

Document 2 – Details of Recommended Zoning to Replace Document 3 in Report ACS2022-PIE-PS-0044

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1186, 1188, and 1194 Wellington Street West:

1. To rezone the lands shown in Document 1 from TM11[1815] and TM11 to TM11[XXXX] SXXX-h.
2. Amend Part 17 – Schedules, by adding Schedule XXX, as shown in Document 4.
3. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) Add to Column II the text TM11[XXXX] SXXX-h
 - b) Add to Column V, Provisions, the text:
 - The lands zoned TM11[XXXX] SXXX-h are considered one lot for zoning purposes;
 - Building setbacks, stepbacks, and maximum permitted building heights are as per Schedule XXX;
 - Minimum bicycle parking rate: 1 per dwelling unit;
 - Vertical bicycle parking spaces shall have a minimum width of 0.5 metres and a minimum length of 1.2 metres;
 - No parking is required for non-residential uses;
 - Despite clause 197(13), the façade facing the main street does not require an entrance for a residential use;
 - A permitted projection of a theatre marquee has no setback requirement and shall be as per Schedule XXX.
 - All uses are prohibited until the holding provision is lifted.
 - The holding provision may be lifted upon registration of a site plan agreement containing conditions requiring provision of the following benefits, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:

- At the discretion of the Ward Councillor, Ward 15, a cash contribution of \$514,708.38, payable prior to the issuance of a building permit for the first phase of the proposed development, said value being indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Ottawa, calculated from the date of the site plan agreement to the date of payment, towards the following:
 - \$150,000 for high-impact public realms improvements in Parkdale Park/Parkdale Market
 - \$364,708.38 into the ward-specific affordable housing fund
 - the following non-cash contributions:
 - Public plaza and larger sidewalks at the corner of Parkdale Avenue and Wellington Street West
 - Upgrade of the rear lane to a woonerf
 - 15 large units (eight three-bedrooms and seven two-bedroom with convertible dens
 - 10 electrical vehicle charging stations
 - 2 vehicle car share spaces
- Notwithstanding the foregoing, the owner and the City may modify or amend the benefits required in the preceding provision, or any conditions of a site plan agreement speaking to such benefits, from time to time upon the consent of the City and the owner, without further amendment to the preceding provision of the Zoning By-law.