

Document 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for the implementation of the Pinecrest and Queensview Stations Secondary Plan:

1. Amend the zoning map of By-law No. 2008-250 by rezoning the lands as shown on Document 5.
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 6 from Area A to Area B.
3. Amend Schedule 1A – Areas for Minimum Parking Space Requirements to change the lands shown as “Area A” in Document 7 from Area B to Area Z.
4. Amend Part 17 to add Document 8 and Document 9 as Schedules YYY3 and YYY4.
5. Amend Section 192 – Mixed-Use Centre (MC) Subzones by adding the following new MCXX subzone:
 - (xx) “In the MCXX Subzone:
 - a) Despite 191(1), the following uses are not permitted:
drive-through facility
 - 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 use is permitted subject to:
 - i) being below grade and on the same lot as a use listed in 191(1):
parking garage
 - 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 30 metres (9 storeys):
 - i) the minimum separation distance between a tower 103 metres (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 103 metres (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 a public street or Area C on Schedule YYY3, where the building is over 14 metres (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) Minimum building height is 11 metres (3 storeys), with a ground floor of a minimum 4.5 metres.
- h) 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.
- i) 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

- j) The following provisions apply to the portion of a building abutting Area A on Schedule YYY3.
 - 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 one non-residential use must be located on the ground floor of a building fronting onto an Active Frontage Street Area.
 - 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.”
6. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
- a) Add a new exception xxx2:
 - i) In Column II, add the text “MCXX[XXX2]SYYY3”
 - ii) In Column V, add the following text:

- 1) “A minimum of 50% of the surface area of the ground floor façade of a non-residential use and of a residential use abutting Area B or Area C on Schedule YYY3 must be comprised of transparent glazing.
- 2) The part of a building abutting Area C on Schedule YYY3 must include at least one entrance serving each residential or non-residential use occupying any part of the ground floor.
- 3) A warehouse use limited to self-storage is permitted only when abutting Area D on Schedule YYY3.”

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

a) Add a new exception xxx3:

- i) In Column II, add the text “MCXX[XXX3]SYYY3”
- ii) In Column V, add the following text:

- 1) “A minimum of 50% of the surface area of the ground floor façade of a non-residential use and of a residential use abutting Area B on Schedule YYY3 must be comprised of transparent glazing.
- 2) Despite Schedule YYY3, the following maximum building heights apply:
 - (a) In any area up to and including 20 metres from a rear lot line abutting a Residential Zone: 14 metres.
 - (b) In any area over 20 metres and up to and including 40 metres from a rear lot line abutting a Residential Zone: 30 metres.
 - (c) In any area outside of the areas identified in (a) and (b): per Schedule YYY3.”

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

a) Add a new exception xxx4:

- i) In Column II, add the text “MCXX[XXX4]SYYY3”
- ii) In Column V, add the following text:

- 1) “Despite Schedule YYY3, the following maximum building heights apply:
 - (a) In any area up to and including 20 metres from a rear lot line abutting a Residential Zone: 14 metres.
 - (b) In any area outside of the areas identified in (a): per Schedule YYY3.”

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

a) Add a new exception xxx5:

- i) In Column II, add the text “MCXX[XXX5]SYYY3”
- ii) In Column V, add the following text:

- 1) “Despite Schedule YYY3, the following maximum building heights apply:
 - (a) In any area up to and including 20 metres from a rear lot line abutting a Residential Zone: 14 metres.
 - (b) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a Residential Zone: 30 metres.
 - (c) In any area outside of the areas identified in (a): per Schedule YYY3.”