and other terms used.

5

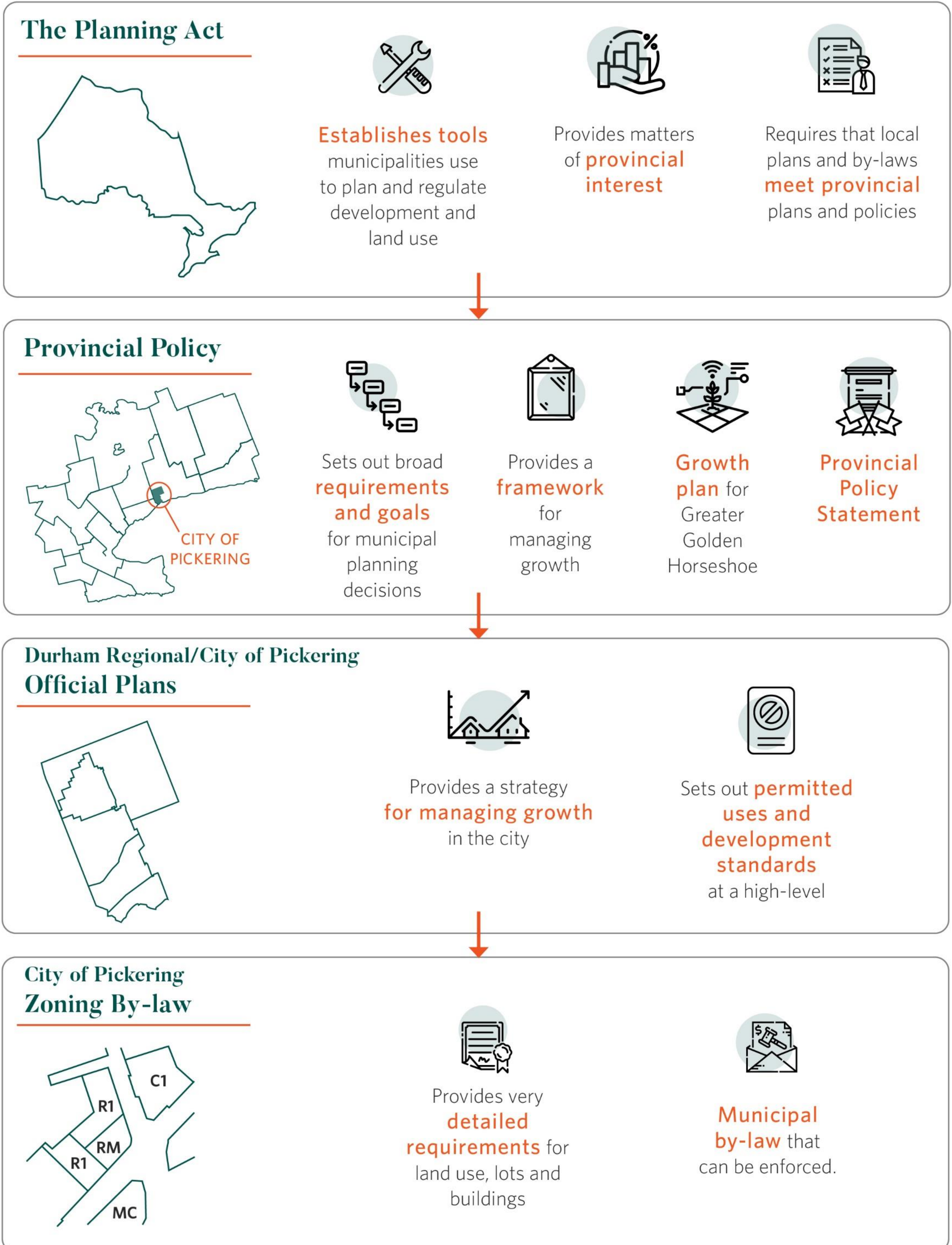


Step Five

Contact the city to confirm zoning and answer your questions.

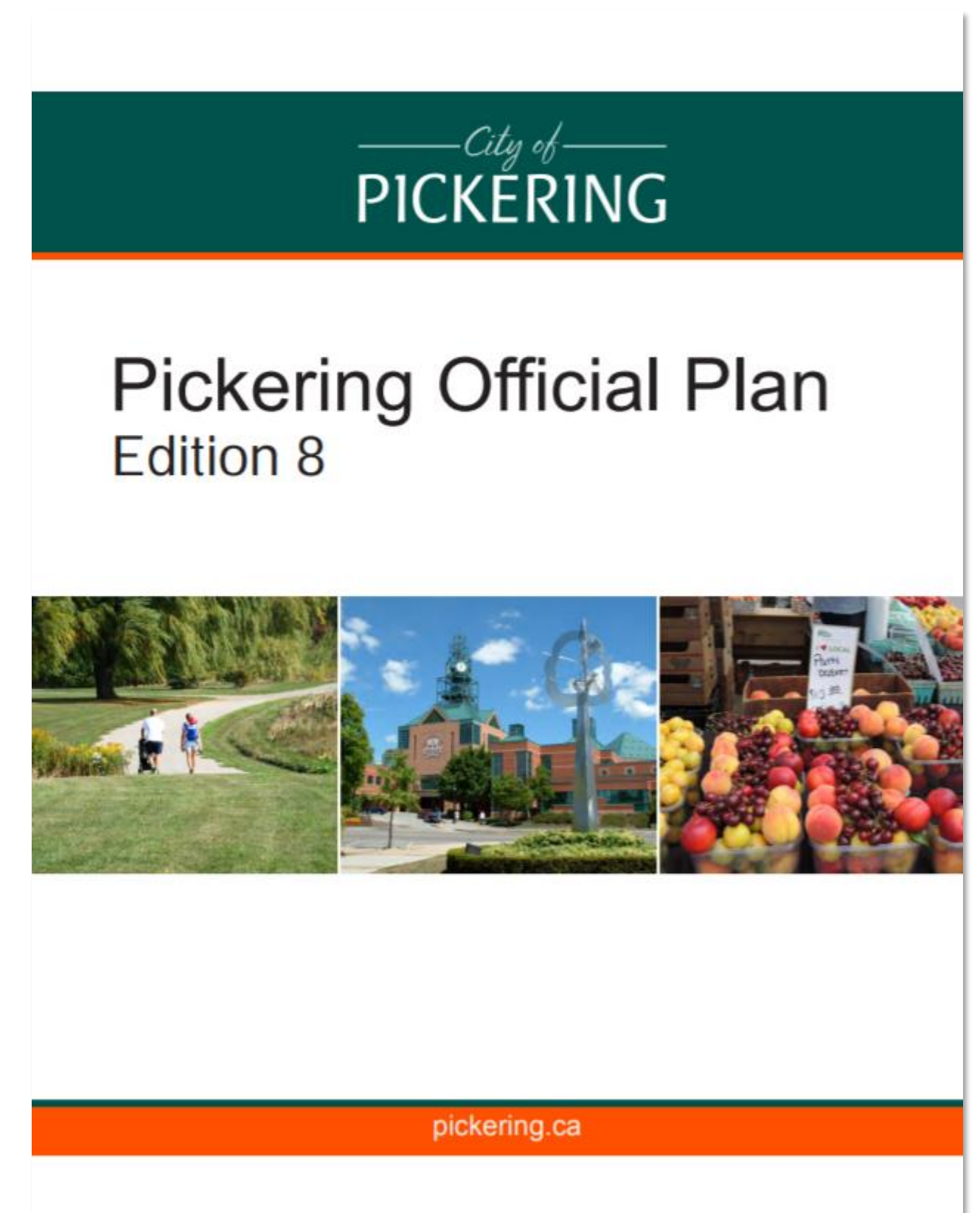
5 What is a Zoning By-law?

- The following illustration shows how the City's zoning fits into the hierarchy of Provincial, Regional and local policy.



6 What is the Official Plan and how does it relate to the Zoning By-law?

- Zoning is considered the principal tool to implement the City's Official Plan.
- The City of Pickering Official Plan is a guiding policy document which sets out a vision for the City and a strategy to manage growth.
 - Whenever Council makes a decision on a planning matter (including passing a zoning by-law), the decision must conform to the policies of the Official Plan.
 - Visit <https://www.pickering.ca/en/city-hall/officialplan.aspx#> to view the City's Official Plan.
- The Official Plan sets high level guidance around permitted uses and development. The Zoning By-law can translate the broader policies into detailed regulations.
- The City's Official Plan was adopted in 1997 but has been updated several times since then to implement Provincial and Regional policy and other matters.
 - Since the zoning (much of it dating to the 1960s) is older than the Official Plan, the zoning must be reviewed to ensure it is in line with the Official Plan's policies.
- To meet the *Planning Act*, the Zoning By-law must conform to the policies of the Official Plan. This means that the Zoning by-law must be strongly in line with the policies.
 - While zoning can be more restrictive than the Official Plan, it cannot be more permissive.
 - For example, if the Official Plan does not allow industrial uses in a certain area, then the Zoning By-law cannot permit that type of a use in that area.
- The chart on the following panel compares the Official Plan and the Zoning by-law.



7 What is the Official Plan and how does it relate to the Zoning By-law?



Official Plan

Sets a vision, goals and general development permissions across the City

Land Use Designations



Broad land use permissions (e.g., "Low Density residential" might permit a range of uses, including singles, semis, towns, schools and parks)



General objectives and guidance for built form



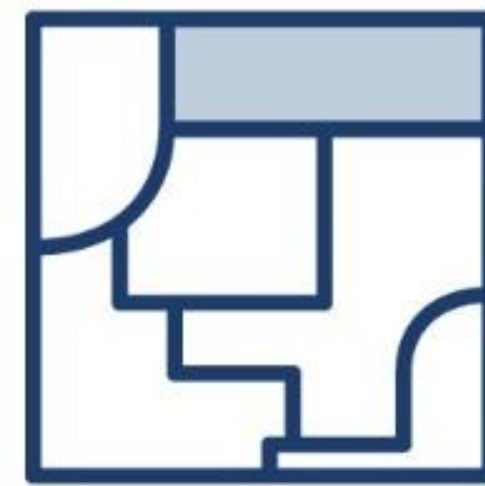
Policies and land use designations usually provide flexibility or criteria - Plan is generally not intended to be amended



Zoning By-law

Implements the Official Plan by translating the high level policy into detailed regulation

Zones



Specific zones and detailed land uses (e.g., single detached in one zone, schools in another)



Detailed height, setbacks, lot size, lot coverage, landscaping etc.

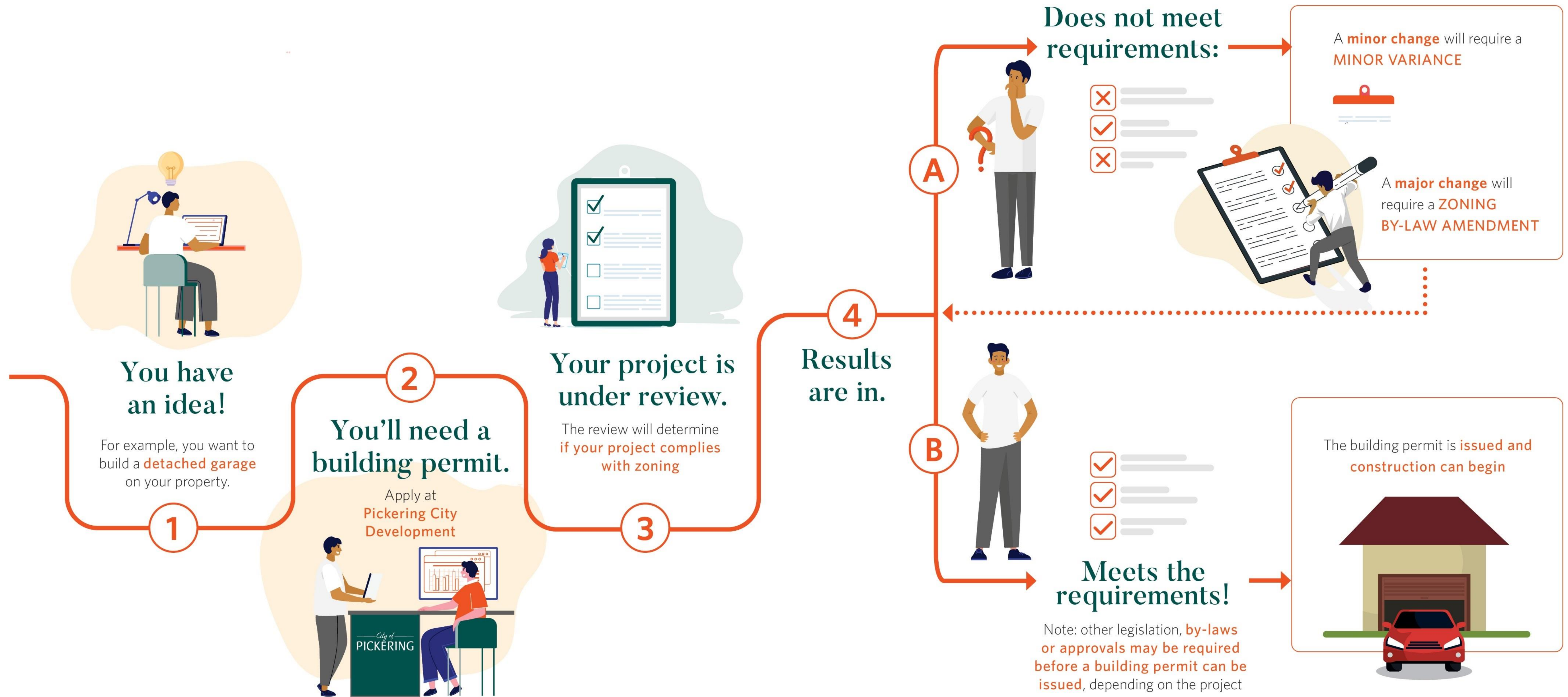


Zoning does not provide flexibility, but can be amended or varied to address unique circumstances

8 How is the Zoning By-law Implemented?

- Before a building permit can be issued for a construction project, an applicant's project must meet any applicable standards in the zoning. If the proposed construction project does not meet the zoning, the applicant can:
 - Change their project to meet the zoning;
 - Apply for a minor variance to seek a small variation from the zoning; or
 - Apply for a zoning by-law amendment if they need to vary significantly from the zoning.
- It is normal for zoning by-laws to be amended or varied to permit a development application. This may be because:
 - The applicant is proposing a project that is permitted by the Official Plan but the zoning only reflects the current use of the land;
 - The zoning is out of date with modern construction practice or business; or
 - The applicant's lot or project is unique and the detailed requirements of the zoning create an unreasonable restriction for the unique context.
- The illustration on the next panel shows the relationship of the zoning by-law and the building permit process.

9 How is the Zoning By-law Implemented?



10 What does the City's zoning look like today?

Existing Zoning By-laws

- All lands in the City of Pickering are subject to one of the City's six parent zoning by-laws, listed in the table below.
- Most of the City's zoning dates to the 1960s.
 - Zoning By-laws for the Seaton (2014) and Pickering City Centre (2017) are the most recent.
- Although much of the City's zoning from the 1960s has been updated from time to time, this is the City's first comprehensive review of the City's zoning.

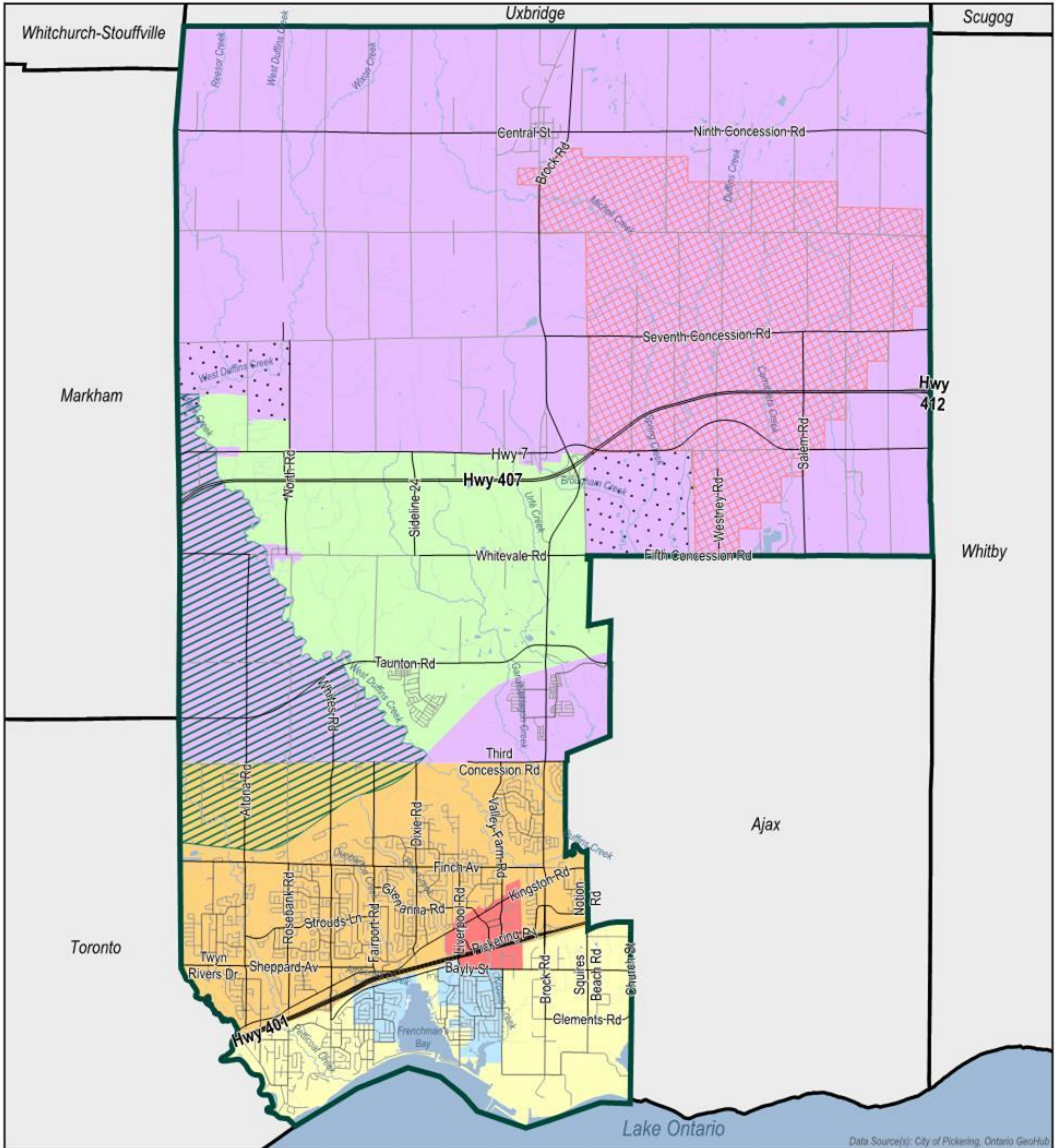
The next panel shows the applicable lands for each by-law

Zoning By-law Name	Year of Approval	Land Area
Frenchman's Bay Area Zoning By-law 2511	1963	1,330 ha
The Bay Ridges Area Zoning By-law 2520	1961	287 ha
Zoning By-law 3036	1966	3,149 ha
Rural Area Zoning By-law 3037	1965	15,270 ha
Seaton Zoning By-law 7364-14	2014	2,986 ha
City Centre Zoning By-law 7553-17	2017	177 ha

Minister's Zoning Orders

- Certain lands are subject to a Minister's Zoning Order (MZO). An MZO is zoning passed by the Province as a Regulation under the *Planning Act*.
- There are 3 MZOs applicable to specific portions of the City. The first two relate to the lands protected for a potential future airport and the third relates to the Greenbelt area:
 1. MZO 102/72 applies to primarily agricultural/rural land and prohibits development not compatible with an airport.
 2. MZO 19/74 similarly applies to prevent development non-compatible with an airport.
 3. MZO 154/03 applies to prevent new urban development on lands designated rural and agricultural in the Greenbelt study area.

1 Existing Zoning By-laws and Minister's Zoning Orders



City of Pickering Zoning By-law Review

Parent Zoning By-laws

Legend

- | | | |
|--------------------|--------------------|------------------------------------|
| Zoning By-law 2511 | Zoning By-law 3037 | Minister's Zoning Order 1 (102/72) |
| Zoning By-law 2520 | Zoning By-law 7553 | Minister's Zoning Order 2 (19/74) |
| Zoning By-law 3036 | Zoning By-law 7364 | Minister's Zoning Order 3 (154/03) |

For internal discussion purposes only



12 What does the City's zoning look like today?

Zone Categories

- Amongst the six existing Zoning By-laws, there are over 50 zone categories.
 - While some of the By-laws use the same zones (e.g., R1), they have different standards.
- There is a significant opportunity to harmonize the zone categories in one new By-law, as some of the zones amongst the existing Zoning By-laws are similar.

Site-Specific Exception Zones

- Over time, each Zoning By-law has been amended to integrate site-specific development standards for specific lands.
 - The City has accumulated hundreds of such amendments over time. This is a normal occurrence for older zoning by-laws.
- This Review process will assess whether these site-specific provisions should be deleted, carried forward into the new By-law, or otherwise updated.

Definitions and General Provisions

- Each of the Zoning By-laws contains a set of definitions to support the By-law's interpretation. There are many differences between the defined terms, because each By-law utilizes different terminology and because the definitions were prepared at different times.
- The Zoning By-laws also contain general provisions which are requirements that apply to all the zones or apply to specific circumstances. There are many differences between the general provisions amongst the six Zoning By-laws.
- The definitions and general provisions will need to be harmonized and combined through this Review process.

13 Why is the City reviewing its zoning?

1. Modernize the Standards

- As much of the City's zoning dates to the 1960s, there is an opportunity to update it to better align with modern building practice, businesses/uses, and contribute to more pedestrian-oriented design in appropriate places.

2. Address Recent Planning Issues

- There is a need to assess the role of the Zoning By-law in addressing some key modern planning issues, such as:
 - Creating housing opportunities
 - Climate change and sustainability
 - Reducing automobile reliance
 - Creating more attractive, pedestrian-oriented communities (e.g., reduce setbacks in appropriate places to bring buildings closer to the street)

3. Implement the Official Plan

- The *Planning Act* (Provincial law) requires that the City's zoning must be reviewed from time to time to achieve conformity with the Official Plan.
- The City's Official Plan is newer than much of the City's zoning standards and it may be permitting uses or development forms that are not permitted by the Official Plan. This must be resolved in this process.

4. Harmonize the Zoning By-laws

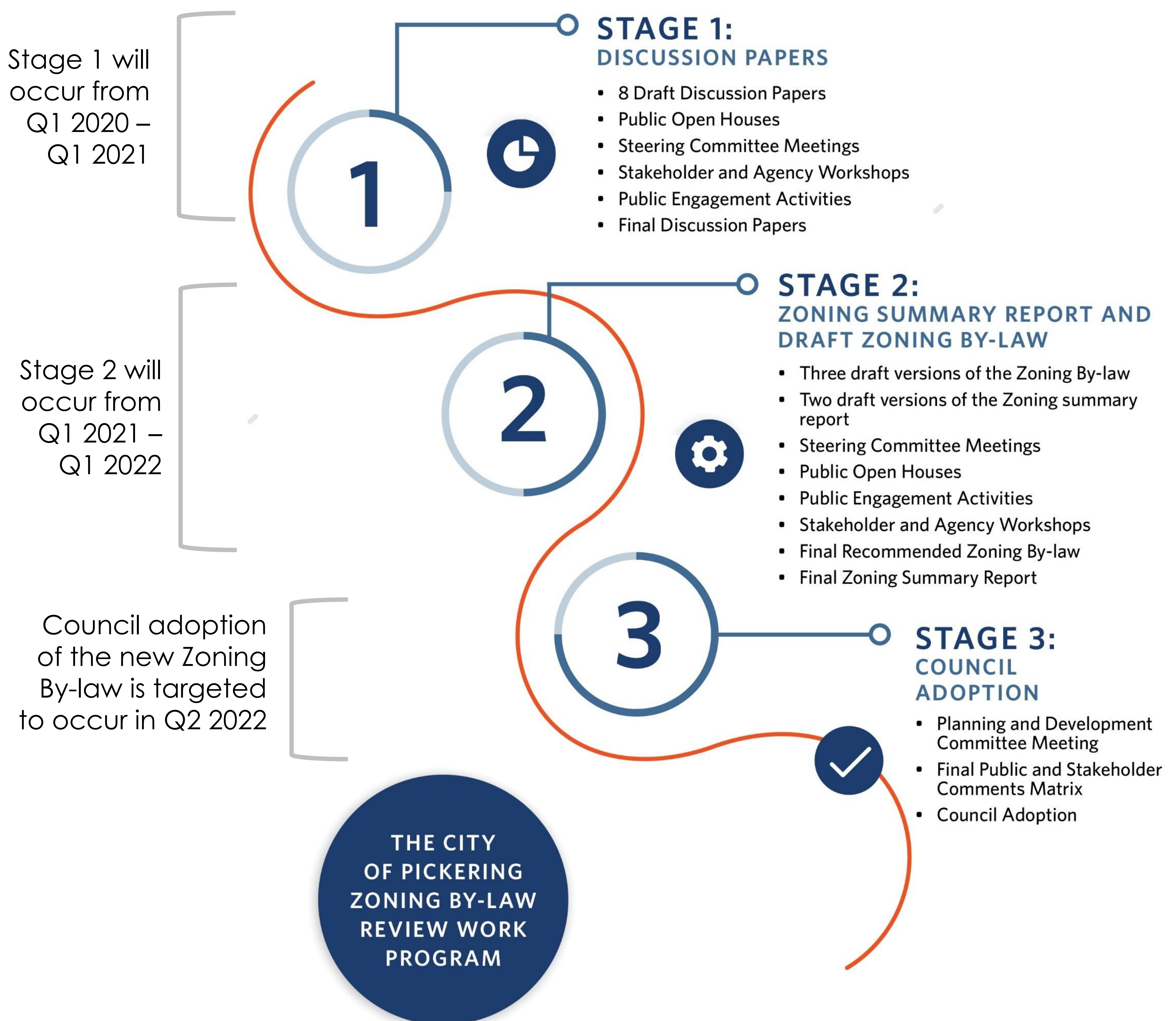
- The City currently administers 6 separate By-laws. This is an opportunity to harmonize them into one By-law, improving efficiency and administration.

5. Create a User-Friendly Zoning By-law

- The Review process is an opportunity to create a more user-friendly By-law, which uses simpler language, illustrations and notations for users to better understand the document.

14 What is process for the Zoning By-law Review?

- This is an approximate 2 ½ year project consisting of three stages (phases):
 - Stage 1 (Q1 2020 – Q1 2021) involves the development of 8 Discussion Papers (described on the next Panel).
 - Stage 2 (Q1 2021 – Q1 2022) will involve writing the new Zoning By-law. Three iterations of the document will be completed to provide ample commenting opportunity.
 - Stage 3 (Q2 2022) involves Council's adoption of the new Zoning by-law.
- Each Stage will include opportunities for consultation. Written input is encouraged at any time.



15 Discussion Papers

- 8 Discussion Papers will be prepared in 2020 to assess the existing zoning and inform the updates that will be required. Each Discussion Paper addresses a topic and makes recommendations to guide the development of the new Zoning By-law.
- Due to the closure of City Hall at the time of completing this video, open houses are planned in fall 2020 to present the Discussion Papers.

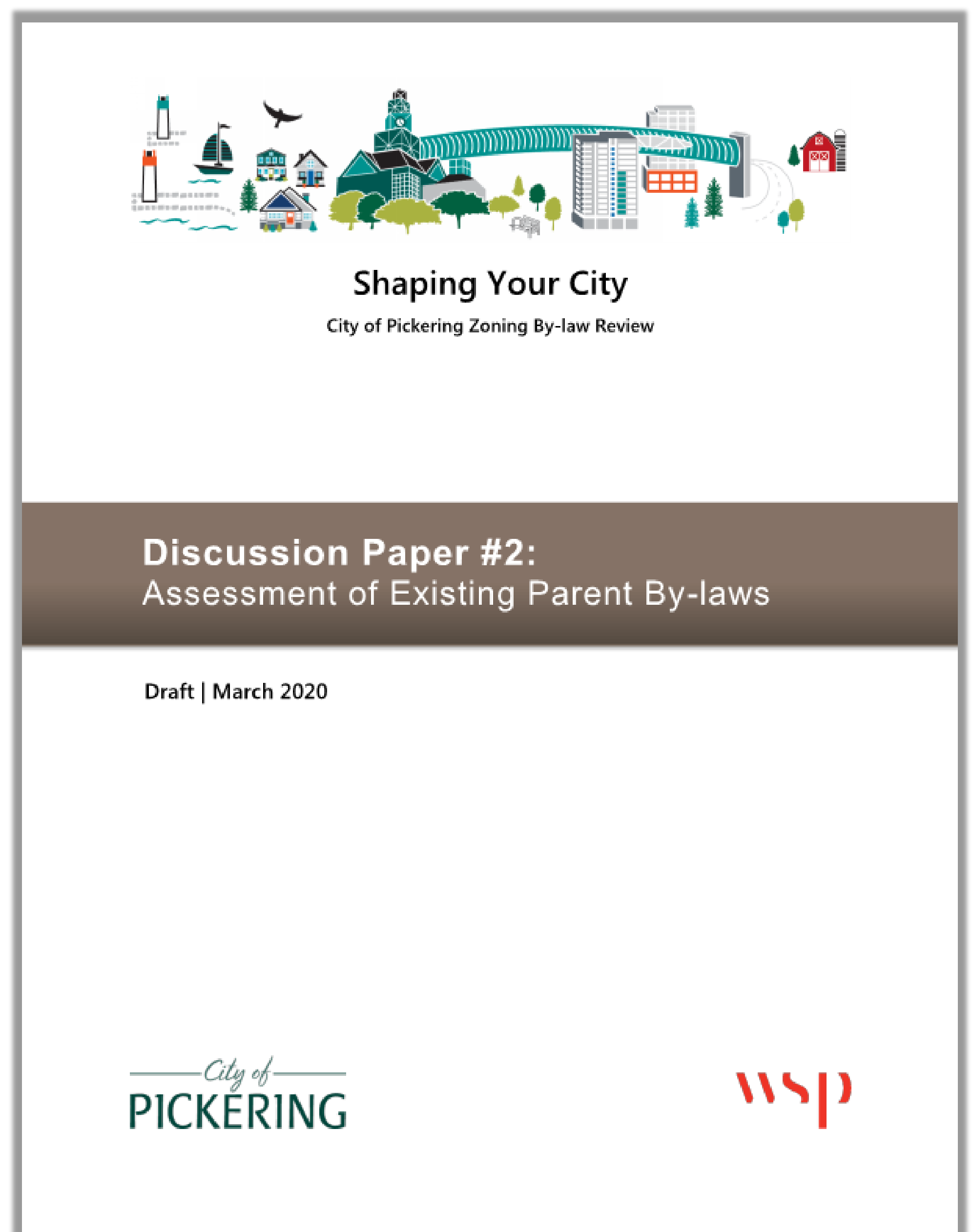
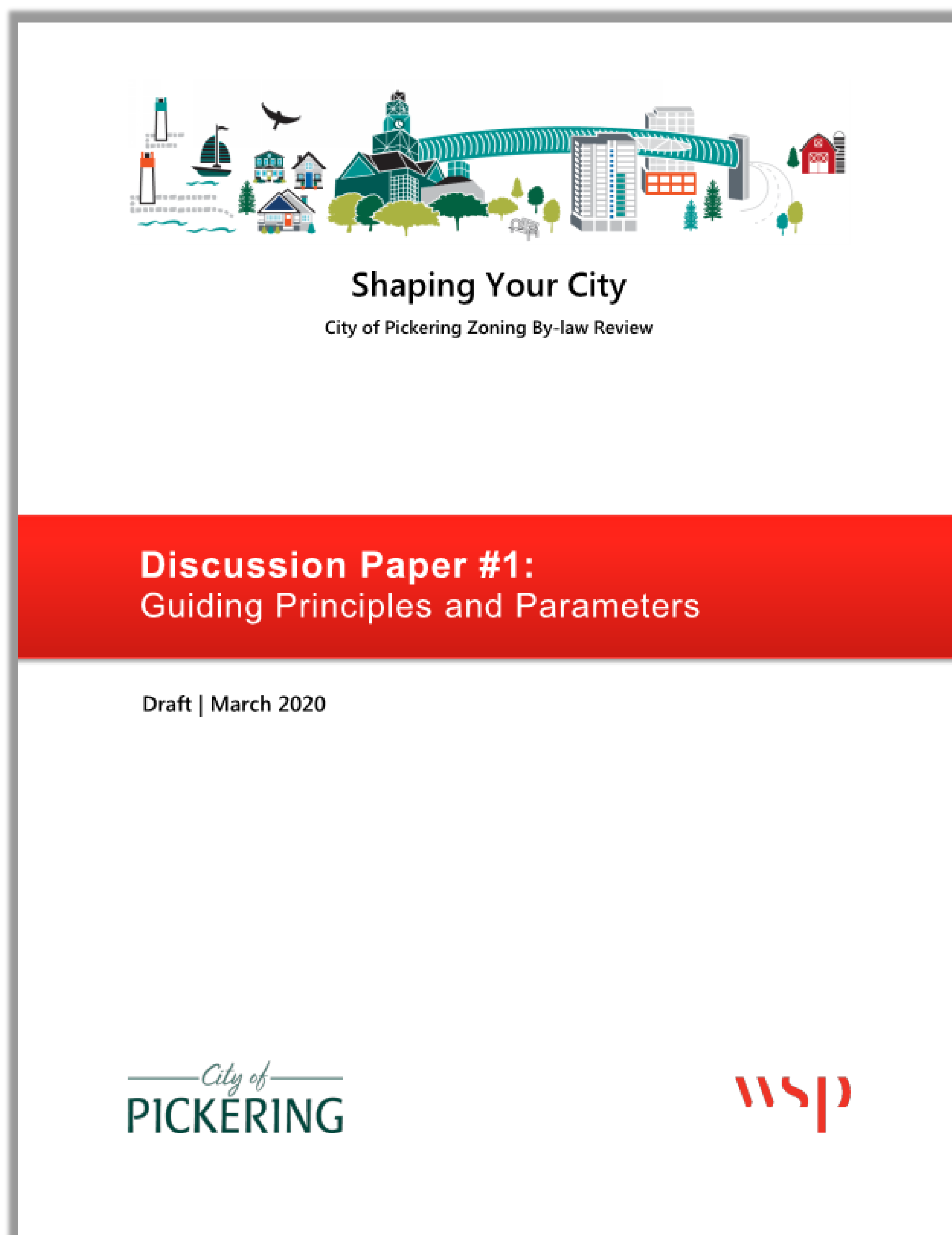
Discussion Papers 1 and 2 are being presented in Draft for your input today

Discussion Paper No. 1: Guiding Principles & Parameters

- Reviews current policy, zoning and examples of Zoning By-laws in other municipalities

Discussion Paper No. 2: Review & Assessment of Existing Zoning

- Assesses the existing zoning by-laws, and compares their provisions, zones



16 Discussion Papers

Discussion Paper No. 3: Residential Zoning Provisions

- Will assess existing residential zones, identify proposed new residential zone categories and assess matters such as secondary suites, group homes, short-term housing, etc.

Discussion Paper No. 4: Employment Zoning Provisions

- Will assess existing employment zones, policies, identify proposed zones, and assess specific issues such as outdoor storage and impacts

Discussion Paper No. 5: Mixed-Use Areas/ Intensification Areas

- Assess how the zoning relates to the City's planned mixed use/intensification areas and recommend zone categories and appropriate uses and standards

Discussion Paper No. 6: Agricultural, Rural, Hamlet, Open Space and Environment

- Assess existing zones and recommend updates to implement guiding policy, develop a strategy to address the natural heritage system, federal Airport lands and other specific issues

Discussion Paper No. 7: Parking, Loading and Active Transportation

- Assess current parking and related requirements and recommend updates based on best practice, policy and trends, as well as other innovative updates (e.g., consider maximum parking, shared parking requirements and bicycle parking standards).

Discussion Paper No. 8: Cannabis Production Facilities and Retail Businesses

- The City receives many inquiries regarding cannabis growing and processing uses. This Discussion Paper will provide guidance on how to address these uses moving forward, in consideration of other municipal practice and legislation.

Discussion Papers 3 through 8 will be presented at the public open house in Fall 2020

17 Draft Discussion Paper No. 1

Purpose

- The purpose of Discussion Paper No. 1 is to set out some guidelines and objectives for conducting the Zoning By-law Review.
- Discussion Paper No. 1 has been completed in draft and is introduced today for your input.



Summary of Contents

- Review of what zoning is, how it works, and how the City enforces its zoning
- Review of the Official Plan and other relevant policies and studies that influence the Zoning By-law Review
- Assesses different approaches to zoning including examples of other municipal zoning by-law reviews
- A review of some key policy issues and topics that are relevant to this Review, such as affordable housing, sustainability, intensification/urban design, and cannabis cultivation. These issues will be explored in more detail in other Discussion Papers.

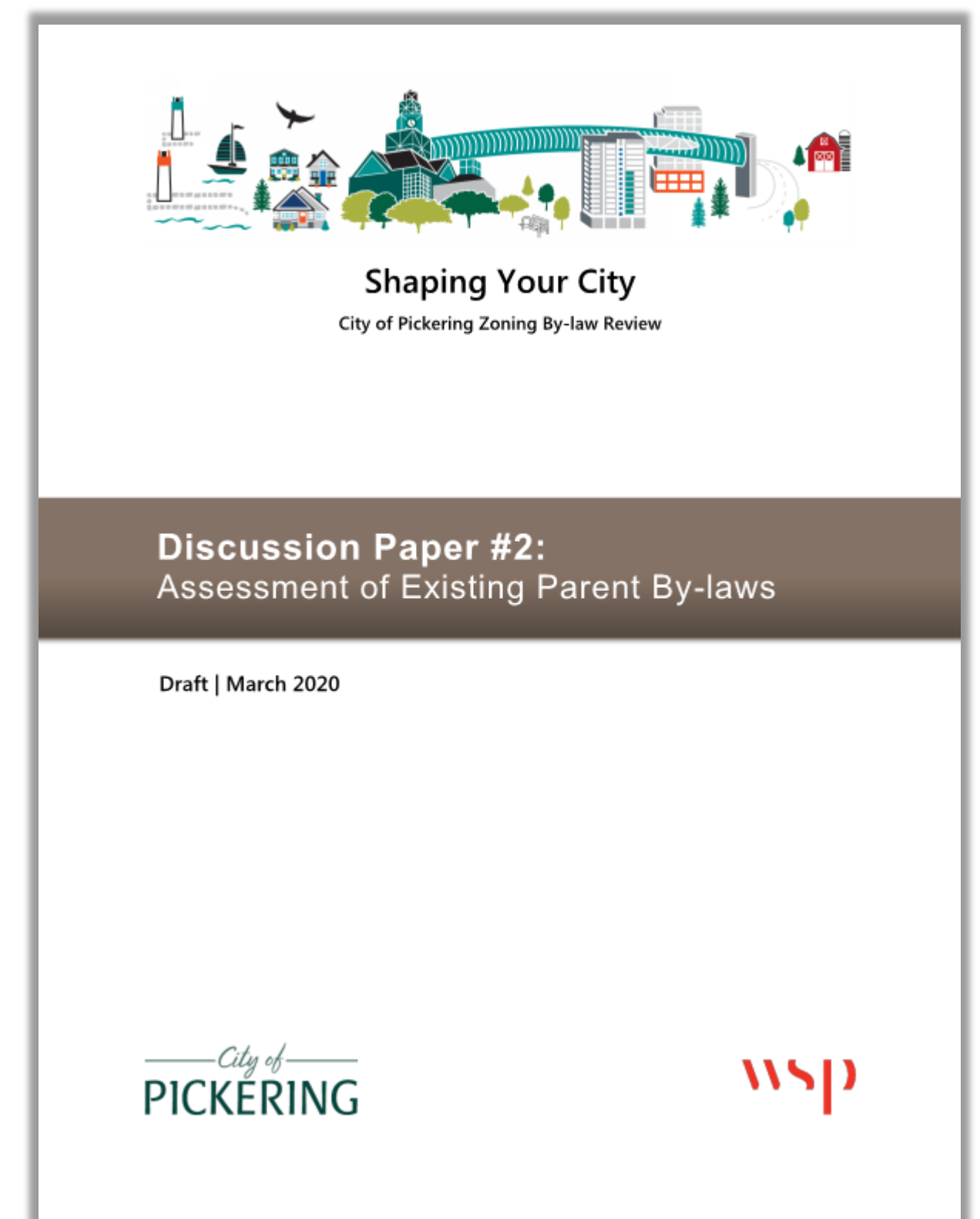
Highlights of Key Conclusions

- Discussion Paper #1 proposes a number of key guiding principles for this Zoning By-law Review process:
 - The main objective of the Review will be to consolidate the six parent by-laws into one new zoning by-law.
 - The new Zoning By-law must conform to the policies of the Official Plan and implement other ongoing studies.
 - The Zoning By-law will be a user-friendly document, with illustrations, clear language and a modern structure and approach.
 - Other municipalities and jurisdictions have conducted innovative Zoning By-laws which can provide guidance and inspiration for the new Zoning By-law.
 - Moving forward, the City will leverage Geographic Information Systems to manage zoning data, including the potential for a future, interactive zoning map.

18 Draft Discussion Paper No. 2

Purpose

- The purpose of Discussion Paper No. 2 is to review and compare the six existing Zoning By-laws.
- Discussion Paper No. 2 has been completed in draft and is introduced today for your input.



Summary of Contents

- Review and description of the six existing zoning by-laws and the Minister's Zoning Orders
- Review and assessment of existing zone categories
- Review of general provisions and definitions and how they compare between the By-laws and any critical gaps compared to other zoning by-laws in Ontario
- Analysis of the minor variances applications received in the past five years
- A review of site-specific exception zones and options for addressing them in the new Zoning By-law

Highlights of Key Conclusions

- There is some redundancy amongst some of the zone categories and there is considerable opportunity to reduce and merge zones, where appropriate.
- There are numerous differences between the definitions and general provisions used in the six existing Zoning By-laws.
- The assessment of minor variances indicates that there are certain zones that are varied much more frequently than other zones and there is opportunity to tweak some of the standards in these zones or in the general provisions to minimize future minor variances.
- It is recommended that a review of all site-specific exceptions be conducted to assess the appropriateness of deleting some exceptions where they are no longer required, and updating the terminology to fit within the new Zoning By-law.

19 Next Steps and Contact

Next Steps

- Open Houses for Discussion Papers #1 - #8 will be held in the fall of 2020.
- Your comments on Discussion Papers #1 - #2 can be submitted any time and through to the late fall of 2020. Please see below for contact information to provide comments.
- Your input will be considered and the Discussion Papers will be re-released in winter (end) of 2020. Dates for the submission of comments and the release of Discussion Papers #3 - #8 will be announced at a later date.
- All Discussion Papers will be presented to Council in early 2021.
- The new Draft Zoning By-law is targeted for release in early fall of 2021.

More Information

- The project website is the central location to receive updates and download all the materials related to this study, including these Panels and the Discussion Papers.

www.pickering.ca/zonereview

Contact

- To provide written comments or ask questions at any time during the project, please contact the City as follows:

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Pickering, ON L1V 6K7
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