

Comprehensive Zoning By-law Review

Video Narration for Display Boards

Timing: 0:00

Thank you for viewing this video introducing the City of Pickering's Zoning By-law Review. My name is Bobby Gauthier and I am the consulting team's project manager. The City hired us, WSP, to conduct this project. Please visit the website at pickering.ca/zonereview to download materials, find a link to a survey and to submit questions to the City about this project.

Timing: 0:25

Panel 2 summarizes the purpose of this video. As you know, at the time of completing this video, many of the City's facilities are closed and public meetings are on hold due to COVID-19. We were initially planning to conduct public open houses and to present these panels to you in person. In place of a traditional public open house event, we have created this video to introduce the City of Pickering's Zoning By-law Review process. Open houses will be conducted in the fall of 2020. No decisions will be made on this project in the near future. There will be many opportunities for residents to get involved. This video contains commentary to help describe the purpose of the each of the panels. We encourage you to read the content in the panels and please submit any questions.

Timing: 1:08

Panel 3 describes what a zoning by-law is. Zoning By-laws are legal tools that regulate land use, building height massing and character. By regulating these matters, zoning can help ensure compatibility between neighbouring properties by setting out expectations about what land uses and building types are appropriate. This panel also includes information about where the municipality receives its authority to pass zoning by-laws and how zoning by-laws are usually structured.

Timing: 1:38

Panel 4 provides an illustration of how someone might check the zoning for their property. If you have a copy of the zoning by-law, you would be able to confirm the zoning on the map as the first step. You would refer to the text, in step two, to find the applicable standards for that zone, and also identify other requirements or definitions that will apply in subsequent steps. It is always recommended that persons contact the City to confirm their zoning, and City Staff can help answer questions and advise as to what other permits or approvals might be required for a project.

Timing: 2:14

Panel 5 illustrates how the City's zoning fits into the hierarchy of planning legislation and policy in Ontario. The Province has a range of different documents, like the Planning Act, the Provincial Policy Statement and the Growth Plan. These documents set out expectations about how municipalities plan their communities. Durham Region and the City of Pickering have Official Plans which are strategic policy documents that translate Provincial policy requirements into more detailed guidance for council's decision-making. The zoning by-law is at the bottom of the hierarchy because it translates the higher-level policy into detailed permitted uses, lot and building requirements

Timing: 2:53

Panel 6 explains the relationship between the City of Pickering's Official Plan and the zoning by-law. Zoning is the principal vehicle for implementing the Official Plan. The role of the Official Plan is to set high level guidance around land use and development, which can then be translated into detailed regulations in the Zoning by-law. Since much of the City's existing zoning dates to the 1960s, it is older than the Official Plan, and needs to be updated to conform to the Official Plan's requirements.

Timing: 3:24

Panel 7 helps further illustrate the relationship between the Official Plan and the Zoning By-law. An Official Plan sets out land use designations, which provide broader permissions for land use and general criteria for built form and development. By contrast, the zoning sets out zones, which can break down a land use designation into many more detailed components. The zones contain specific permitted uses as well as detailed requirements for height and setbacks for example.

Timing: 3:56

Panel 8 explains how the zoning by-law is implemented by the City. The main process for implementing zoning is through the building permit process. When a person applies for a building permit, the project is reviewed against the zoning. If the project meets the zoning, it can usually proceed to construction. However, if the project does not meet the zoning, the applicant must either change their project, or they can make an application to the city to vary or change the zoning. Modifications to the zoning through a minor variance or an amendment process might occur for a wide range of reasons and is a normal part of administering a zoning by-law.

Timing: 4:34

Panel 9 illustrates how the zoning by-law fits into the building permit process, as summarized on the previous panel. This illustration shows an example of someone wanting to build a new detached garage on their property. Note that this illustration is simplified. In some cases, other permits or approvals from agencies outside the City might be required to permit a construction project to proceed.

Timing: 4:58

Panel 10 provides a description of the City of Pickering's current zoning. Currently, the City is regulated by six main parent zoning by-laws. Four of these zoning bylaws date back to the 1960s. The City has recently completed newer Zoning by-laws for Pickering City Centre and for the new Seaton community. Portions of the City are also subject to minister's zoning orders, which are zoning requirements passed by the Province as a regulation. Two of these orders date to the 1970s and relate to the protection of land for a future potential airport. The newest zoning order, from 2003, relates to preventing urban development in the greenbelt.

Timing: 5:40

Panel 11 is a map showing where each of the City's six parent zoning by-laws and the three Minister's Zoning Orders apply. Each of the six parent by-laws apply to different lands - they do not overlap. The applicable minister's zoning orders are shown as various patterned overlays on the map.

Timing: 6:00

Panel 12 explains some of the text in the zoning by-law. There are over 50 zone categories amongst the six by-laws, and there is likely opportunity to merge similar zones through this Review process. It is noted that each by-law has been amended over time. The City has accumulated hundreds of site-specific zones that were passed to permit and provide specific standards for various developments. The site-specific zones will also be reviewed through this process. This panel also briefly explains the definitions and general provisions that are included in each of the six zoning by-laws.

Timing: 6:37

Panel 13 explains why the City is reviewing its zoning. There are 5 main reasons. First, it's an opportunity to modernize the standards, since much of the city's zoning dates to the 1960s. Second, it is an opportunity to determine how the zoning by-law can help contribute to ongoing planning issues, like affordable housing, climate change, and sustainability. Third, the Official Plan must be implemented through this process, so the zoning has to be reviewed to ensure it's in line with the Official Plan's requirements. Fourth, this is an opportunity to harmonize the 6 existing parent zoning by-laws into one new by-law and thus streamline administration. And finally, this is an opportunity to create an easier to use zoning by-law.

Timing: 7:27

Panel 14 explains the process for completing the Zoning By-law Review. The Review will take about 2.5 years to complete and consists of a 3-stage, or phase, process. We are currently in Stage 1, lasting until early 2021. Stage 1 involves the preparation of a series of Discussion Papers, which are presented on the following panels. Stage 2 is expected to start in early 2021 and involves writing the new Zoning By-law for the City. Stage 3 involves making final refinements to the zoning by-law and seeking Council's

approval of the document. The panel also lists various consultation activities that will take place within each stage of the process.

Timing: 8:11

Panel 15 provides an overview of the Discussion Papers that will be prepared throughout 2020. In total, 8 Discussion Papers are being planned. Each Discussion Paper addresses a zoning topic and is intended to guide the zoning by-law's preparation. The first two discussion papers have been completed in draft and will be presented in a subsequent panel in more detail.

Timing: 8:35

Panel 16 summarizes the purpose of Discussion Papers 3 through 8. These discussion Papers will be completed over the summer of this year and are intended to be presented at the open house in fall 2020 for your input.

Timing: 8:50

Panel 17 presents a summary of Discussion Paper number 1 which has been completed in draft. Discussion Paper number 1 provides a good introduction to zoning; it reviews the City's existing zoning, and identifies relevant other studies and policy documents that will affect this Review. The key outcome of Discussion Paper number 1 is the establishment of a series of guiding principles for this review process, which are summarized in the last section on the panel.

Timing: 9:21

Panel 18 summarizes Discussion Paper number 2 which has also been completed in draft for your input. The purpose of Discussion Paper number 2 is to take a 'deep dive' into the City's existing zoning by-laws and to compare them to one another and with best practice. The key outcomes of the Discussion Paper number 2 are that there is indeed redundancy amongst the 6 by-laws and there is opportunity to merge the zones and create a simplified zoning by-law for the entire city.

Timing: 9:49

Panel 19 is the final panel, and it summarizes next steps in this process and provides contact information.

We are targeting Fall 2020 to host open houses to present all of the Discussion Papers. For now, we encourage your input on Discussion Papers 1-2, which are available for download on the City's website. Discussion Papers 3-8 will become available for comment later this year and presented at the Fall 2020 public open houses. Our objective is to address comments and re-release the discussion papers towards the end of the year for presentation to Council in early 2021. The new draft zoning by-law will follow, with its release anticipated in about Fall of 2021.

If you would like to download the discussion papers, these panels, or fill out a survey, please visit pickering.ca/zonereview. Regular updates will be posted on this page as the project moves forward.

To provide written comments or ask questions, please contact the City using the contact information provided on this panel.

Thank you for listening to this video. We look forward to seeing you in the fall of 2020. As mentioned in-person open houses are being planned for the fall. We wish you all the best. Thanks very much.