

Document 4 – Details of the Recommended Zoning By-law Amendments

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 5 and Document 6.
2. Amend Schedule 1A – Areas for Minimum Parking Space Requirements to change the lands shown as “Area A” in Document 7 from Area C to Area Z.
3. Replace Schedule 269 of Part 17 with Document 8:
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 main street, as shown on schedule 269, and Limebank Road is 4.5 metres.
 - e) Where the wall of the first storey of a building is within 3.5 metres of a lot line abutting a public street and where the building is over four (4) storeys in height, the wall facing the street must be stepped back at either the third or fourth storey at least a further 2.5 metres from the wall of the storey below.
 - f) The maximum front and corner-side yard setback from the lot line to the first two storeys of the building: 3.5 metres.
 - g) 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 public 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 abutting a public street and for a depth of 10.0 metres must be occupied by other permitted uses, not including the access.
 - h) A minimum of 50% of the surface area of the ground floor façade of a non-residential or mixed-use building abutting a public street must be comprised of transparent glazing.

- i) Where the wall of the first storey of a building is within 3.5 metres of a lot line abutting a public street, 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.
- j) A minimum of 25% of the length of the front wall of a building within 3.5 metres of the lot line abutting the main street, as shown on Schedule 269, and Limebank Road, for a minimum of the first 3.0 metres of the building's depth, is required to be occupied by a non-residential use.
- k) The building facade of the length of the front wall abutting the main street, as shown on schedule 269, Borbridge Avenue, Earl Armstrong Road, and Limebank Road, and Transit Street east of Limebank Road, 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 the necessary studies, reports, designs, and site plans have been completed to the City's satisfaction, as well as a Planning Rationale for the Town Centre to ensure compliance with the Town Centre policies of the Riverside South Secondary Plan.
 - (3) Partial removal of the holding symbol (-h) may be considered to provide for phased development. The submission and approval of an application to lift the holding symbol on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.”
 - (4) Despite Table 191, the maximum front yard setback for buildings that front onto the 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 the necessary studies, reports, designs, and site plans have been completed to the City's satisfaction, as well as a Planning Rationale for the Town Centre to ensure compliance with the Town Centre policies of the Riverside South Secondary Plan.
- (3) Partial removal of the holding symbol (-h) may be considered to provide for phased development. The submission and approval of an application to lift the holding symbol on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above."

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 Transit Street within 3.0 metres of the lot line;
 - (b) At least 20% of the frontage along Collector D (Ceremonial Drive) within 6.0 metres of the lot line;
 - (c) At least 40% of the frontage along Limebank Road within 12.0 metres of the lot line, unless there are registered drainage easements; and,
 - (d) At least 40% of the frontage along Earl Armstrong Road within 6.0 metres of the lot line, unless there are registered drainage easements.
 - (3) Buildings are not required to have an active entrance for each residential or non-residential use occupying any part of the ground floor along Limebank Road and Earl Armstrong Road."

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:
 - (1) "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 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 the necessary studies, reports, designs, and site plans have been completed to the City’s satisfaction, as well as a Planning Rationale for the Town Centre to ensure compliance with the Town Centre policies of the Riverside South Secondary Plan.
 - (3) Despite (2) above, where a school is proposed, a Phasing Plan, as described in the Town Centre policies of the Riverside South Secondary Plan, is not required to be submitted to the City to remove the holding symbol (-h).
 - (4) Partial removal of the holding symbol (-h) may be considered to provide for phased development. The submission and approval of an application to lift the holding symbol on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.
 - (5) Despite Table 191: the maximum front yard setback for buildings which front onto the 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”