



Zoning By-law Amendment Application (A 08/19)

— City of —
PICKERING

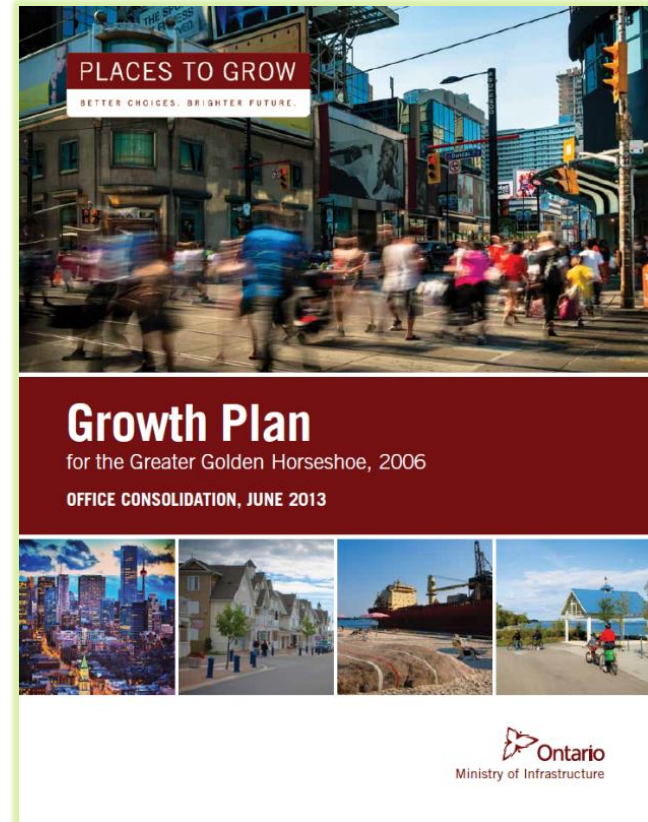
pickering.ca

Pickering City Centre



Growth Plan

- Urban Growth Centre
- 200 residents and jobs combined per hectare



Subject Lands



City Centre Vision

2013

- Vision for the City Centre



IMAGINE IT
BUILD IT
LIVE IT

DOWNTOWN PICKERING

A Vision for Intensification and Framework for Investment
Prepared by Urban Strategies, Inc. - June 2013

2015

- Official Plan Amendment 26

2017

- Comprehensive Zoning By-law
- Urban Design Guidelines
- Official Plan Amendment 29

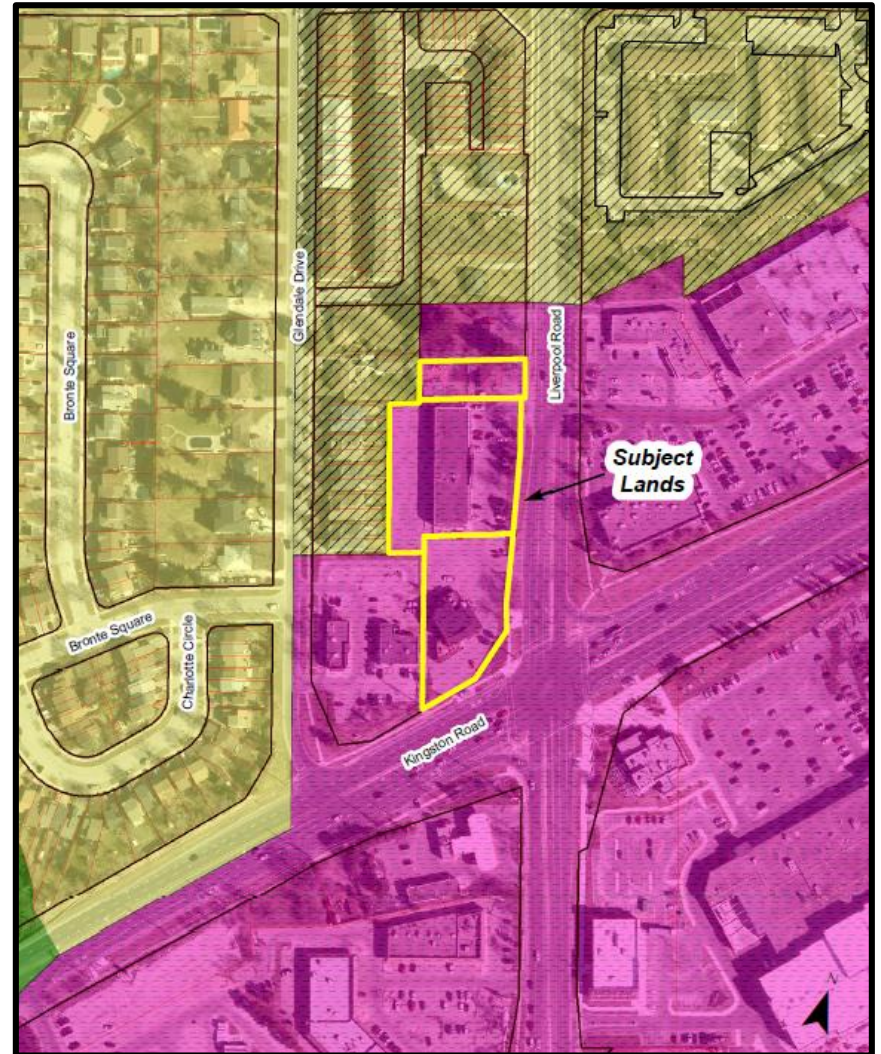


Pickering City Centre

Urban Design Guidelines
April 3, 2017

Official Plan

- Mixed Use Areas – City Centre
 - Permits a broad range of uses including high density residential, retailing, offices, restaurants, hotels, convention centres, community centres
- Maximum Floor Space Index (FSI) permitted: 5.75
- Minimum Residential Density: over 80 units per net hectare



City Centre Zoning By-law

- Zoned City Centre One (CC1)
- Permits range of residential and commercial uses
- Maximum building height is 47 metres (approximately 15 Storeys)
- Maximum FSI 5.75
- Maximum Tower Floor Plate of 850 square metres
- Building height adjacent to residential uses is limited by 45 degree angular plane

