

## Document **x** – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for the implementation of the Lincoln Fields Secondary Plan:

1. Amend the zoning map of By-law No. 2008-250 by rezoning the lands as shown on Document **X (Zoning Location Map 1)**.
2. Add Document **Y (Zoning Schedule YYY1)** and Document **Z (Zoning Schedule YYY2)**, as Schedules **YYY1**, **YYY2** to Part 17.
3. Amend Section 196 – Transit Oriented Development (TD) Subzones by adding the following new TD4 subzone:

“(4) In the TD4 Subzone:

- a) Despite 195(1), the following uses are not permitted:  
Drive-through facility
- b) The following residential use is permitted subject to:
  - (i) being within the podium of an apartment dwelling, low-rise, mid-rise, or high-rise:  
townhouse dwelling
- c) Despite 195(3)(a), the following uses are not permitted: parking garage
- d) Table 195(d)(iv) and (e)(iv) do not apply:
  - (i) Despite Table 195(d)(i), (ii) and (iii), for the part of a building above 9 storeys in height, the minimum interior side yard setback is 11.5 metres.
  - (ii) Despite Table 195(e)(i), (ii) and (iii), for the part of a building above 9 storeys in height, the minimum rear yard setback is 11.5 metres.
- e) Despite 195(7), no part of a building that exceeds 9 storeys in height may be within 23 metres of that portion of another building that exceeds 9 storeys in height.
- f) Despite 195(6), for any building within 10 metres of a lot line abutting public or private street that exceeds four storeys in height, the wall facing the street must be stepped back at either the second, third or fourth storey at least a further 2.5

metres from the wall of the storey below and each storey above is to have, at minimum, the same setback.

- g) Despite Table 195, the minimum building height is 3 storeys, with a ground floor of a minimum 4.5 metres.
- h) A building must include at least one entrance serving each residential or non-residential use that abuts the front yard and corner yard.
- i) A minimum of 25% of the surface area of the ground floor façade of a non-residential and residential use abutting a public street must be comprised of transparent glazing.

#### Active Frontage Street Areas

- j) The following provisions apply to lots abutting an Active Frontage Street Area shown as Area A, Area B and Area C on Schedule **YYY2**.
    - (i) A minimum of 50% of the lot width abutting the Active Frontage Street Area must be occupied by one or more buildings.
    - (ii) A minimum of 15% of the gross floor area of the ground floor of a building must be occupied by a non-residential use.
    - (iii) A minimum of 50% of the surface area of the ground floor façade of a non-residential and residential use abutting an Active Frontage Street Area must be comprised of transparent glazing.
    - (iv) No parking or loading is permitted in a required or provided yard abutting an Active Frontage Street Area.
    - (v) A building must include at least one active entrance serving each residential or non-residential use occupying part of the ground floor abutting an Active Frontage Street Area.”
4. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
- a) Add a new exception xxx1:
    - i) In Column II, add the text “**TD4[xxx1]-h**”

- ii) In Column IV, add the text: **N/A**
- iii) In Column V, add the following text:
  - (1) “The following non-residential use is permitted subject to:
    - (a) being in the same building as a use listed in 195(1) or (2), excluding a mechanical room and pedestrian and vehicular access, that 100% of the ground floor fronting on the street is occupied by permitted uses in 195(1) or (2) for a minimum depth of 3 metres:  
parking garage
  - (2) Surface parking will be limited to a maximum number of parking spaces:
    - (a) in Area A on Schedule **YYY1**: 16 parking spaces
    - (b) in Area B on Schedule **YYY1**: 0 parking spaces
    - (c) in Area C on Schedule **YYY1**: 12 parking spaces
    - (d) in Area D on Schedule **YYY1**: 30 parking spaces
  - (3) Despite Table 103 (a) and (b), the permitted maximum combined total of resident and visitor parking: 0.9 per dwelling unit.
  - (4) Despite **196(4)(f)**, for any building within 10 metres of a lot line fronting Carling Avenue that exceeds six storeys in height, the wall abutting the street must be stepped back at either the third, fourth, fifth, or sixth storey an additional 2.5 metres from the front wall of the storey below, and each storey above is to have, at minimum, the same setback.
  - (5) The holding symbol applies to all uses and may only be removed following the draft approval of the Plan of Subdivision or the completion of a Site Plan Control application to the satisfaction of the General Manager, Planning, Development and Building Services Department, that address:
    - (a) Acceptance of a plan showing a north-south public collector roadway connection from Carling Avenue to Richmond Road with a minimum 24-metre right of way, to the satisfaction of the General Manager of the Planning, Development, and Building Services Department;
    - (b) The size, location, servicing, and phasing of parkland required as per Bylaw 2022-280 to implement a Facility Fit Plan, to the satisfaction of the General Manager of the Recreation, Cultural and Facility Services Department;

- (c) Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above;
- (d) Despite the holding symbol, buildings existing as of the date of passing of this by-law may continue to be used and/or converted into permitted uses and are not subject to the holding symbol.”