

## Document 5 – 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 to 2525 Carling Avenue:

1. Amend the zoning map of By-law No. 2008-250 by rezoning the lands at 2525 Carling Avenue, as shown on Document 6.
2. Amend Schedule 402 – Lands that are subject to the provisions for high-rise buildings in Section 77 to change the lands shown as “Area A” in Document 7 from Area A to Area B.
3. Add Document 8 (Zoning Height Schedule for 2525 Carling Avenue) and Document 9 (Active Frontage Street Areas), as Schedules YYY1 and YYY2 to Part 17.
4. Amend Section 192 – Mixed-Use Centre (MC) Subzones by adding the following new MC18 subzone:

“(18) In the MC18 Subzone:

- a) Despite 191(1), the following uses are not permitted:
  - drive-through facility
  - parking garage
- b) The following use is permitted subject to:
  - i) being on the same lot as a use or uses listed in 191(1):
    - parking lot
- c) 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
    - stacked dwelling
- d) The following use is permitted:
  - automobile dealership, excluding the outdoor display and storage of vehicles
- e) Despite section 77, the following applies for the part of a building above 9 storeys in Areas A, B, C, or D, on Schedule YYY1:
  - i) the minimum separation distance between a tower 31 storeys or greater and another high-rise tower on the same lot is 25 metres
  - ii) the minimum interior side and rear yard setback for a tower 31 storeys or greater is 12.5 metres.

- f) Despite Table 191(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area A or Area B on schedule YYY2 and where the building is over four (4) storeys in height, the wall abutting 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, and each storey above is to have, at minimum, the same step back.
- g) Despite Table 191(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area C on Schedule YYY2 and where the building is over six (6) storeys in height, the wall abutting the street must be stepped back 2.5 metres at the third, fourth, fifth, or sixth storey of, and each storey above is to have, at minimum, the same step back.
- h) Minimum building height is 3 storeys, with a ground floor of a minimum 4.5 metres.
- i) A building must include at least one entrance serving each residential or non-residential use on the ground floor that abuts the front yard and corner yard.
- j) A minimum of 25% of the surface area of the ground floor façade of a non-residential or residential use abutting a public street must be comprised of transparent glazing.
- k) For lots greater in area than 1250 square metres, 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements.

#### Active Frontage Street Areas

- l) 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 30% 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.  
A minimum of one non-residential use must be located on the ground floor of a building.  
(1) Clause 191(18)(j)(ii) does not apply to Area C on Schedule YYY2.

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 spaces, parking lots 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.”

5. 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 “MC18[xxx1] SYYY1-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 191(1), 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 191(1) for a minimum depth of 3 metres:  
parking garage

(2) An accessory at-grade parking lot 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 Schedule YYY1, one building with a maximum height of 45 storeys is permitted in Area B on Schedule YYY1.

- (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 and the Lincoln Fields Secondary 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.