

Document **YYY** – Details of the Recommended Zoning By-law Amendment

The following are proposed amendments to the City of Ottawa Zoning By-law 2008-250 for the implementation of the Riverside South Secondary Plan:

1. Amend the zoning map of By-law No. 2008-250 by rezoning the lands as shown on Document 4 and Document 5.
2. Amend Schedule 1A – Areas for Minimum Parking Space Requirements to change the lands shown as “Area A” in Document 6 from Area C to Area Z.
3. Replace Schedule 269 of Part 17 with Document 7:
4. Amend Section 192 – Mixed-Use Centre Subzones by adding the following new subzone MC17 Riverside South Town Centre Subzone:
 - a) 192(X)(a) the following use is permitted: park
 - b) The following use is prohibited: drive-through facility
 - c) The following use is prohibited as a stand-alone use: parking lot
 - d) Minimum and maximum heights are as per schedule 269.
 - i) The minimum height for the first storey of a building fronting onto the future main street, as shown on schedule 269, is 4.5 metres.
 - ii) Where a building is more than 4 storeys in height, the front wall above the 4th storey facing the street must be setback an additional 2.5 metres from the front wall.
 - e) The maximum front and corner-side yard setback from the lot line to the first two storeys of the building: 3.5 metres.
 - f) The following provisions apply to a parking garage:
 - i) where located above grade, it must be set back a minimum of 10.0 metres from a lot line abutting a street;
 - ii) where a parking garage is located on the ground floor of a building, that part of the ground floor of the building measuring 80% of the length of the front wall facing a public street and for a depth of 10.0 metres must be occupied by other permitted uses, not including the access.
 - g) A minimum of 50% of the surface area of the ground floor façade of a non-residential or mixed-use building facing a public or private street must be comprised of transparent glazing.
 - h) A building frontage must occupy the entirety of the lot frontage, minus the greater of:

- i) the combined width of permitted driveways and walkways giving access to the back of the lot, or
 - ii) 10% of the lot frontage.
 - i) The building façade facing the future main street, as shown on schedule 269, must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor.
5. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
- j) Add a new exception xxx1:
 - i) In column II, add the text, “MC17[xxx1] S269-h”; and,
 - ii) In column V, add the following text:
 - (1) “The uses listed in section 191(1) are prohibited until the holding symbol (-h) is removed.
 - (2) The holding symbol (-h) may not be removed until a Planning Rationale for the Town Centre, per Section 2.4, Policy (1) of the Riverside Secondary Plan, is submitted to the satisfaction of the City.
 - (3) Despite Table 191, the maximum front yard setback for buildings that front onto the future main street, as shown in schedule 269, is 3.0 metres.”
6. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
- k) Add a new exception xxx2:
 - ii) In column II, add the text, “MC17[xxx2] S269-h”; and,
 - iii) In column V, add the following text:
 - (1) “The uses listed in section 191(1) are prohibited until the holding symbol (-h) is removed.
 - (2) The holding symbol (-h) may not be removed until a Planning Rationale for the Town Centre, per Section 2.4, Policy (1) of the Riverside Secondary Plan, is submitted to the satisfaction of the City.”
7. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
- l) Add a new exception xxx3:
 - i) In column II add the following text, “MC17[xxx3] S269”; and,
 - ii) In column III, add the following permitted uses, “drive-through facility”.
 - iii) In column V, add the following text:
 - (1) Despite schedule 269, minimum heights are 4.5 metres.
 - (2) Building faces must occupy:

- (a) At least 65% of the entire length of the lot frontage along a public street and rapid transit network, as identified on schedule 269, is within 3.0 metres of the lot line abutting that street;
- (b) At least 40% of the length of the lot frontage along Earl Armstrong Road is within 6.0 metres of the lot lines, excluding the width of registered drainage easements;
- (c) At least 20% of the length of the road frontage along Collector Road "D" (Ceremonial Drive) is within 6.0 metres of the lot line;

8. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:

m) Add a new exception xxx4:

- iii) In column II, add the text, "L2[xxx4] S269";
- iv) In column III, add the text "apartment dwelling, low rise, apartment dwelling, mid-rise, apartment dwelling, high rise, dwelling unit, planned unit development, residential care facility and retirement home"
- v) In column V, add the following text:
 - (2) "Despite Table 175:
 - (a) for buildings which front onto the main street as shown in schedule 269, maximum front yard setback: 3.0 metres.
 - (b) minimum rear yard setback: no minimum
 - (c) minimum interior side yard setback: no minimum
 - (d) minimum corner side yard setback: no minimum
 - (e) minimum building height: 7.0 metres for any part of a building located within 20.0 metres of the future main street as shown in schedule 269"

9. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:

n) Add a new exception xxx5:

- i) In column II, add the following text, "I1A/MC17[xxx5] S269"; and,
- ii) In column V, add the text
 - (1) "The uses listed in section 191(1) are prohibited until the holding symbol (-h) is removed.
 - (2) The holding symbol (-h) may not be removed until a Planning Rationale for the Town Centre, per Section 2.4, Policy (1) of the Riverside Secondary Plan, is submitted to the satisfaction of the City.
 - (3) Despite (2) above, where a school is proposed, the holding symbol (-h) may be removed by submitting only a Mobility Plan and Parking Management Plan, to the satisfaction of the City, as per Section 2.4, Policies (1)(d) and (e) of the Riverside South Secondary Plan.
 - (4) Despite Table 191: the maximum front yard setback for buildings which front onto the future main street as shown in schedule 269, is 3.0 metres."

10. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:

- o) Add a new exception xxx6:
 - i) In column II, add the following text, “MC17[xxx6]”;
 - ii) In column III, add the following permitted uses, “drive-through facility”.
 - iii) In column V, add the text
 - (1) “Despite schedule 269, minimum heights are 4.5 metres.
 - (2) Building faces must occupy at least 45% of the width of the street frontages along Earl Armstrong Road and Limebank Road within 6.0 metres of the lot lines abutting those streets.
 - (3) a minimum of 50% of the area of the ground floor part of the walls facing a public street must consist of openings such as windows and customer entrances.
 - (4) The following provisions apply:
 - (a) minimum interior side yard abutting a residential zone: 9.0 metres,
 - (b) minimum rear yard abutting a residential zone: 9.0 metres,
 - (c) minimum width of landscaped area abutting a residential zone: 6.0 metres.”

11. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:

- p) Add a new exception xxx7:
 - i) In column II, add the following text, “MC17[xxx7]”;
 - ii) In column III, add the following permitted uses, “drive-through facility”.
 - iii) In column V, add the text
 - (1) “Despite schedule 269, minimum heights are 4.5 metres.
 - (2) Buildings must occupy at least 45% of the width of the street frontage along Limebank Road within 6.0 metres of the lot line abutting Limebank Road;
 - (3) Buildings must occupy at least 20% of the width of the street frontage along Earl Armstrong Road within 6.0 metres of the lot line;
 - (4) A minimum of 25% of the total area of the ground floor facades facing the streets must consist of glazing, with at least 7% of the total area being transparent glazing.”

12. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:

- q) Add a new exception xxx8:
 - i) In column II, add the following text, “L2[xxx8]”;
 - ii) In column V, add the text
 - (1) “Despite Table 175:
 - (a) minimum front yard setback: no minimum

- (b) minimum rear yard setback: no minimum
- (c) minimum interior side yard setback: no minimum
- (d) minimum corner side yard setback: no minimum
- (e) maximum height: 15.0 metres”