

Bank Street in the Glebe Height and Character Study

Document 3 – Details of Recommended Zoning

1. Amend the zoning map as Shown in Documents 4a, 4b and 4c.
2. Add a new subzone to Section 198 with provisions similar in intent to the following:

“TMXX Bank Street in the Glebe
198(XX)

 - a. The minimum rear yard setback is as follows:
 - i. Where the rear yard abuts a residential zone, the minimum rear yard setback is:
 1. For the portion of the lot aligning with a required rear yard of the abutting lot: 7.5m.
 2. All other cases: 3m.
 - ii. Where the rear yard abuts a lane that abuts a residential zone, the minimum rear yard setback is per a) above, minus the width of the laneway but in no case be less than 0m.
 - iii. For all other cases, the rear yard setbacks are as in Table 197.
 - b. Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 3 m more than the provided setback from the front lot line as set out under subsection 197(5) and from the side lot line abutting a street.”
3. Add a new exception TMXX[xxx1] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, add the text, “TMXX[xxx1] H(15)”;
 - b. In Column V, add the text:
 - minimum corner side yard setback is 3m and maximum side yard setback is 7m
 - 45 degree angular plane (referenced in Table 197 g)ii)3)) must be measured from a point at the rear of the building above the third storey, and extend above the fourth storey, but is not applicable to the fifth and sixth storeys.
4. Amend Part 17 by deleting S104 in its entirety.
5. Amend Urban Exception [97] by deleting all provisions except for the following in column V:
 - each store must have direct access to Bank Street and only onto Bank Street
 - no yard setback required along Monk Street
6. Amend Urban Exception 168 as follows:
 - a) In Column II, delete F(3.0)
 - b) In Column III, add the following permitted non-residential uses catering establishment, convenience store, instructional facility, library, medical facility, post office, recreation and athletic facility, restaurant, retail food store, retail store, and training centre.
7. Delete Urban Exception 520 in its entirety.