

The Corporation of the City of Pickering

By-law No. XXXX/19

Being a By-law to amend Zoning By-law 7553/17, as amended, _____ (A 06/19)

Whereas Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

Whereas Zoning By-law 7553/17 is the governing By-law of The Corporation of the City of Pickering pertaining to the subject lands;

Whereas the Council of the Corporation of the City of Pickering has deemed it advisable to amend Zoning By-law 7553/17;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

1. Section 5, Definitions, of Zoning By-law 7553/17, as amended, is further amended by alphabetically inserting the definition "Floor Area, Net", as follows:

"Floor Area, Net" means the total area of all floors of a *building* measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:

- (a) *Motor vehicle* parking and bicycle parking below *established grade*;
- (b) *Motor vehicle* parking and bicycle parking at or above *established grade*;
- (c) *Loading spaces* and related corridors used for loading purposes;
- (d) Rooms for storage, storage lockers, washrooms, electrical, utility, mechanical and ventilation;
- (e) Indoor *amenity space* required by this By-law;
- (f) Elevator, garbage and ventilating shafts;
- (g) Mechanical penthouse, and
- (h) Stairwells in the *building*.

2. Section 5, Definitions, of Zoning By-law 7553/17, as amended, is further amended by deleting the definition "Floor Space Index" and replacing it with the definition provided below:

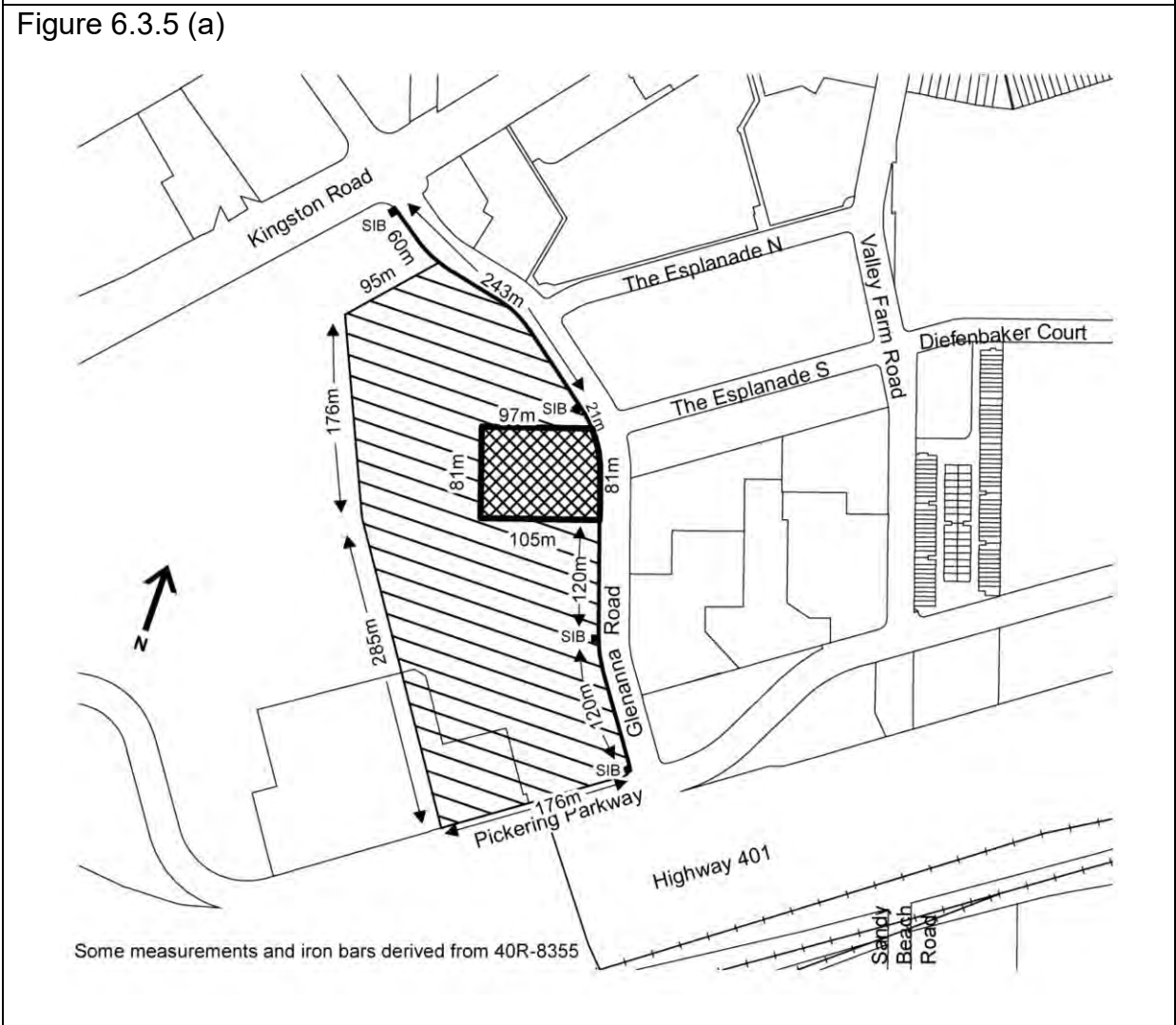
"Floor Space Index" means the total *net floor area* of all *buildings* on a *lot* divided by the total area of the *lot*.

3. Schedule 2, Land Use Categories, of Zoning By-law 7553/17, as amended, is further amended by rezoning the lands as depicted on Schedule I to this By-law from City Centre Civic (CCC) to City Centre Two (CC2).

4. Section 6, Exception E3 of Zoning By-law 7553/17, as amended, is further amended by adding the following new subsections:

6.3.3 Zone Provisions	
The following regulations applies:	
f)	Notwithstanding Section 4.2 b) ii) and Schedule 5, related to Maximum <i>Building Height</i> , a maximum of one residential (1) <i>building</i> or <i>structure</i> wholly located within the crossed hatched area as shown on Figure 6.3.5 (a) shall not exceed a <i>building height</i> of 155 metres.
g)	Notwithstanding Section 4.2 b) ii) and Schedule 5, related to Maximum <i>Building Height</i> , the <i>height</i> of a <i>building</i> or <i>structure</i> wholly located within the diagonal area as shown on Figure 6.3.5 (a) shall not exceed a <i>building height</i> of 125 metres.

6.3.5 Special Site Figures



5. Section 6, Exceptions, and Seclude 7 of Zoning By-law 7553/17, as amended, is further amended by adding a new Exception E13 as follows:

E13	(Block 16, Plan 40M-1231 and Part 26 40R-7765)	Parent Zone: CC2
Schedule 7		Amending By-law: XXXX/19

6.13.1 Zone Provisions

The following regulation applies:

- a) Notwithstanding Section 4.2 b) ii) and Schedule 5, related to Maximum *Building Height*, the *height* of a *building* or *structure* wholly located within the crossed hatched area as shown on Figure 6.13.2 (a) shall not exceed a *building height* of 125 metres.

6.13.2 Special Site Figures

Figure 6.13.2 (a)

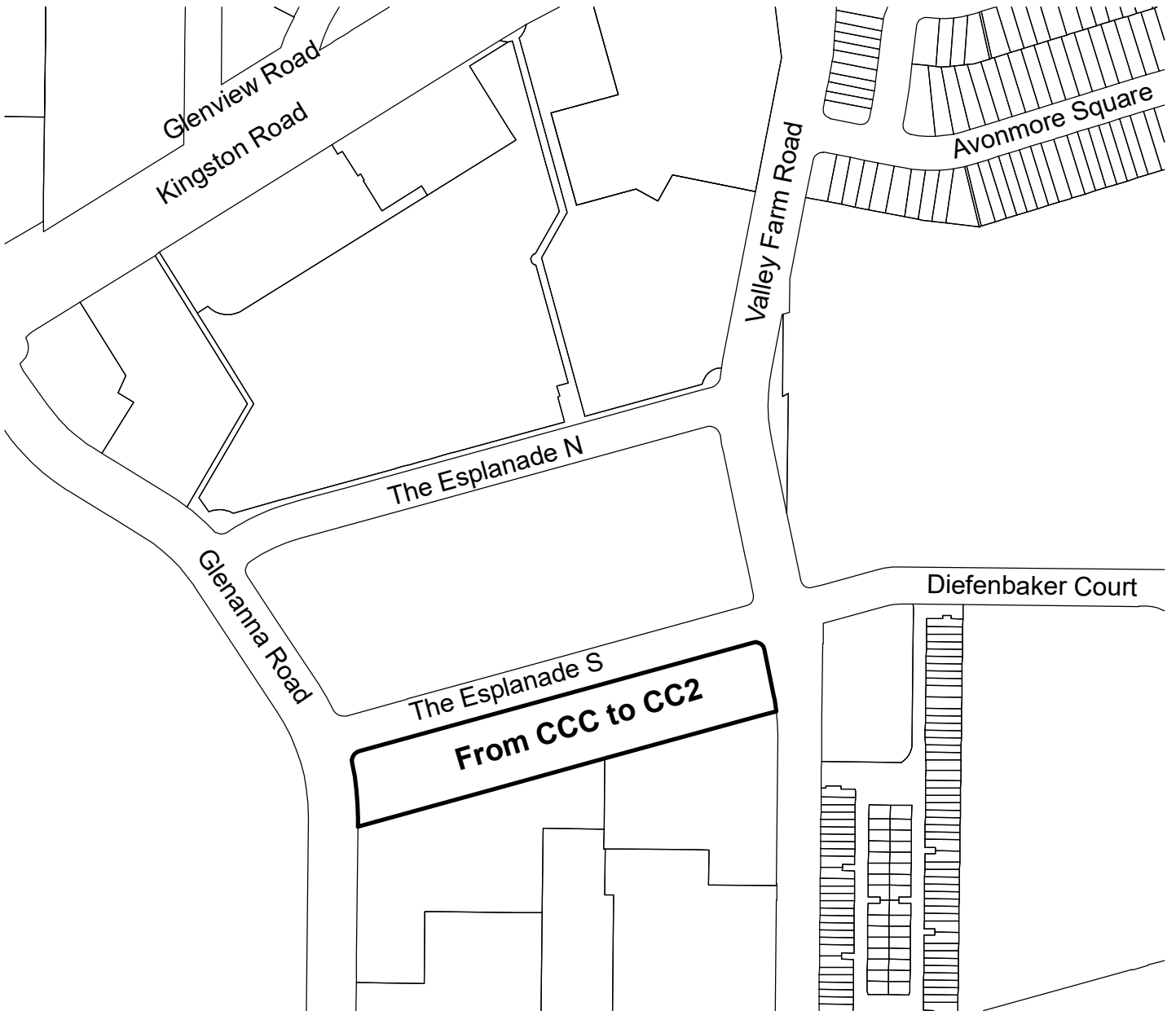


6. Section 8, Schedule 7, Exceptions, of Zoning By-law 7553/17, as amended, is further amended by add an E13 notation as depicted on Schedule II to this By-law.
7. That By-law 7553/17, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 7553/17, as amended.
8. That this By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this _____ day of _____, 2019.

David Ryan, Mayor

Susan Cassel, City Clerk



Schedule I to By-Law ####/19
Passed This ##th
Day of ###, 2019

Mayor

Clerk



Schedule II to By-Law ####/19
Passed This ##th
Day of ###, 2019

Mayor

Clerk