



## Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

### Discussion Paper #3: Residential Areas



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

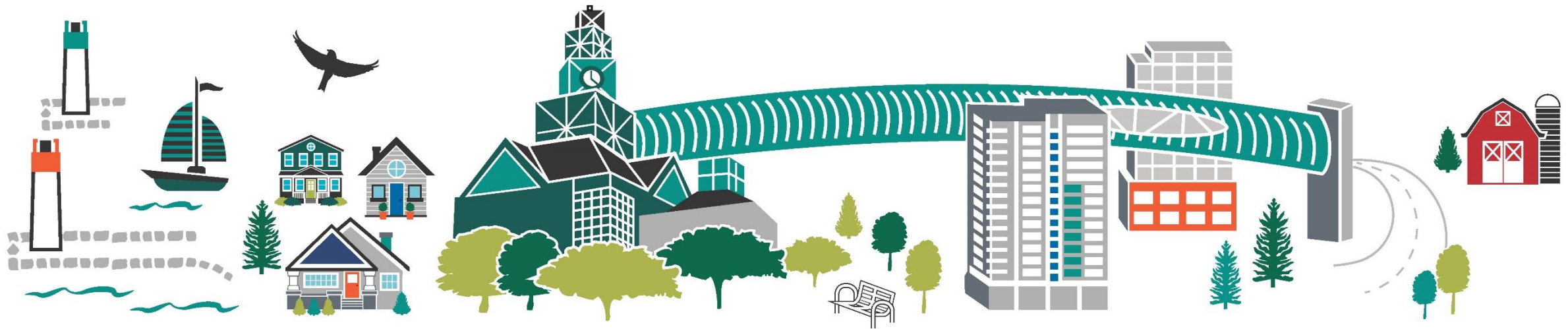
The purpose of Discussion Paper 3 is to provide an assessment of the zoning within the City's designated Urban Residential Areas. The assessment looked at:

- Conformity of the zoning and zone provisions to the City's Official Plan,
- Opportunities to update zoning provisions, and
- Emerging trends in development.

### Urban Residential Areas Designation

The City's Official Plan designates certain lands for residential purposes, within the following three density categories: Low Density, Medium Density and High Density:

1. Low Density Areas
  - consist of up to and including 30 units per net hectare
2. Medium Density Areas
  - consist of above 30 and up to an including 80 units per net hectare
3. High Density Areas
  - consist of over 80 and up to an including 140 units per net hectare



## Summary of Key Issues with Existing Zoning

There exists opportunities to:

- Merge zone categories removing redundancies in the six parent Zoning By-laws.
- Create a new zone structure that addresses inconsistencies in the current parent Zoning By-laws.
- Increase the range of dwelling types not currently permitted in older parent Zoning By-laws.
- Improve the general provisions that apply to residential areas recognizing emerging trends (e.g. provisions for accessory structures).
- Implement City wide requirements for attached/detached garages, and driveways.

## Summary of Key Issues with Existing Zoning (continued)

- Implement the Seaton minimum amenity area requirements to all Urban Residential Areas
- Clarify that home occupations are permitted across all Urban Residential Areas.
- Develop a City-wide framework that reflects current policy and legislation regarding accessory dwelling units

**Please visit [www.pickering.ca/zonereview](http://www.pickering.ca/zonereview) to review Discussion Paper 3 for more information.**

## Contact Information

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