

MC – Mixed-Use Centre Zone (Sections 191-192)

Purpose of the Zone

The purpose of the MC – Mixed-Use Centre Zone is to:

- (1) ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses, and high- and medium-density residential uses; (By-law 2015-293)*
- (2) allow the permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings; and*
- (3) impose development standards that ensure medium to high profile development while minimizing its impact on surrounding residential areas.*

191. In the MC Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections (2) to (4); and
 - (b) **principal use parking lots** other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station;

amusement centre
animal care establishment
animal hospital
apartment dwelling, low rise
apartment **dwelling**, mid rise (By-law 2014-292)
apartment **dwelling**, high rise (By-law 2014-292)
artist studio
bank
bank machine
bar
broadcasting studio
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
court house
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility
dwelling units
emergency service
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
hospital
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
parking garage
parking lot
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
planned unit development, *see Part 5, Section 131*
post office
post-secondary educational institution
production studio
recreational or athletic facility
research and development centre
residential care facility
restaurant
retail food store
retail store
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house,
school

service and repair shop
shelter, see *Part 5, Section 134*
sports arena
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
storefront industry, see *Part 3, Section 99* (By-law 2018-171)
technology industry
theatre
townhouse dwelling , see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
training centre
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

Zone Provisions

(2) The zone provisions are set out in Table 191 below.

TABLE 191 - MC ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(f) Maximum floor space index		No maximum; unless otherwise shown on the zoning map
(g) Minimum building height	(i) for all uses within 400 metres of a rapid transit station, other than a gas bar where it is permitted by an exception	6.7 m

	(ii) other cases	No minimum
(h) Maximum building heights	(i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)	11 m
	(ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone (By-law 2011-124)	20 m
	(iii) in all other cases	No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable
(i) Minimum width of landscaped area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

- (3) Storage must be completely enclosed within a building.
- (4) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.
- (5) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)

MC SUBZONES

192. In the MC Zone, the following subzones apply:

MC1 SUBZONE (By-law 2022-103)

TABLE 192A - MC1 SUBZONE PROVISIONS

I MECHANISMS	II PROVISIONS
(i) Location of buildings	All buildings situated above ground level must be located within the areas which are not shaded on Schedule 169. Motor vehicle ramps and mechanical venting equipment may be located within the most

	westerly shaded area shown on Schedule 169, and mechanical venting equipment may be located within the most easterly shaded area shown on Schedule 169.
(ii) Maximum building height	As shown on Schedule 169
(iii) Maximum gross floor area	1. Townhouse dwelling, group home, high-rise apartment building, low-rise apartment building, residential care facility, retirement home, rooming house and shelter: (By-law 2012-334) (a). Area A on Schedule 170: 11 612 m ² (b). Area B on Schedule 170: 47 564 m ² 2. Other uses: maximum: 109,157 m ² Total uses: 120,770 m ²
(iv) Minimum landscaped areas	4,885 m ²

MC2 SUBZONE

(2) In the MC2 Subzone:

- (a) 50% of the ground floor of a residential use building must be occupied by a non-residential use;
- (b) despite the provisions of section 191(2), the following provisions apply:
 - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum;
 - (ii) maximum front yard, corner side yard and rear yard setbacks: 3.5 metres;
 - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
 - (iv) floor space index: minimum: 0.75, maximum: 2.0;
 - (v) minimum building separation on a lot:
 - 1. between main buildings:
 - (a) between facing walls, both of which contain room windows: 12 metres,
 - (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.0 metres,
 - (b) where the main building contains no room windows: 3.5 metres;
 - 3. between a main building and an accessory building: 3.5 metres;
 - 4. minimum main building setback from an approach:

- (a) between an approach and a building wall that contains room windows: 3 metres;
- (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
- (d) townhouse dwellings are prohibited. (By-law 2012-334)

MC3 SUBZONE

- (3) In the MC3 Subzone:
 - (a) the provisions of subsection 191(2)(h) do not apply and the following maximum building heights apply:
 - (i) within 90 metres from Katimavik Road: 18.2 metres; and
 - (ii) in all other cases: 30.7 metres.
 - (b) the following landscaped strip provisions apply:
 - (i) minimum width along a lot line abutting a residential zone or separated from a residential zone by a street: 9 metres,
 - (ii) minimum width between a parking lot of 4 or more spaces and:
 - 1. a street or an adjacent lot: 4.5 m,
 - 2. a residential zone: 9 m;
 - (iii) minimum width along a lot line abutting Katamavik Road: 10.5 m;
 - (iv) minimum width between a main building wall and an unenclosed parking lot: 2.4 m;
 - (c) minimum landscaped open space: 20% of the lot, except where two or more lots are intended to be developed together or two or more lots are considered as a unit for planning purposes, then the total required open space can be allocated between the lots, provided that:
 - (i) total amount of landscaped open space provided is a minimum of 20% coverage of all the affected lands,
 - (ii) an agreement regarding this shared allocation is entered into between the owner(s) of the affected lands and the City and registered on title;
 - (d) yard provisions:
 - (i) minimum front and corner side yard setbacks:
 - 1. 6 metres from the lot line to the main wall of the first storey of the building, exclusive of columns or posts used to support upper floors;
 - 2. 3 metres from the lot line to the main wall of any higher floor of the building, except where the building height exceeds 15.2 m, the minimum yard setback is equal to $\frac{1}{2}$ the height of the building
 - (ii) no part of any minimum required yard shall be used for storage. Parking or loading of any motor vehicle except that accesses or

emergency fire lanes are permitted to cross a minimum yard perpendicularly, but are not permitted to run along the length of a minimum yard;

- (iii) except as permitted in 192(3)(d) (i) no building projection may encroach upon a minimum required yard except that sills, belt courses, cornices, pilasters, eaves, canopies, window bays, and awnings are permitted to project a maximum of 0.9 metres into a minimum required yard and that pedestrian concourses elevated above the first storey of any building are permitted to project completely into any required yard provided that the concourse is established as a link between adjacent buildings;
- (iv) no building, including any projection, may encroach beyond the lot line except for pedestrian concourses acting as links between adjacent buildings and elevated above the first storey;
- (v) minimum lot area: 929 m²;
- (vi) minimum lot width: 15.2 m;
- (vii) maximum lot coverage provisions:
 - 1. mixed use and non-residential uses: 60%, and 80% if covered, enclosed or multi-storey parking structures are provided;
 - 2. - residential use buildings: 40%, and 60% if covered, enclosed or multi-storey parking structures are provided;
- (e) accessory building provisions:
 - (i) maximum permitted size: 9.3 m²;
 - (ii) maximum permitted height: 3.7 m;
 - (iii) maximum site coverage: 5% minimum yard setbacks as set out in 192(3)(d).

MC4 SUBZONE (By-law 2022-103)

MC5 SUBZONE

- (5) In the MC5 Subzone:
 - (a) each retail food store and **retail store** is limited to a gross leasable area of 500 square metres;
 - (b) despite the provisions of section 191(2), the following provisions apply:
 - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum, except where the building wall contains room windows, the minimum rear yard adjacent to the windows must be 6 metres and the minimum interior side yard setback adjacent to the windows must be 3.5 metres;
 - (ii) maximum front yard and corner side yard setbacks: 3.5 metres;
 - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
 - (iv) floor space index: minimum: 0.75; maximum: 2.0, the non residential component of the floor space index must be a minimum of 0.75;

- (v) main building may be oriented to a front or corner side yard.
- (vi) minimum building separation on a lot:
 - 1. between main buildings:
 - (a) between facing walls, both of which contain room windows: 12 metres,
 - (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.5 metres,
 - (b) where the main building contains no room windows: 3.5 metres;
 - 3. between a main building and an accessory building: 3.5 metres;
 - 4. minimum main building setback from an approach;
 - 5. between an approach and a building wall that contains room windows to a residential use: 3 metres;
- (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
- (d) townhouse dwellings are prohibited. (By-law 2012-334)

MC6 SUBZONE

- (6) In the MC6 Subzone:
 - (a) the following uses only are permitted:

animal care establishment (By-law 2015-190)
animal hospital
 apartment **dwelling**, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
bank
 bank machine
broadcasting studio
club
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
dwelling unit
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
 home-based day care, *see Part 5, Section 129*
instructional facility
medical facility
office
payday loan establishment (By-law 2017-302)
planned unit development, *see Part 5, Section 131*
production studio
research and development centre
residential care facility
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
shelter, *see Part 5, Section 134*
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
technology industry
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

MC7 SUBZONE

- (7) In the MC7 Subzone:
- (a) the following additional uses are permitted:
- automobile body shop**
catering establishment
 garden nursery
heavy equipment and vehicles sales, rental and servicing
kennel, *see Part 3, Section 85*
light industrial uses
printing plant
storage yard
 truck terminal
 warehouse
- (b) **medical facility** and **office** must not exceed a cumulative total of 8,800 square metres of gross leasable area within the MC7 subzone;
- (c) the total gross leasable area must not exceed 35,000 square metres within the MC7subzone;
- (d) parking must be provided at a rate of at least 5 parking spaces for every 100 square metres of gross leasable area;

- (e) surface parking is limited to the minimum required parking plus 15%;
- (f) parking provided above the maximum established for surface parking must be provided below ground or in a parking garage; and
- (g) if a parking garage is provided, the ground floor around the perimeter of the of parking garage must be occupied by any of the following uses:

bank

bank machine

personal service business

post office

restaurant

retail store

retail food store(Subject to By-law 2023-342)

MC8 SUBZONE

- (8) In the MC8 Subzone:
 - (a) no building may be located within the area shown shaded on Schedule 339;
 - (b) The cumulative total gross floor area measured in square metres of all uses except apartment dwelling low-rise, apartment dwelling mid-high rise, artist studio, bank machine, community centre, day care, diplomatic mission, hotel, instructional facility, library, museum, park, personal service business, recreational and athletic facility, service and repair shop, restaurant, fast-food, restaurant, full-service, restaurant, take-out, retail store, group home, townhouse dwelling, and utility installation may not exceed the amount arrived at by multiplying the lot area by 2 and then subtracting the sum of 18,580 plus the product of the lot area multiplied by 0.1;
 - (c) At least 80% of the cumulative total gross floor area used for the following permitted uses must be on the ground floor within the area shown hatched on Schedule 340:
 - artist studio
 - bank machine
 - bank
 - payday loan establishment (By-law 2017-302)
 - personal service business
 - service and repair shop
 - restaurant, fast food
 - restaurant, full-service
 - restaurant, take-out
 - retail food store
 - retail store
 - (d) The maximum permitted cumulative gross floor area for all uses within Area 'A' on Schedule 341 may not exceed 81,600 square metres.
 - (e) parking must be provided for offices as follows:
 - (i) where the cumulative total gross floor area of the offices is less than the lot area, parking must be provided at the rate of one space per 47.5 square metres of gross floor area
 - (ii) where the cumulative total gross floor area of the offices is between 1.0 times the lot area and 1.5 times the lot area, parking must be provided at the rate of one space per 70 square metres of gross floor area, and

- (iii) where the cumulative total gross floor area of the offices is more than 1.5 times the lot area, parking must be provided at the rate of one space per 95 square metres of gross floor area (By-law 2015-190)
- (f) a cumulative total of at least 5% of the total gross floor area must be used for one or more of the following uses:
 - apartment dwelling, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - diplomatic mission, see Part 3, Section 88
 - dwelling unit
 - group home, see Part 5, Section 125
 - shelter, see Part 5, Section 134
 - stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 - townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)
- (g) the following uses may not occupy a total gross floor area of more than 9,290 square meters:
 - artist studio
 - community centre
 - day care
 - hotel
 - instructional facility
 - library
 - museum
 - park
 - recreational or athletic facility
 - restaurant
 - service and repair shop
- (h) the following uses must not occupy a total gross floor area of more than 9,290 square metres:
 - bank
 - bank machine
 - personal service business
 - retail food store
 - retail store
- (i) the total gross floor area of the medical facility, office, post office, research and development centre, and technology industry uses may only exceed 40% of the total permitted gross floor area if at least 2,300 square metres of the gross floor area is used by one or more of the following uses:
 - bank**
 - bank machine**
 - personal service business**
 - retail food store**
 - retail store**
 - restaurant**
- (j) parking provided for the office, research and development centre, post office and technology industry uses may be used to satisfy the parking requirements for the following uses:

artist studio
bank
bank machine
instructional facility
museum
personal service business
recreational or athletic facility
restaurant
retail food store
retail store
service and repair shop

- (k) at least 85% of all the required parking must be located in a building if the total gross floor area of office, research and development centre, post office and technology industry uses exceeds 1.5 times the lot area;
- (l) all lands within the MC8 subzone are considered one lot for zoning purposes; (By-law 2015-190)
- (m) no building may exceed the maximum heights shown on Schedule 135;
- (n) the following apply at such time as the symbol h¹ is removed by City Council by amendment to this by-law:
- (i) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
- artist studio
 - bank
 - bank machine
 - instructional facility
 - parking garage
 - parking lot
 - payday loan establishment (By-law 2017-302)
 - personal service business
 - restaurant, full service
 - restaurant, take-out
 - retail store, except for a department store, furniture store or appliance store having a gross floor area greater than 1,400 square metres
 - service and repair shop
- (ii) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
- hotel
 - medical facility
 - museum
 - office
 - post office
 - recreational or athletic facility
 - research and development centre
 - restaurant, fast food
 - technology industry
- (iii) the following uses are permitted if a cumulative total of less than 30 dwelling units are provided:
- apartment dwelling, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)

apartment **dwelling**, high rise (By-law 2014-292)
diplomatic mission, see Part 3, Section 82
dwelling unit
group home, see Part 5, Section 125
home-based business, see Part 5, Section 127
home-based day care, see Part 5, Section 129
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)

(o) the following apply at such time as the symbol h² is removed by City Council by amendment to this by-law:

(i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:

artist studio
bank machine
instructional facility
parking garage
parking lot
personal service business
restaurant, full service
restaurant, take-out
retail store, except for a department store furniture store or appliance store having a gross floor area greater than 1,400 square metres
service and repair shop

(p) the following apply at such time as the symbol h³ is removed by City Council by amendment to this by-law:

(i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:

bank
hotel
medical facility
museum
office
post office
recreational or athletic facility
research and development centre
restaurant, fast food
technology industry

(ii) the following uses are permitted is a cumulative total of 30 dwelling units or more are provided:

apartment dwelling, low rise
apartment **dwelling**, mid rise (By-law 2014-292)
apartment **dwelling**, high rise (By-law 2014-292)
diplomatic mission, see Part 3, Section 88
dwelling unit
group home, see Part 5, Section 125
home-based business, see Part 5, Section 127
home-based day care, see Part 5, Section 129
shelter, see Part 5, Section 134
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)

townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2015-190)

MC9 SUBZONE

- (9) In the MC9 Subzone:
- (a) the provisions of subsection 33(1) do not apply and all lands are considered as one lot for zoning purposes;
 - (b) the following uses must be located within 200 metres from the rapid transit station:
 - apartment dwelling, low-rise**
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - diplomatic mission**, see Part 3, Section 88
 - dwelling unit**
 - group home**, see Part 5, Section 125
 - planned unit development**, see Part 5, Section 121
 - retirement home, converted**
 - retirement home** see Part 5, Section 122
 - rooming house**
 - shelter**, see Part 5, Section 134
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - office** (By-law 2018-206)
 - (c) the uses listed in Section 191(1) are permitted, with the exception of townhouse dwellings and the uses in 192(9) (b) above, if located within a shopping centre or the ground floor of a residential or an office building; (By-law 2012-334)
 - (d) no individual uses may exceed a total gross leasable floor area of 5,000 square metres; (By-law 2011-124)
 - (e) the provision of subsection 192(9)(d) above does not apply to the following uses:

apartment **dwelling**, low rise
apartment **dwelling**, mid rise (By-law 2014-292)
apartment **dwelling**, high rise (By-law 2014-292)
cinema
community centre
community health and resource centre
court house
day care
emergency service
group home, *see Part 5, Section 125*
hospital
library
municipal service centre
museum
park
place of worship
planned unit development, *see Part 5, Section 131*
post-secondary educational facility
residential care facility
retail store, limited to a department store
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
school
shelter, *see Part 5, Section 134*
sports arena
stacked dwelling, *see Part 5, Section 138 (By-law 2010-307)*
theatre
urban agriculture, *see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)*

- (f) all individual uses of 2,000 square metres of gross leasable floor area or more must not amount to a total gross leasable floor area of more than 50% of the permitted total gross leasable floor area; the provisions do not apply to the following uses:
cinema, hotel, park, parking garage, parking lot, and retail store limited to a department store;
- (g) all **retail stores** and service uses of 500 square metres of gross leasable floor area or less must amount to a total gross leasable floor area of at least 25% of the permitted total gross leasable floor area;
- (h) the provisions of subsections 191(2) (c) to (e) and (h) do not apply and the following provisions apply:
 - (i) minimum lot coverage: with surface parking: 60%; with parking structure above or below grade: 80%;
 - (ii) minimum front yard, corner side yard, interior yard and rear yard setbacks: 6 metres;
 - (iii) maximum separation distance between buildings located on the same side of a pedestrian pathway or a vehicular roadway is 8.5 metres;
 - (iv) maximum building heights: within 3 metres of Earl Grey Drive and Lord Byng Way: 11 metres; in all other cases: 34 metres; and

- (v) a **shopping centre** must have a minimum of 35,000m² and a minimum site area of 10 hectares, but may be composed of more than one lot and may be constructed in phases, subject to the provisions of this By-law.

MC10 SUBZONE

(10) In the MC10 Subzone:

- (a) the following uses are only permitted on the ground floor closest to the level of the finished grade of Castlefrank Road of a building containing a **broadcasting studio**, an **office** use, a **production studio**, a **research and development centre**, a residential use or a **technology industry**, and that each individual use do not exceed 200 square metres in gross leasable floor area:
 - animal care establishment**
 - bar**
 - convenience store**
 - instructional facility**
 - personal brewing facility** (By-law 2019-41)
 - personal service business**
 - post office
 - restaurant, fast food**
 - restaurant, full service**
 - retail food store
 - retail store**
 - service and repair shop**
- (b) the provisions of subsection 192(10)(a) above do not apply to a **retail store** or a **service and repair shop** which is related to and operated by the primary occupant of the building in which it is located and they may exceed a gross leasable floor area of 200 square metres provided they are located on the floor closest to the level of the finished grade of Kanata Avenue of a building containing primarily office uses.
- (c) the provisions of subsections 191(2)(a), (c) to (e) and (h) do not apply and the following provisions apply:
 - (i) no minimum lot area;
 - (ii) no minimum front yard, corner side yard, interior side yard and rear yard setbacks;
 - (iii) maximum building heights for the main buildings: within 3 metres of Kanata Avenue : 11 metres; in all other cases: 34 metres;
 - (iv) maximum building height for a parking garage: 12 metres;
 - (v) for surface parking:
 1. minimum front yard setback : 3 metres from Kanata Avenue,
 2. minimum corner side yard setback: 10 metres;
 - (vi) minimum building separation on a lot:
 1. between main buildings;
 - (a) between facing walls, both of which contain room windows: 12 metres,

- (b) between facing walls, one of which contains room windows: 6.5 metres,
 - (c) between facing walls, neither of which contain room windows: 3.5 metres;
 - 2. between a main building and a parking garage:
 - (a) where the main building contains room windows: 6.5 metres,
 - (b) where the main building contains no room windows: 3.5 metres,
 - (c) between a main building and an accessory building: 3.5 metres;
 - 3. between an approach and a building wall that contains room windows to a residential use: 3 metres.
- (d) for accessory buildings, Section 55 does not apply and the following provisions apply:
 - 1. minimum rear yard and interior side yard setback: 1.5 metres,
 - 2. maximum building height: 4 metres;
 - (e) townhouse dwellings are prohibited, (By-law 2012-334)
 - (f) a pedestrian way is permitted between Kanata Avenue and the adjacent MC9 H(34) zone, and this pedestrian way may be enclosed provided it is physically connected to a permitted building in the MC10 H(34) zone. Despite Section 192 (10) (a), the uses listed in Section 192 (10) (a), are permitted on the same level as the pedestrian way, provided their principal access is from the pedestrian way.

MC11 SUBZONE

- (11) In the MC11 Subzone:
 - (a) the following uses are permitted subject to:
 - (i) being located within 200 metres from a rapid transit station;
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - apartment **dwelling**, high rise (By-law 2014-292)
 - group home**, see *Part 5, Section 125*
 - retirement home**
 - retirement home, converted**, see *Part 5, Section 122*
 - rooming house**
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307) (By-law 2018-206)

MC12 SUBZONE- Scott/ Wellington Subzone

- (12) In the MC12 Subzone:
 - (a) The following uses are prohibited:
 - amusement centre**
 - bar**
 - nightclub**

parking garage
parking lot
shelter
sports arena
townhouse dwelling (By-law 2012-334)

MC13 SUBZONE

(13) (Reserved for future use) (By-law 2012-33)

MC14 SUBZONE- Orleans Town Centre Subzone

(14) In the MC14 Subzone:

- (a) For the purposes of calculating required parking, a theatre lobby is not considered to constitute gross floor area.
- (b) The following parking space rates apply:
 - (i) artist studio- 2.7 spaces per 100m² of gross floor area
 - (ii) office- 2.3 spaces per 100m² of gross floor area
 - (iii) place of assembly- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
 - (iv) recreational and athletic facility- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
 - (v) residential care facility- 1 space for each 6 persons that can be accommodated at capacity plus 1.0 space per each 4 employees
- (c) Parking spaces required or provided in the MC14 Subzone may be available for parking purposes to any land use located within the MC14 Subzone.
- (d) Parking spaces may be located in a front yard or corner side yard.
- (e) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply.
- (f) Parking spaces may be shared between uses in the MC14 Subzone, and the cumulative total of parking spaces required for those uses may be reduced from that required in Section 101 to the amount calculated using the tables below.
 - (i) The number of required parking spaces is the maximum of the parking required for the time periods shown on Table 192B.
 - (ii) The number of required parking spaces for each time period on Table 192B is the sum for a time period of the listed percentage of normal parking requirements for the types of uses comprising the development.
- (g) Additional permitted use: park (By-law 2008-326)

**TABLE 192B – SHARED PARKING AS PERCENTAGE OF REQUIRED PARKING
DURING REPRESENTATIVE TIME PERIODS**

I Land Use	II A.M.	III NOON	IV P.M.	V EVENING
Weekday Period/ Percentage of Required Parking				
(a) Office	100	90	95	10
(b) Retail Store, Bank and Personal Service Business	50	75	75	65
(c) Restaurant	20	50	50	100
(d) Place of Assembly	60	60	60	75
(e) Cinema	0	0	0	100
(f) Hotel	100	30	40	100
(g) Residential Use- Building	85	60	60	100
Weekend Period/ Percentage of Required Parking				
(h) Office	15	20	10	5
(i) Retail Store, Bank and Personal Service Business	50	85	100	60
(j) Restaurant	10	45	45	100
(k) Place of Assembly	60	70	70	100
(l) Cinema	0	0	70	100
(m) Hotel	90	30	40	100
(n) Residential Use- Building	100	70	70	100

MC15 SUBZONE-

(15) In the MC15 subzone:

(a) The following non-residential uses only are permitted:

artist studio
broadcasting studio
community centre
community health and resource centre
court house
day care
diplomatic mission, *see Part 3, Section 88*
instructional facility
library
medical facility
municipal service centre
museum
office
park
post-secondary educational institution
production studio
research and development centre
residential care facility (By-law 2012-349)
school
technology industry
training centre
urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

- (b) The following non-residential uses are permitted:
- (i) subject to them being limited to locations below the fifth storey of a building where the floor space index is equal to or greater than 0.75 for uses listed in clauses 192(15)(a) and (c); (By-law 2013-86)
 - (ii) provided the maximum size of each **retail store** and **retail food store** is 500m² of gross floor area;
 - (iii) subject to the following provisions for a **parking garage**:
 1. a parking garage may be located on any floor, but where located on the ground floor of a building, that part of the ground floor of the building measuring 80% of the length of the wall facing a public street and for a depth of 10 metres must be occupied by other uses listed under clauses 192(15)(a), (b), or (c); (By-law 2013-54) (By-law 2013-86)
 2. a **parking garage**, where located above grade, shall be set back a minimum of 10 metres from a lot line abutting a street;
 3. A **parking garage** may be located on any floor.

amusement centre
 animal care establishment
 animal hospital
 bank
 bank machine
 bar
 cinema
 convenience store
 nightclub
 parking garage
 payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
 personal service business
 place of assembly
 place of worship
 post office
 recreational and athletic facility
 restaurant
 retail food store
 service and repair shop
 theatre

- (c) The following residential uses only are permitted subject to:
- (i) The floor space index being equal to or greater than 1.5 for the non-residential uses listed in clause 192(15)(a);
 - (ii) A **stacked dwelling** being restricted to a maximum of 50% of the total dwelling units

apartment dwelling, low rise
 apartment **dwelling**, mid rise (By-law 2014-292)
 apartment **dwelling**, high rise (By-law 2014-292)
 dwelling unit
 group home, *see Part 5, Section 125*
 home-based business, *see Part 5, Section 127*
 home-based daycare, *see Part 5, Section 129*
 planned unit development, *see Part 5, Section 131*
 retirement home
 retirement home, converted, *see Part 5, Section 122*
 rooming house
 shelter, *see Part 5, Section 134I*
 stacked dwelling (By-law 2012-349) (By-law 2018-206)

- (d) The subzone provisions are set out in Table 192C below.

Table 192C- MC15 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Maximum setback from a building wall to a lot line abutting a street for the entire length of the building wall nearest a lot line abutting a street for:	1. a parking garage	No maximum
	2. all other buildings	4.5 metres
(ii) Minimum floor space index of uses listed in clause 192(15)(a) or (c)		0.75

(iii) Minimum building height		6.7 metres
(iv) Minimum building separation, on same lot or abutting lots, between portions of a building wall and	1. portions of another building wall greater than 15m in height	12.0 metres
	2. portions of another building wall equal to or less than 15m in height where one or both buildings contain dwelling units or rooming units	3.0 metres
	3. an underground parking garage	0 metres
	4. a driveway or aisle if building contains dwelling units or rooming units	3.0 metres
(v) Maximum gross floor area of any storey above 15m in height		2500 square metres (By-law 2013-86)
(vi) Minimum landscaped area on a lot with at least 10 dwelling or rooming units		30% of the lot area
(vii) Required parking for any non-residential use listed in subclause 192(15)(b), excluding restaurant, where the gross floor area of the use is less than 150 square metres		None required

- (e) Driveways and aisles leading to parking spaces, and required parking spaces may be located on an abutting lot in the MC15 zone, provided the parking spaces are not required parking spaces on the abutting lot
- (f) Despite subsection 111(11), 100% of bicycle parking may be vertical spaces.
- (g) All non-residential uses located on the ground floor must have separate and direct access from a public street.
- (h) 50% of the length of any ground floor wall facing a public street must consist of windows and/or entrances.
- (i) In Areas A, B, C, D, and E on Schedule 246
 - (i) subclause 192(15)(c)(i) does not apply;
 - (ii) Despite Table 101, the minimum parking requirement for an apartment dwelling, mid-high rise; apartment dwelling, mid-rise; apartment dwelling, high-rise; or apartment dwelling, low-rise is 0.9 spaces per dwelling unit. (By-law 2016-249)
 - (iii) Despite Schedule 1A, the minimum visitor parking space requirements are as per Table 102, Column II.(By-law 2016-249)
 - (iv) Total required parking for non-residential uses and visitor parking shall be the greater of required:
 - 1. non-residential use parking, and
 - 2. visitor parking

Where a minimum of 30% of the parking spaces must be dedicated to non-residential uses and 30% of parking spaces must be dedicated to visitor parking.
 - (v) A minimum of 90% of the required parking must be located within a **parking garage**.

- (vi) Despite Section 107, minimum required two-way drive aisle width is 6.1m within a **parking garage**.
- (vii) Despite any other provisions of this by-law, where a site plan agreement pursuant to the *Planning Act* is registered against a block or lot, and where the block or lot is legally divided into parts, each part of the block or lot shall be deemed to comply with this by-law;
- (viii) A **recreational and athletic facility** that is ancillary to a permitted residential use listed in clause 192(15)(c) is subject to the following:
 1. A **restaurant** may be included within the building; and
 2. Clause 192(15)(b)(i) does not apply to a **recreational and athletic facility**, or a **restaurant** located in the same building as an ancillary **recreational and athletic facility**.

(By-law 2009-207)

- (j) If site plan approval has been given pursuant to the provisions of the *Planning Act* for development that meets the minimum floor space index, then, notwithstanding the requirement for a minimum floor space index, the development may be constructed in phases.(By-law 2013-86)

MC16 SUBZONE- Parkdale Park Subzone

- (16) In the MC16 Subzone:
 - (a) the following uses are prohibited:
 - amusement centre
 - bar
 - nightclub
 - parking garage
 - parking lot
 - shelter
 - sports arena
 - townhouse dwelling
 - (b) for any lot that abuts Hinton Avenue the lot line abutting Hinton Avenue is deemed to be the front lot line,
 - (c) the maximum building height for the Areas F and H on Schedule 371 is 27 metres or 8 storeys whichever is less, (By-law 2017-148)
 - (d) minimum ground floor setback from façade facing a public street: 2.0m,
 - (e) minimum building step back above the 3rd storey when building height is over 4 storeys is 2.0m from a wall facing the front lot line, (By-law 2017-302)
 - (f) minimum rear yard setback is 3.0 metres for storeys 1 to 3 of a building and 7.5 metres for storeys 4 to 8 of a building,
 - (g) maximum gross floor area per unit of retail, retail food store, personal service business, restaurant, bar, convenience store, service and repair shop, **personal brewing facility** : 200 m², (By-law 2019-41)
 - (h) maximum gross floor area per unit of office use on the ground floor only: 200 m² , no maximum on any other floor,

- (i) The following provisions apply to parking in the MC16 Subzone:
 - (i) parking spaces required or provided in the MC16 Subzone may be available for parking purposes to any land use located within the MC16 Subzone and the TM11 subzone,
 - (ii) uses of less than 150 square metres gross floor area that are located on the ground floor are not required to provide parking.
 - (iii) despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot in the MC16 zone, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located.
- (j) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply,
- (k) for through lots, the lot lines abutting the street are considered a front lot line. (OMB Order File #PL110686, issued October 24, 2012),(By-law 2011-216)

MC17 SUBZONE

- (17) In the MC17 Subzone:
 - (a) The following additional uses are permitted: park
 - (b) The following uses are prohibited: payday loan establishment, drive-through facility, parking lot.

MC17 SUBZONE – Riverside South Town Centre Subzone (By-law 2024-240)

- (17) In the MC17 Subzone:
 - (a) The following additional use is permitted: park
 - (b) The following use is prohibited: drive-through facility
 - (c) The following use is prohibited as a stand-alone use: parkinglot
 - (d) Minimum and maximum heights are as per Schedule 269.
 - 1. The minimum height for the first storey of a building fronting onto 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 3.5m 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 setback 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 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 façade of the length of the front wall abutting the main street, as shown on Schedule 269, Borbridge Avenue, Earl Armstrong Road, 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.