



Document **XXX** – Details of the Recommended Zoning By-law Amendment

The proposed amendment to the City of Ottawa Zoning By-law 2008-250 for the development of Riverside South in the City of Ottawa:

1. Update Schedule 269 of the Zoning Bylaw to:
 - a. Remove the text “CDP” in the legend and replace with “Secondary Plan; and
 - b. Delete Area D in its entirety and rename subsequent Areas accordingly.
2. Update the preamble of the MC – Mixed Use Centre Zone (Section 191 and 192 of the Zoning Bylaw) to add the following bolded text within purpose of the MC zone, item (1): “Ensure that the areas designated Mixed-Use Centres **or referred to as a community core** 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”
- Rezone Area A, identified on the Zoning Key Plan Map, from R5Z[1869] S269 to MCxx1[xxx2] S269-h, in order to allow a mix of residential and non-residential uses within the community core of Riverside South by creating a new MC subzone and apply a holding zone pending the completion of a Community Core Demonstration Plan, in accordance with the direction of the Secondary Plan.
 - a. Part 10, Section 191 and 192 – Mixed-Use Centre Zone is amended by adding the following new Subzone:
 - In the MCXX1 Subzone:
 - a. The following use is prohibited: **drive-through facility**;
 - b. The maximum front and corner-side yard setback is 3.5 metres from the lot line to the main wall of the first two storeys of the building;
 - c. The minimum building separation between facing walls, both of which contain room windows is 12 metres;

- d. The following provisions apply to a **parking garage**:
- i. where located above grade, shall be set back a minimum of 10 metres from a lot line abutting a street;
 - ii. the use may be located on any floor; and
 - iii. 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 any other permitted use.
- e. The following use is only permitted as an accessory use to another permitted use in the MC zone: **parking lot**;

b. Part 15 – Exception is amended by adding the following new urban exception:

In Column V add the text, **“The holding symbol may not be removed until a Community Core Demonstration Plan is submitted to the satisfaction of the City, in accordance with the Riverside South Secondary Plan.”**

And the text: **“Minimum density 80 units per hectare in this zone with minimum density meaning the minimum number of principal dwelling units that must exist for each net hectare of land or part thereof included in the zone.”**

- Rezone Area B, identified on the Zoning Key Plan Map, from R5Z[1869] S269 to L2[2349] S269 to reflect that that this parcel is now within the proposed City owned parkland.
- Rezone Area C, identified on the Zoning Key Plan Map, from R5Z[1870] S269 to R5Z in order to reflect that this parcel is not within the Community Core boundary and should not have Schedule 269 or the exception direction apply to the area
- Rezone Area D, identified on the Zoning Key Plan Map, from L2[2349] S269 to MCxx1[xxx2] S269-h in order to reflect that this parcel is now outside of the proposed City owned parkland and will form part of the private land available for Community Core development.
- Rezone Area E, identified on the Zoning Key Plan Map, from GM26 to MCxx1[xxx1]-h. The following details apply to the new exception:

- a. Part 15 – Exception is amended by adding the following new urban exception:

In Column III, add the text: **gas bar, service station and car wash**

In Column V add the text, **“The holding symbol may not be removed until a Community Core Demonstration Plan is submitted to the satisfaction of the City, in accordance with the Riverside South Secondary Plan.”**

- Rezone Area F, identified on the Zoning Key Plan Map, from GM28 S269 to MCxx1 [xxx2] S269 -h, in order to allow a mix of residential and non-residential uses within the community core of Riverside South and apply a holding zone pending the completion of a Community Core Demonstration Plan, in accordance with the direction of the Secondary Plan.
- Rezone Area G, identified on the Zoning Key Plan Map, from L2[2349] S269 to MCxx1[xxx2] S269-h in order to reflect that this parcel is now outside of the proposed City owned parkland and will form part of the private land available or Community Core development.
- Rezone Area H, identified on the Zoning Key Plan Map, from L2[2349] S269 to I1A/MCxx1 in order to reflect that this parcel is proposed for a French Public School.
- Rezone Area I, identified on the Zoning Key Plan Map, from DR to L2[2349] S269 in order to reflect that the proposed boundary for the Community Core is parcel has moved slightly southward and that this parcel will now be contained within the proposed City owned parkland.
- Rezone Area J, identified on the Zoning Key Plan Map, from DR to I1A/MCxx1 in order to reflect that the proposed boundary for the Community Core is parcel has moved slightly southward and that this parcel is proposed to form part of the larger parcel of land for a French Public School.
- Rezone Area K, identified on the Zoning Key Plan Map, from DR to MCxx1[xxx2] S269-h in order to reflect that the proposed boundary for the Community Core is parcel has moved slightly southward and that this parcel is proposed to form part of the private land available for Community Core development.
- Rezone Area L, identified on the Zoning Key Plan Map, from R5Z [1870] S269 to MCxx1[xxx3] S269 -h in order to allow a mix of residential and non-residential uses within the community core of Riverside South and apply a holding zone pending the

completion of a Community Core Demonstration Plan, in accordance with the direction of the Secondary Plan.

- a. Part 15 – Exception is amended by adding the following new urban exception:

In Column V add the text, **“The holding symbol may not be removed until a Community Core Demonstration Plan is submitted to the satisfaction of the City, in accordance with the Riverside South Secondary Plan.”**

And the text: **“Minimum density 38 units per hectare in this zone with minimum density meaning the minimum number of principal dwelling units that must exist for each net hectare of land or part thereof included in the zone.”**

