

Excerpts of Zoning By-law 8149 showing Proposed Amendments

The Corporation of the City of Pickering

Consolidated Zoning By-law

By-law No. 8149/24

December 16, 2024



4 Definitions

A new definition **Private Amenity Area** is added.

The definition **Common Indoor Amenity Area** from the former City Centre Zoning By-law 7553/17 is added.

Amenity Area, Common Indoor: means an **amenity area** which is provided indoors and available for the shared or communal **use** of all residents of any associated **dwelling units**.

Amenity Area, Private: means the passive or active recreational area provided for the exclusive **use** of the occupant of the dwelling unit for which it is accessed, and includes **balconies**, patios, rooftop gardens, and other similar features.

6 Residential Zone Regulations

Table 6.4 Minimum **Side Yard** (m) is clarified and maintains provisions from former By-laws 2511 and 3036.

Table 6.4 Minimum **Exterior Side Yard** (m) adds provisions from former By-laws 2511, 2520, and 3036.

Table 6.4 Lot and Building Requirements for Residential First Density Zones (R1A to R1E)

Requirement	R1A	R1B	R1C	R1D	R1E
Minimum Lot Area (m ²)	3,000	1,390	740.0	550.0	460.0
Minimum Lot Frontage (m)	22.0	22.0	21.0	18.0	15.0
Minimum Front Yard (m)	9.0	9.0	9.0	7.5	7.5
Minimum Side Yard (m)	1.8	1.8	One side 1.8 m and other side 3.0 m 1.8	One side 1.8 m and other side 3.0 m 1.8	One side 1.8 m and other side 3.0 m 1.5
Minimum Exterior Side Yard (m)	2.7	- 2.7	- 4.5	- 4.5	- 4.5
Minimum Rear Yard (m)	9.0	9.0	7.5	7.5	7.5
Maximum Lot Coverage (%)	20	20	33	33	33
Maximum Height (m)	12.0	12.0	12.0	9.0	9.0

6.4 Residential Third Density Zones

Note 3 is added exempting Back-to-Back Townhouse Dwellings and Block Townhouse Dwellings from the requirement of providing a minimum Amenity Area of 4.0 m²/unit.

Table 6.7 Lot and Building Requirements for the Residential Third Density Zones

Requirement	R3A	R3B	R3C
Minimum Lot Area (m ²)	-	-	-
Street Townhouse Dwelling	220.0/unit	150.0/unit	-
Block Townhouse Dwelling	220.0/unit	150.0/unit	-
Back-to-Back Townhouse Dwelling	-	75.0/unit	-
Stacked Townhouse Dwelling	-	75.0/unit	-
Apartment Dwelling/Retirement Home	1,100	75.0/unit	-
Minimum Lot Frontage (m)	-		20.0
Street Townhouse Dwelling	6.0/unit	6.0/unit	-
Block Townhouse Dwelling	30.0	30.0	-
Back-to-Back Townhouse Dwelling	-	6.0/unit	-
Stacked Townhouse Dwelling	-	6.0/unit	-
Apartment Dwelling/Retirement Home	27.0	27.0	-
Minimum Front Yard (m)	7.5	4.5	3
Minimum Interior Side Yard (m)			
Street Townhouse Dwelling	6.0, or one-fifth of the length of the building whichever is greater ⁽¹⁾	1.2 ⁽¹⁾	-
Block Townhouse Dwelling	6.0, or one-fifth of the length of the building whichever is greater	1.2 ⁽¹⁾	1.2

Requirement	R3A	R3B	R3C
Back-to-Back Townhouse Dwelling	-	1.2 ⁽¹⁾	-
Stacked Townhouse Dwelling	-	1.2 ⁽¹⁾	1.2
Apartment Dwelling/Retirement Home	Minimum one-half the height of the building ; or, one-tenth the length of the building ; or, 3.5 m, whichever is the greater	3.0	2.5
Minimum Exterior Side Yard (m)			
Street Townhouse Dwelling	6.0, or one-fifth of the length of the building whichever is greater	3.0	-
Block Townhouse Dwelling	6.0, or one-fifth of the length of the building whichever is greater	3.0	-
Back-to-Back Townhouse Dwelling	-	3.0	-
Stacked Townhouse Dwelling	-	4.5	3.0
Apartment Dwelling/Retirement Home	6.0, or one-fifth of the length of the building whichever is greater	4.5	3.0
Minimum Rear Yard (m)	7.5	7.5	7.5
Maximum Lot Coverage (%)			
Street Townhouse Dwelling	25 ⁽²⁾	50	-
Block Townhouse Dwelling	25 ⁽²⁾	50	-
Back-to-Back Townhouse Dwelling	-	50	-
Stacked Townhouse Dwelling	-	50	60
Apartment Dwelling/Retirement Home	35	50	60
Maximum Height (m)			

Requirement	R3A	R3B	R3C
Street Townhouse Dwelling	12.0	12.0	-
Block Townhouse Dwelling	12.0	12.0	-
Back-to-Back Townhouse Dwelling	-	12.0	-
Stacked Townhouse Dwelling	-	13.0	30.0
Apartment Dwelling/Retirement Home	12.0	16.0	30.0
Minimum Landscaped Open Space (% of gross floor area)	-	10	10
Maximum tower floor plate size (m ²)			850.0
Minimum Building Separation on the Lot (m)	-	-	11.0 m, except where the separation may be reduced to 3.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking building
	-	-	18.0 m, for any portion of a building greater than 25.5 m in height , except where the separation may be reduced to 11.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking building
	-	-	25.0 m for any portion of a building greater than 37.5 m in height

Requirement	R3A	R3B	R3C
Minimum Amenity Area (m ²) – development with fewer than 8 dwelling units	-	-	-
Minimum Amenity Area (m ²) – development with 8 or more dwelling units			
Back-to-Back Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² (3)	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² (3)
Block Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² (3)	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² (3)
Stacked Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²
Apartment Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²

Notes:

1. The minimum **interior side yard** shall be 0.0 m where the common wall of a **street townhouse dwelling** abuts an **interior side lot line** being the adjoining wall of another **street townhouse dwelling**.
2. Includes all buildings except private garages.
3. Back-to-Back Townhouse Dwellings and Block Townhouse dwellings are exempt.

8 Mixed-Use Zone Regulations

Note 2 is added exempting Back-to-Back Townhouse Dwellings and Block Townhouse Dwellings from the requirement of providing a minimum Amenity Area of 4.0 m²/unit.

Table 8.3 Lot and Building Requirements for the Mixed-Use Zones

Requirement	LN	CN	MU1
Minimum Lot Frontage (m)	15.0	30.0	30.0
Maximum Front Yard (m)	3.0	3.0	3.0
Minimum Interior Side Yard (m)	-	-	-
Minimum Exterior Side Yard (m)	-	-	-
Minimum Rear Yard (m)	7.5	7.5	7.5
Minimum Setback for Below Grade Parking Structures (m)	-	-	-
Maximum Lot Coverage (%)	35	35	50
Minimum Ground Floor Height (m)	-	-	-
Minimum Building Height (m)	-	-	7.5
Maximum Building Height (m)	12.0	15.0	15.0
Maximum Gross Leasable Floor Area (m ²)	10,000	20,000	20,000
Maximum Floor Space Index	2.0	2.5	2.5
Minimum Landscaped Open Space (%)	10	10	10
Required Active at Grade Frontage	-	-	50% of the first storey of a non-residential building along any front lot line and

Requirement	LN	CN	MU1
			exterior side lot line shall be comprised of openings and transparent glazing
Location of a Primary Entrance Door	-	-	A primary entrance door with direct and unobstructed access open to the public shall be incorporated into the wall of a building facing the street line
Minimum Balcony Depth (m)	-	-	1.5 ⁽¹⁾
Minimum Amenity Area (m ²) – developments with fewer than 8 dwelling units	-	-	-
Minimum Amenity Area (m ²) – development with 8 or more dwelling units			
Apartment Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²
Back-to-Back Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² ⁽²⁾
Block Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² ⁽²⁾
Stacked Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²

Notes:

1. Notwithstanding the minimum required depth of a **balcony**, **balconies** are not permitted to project beyond the **main wall** less than 10.5 m in **height** above **grade**.
2. **Back-to-Back Townhouse Dwellings and Block Townhouse Dwellings are exempt.**

9 City Centre Zone Regulations

The requirements for **Common Indoor** and **Outdoor Amenity Areas** for **Apartment Dwellings** from the former City Centre Zoning By-law 7553/17 are added.

Note 4 is added exempting **Block Townhouse Dwellings** and **Back-to-Back Townhouse Dwellings** from the requirement of providing a minimum **Amenity Area** of 4.0 m²/unit.

Table 9.3 Lot and Building Requirements for the City Centre Zones

Requirement	CC Zones
Minimum Floor Space Index	As shown on Schedule 4
Maximum Floor Space Index	5.75
Minimum Building Height (m)	As shown on Schedule 5
Maximum Building Height (m)	As shown on Schedule 6
Building Height Adjacent to Grade Related Dwellings (m)	Building height shall be limited by a 45-degree angular plane measured 7.5 m from the property line of adjacent detached, semi-detached and street townhouse dwellings at a height of 10.5 m above grade
Minimum Building Setback from Street Line (m)	1.0
Maximum Building Setback from Street Line (m)	4.0 ⁽¹⁾⁽²⁾
Minimum Setback for Below Grade Parking Structures (m)	0.0
Minimum Podium Height Requirements for Buildings Greater than 37.5 m in Height (m)	10.5
Maximum Podium Height Requirements for Buildings Greater than 37.5 m in Height (m)	20.0
Maximum Tower Floor Plate – Residential Building (m ²)	850.0

Requirement	CC Zones
Minimum Building Separation (m)	11.0 m, except where the separation may be reduced to 3.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking building
	18.0 m, for any portion of a building greater than 25.5 m in height , except where the separation may be reduced to 11.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking building
	25.0 m for any portion of a building greater than 37.5 m in height
Minimum Main Wall Stepback for Buildings equal to or less than 37.5 m in Height (m)	1.5 m between 4.5 m and 15.0 m in height on any building face abutting a street line
Minimum Main Wall Stepback for Buildings greater than 37.5 m in Height (m)	Minimum main wall stepback - 3.0 m from the main wall of a point tower and the main wall of a podium on any building face abutting a street line
	Minimum main wall stepback - 3.0 m between the top 6.0 m and 18.0 m of a point tower for buildings equal to and greater than 73.5 m
Balcony Requirements	Minimum depth – 1.5 m
	Notwithstanding Section 4.27.1 c), balconies are not permitted to project beyond the main wall less than 10.5 m in height above grade along any street line with required Active At Grade Frontages , as shown on Schedule 7 to this By-law
Minimum Continuous Length of Buildings along a Street Line (%)	60% of the street frontage of a lot must be occupied by a building
Buildings Requiring Active At Grade Frontages	Minimum – 40% of the first storey of a non-residential building along any street line with required Active At Grade Frontages , as shown on Schedule 7 to this By-law, shall be comprised of openings and transparent glazing
	A primary entrance door with direct and unobstructed access open to the public shall be incorporated into the wall of a building facing the street line
	Minimum ground floor height – 4.5 m
Minimum Landscaped Open Space ⁽³⁾	10% of the area of a lot
Minimum Amenity Area (m ²) – Less than 8 Dwelling Units	No requirement
Minimum Amenity Area (m ²) – 8 or more Dwelling Units	

Requirement	CC Zones
Apartment Dwelling	2.0 m ² /unit, Common Indoor Amenity Area and 4.0 2.0 m ² /unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²
Block Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² ⁽⁴⁾
Back-to-Back Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ² ⁽⁴⁾
Stacked Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m ²

Notes:

1. For residential **buildings** located outside the required **Active at Grade Frontages**, as shown on Schedule 7 to this By-law, the maximum **setback** from **street line** shall be 6.0 m.
2. The maximum **setback** may be increased up to an additional 5.0 m where the entire **setback** is used for publicly accessible open space, in the form of a plaza or courtyard, and does not include parking or **loading spaces**.
3. The minimum **landscaped open space** requirement is to be calculated as follows:
 - a) To qualify for any minimum **landscaped open space** requirement of this table, an individual area of **landscaped open space** provided on a **lot** shall have a minimum dimension of 3.0 m by 3.0 m; and
 - b) Landscaping provided on a roof of a building may be included in the calculation of required **landscaped open space** on the **lot**, provided it meets the requirements of subsection a) above.
4. Block Townhouse Dwellings and Back-to-Back Townhouse Dwellings are exempt.

12 Rural and Oak Ridges Moraine Zone Regulations

The Maximum **Building Height** provision from former By-laws 3036 and 3037 is reinstated.

Table 12.3 Lot and Building Requirements for the Rural Zones

Requirement	A	Q
Minimum Lot Area (ha)		-
Residential Uses	0.8	-
Pit or Quarry	-	0.4
Agricultural , Agriculture-Related, and On-farm Diversified Uses	4.0	4.0
Specified Accessory Uses	-	0.009
Minimum Frontage (m)	60.0 ⁽¹⁾	-
Residential Uses	60.0	
Pit or Quarry	-	30.0
Agricultural , Agriculture-Related, and On-farm Diversified Uses	150.0	150.0
Specified Accessory Uses	-	229.0
Minimum Lot Line (m)	-	15.0
Abutting Creeks, Lakes or Rivers	-	15.0
Abutting Residential Dwellings or Residential zones	-	60.0 in horizontal distance and 15.0 setback from lot line in horizontal distance
Minimum Front Yard (m)	-	-
Residential Uses	12.0	12.0
Agricultural , Agriculture-Related, and On-farm Diversified Uses	15.0	15.0
Specified Accessory Uses	15.0	15.0
Minimum Side Yard (m)	-	-
Residential Uses	3.0	3.0
Agricultural , Agriculture-Related, and On-farm Diversified Uses	6.0	3.0

Requirement	A	Q
Specified Accessory Uses	6.0	6.0
Minimum Rear Yard (m)	-	-
Residential Uses	12.0	12.0
Agricultural , Agriculture-Related, and On-farm Diversified Uses	15.0	15.0
Specified Accessory Uses	15.0	15.0
Maximum Building Height (m)	18.0	-
Minimum Gross Floor Area (m ²)	-	-
Accessory Dwelling Unit	110.0	69.0
Detached Dwelling	139.0	-
Maximum Lot Coverage (%)	-	-
Residential Uses	10	-
Agricultural Uses	20	20
Agriculture-Related Uses	20	20
On-Farm Diversified Uses	2.0 ⁽²⁾	-

Notes:

1. Minimum **lot frontage** for **existing lots** in the Agriculture (A) zone shall be 20.0 m.
2. See Section 4.23 of this By-law.