

## **Document 6 – Details of Recommended Zoning**

This Document details the recommended zoning amendments to implement the applicable Official Plan policy. These amendments are organized into three categories - amendments implementing the Official Plan designations for Mixed-Use Centres (MUC), Traditional Mainstreets (TM) and Arterial Mainstreets (AM).

Within the table for each Review Area, Column I identifies the Area of the associated map, as well as the addresses of the lots, or parts of the lot subject to the recommended amendment. Column II identifies the current zoning of the lot, and Column III identifies what zone code the lot is recommended to be rezoned, including any applicable subzone, exception, or suffix. In cases where the zoning codes in Columns II and III appear, review the details in Column IV for the resulting amendments. Column IV provides the rationale and notes regarding the amendment, and further identifies recommended modifications to existing exceptions where these are suggested to be maintained, as well as provisions for adding new exceptions. Where the “rationale / additional notes” section remains blank in Column IV, this indicated a direct implementation of the Official Plan.

Municipal addresses / location are provided for the convenience of the reader, however, refer to the Zoning Maps in Document 5 to confirm which lands are affected by the rezoning.

## Transition Provisions

(a) “If a “completed application” for any one or more of a:

- (i) Committee of Adjustment approval;
- (ii) Site plan control approval, including an extension of site plan control approval;
- (iii) Part lot control approval;
- (iv) Approval of draft plan of subdivision; or
- (v) Building permit

was received on or after two years prior to the date of passing of the by-law until prior to the day of the passing of the By-law, the completed application, as well as any subsequent application listed in (i) to (v) above submitted prior to the issuance of a building permit, may be processed under the provisions in place prior to this amendment or under the provisions of the Zoning By-law as amended by By-law 2014-xxx but in no manner can the application be processed using a mix of the pre-amendment provisions and the post-amendment provisions.

(b) For purposes of subsection (a) above a “completed application” means an application which would have been approved or granted on the day of the passing of the By-law had it been processed or disposed of on that day.

(c) Nothing in this by-law applies so as to continue the exemption provided by this subsection beyond the issuance of the approval upon which the exemption is founded; and in no case does the exemption continue beyond the repeal of this subsection.

(d) Once the permit or approval resulting from the processing of the application noted in clause (a) has been granted, the provisions of this by-law in place on or after the day of the passing of the By-law apply to the land in question.

(e) By-law XXX is repealed two years from the date of enactment.”

## Traditional Mainstreet Amendments

1. Amend Section 197(5)(e) from “Main Street, from Echo to the Rideau River” to “Main Street, from Echo Drive to Clegg Street”.
2. Amend Section 198, Subzone 12, by deleting the reference to “King Edward Avenue” in the Subzone title, and by adding “**Stacked Dwelling**” as a permitted use.

3. Amend Section 198, by adding a new Subsection (TMx) including provisions similar in effect to the following;

TMx Subzone

- (a) Any use listed in subsection 197(1)(e) is limited to a maximum gross floor area of 225 square metres:
- (b) Further to the uses listed in 197(2)(a), the following additional uses are also permitted:
- Detached dwelling,
- Duplex dwelling,
- Linked detached dwelling,
- Semi detached dwelling,
- Stacked dwelling,
- Three unit dwelling, and
- Townhouse dwelling
- (c) Notwithstanding section 197(1)(b) the permitted residential uses and office are allowed to occupy any part of the ground floor.
- (d) Notwithstanding Table 197(g)(ii), the maximum building height is 14.5 metres, except where otherwise provided for in the zoning by an H suffix, exception or schedule.

**Arterial Mainstreet Amendments**

4. Amend Table 185 - AM Zone Provisions, as follows;
- a) Delete the text “25 metres, or as shown on the zoning map” in column II of clauses (f)(iv) and (f)(v), and replace it with the text “30 metres but in no case greater than nine storeys, or as shown on the zoning map”
- b) Insert a new clause after clause (f) as follows and re-letter subsequent clauses accordingly;

(g) Maximum building height for AM, AM1, AM4 and AM5 zones, on specific street segments as noted below:		25 metres, or as shown on the zoning map
Street Segments	<ul style="list-style-type: none"> <li>(i) Baseline Road from St. Helen's Place to Merivale Road</li> <li>(ii) Merivale Road from Baseline Road to Caldwell Avenue</li> <li>(iii) Clyde Avenue from Doheney Street to Highway 417</li> <li>(iv) Bronson Avenue from Carling Avenue to Kippewa Drive</li> <li>(v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street</li> <li>(vi) Michael Street from Tremblay Road to Kenaston Street</li> <li>(vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road</li> <li>(viii) Brittany Drive from Montreal Road to Kristin Way</li> <li>(ix) Montreal Road from Shefford Road to Regional Road 174</li> <li>(x) Innes Road from Page Road to Tenth Line Road</li> <li>(xi) Bank Street from VIA Rail right-of-way to Walkley Road</li> <li>(xii) Bank Street from Walkley Road to Rail right-of-</li> </ul>	

way(South of Ledbury Avenue)  
 (xiii) Bank Street from Rail right-of-way(South of Ledbury Avenue to Lester Road)

c) Delete the content of clause (h), and replace it with the following:

(h) Maximum floor space index	(i) for AM, AM1, AM4 and AM5 zones, on specific street segments as noted in clause (g) above	1. if 80% or more of the required parking is provided below grade	3.5
		2. in all other cases	2, unless otherwise shown
	(ii) in all other cases	none	

5. Amend Section 186 - AM Subzones, as follows;

- a) Delete the content of Subsection 186(4) - AM4 subzone, and replace with the text “Reserved for future use”.
- b) Delete the content and subzone title of Subsection 186(6) - AM6 subzone - Montreal Road Subzone, and replace with the text “Reserved for future use”.

6. Amend Section 186 by adding a new Subsection (10) including provisions similar in effect to the following:

AM10 Subzone - Active Street Frontage Subzone.

(10) In the AM10 Subzone:

- (a) the lot line abutting the designated “Arterial Mainstreet”, as per Schedule B of the Official Plan, is the front lot line, and in the case of a lot with more than one lot line abutting an arterial mainstreet the provisions applying to front lot line will apply to all of the lot lines abutting an arterial mainstreet regardless of it being a front or other lot line;
- (b) despite Table 185(c), the following provisions apply;

- (i) the minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for Non-residential and Mixed use buildings; and
- (ii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the *Planning Act*, and must satisfy the following;
  - (1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
  - (2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
  - (3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase.
- (c) despite Table 185(d)(i), the minimum interior side yard setback abutting a residential zone is;
  - (i) 3.0 metres for any part of a building located within 20 metres of a front lot line.
  - (ii) 7.5 metres for any part of a building located beyond 20 metres from a front lot line.
- (d) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
  - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.

- (ii) 7.5 metres in all other cases.
- (e) any portion of a building located within 10 metres a front lot line or corner lot line must satisfy the following minimum building heights:
  - (i) the ground floor requires a minimum height of 4.5 metres; and
  - (ii) the minimum building height required is 7.5 metres, and must contain at least two storeys.
- (f) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following:
  - (i) the addition does not exceed the greater of 600 m<sup>2</sup> or 20% of the gross floor area of the existing building.
  - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building.
- (g) the ground floor façade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include:
  - (i) a minimum of one **active entrance** from each individual occupancy in the case of non-residential uses; and
  - (ii) a minimum of one **active entrance** in the case of a residential use building;

where an **active entrance** is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;

- (h) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.

- (i) Clauses (b) and (e) do not apply to a lot containing only an **automobile dealership, automobile rental establishment, automobile service station, or gas bar**, but the following must be satisfied;
  - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
  - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres.

7. Amend Section 186 by adding a new Subsection (AMx) including provisions similar in effect to the following:

AMx Subzone - Innes Road (Blackburn Hamlet) Subzone

In the AMx Subzone:

- (a) the following uses are prohibited:
  - amusement centre**
  - amusement park**
  - nightclub**
  - small batch brewery**, see Part 3, Section 89
  - sports arena**
- (b) for zoning purposes, the lot line abutting Innes Road is deemed to be the front lot line.
- (c) despite Table 185(a) minimum lot area for an **automobile dealership** is 1500 m<sup>2</sup>.
- (d) despite Table 185(c) the front yard and corner side yard provisions are as follows;
  - (i) for non-residential, mixed-use, and residential use building the minimum setback is 3.0 metres.



- (ii) despite clause (d), at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 3.0 metres of the lot line; and
- (ii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following;
  - (1) the first phase is required to satisfy (d)(ii) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
  - (2) all subsequent phases are not required to comply with (d)(ii) independently, provided that (d)(ii) is satisfied upon the completion of all phases; and
  - (3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase.
- (e) where the building height is greater than five storeys or 18 metres, at and above the fifth storey or 18 metres whichever is lesser, a building must be setback a minimum of 2.0 metres more than the provided setback from the front lot line and corner lot line.
- (f) the minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres.
- (g) despite clause 185(4)(a), Outdoor Storage is prohibited in any yard abutting an R1, R2 or R3 zone, except in the case of an **automobile dealership**.
- (h) despite Table 185(d)(i), the minimum interior side yard setback abutting a residential zone is;
  - (i) 3.0 metres for any part of a building located within 20 metres of a front lot line.

- (ii) 7.5 metres for any part of a building located beyond 20 metres from a front lot line.
- (i) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
  - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
  - (ii) 10 metres in all other cases.
- (j) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following;
  - (i) the addition does not exceed the greater of 600 m<sup>2</sup> or 20% of the gross floor area of the existing building.
  - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building.
- (k) the ground floor façade facing a public street of a building located within 3.0 metres of the front lot line or corner side lot line must include:
  - (i) a minimum of one **active entrance** from each individual occupancy in the case of non-residential uses; and
  - (ii) a minimum of one **active entrance** in the case of a residential use building;

where an **active entrance** is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;

- (l) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors.

- (m) Clause (d) does not apply to a lot containing only an **automobile dealership, automobile rental establishment, automobile service station, or gas bar**, but the following must be satisfied;
- (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
  - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres.

### Urban Exception Amendments

8. Amend Section 239, Urban Exceptions, by adding the new exceptions with provisions similar in effect to the following;
- (a) Add a new exception [xxx1] to require a minimum four storey building height on any lot greater than 600m<sup>2</sup>
  - (b) Add a new exception [xxx2] as follows;
    - a minimum four storey building height for residential and/or office development is required on any lot greater than 600m<sup>2</sup>;
    - despite the foregoing, any proposed additions to an existing permitted residential use building that has less than four storeys is exempt from the minimum four storey building height requirement.
  - (c) Add a new exception ([xxx3]) as follows;
    - permit car wash, drive-through facility, and gas bar as additionally permitted uses in Column III;
    - in Column V, a minimum four storey building height for residential and/or office development is required on any lot greater than 600m<sup>2</sup>;
    - despite the foregoing, any proposed additions to an existing permitted residential use building that has less than four storeys is exempt from the minimum four storey building height requirement.
  - (d) Add a new exception [xxx4] to permit the following additionally permitted uses in Column III;

- detached dwelling
- duplex dwelling
- linked-detached dwelling
- semi-detached dwelling
- stacked dwelling
- three-unit dwelling
- townhouse dwelling

(e) Add a new exception [xxx5] to mimic exception [1839] and add text to permit existing residential uses with provisions similar in effect to the following:

- An existing residential use, which is not otherwise permitted by the TM7 zone, will continue to be permitted subject to the provisions of the Residential Third Density Zone, subzone “P”.
- A parking garage is only permitted below grade.
- Office uses are not permitted on the ground floor.
- Despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsection 197(4).

(f) Add a new exception [xxx6] to permit the following uses in Column III;

- detached dwelling
- duplex dwelling
- semi-detached dwelling
- three-unit dwelling
- townhouse dwelling

and, add the following provisions in Column V;

- Minimum parking rate for medical facility is 1.5 spaces per 100m<sup>2</sup> or the amount required under Section 101, whichever is less;

- Minimum required width of a parking space is 2.4 m or as specified in 106(1), whichever is less;
- Minimum required width of a driveway leading to a parking lot is 3 m or as specified in 107(1), whichever is less.

(g) Add new exception [xxx7] that adds the additional permitted use “warehouse” in Column III.

(h) Add a new exception [xxx8] with provisions similar in effect to the following:

- The requirements of 191(1)(b) apply to any building, and furthermore any principal building must have an entrance giving direct pedestrian access to at least one public street.
- Interior side yards must not exceed the minimum required side yards and the minimum driveway width, where one is provided.
- Only the following uses are permitted on a ground floor of a building:

bank

bank machine

convenience store

personal service business

post office

retail food store

retail store

service and repair shop

- Dwelling units and office are permitted above the ground floor.

(i) Add a new exception [xxx9] with provisions similar in effect to the following:

- The maximum front yard setback as identified in Table 197 (c) does not apply and a minimum front yard setback of 3 metres applies.

- The minimum width of a landscaped area as identified in Table 197 (i) does not apply and all parts of the front yard not occupied by driveways, permitted projections or parking spaces must be landscaped.
- (j) Add a new exception [xx10] that adds the additional permitted use “Planned Unit Development” in Column III.
- (k) Add a new exception [xx11] that adds the additional permitted uses “bar” and “nightclub” in Column III.
- (l) Add a new exception [xx12] to recognize the permitted uses as per R1S, with provisions similar in effect to following:
- In Column III add “detached dwelling” as a permitted use, and in Column V the provision “a detached dwelling is subject to the provisions of the Residential First Density Zone, subzone S”.
- (m) Add a new exception [xx13] to recognize the permitted uses as per R1O, with provisions similar in effect to following:
- In Column III add “detached dwelling” as a permitted use, and in Column V the provision “a detached dwelling is subject to the provisions of the Residential First Density Zone, subzone O”.
- (n) Add a new exception [xx14] with provisions similar in effect to the following:
- where in a building, existing as of the day of the passing of the By-law, the uses permitted in 197(e) are only permitted on the ground floor of a building facing the front lot line.
- (o) Add a new exception [xx15] to mimic exception [45] and add text to permit existing residential uses with provisions similar in effect to the following:
- An existing residential use, which is not otherwise permitted by the TM7 zone, will continue to be permitted subject to the provisions of the Residential Fourth Density Zone, subzone “M”.
  - Except in an existing permitted residential use building, only personal service business, retail store, retail food store or restaurant full service may occupy the ground floor of any building.
  - A parking garage is only permitted below grade.

- Despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsection 197(4)”.

(p) Add a new exception [xx16] with provisions similar in effect to the following in Column V;

- Active frontage requirements for development within this zone apply to Richmond Road frontage only.

(q) Add a new exception [xx17] with provisions similar in effect to the following in Column V;

- Active frontage requirements for development within this zone apply to Carling Avenue frontage only.

(r) Add exception [xx18] with the provision in Column III to permit “any use lawfully existing as of the date of passing of the by-law”.

(s) Add exception [xx19] with provisions to prohibit the following uses in Column IV;

amusement centre

amusement park

bar

cinema

funeral home

museum

nightclub

recreational and athletic facility

sports arena

theatre

(t) Add a new exception [xx20] with provisions similar in effect to the following;

- In Column III, add the additionally permitted uses;

- detached dwelling

- duplex dwelling
- linked-detached dwelling
- semi-detached dwelling
- stacked dwelling
- three-unit dwelling
- townhouse dwelling

- In Column IV, add the following prohibited uses;

- amusement centre
- amusement park
- bar
- cinema
- funeral home
- museum
- nightclub
- recreational and athletic facility
- sports arena
- theatre

(u) Add a new exception [xx21] with the following provision in Column V;

- Height limits described in 185(f)(i) and (iii) apply with respect to the abutting R5 zone.

(v) Add a new exception [xx22] by adding the following provision in Column V;

- An automobile dealership requires a minimum lot area of 1500m<sup>2</sup>

(w) Add exception [xx23] with provisions similar in effect to the following;



(a) the following uses only are permitted:

apartment **dwelling**, low rise

apartment **dwelling**, mid rise (By-law 2014-292)

**broadcasting studio**

**community garden**

**converted dwelling, see Part 5, Section 122 (Subject to By-law 2014-189)**

**diplomatic mission, see Part 3, Section 88**

**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)

**dwelling** unit

**emergency service**

**home-based business, see Part 5, Section 127**

home-based day care, see Part 5, Section 129

**hotel**

**medical facility**

**museum**

**office**

**planned unit development, see Part 5, Section 131**

**production studio**

**research and development centre**

**stacked dwelling, see Part 5, Section 138 (By-law 2010-307)**

**technology industry**

**training centre**

(b) the following uses are also permitted subject to:

- (i) being in the same building or on the same lot as a use or uses listed in subsection 186(5)(a) above; and
- (ii) the cumulative gross floor area not exceeding the total gross floor area of the use or uses listed in subsection 186(5)(a) above;

**artist studio**

**bank**

bank machine

**bar**

**car wash**

**cinema**

**convenience store**

**day care**

**instructional facility**

**library**

**municipal service centre**

**nightclub**

**parking garage**

**parking lot**

**personal service business**

**place of assembly**

place of worship

post office

**recreational and athletic facility**

**restaurant** (OMB Order #PL080959 issued March 18, 2010)

retail food store

**retail store**

**service and repair shop**

**theatre**

car wash, including the required queuing spaces, must be totally

- (c) enclosed in a building occupied by a permitted use listed in subsection 186(5)(a);
- (d) the provisions of subsection 185(4) do not apply and storage must be completely enclosed within a building;
- (e) the provisions of Section 101 – *Minimum Parking Space Rates*, apply but the minimum rate is the maximum amount of parking permitted; and
- (f) where excess parking results from a change of use, the excess parking may be retained.

- (x) Add a new exception [xx24] which adds “detached dwelling” as an additionally permitted use in Column III, and in Column V “an automobile dealership requires a minimum lot area of 1500m<sup>2</sup>.”
- (y) Add a new exception [xx25] which adds hospital as an additionally permitted use in Column III.
- (z) Add a new exception [xx26] with provisions similar in effect to the followings;
  - In Column III add Utility Installation as an additionally permitted use.
  - In Column IV, prohibit all residential uses, hotel, day care, residential care facility, and school.

(aa)

Add a new exception [xx27] to recognize the permitted uses as per R1W, with provisions similar in effect to following:

In Column III add “detached dwelling” as a permitted use, and in Column V the provision “a detached dwelling is subject to the provisions of the Residential First Density Zone, subzone W”.

(bb)

Add a new exception [xx28] to recognize the permitted uses as per R2M, with provisions similar in effect to following:

In Column III add “semi-detached dwelling” as a permitted use, and in Column V the provision “a semi-detached dwelling is subject to the provisions of the Residential Second Density Zone, subzone M”.

(cc)

Add a new exception [xx29] to prohibit a “hotel” in Column IV, as well as add the additional permitted uses “Light Industrial”, “Printing Plant” and “Warehouse” in Column III.

(dd)

Add a new exception [xx30] to prohibit “automobile dealership” and “hotel” in Column IV.

(ee)

Add a new exception [xx31] to add “detached dwelling” as an additionally permitted use in Column III.

(ff) Add a new exception [xx32] with provisions similar in effect to the following:

- add “detached dwelling” and “semi-detached dwelling” as additionally permitted uses in Column III;

- In Column V, “detached and semi-detached dwelling are subject to the subzone provisions of R2F” and “an automobile dealership requires a minimum lot area of 1500m<sup>2</sup>”.

(gg)

Add a new exception [xx33] with provisions similar in effect to the following in Column V;

- Notwithstanding Section 186(10)(a), the provisions applying to front lot line in AM10 will apply to all lot lines abutting a public street.

(hh)

Add a new exception [xx34] with provisions similar in effect to the following;

- The Planned Unit Development existing as of the date of the passing of the By-law remains as a permitted use and is subject to the provisions of the Residential Third Density Zone, Subzone B (R3B).

(ii) Add a new exception [xx35] to recognize the existing uses as per R2J, with provisions similar in effect to following;

- In Column III add “semi-detached dwelling” as a permitted use, and in Column V the provision “a semi-detached dwelling is subject to the provisions of the Residential Second Density Zone, subzone J”.

(jj) Add a new exception [xx36] to recognize the permitted uses as per R2F, with provisions similar in effect to following;

- In Column III add “detached dwelling and semi-detached dwelling” as a permitted uses, and in Column V the provision “a detached dwelling and semi-detached dwelling is subject to the provisions of the Residential Second Density Zone, subzone F”.

(kk)

Delete the Urban Exceptions from Section 239 in accordance with any direction provided in Column IV of the Area Specific Amendment tables below.

### **General Amendments**

9. Amend Section 54, Definitions, by adding a new definition as follows;

“**Active entrance** means,

In the case of a residential use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by residents and visitors to enter and exit the building, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas;

In the case of a non-residential building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the building during all regular business opening hours, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas”

In the case of a mixed-use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the non-residential uses during all regular business opening hours, or to residents and visitors to enter and exit the residential uses, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas”

### **Area Specific Amendments**

10. Rezone the lands described in Column I below, and shown in Document 5, in accordance with Column III and IV;

a) Mixed Use Centres

<b>1. Barrhaven Town Centre Zoning Review Area</b>			
<b>Barrhaven Zoning Key Plan Map Numbers 1 and 2 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<p><b>Area A</b></p> <p>3777 (westerly part), 3779 and 3781 Strandherd Drive</p> <p>3194 Jockvale Road</p>	<p>MC[187] F(2.0) H(18.5)</p>	<p>MC[187] H(20.0)</p>	<p>New split zoning proposed for 3777 Strandherd Drive. Westerly portion at six storeys (and easterly portion at 12 storeys). Change the H(18.5) to H(20.0). Secondary Plan (SP) limits height to six storeys in the westerly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception [187] regulations:</p> <ul style="list-style-type: none"> <li>- maximum gross leasable floor area: 35,000 m<sup>2</sup></li> <li>- minimum front yard setback from Strandherd Drive: 3 m</li> </ul>
<p><b>Area B</b></p> <p>3777 Strandherd Drive (parcel at Jockvale)</p>	<p>MC[1369] F(2.0) H(18.5)</p>	<p>MC[1369] H(20.0)</p>	<p>Change the H(18.5) to H(20.0). SP limits height to six storeys in the westerly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new</p>

			<p>OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception [1369] regulations:</p> <p>Additional Permitted uses: - automobile service station and accessory car wash</p>
<p><b>Area C</b></p> <p>3777 Strandherd Drive (easterly part)</p>	<p>MC[187] F(2.0) H(18.5)</p>	<p>MC[187] H(40.0)</p>	<p>New split zoning proposed for 3777 Strandherd Drive. Easterly portion at 12 storeys (and westerly portion at six storeys). Change the H(18.5) to H(40). SP permits height to 12 storeys in easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception [187] regulations:</p> <ul style="list-style-type: none"> <li>- maximum gross leasable floor area: 35,000 m<sup>2</sup>.</li> <li>- minimum front yard setback from Strandherd Drive: 3 m.</li> </ul>
<p><b>Area D</b></p> <p>3771 Strandherd Drive</p> <p>3160 Greenbank</p>	<p>MC F(2.0) H(18.5)</p>	<p>MC H(40.0)</p>	<p>Change the H(18.5) to H(40). SP permits height to 12 storeys in the easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD)</p>



Road			so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).
<b>Area E</b> 3777 Strandherd Drive (South of 3771)	MC[1370] F(2.0) H(18.5)	MC[1370] H(40.0)	<p>Change the H(18.5) to H(40). SP permits height to 12 storeys in the easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception [1370] regulations:</p> <p>Additional permitted uses: - automobile service station.</p> <p>- minimum lot area is 2000 m<sup>2</sup>.</p>
<b>Area F</b> 3777 Strandherd Drive (S-W corner Strandherd Drive at Greenbank Road)	MC[1371] F(2.0) H(18.5)	MC[1371] H(40.0)	<p>Change the H(18.5) to H(40). SP permits height to 12 storeys in the easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception 1371 regulations:</p>

			<p>- minimum lot area is 2500 m<sup>2</sup></p> <p>- minimum lot width is 10 m</p>
<p><b>Area G</b></p> <p>3161, 3181 and 3201 Greenbank Road</p> <p>61 (64, 65, 66) Marketplace Avenue</p>	<p>MC[188] F(2.0) H(18.5)</p>	<p>MC[188] H(40.0)</p>	<p>Change the H(18.5) to H(40). SP permits height to 12 storeys in the easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p> <p>Maintain existing exception [188] regulations:</p> <p>Prohibited Uses: automobile service station</p>
<p><b>Area H</b></p> <p>70 and 71 Marketplace Avenue</p> <p>120 Riocan Avenue</p> <p>3681 Strandherd Drive</p>	<p>MC F(2.0) H(18.5)</p>	<p>MC H(40.0)</p>	<p>Change the H(18.5) to H(40). SP permits height to 12 storeys in the easterly part of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p>
<p><b>Area I</b></p> <p>101 Marketplace Avenue</p> <p>81 and 117</p>	<p>MC F(2.0) H(18.5)</p>	<p>MC H(20.0)</p>	<p>Change the H(18.5) to H(20). SP permits height to six storeys in the easterly part (east of Riocan Avenue) of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p>

<p>Riocan Avenue 3651 Strandherd Drive</p>			<p>Located in Strandherd Retail District (SRD) so minimum building height requirements do not apply as per Secondary Plan (new OP minimum of four storeys does not apply in SRD).</p>
<p><b>Area J</b> 1000 McGarry Terrace</p>	<p>MC[1440] F(2.0) H(18.5)</p>	<p>MC[1440] H(20.0)</p>	<p>Change the H(18.5) to H(20). SP limits height to six storeys in the easterly part (east of Riocan Avenue) of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>New OP minimum of four storeys applies. SP requires four storey minimum for all uses. However minimum height four storeys not applied to exception [1440] given site specific zoning permission for a funeral home.</p> <p>Maintain existing exception [1440] regulations:</p> <p>Additional Permitted Uses: Funeral Home:</p> <ul style="list-style-type: none"> <li>- does not include a crematorium or cemetery.</li> </ul>
<p><b>Area K</b> 1012 and 1024 McGarry Terrace</p>	<p>MC[1441] F(2.0) H(18.5)</p>	<p>MC[1441] H(20.0)</p>	<p>Change the H(18.5) to H(20). SP limits height to six storeys in the easterly part (east of Riocan Avenue) of the area.</p> <p>Removal of max FSI does not contradict the SP (SP is silent on max FSI).</p> <p>New OP minimum of four storeys applies. SP requires four storey minimum for all uses. Minimum height four storeys added to exception [1441].</p> <p>Maintain existing exception [1441]</p>

			<p>regulations:</p> <ul style="list-style-type: none"> <li>- minimum north interior side yard setback is 1 m</li> <li>- minimum rear yard setback is 4 m</li> </ul>
<p><b>Area L</b></p> <p>1111 Strandherd Drive</p>	I1B	MC[xxx1] H(20.0)	<p>SP limits height to six storeys in the easterly part (east of Riocan Avenue) of the area.</p> <p>New OP minimum of four storeys applies. SP also requires four storey minimum for all uses.</p> <p>Exception [xxx1] requires a minimum four storey building height.</p>

## 2. Orléans Town Centre Zoning Review Area

### Orleans Zoning Key Plan Map Numbers 1 to 4 in Document 5

Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<p><b>Area A</b></p> <p>850, 900 and 950 Champlain Street (north of Highway 174)</p>	MC F(1.7)	MC[xxx2]	<p>No Secondary Plan requiring FSI.</p> <p>Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.</p>
<p><b>Area B</b></p> <p>1081 St. Pierre Street, 1220, 1226 Place d'Orleans Drive, 6883 Rocque Street</p>	MC F(2.0) H(48)	MC[xxx2] H(48)	<p>No Secondary Plan requiring FSI.</p> <p>Maintain existing maximum building height of 48m</p> <p>Remove FSI.</p> <p>Exception [xxx2] requires a minimum building height of four storeys for</p>

			residential and/or office development.
<b>Area C</b> 1087 to 1150 St. Pierre Street, 6780 to 6880, 6890 Rocque Street, 1102 to 1134, 1143 Maisonneuve Street, 1102 to 1140 Gabriel Street	R5A H(40)	R5A[xxx2]  H(40.0)	Maintain existing maximum building height of 40m.  Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.
<b>Area D</b> 1152, 1153, 1157, 1158 and 1162 St. Pierre Street, 1140, 1142, 1148, 1149 and 1150 Maisonneuve Street, 1146, 1154 Gabriel Street	MC[1356] F(1.1) H(22)-h	MC[xxx2] H(40)	No Secondary Plan requiring FSI. Remove FSI.  Change Building Height from 22m to 40m (12 storeys).  Remove FSI.  Exception 1356 contains a holding provision for the erection of buildings that is implicit of land assembly. Staff opine that the exception is no longer relevant for current practices.  Delete exception [1356] from Section 239.  Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.
<b>Area E</b> 1170 to 1190 Place	MC[201] F(1.65) H(22)	MC[xxx2] H(40)	No Secondary Plan requiring FSI. Remove FSI.  Change Building Height from 22 to 40 m

d'Orleans Drive			(12 storeys).  Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.
<b>Area F</b>  110 Place d'Orleans Drive	MC[1333] F(2.0)	MC[xxx3]	No Secondary Plan requiring FSI.  Remove FSI.  Exception [xxx3] permits limited car-oriented uses, and also requires a minimum building height of four storeys for residential and/or office development.
<b>Area G</b>  Property at Place d'Orleans Drive and Highway 174 Ramp 15(South-East)	MC14[1333]	MC[xxx3]	Exception 1333 added Car Wash, Drive-through facility, and Gas Bar as additionally permitted uses; this permission is carried forward in the new exception.  Exception [xxx3] permits limited car-oriented uses, and also requires a minimum building height of four storeys for residential and/or office development.
<b>Area H</b>  243, 315 Centrum Boulevard	MC14[1413]	MC14[1413]	Modify existing exception (1413) to require a minimum four storey building height for residential and/or office development, and maintain the minimum two storey building height for all other uses.  Exception 1413 limits the permitted uses to a number of non-residential uses, requires a 6.0m setback from a residential zone, and limits the number of

			dwelling unit to a maximum of 100 provided they are located in a building with ground floor office.
<b>Area I</b> 3055 St. Joseph Boulevard	GM15 H(8)	GM15 [xxx2] S152	Maintain Schedule 152 for Maximum Building Height.  Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.

### 3. Billings Bridge Mixed Use Centre Zoning Review Area

#### Billings Bridge Zoning Key Plan Map Number 1 in Document 5

Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<b>Area A</b> 700 Heron Road (eastern portion), 719 and 875 Heron Road  2451, 2670 and 2720 Riverside Drive  1500 Bronson Avenue	MC F(2.0)	MC[xxx2] H[40]	For 875 Heron Road, 700 Heron Road and 2451 Riverside Drive only rezone the portion of the lot's which are currently zoned MC F(2.0), as shown on Map 1 of Document 5.  Remove FSI.  Add a new height suffix of 40 metres  Exception [xxx2] requires a minimum building height of four storeys for residential and/or office development.
<b>Area B</b>	MC8	MC8 S135	For 700 Heron Road only rezone the portion of

700 Heron Road	F(2.0) S135		the lot which is currently zoned MC8 F[2.0] S135, as shown on Map 1 of Document 5.  Remove FSI.
<b>Area C</b> 700 Heron Road	MC8 [399] h1, h2, h3 F([2.0] S135	MC8 [399] h1, h2, h3 S135	For 700 Heron Road only rezone the portion of the lot which is currently zoned MC8 [399] h1, h2, h3 F(2.0) S135, as shown on Map 1 of Document 5.  Remove FSI.  Exception [399] contains special holding provisions regarding required studies and masters plan approval for the development of these lands.

## b) Traditional Mainstreets

<b>4. McArthur Avenue Zoning Review Area</b>			
<b>McArthur Avenue Zoning Key Plan Map Numbers 1 and 2 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>AREA A</b> 369 North River Road	R5D [1147] H(14.5)	TM	Designated "West Sector" under the Montreal Road District Secondary Plan (MRDSP).  Exception [1147] contains a set of restrictions on density, height, side yard etc. to accommodate the building that is now there, and is no longer appropriate for the TM zone.  Delete exception 1147 from Section 239.
<b>AREA B</b> 360 Dundas	TM	TM H(23)	Both of these lots have frontage on McArthur Avenue, are 30+m deep and



Street and 39 McArthur Avenue			over 1200m <sup>2</sup> .  MRSDP policy 1.1.2 14. provides for such lots to allow up to seven storeys, which equates to 23m.
<b>AREA C</b>  350 Montgomery Street	TM [139] H(24)	TM H(24)	MRDSP designation: West Gateway  Currently benefits from Exception 139 which allows an automobile service station. However, no existing service station there, and so an exception to allow it is not supported under OP 3.6.3.8. This is further supported by MRSDP policy 1.1.2 4. - "New automobile service stations, gas bars will not be permitted in the District."  Remove exception [139].  Maintaining the H(24) height limit recognizes the existing height permissions on the lot.
<b>AREA D</b>  357 Gardner Street	R5C H(25)	TM [xxx4] H(25)	MRDSP designation: "Interior of the West Sector"  Policy 1.3.4  1. Zoning By-law will permit a mix of uses which provide opportunities for compatible non-residential uses and retention of low-rise residential uses.  2. (Re Palace Street - not relevant)  3. Development or redevelopment will provide building transitions from low-rise residential uses and include site and building design technique that reduce shadowing and overlook onto residential

			<p>uses.</p> <p>Abutting residential is R5C H(25)</p> <p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p>
<p><b>AREA E</b></p> <p>272, 276, 280, 292, 295, 295 and 311 McArthur Avenue</p>	TM[2075]	TM	<p>These lots were rezoned as part of MRDSP, but the zoning was not a substantive change; it carried forward those elements of the previous zoning that were not consistent with TM zoning through Exception [2075.] But these exceptions are largely industrial uses which no longer exist and are not desirable on a TM.</p> <p>Delete exception [2075] from Section 239.</p> <p>311 McArthur Avenue is an office building; there's no need to provide for existing industrial uses and it is not desirable to allow them in the future.</p> <p>The automobile body shop at 280 McArthur Avenue is already nonconforming and does not qualify for an exception under OP 3.6.3.8 which directs that "Existing gas bars, service stations, automobile sales and drive-through facilities located on Traditional Mainstreets that are permitted under the zoning existing on the date of adoption of this Plan, will continue to be permitted in the Zoning By-law as permitted uses..."</p>
<b>AREA F</b>	R4O	TM	TM zone still allows purely residential buildings, so the existing apartment

<p>380 Irwin Miller Street; 308, 314, 350, 358, 362, 370 and 374 McArthur Avenue; 331 McArthur Avenue (front part, as shown in Area F)</p>			<p>buildings don't become nonconforming, but allows for commercial/mixed-use development in the future.</p>
<p><b>AREA G</b> 320 McArthur Avenue (front 75m as shown in Area G) and 330 McArthur Avenue</p>	<p>TM [2074] H(11)</p>	<p>TM</p>	<p>This lot was rezoned as part of MRDSP, but the zoning was not a substantive change; it carried forward those elements of the previous zoning that were not consistent with TM zoning through Exception [2074.] But these exceptions are largely industrial uses, which no longer exist on the site (it has been redeveloped for retail) and are not desirable on a TM.</p> <p>Delete exception [2074] from Section 239.</p> <p>Current zoning restricts it to 11m in height; that limit is proposed to be kept on the back part of the lot. (See"AREA I") However, at the front, it is not desirable going forward to limit the height to 11m. So the front goes to TM with no exception or H(), providing for six storeys (20m) in the case of future redevelopment.</p>

<p><b>AREA H</b></p> <p>371 McArthur Avenue (front part abutting McArthur Avenue as shown in Area H)</p>	R4B	TM	
<p><b>AREA I</b></p> <p>320 McArthur Avenue (back part, from 75m, as shown in Area I)</p>	TM [2074] H(11)	TM H(11)	<p>This lot was rezoned as part of MRDSP, but the zoning was not a substantive change; it carried forward those elements of the previous zoning that were not consistent with TM zoning through Exception [2074.] But these exceptions are largely industrial uses, which no longer exist on the site (it has been redeveloped for retail) and are not desirable on a TM.</p> <p>Delete exception 2074 from Section 239.</p> <p>Current zoning restricts it to 11m in height; that limit is proposed to be retained on the back part of the site. (See"AREA G")</p>
<p><b>AREA J</b></p> <p>375, 377, 379, 381, 383, 385, 387, 390 and 393 McArthur Avenue</p>	TM H(15)	TM	Removes H(15) height limit, allowing up to 20m as permitted in the TM parent zone.

<b>AREA K</b> 366 Brant Street and 367 Dieppe Street	R4E	TM	TM zone still allows purely residential buildings, so the existing apartment buildings don't become nonconforming, but allows for commercial/mixed-use development in the future.
--	-----	----	---

### 5. Dalhousie Street Zoning Review Area

#### Dalhousie Street Zoning Key Plan Map Number 1 in Document 5

Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<b>Area A</b> 112 Boteler Street, 105, 107, 109, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143 Dalhousie Street	R4S	TM12 H(14.5)	Rezone residential properties fronting onto Dalhousie Street to Traditional Mainstreet Subzone 12 with a maximum permitted height of 14.5 m, as presently permitted under the existing R4S zoning.  TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.

### 6. Main Street and Hawthorne Avenue Zoning Review Area

#### Main Street and Hawthorne Zoning Key Plan Map Numbers 1 and 2 in Document 5

Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<b>Area A</b> 988 Colonel By	GM1[77]	TM12	Exception [77] permits a restaurant take-out and restaurant fast food, which is already

<p>Drive; 221 Echo Drive; 3, 7, 9, 15, 17, 19, 21, 25 and 27 Hawthorne Avenue</p>			<p>permitted by the TM12 zone.  Delete exception [77] from Section 239.  TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p>
<p><b>Area B</b>  223 Echo Drive  8 Hawthorne  12 Hawthorne  20 Hawthorne  24 Hawthorne  26 Hawthorne  30 Hawthorne  44 Hawthorne  48 Hawthorne  8, 12, 20, 24, 26, 30, 44 and 48 Hawthorne</p>	R3P	TM12	<p>TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p>

Avenue			
<p><b>Area C</b></p> <p>34 Hawthorne Avenue</p>	R3P[578]	TM12	<p>Exception [578] is a single use exception with a list of performance standards, parking requirements and additionally permitted uses, of an office and a dwelling unit. It is no longer valid with the rezoning to TM12.</p> <p>Delete exception [578] from Section 239.</p> <p>TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p>
<p><b>Area D</b></p> <p>40 Hawthorne Avenue</p>	R4M	TM12	<p>TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p>
<p><b>Area E</b></p> <p>59, 166, 170, 172, 176, 178, 180, 184, 242, 244, 246, 248 and</p>	R3P	TM7[xxx5]	<p>Partial rezoning, for 59 Main Street. Only rezone the portion of the lot which fronts onto Main to the depth of the adjacent leisure zoned parcel, as shown on Map 1 of Document 5.</p> <p>Exception [xxx5] mimics existing adjacent exception [1839] and add text to permit the existing residential not otherwise permitted by TM7.</p>

<p>250 Main Street;</p> <p>87 Clegg Street</p>			
<p><b>Area F</b></p> <p>173 Greenfield Avenue</p>	<p>R4M[887] H(67.8)A.S.L</p>	<p>TM7[xx15]</p>	<p>Remove the height exception, H(67.8) A.S.L.; this equals just above grade level and is no longer needed.</p> <p>Exception 887 provides provisions for accessory use buildings and parking lots, and is no longer valid with the rezoning to TM7.</p> <p>Exception [xx15] mimics existing adjacent exception [45] and add text to permit existing residential uses no otherwise permitted by TM7.</p>
<p><b>Area G</b></p>	<p>TM7[1839]</p>	<p>TM7[1839]</p>	<p>Modify exception [1839] to alter the following provision from:</p> <p>“despite Table 197(c), the front yard setback is 2 metres, subject to subsection 197(4)” to “despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsection 197(4)”.</p>



<b>7. Bronson Avenue Zoning Review Area</b>			
<b>Bronson Avenue Zoning Key Plan Map Numbers 1 to 4 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>AREA A</b>  600 Laurier Avenue West	R4T	TM	
<b>AREA B</b>  175 Bronson Avenue	R5Q H(37)	TM H(37)	Maintain H(37) suffix to recognize the existing high-rise building.
<b>AREA C</b>  192, 196, 200, 206 and 208 Bronson Avenue	R5H H(19)	TM	
<b>AREA D</b>  420 Gloucester Street	R5C [919] H(69)	TM H(69)	Maintain H(69) suffix to recognize the existing high-rise building.  Exception 919 added Parking Garage as a permitted use, which is already permitted by the TM zoning, and it further regulated a maximum number of parking spaces used for public parking which is no longer valid given the goals of TM zoning.  Delete exception 919 from Section 239.
<b>AREA E</b>  212, 240, 242, 244, 248, 250, 258, 260 and 270 Bronson	R4T	TM[xxx4]	Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.  Bronson Avenue has until recently been zoned mostly residential, albeit with many of

Avenue			<p>site-specific exceptions to allow commercial activity, as the street evolves into a mixed-use/commercial corridor. Nonetheless, until the present zoning change, the only viable use for many of the existing buildings on small lots has been as detached, duplex or other low-density residential uses that are not permitted in the base TM zone.</p> <p>Area E, and a number of other blocks where these pre-existing uses and lot fabric are in place, warrant an exception to ensure that these low-density residential uses do not become non-conforming.</p>
<p><b>AREA F</b></p> <p>249, 273, 257, 271, 273, 275, 277, 345, 355, 371, 373 and 375 Bronson Avenue; 735 Cooper Street; 699, 703 and 706 Gilmour Street; 333 James Street</p>	R4T[479]	TM[xxx4]	<p>Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses).</p> <p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p>
<p><b>AREA G</b></p> <p>266 Bronson Avenue</p>	R5K H(25)	TM H(25)	Maintain H(25) suffix to recognize the existing mid-rise building.
<p><b>AREA H</b></p> <p>272 Bronson</p>	R5K H(33)	TM H(33)	Maintain H(33) suffix to recognize the existing high-rise building.
<p><b>AREA I</b></p> <p>279, 281 and</p>	TM[112] H(16)	TM [112]	Removes the 16m height limit, allowing the 20m permitted in the TM parent zone.

<p>295 Bronson Avenue;</p> <p>661 Somerset Street West</p>			<p>The current Exception [112] has a number of provisions: require a mixed use building on large lots, different performance standards for setback provisions and an alternate definition of restaurant. Most of these provisions, with the exception of requiring a mixed-use building on larger lots, are counterproductive, obsolete and/or redundant in the context of a TM zone.</p> <p>Modify exception 112 by deleting all the text in Column V except for maintaining the first provision which states;</p> <p style="padding-left: 40px;">“any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every square metre of commercial floor area developed an equal or greater amount of residential floor area must be developed.”</p> <p>The balance of current exception [112] regulated a variety of zoning provisions for setbacks, landscaping, and a new definition for restaurant uses. These provisions are no longer valid for the intent of TM zoning and were therefore not carried forward.</p>
<p><b>AREA J</b></p> <p>676 Somerset Street West</p>	<p>TM[112] H(16)</p>	<p>TM[112]</p>	<p>Removes the 16m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [112] has been modified as noted in Area I, above.</p> <p>Existing service station at 676 Somerset Street West is already nonconforming under TM H(15). OP 3.6.3.8 directs that "Existing gas bars, service stations, automobile sales and drive-through facilities located on</p>

			Traditional Mainstreets that are permitted under the zoning existing on the date of adoption of this Plan, will continue to be permitted in the Zoning By-law as permitted uses..." Since it meets one but not both of these tests (already existing AND permitted under the existing zoning) the OP does not support an exception to make service station a permitted use.
<b>AREA K</b>  310, 318, 320, 324, 328, 330, 332, 334, 348, 360, 366, 368, 376, 382, 384, 390, 392, 394, 396, 416, 418, 420, 422, 430 and 440 Bronson Avenue	R4T[488]	to TM[xxx4]	Exception [488] allows for a number of commercial uses that are otherwise not permitted in R4T, with some restrictions on e.g. how much of the building can be office; these uses become allowed without restriction under TM.  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA L</b>  346 Bronson Avenue	R4T[1797]	TM[xxx6]	Exception [1797] allows for a number of commercial uses that are otherwise not permitted in R4T (but are permitted in TM) and a reduced parking space rate for medical facilities.  Exception [xxx6] provides for existing low-density residential uses otherwise not permitted under TM zoning, and also carried forward the reduced parking rates from exception [1797].
<b>AREA M</b>  336 and 338	R5B[479]	TM[xxx4]	Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also

James Street; 417, 419 and 421 Bronson Avenue			allows Rooming Houses and Converted Rooming Houses.)  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA N</b>  444, 448, 456, 460 and 467 Bronson Avenue	TM H(18.5)	TM	Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.  There is an existing nonconforming automobile service station (muffler shop) in this block. It is not being accommodated through an exception because it is already nonconforming under the existing zoning and therefore does not pass the test of OP 3.6.3.8.
<b>AREA O</b>  470, 564 and 572 Bronson Avenue	TM H(15)	TM	Removes the 15m height limit, allowing the 20m permitted in the TM parent zone.  There is an existing nonconforming automobile service station in this block. It is not being accommodated through an exception because it is already nonconforming under the existing zoning and therefore does not pass the test of OP 3.6.3.8.
<b>AREA P</b>  473, 499, 501, 505, 519, 525, 565, and 569 Bronson Avenue; 590 McLeod Street; 346, 348, 350, 352 and 354 Flora	R4S [479]	TM[xxx4]	Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses.).  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.

Street			
<b>AREA Q</b> 587 McLeod Street	R4S [478]	TM[xxx4]	Exception [478] restricts Converted Rooming Houses to 25% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses).  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA R</b> 492 and 520 Bronson Avenue	R5K [885] H(19)	TM	Exception [885] allows for a number of commercial uses that are otherwise not permitted in R5K, subject to restrictions; the uses become permitted under TM, and the restrictions are not appropriate under that zoning.  Removes the 19m height limit, allowing the 20m permitted in the TM parent zone.  Delete exception [885] from Section 239.
<b>AREA R1</b> 530 Bronson Avenue	R5K [885] H(19)	TM[xxx4]	Exception [885] allows for a number of commercial uses that are otherwise not permitted in R5K, subject to restrictions; the uses become permitted under TM, and the restrictions are not appropriate under that zoning.  Removes the 19m height limit, allowing the 20m permitted in the TM parent zone.  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA S</b> 498 and 506	R5K H(18)	TM	Removes the 18m height limit, allowing the 20m permitted in the TM parent zone.

Bronson			
<b>AREA T</b> 507 and 509 Bronson Avenue	R5B[782] H(19)	TM[xxx4]	<p>Removes the 19m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [782] allows a home-based business in the garage; this is not relevant or necessary in the TM zone, which permits a wide range of commercial activities as principal uses.</p> <p>Delete exception [782] from Section 239.</p> <p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p>
<b>AREA U</b> 540 Bronson Avenue	TM[139] H(15)	TM[125]	<p>Removes the 15m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Existing service station, permitted by Exception [139], and therefore qualifies for continuing permission under OP 3.6.3.8. However, [139] provides for restaurants as well, which are allowed in TM anyway, making that part of the exception redundant. Exception [125] provides for automobile service station.</p>
<b>AREA V</b> 571 Bronson Avenue	GM3 F(3.0) H(19)	TM	
<b>AREA W</b> 582 Bronson Avenue	TM[12] H(15)	TM	<p>Removes the 15m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [12] allows the existing parking lot as a permitted use. However, the existing use is not specifically listed in OP 3.6.3.8, and the Official Plan directs against</p>

			<p>allowing parking lots on street corners on a TM. Remove Exception [12] from this site; the existing parking lot will be able to continue as a legal nonconforming use.</p> <p>Delete exception [12] from Section 239.</p>
<p><b>AREA X</b></p> <p>458 Bronson Avenue</p>	<p>GM3 F(3.0) H(19)</p>	<p>TM[xxx7]</p>	<p>Existing mini-storage warehouse.</p> <p>Exception [xxx7] adds “warehouse” as a permitted use.</p>
<p><b>AREA Y</b></p> <p>605 Bronson Avenue</p>	<p>IG1</p>	<p>TM</p>	<p>Industrial zoning (IG) is not appropriate on, or consistent with, Traditional Mainstreets.</p>
<p><b>AREA Z</b></p> <p>600, 606, 644 and 670 Bronson Avenue</p>	<p>TM H(18.5)</p>	<p>TM</p>	<p>Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.</p>
<p><b>AREA AA</b></p> <p>85 Plymouth Street (abutting Bronson Avenue)</p>	<p>TM[36] H(13.2)</p>	<p>TM</p>	<p>Removes the 13.2m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [36] prohibits all land uses except office and imposes special yard setback at Plymouth Street/ Cambridge Street. This exception is deleted as such use restrictions are counterproductive given the intent of Traditional Mainstreet policies to allow the flexibility of a wide range of permitted uses.</p> <p>Delete exception [36] from Section 239.</p>



<p><b>AREA BB</b></p> <p>325 Clemow Avenue</p>	R4S	TM	
<p><b>AREA CC</b></p> <p>696 and 736 Bronson Avenue</p>	R4T[488]	TM [xxx4]	<p>Exception [488] allows for a number of commercial uses that are otherwise not permitted in R4T, with some restrictions on e.g. how much of the building can be office; these uses become allowed without restriction under TM.</p> <p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p>
<p><b>AREA DD</b></p> <p>290 and 300 Powell Avenue</p>	R5K [969] S221	TM [969] S221	<p>Schedule 221 shows permitted building heights/footprints, reflecting the existing development.</p> <p>Modify exception [969] by deleting the following provisions in Column V;</p> <ul style="list-style-type: none"> <li>- the lot area of a townhouse dwelling must be at least 93 m<sup>2</sup></li> <li>- a parking lot at the corner of Cambridge Street and Clemow Avenue: <ul style="list-style-type: none"> <li>- may be in a corner side yard, and need not provide the 3 m wide landscaped area between the parking lot and Cambridge Street nor between the parking lot and Clemow Avenue</li> </ul> </li> <li>- an off-street loading space is not required for an apartment dwelling, low-rise, apartment dwelling, mid rise nor for a apartment dwelling, high rise</li> </ul> <p>and by adding the additionally permitted</p>

			<p>uses in Column III;</p> <ul style="list-style-type: none"> <li>• detached dwelling</li> <li>• duplex dwelling</li> <li>• linked-detached dwelling</li> <li>• semi-detached dwelling</li> <li>• stacked dwelling</li> <li>• three-unit dwelling</li> <li>• townhouse dwelling</li> </ul>
<p><b>AREA FF</b></p> <p>138 and 142 Renfrew Avenue;</p> <p>273, 275, 276, 277 and 278 Powell Avenue</p>	R4S	TM[xxx4]	Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<p><b>AREA GG</b></p> <p>Queensway embankment, south side</p>	IG1	O1	This land is part of the Queensway right-of-way. Leaving this land zoned IG1 (industrial) is not appropriate, so propose zoning it O1 (Open Space.)
<p><b>AREA HH</b></p> <p>609 Bronson Avenue</p>	IG1	TM[125]	Existing service station is permitted by existing zoning and therefore qualifies for continuing permission under OP 3.6.3.8. Exception [125] provides for automobile service station as an additionally permitted use.
<p><b>AREA II</b></p> <p>544 Bronson</p>	TM[139] H(15)	TM[xxx4]	Exception [xxx4] provides for existing low-density residential uses otherwise not

Avenue and 349 Arlington Avenue			permitted under TM zoning.  Removes the 15m height limit, allowing the 20m permitted in the TM parent zone.  These two lots are currently in the same TM[139] as the muffler shop in Area U; however, these two residential buildings are not part of that service station, therefore do not meet the test of OP 3.6.3.8. and should not be included in the Exception [125] that replaces Exception [139] on 540 Bronson.
<b>AREA JJ</b>  85 Plymouth Street (abutting Cambridge Street and Plymouth Street)	TM[36] H(11)	TM	Removes the 11m height limit, allowing the 20m permitted in the TM parent zone.  Exception [36] prohibits all land uses except office and imposes special yard setback at Plymouth/ Cambridge. This exception is removed from the rezoning, as such use restrictions are counterproductive given the intent of Traditional Mainstreet policies to allow the flexibility of a wide range of permitted uses.
<b>8. Gladstone Avenue Zoning Review Area</b>			
<b>Gladstone Avenue Zoning Key Plan Map Numbers 1 and 2 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>AREA A</b>  811 and 818 Gladstone Avenue (front section)	R4A	TM	It is proposed to rezone only the front parts of these lots to TM, leaving the rest of the zoning unchanged.  811 Gladstone Avenue is to be rezoned to a depth of about 30m, splitting the block in half and leaving the Balsam Street frontage

			<p>zoned residential.</p> <p>818 Gladstone Avenue is a very large, deep superblock scheduled for redevelopment. It is proposed to rezone the front 50m to TM for the purposes of implementing the Traditional Mainstreet designation.</p>
<p><b>AREA B</b></p> <p>705, 707, 758, 760, 774, 780, 775, 777, 779, 783, 784 Gladstone Avenue; 150 LeBreton Street North; 285 Cambridge Street North; 146 Bell Street</p>	<p>TM H(18.5)</p>	<p>TM</p>	<p>Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>No exception is proposed to accommodate the several nonconforming automobile dealerships located on Gladstone Avenue between Lebreton Street North and Bell Street; as these are already nonconforming under existing TM H(18.5) zoning they do not qualify for an exception under OP 3.6.3.8.</p>
<p><b>AREA C</b></p> <p>792 Gladstone Avenue</p>	<p>R4T</p>	<p>TM</p>	
<p><b>AREA D</b></p> <p>Part of 735 Gladstone Avenue</p>	<p>TM[139] H(18.5)</p>	<p>TM</p>	<p>Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [139] permits a service station; however, no service station exists on the lot. OP 3.6.3.8 directs that exception [139] not be carried over through the rezoning.</p>
<p><b>AREA E</b></p> <p>Remainder of 735 Gladstone Avenue</p>	<p>TM[456] H(18.5)</p>	<p>TM[456]</p>	<p>Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [456] allows for a minimum aisle width of 6.0m rather than the usual 6.7m.</p>

(corner of Arthur Lane North)			Carry this exception forward.
<b>AREA F</b> 286, 288, 290, 292, 294, 296 Cambridge Street North; 738, 748 and 750 Gladstone Avenue	TM[79] H(18.5)	TM[79], with [79] rewritten	Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.  The current exception [79] is intended to allow parking requirements to be met in a particular area off-site (the nearby R4T [882] S.199 zone on Cambridge Street North); however, the specific wording of [79] appears obsolete and appears intended to enable a particular project that never materialized. It is proposed to keep a simplified version of [79] in place so that it generally allows development in this zone (TM[79]) to use the nearby lot zoned R4T [882] S.199 for its required parking.  Modify exception [79] by deleting the text in Column V and replacing it with the following;  “Parking spaces required to meet the minimum parking requirements for development in the TM[79] zone may be located in the R4T [882] S.199 zone at 297 Cambridge Street North.”
<b>AREA G</b> 710, 712 and 714 Gladstone Avenue	TM H(15)	TM	Removes the 15m height limit, allowing the 20m permitted in the TM parent zone.
<b>AREA H</b> 204 Percy Street; 594, 606, 608, 610,	R4S[479]	TMx H(17)	Current exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted

<p>612, 616, 618, 620, 624, 626, 628, 630, 634, 636, 638, 640, 642 and 644 Gladstone Avenue</p>			<p>Rooming Houses.)  Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p>
<p><b>AREA I</b></p> <p>387, 389, 391, 395, 397, 405, 417, 429, 449, 455, 457, 465, 467, 477, 481, 483, (493?), 501, 507, 521, 523, 527, 529, 531, 541, 543, 547, 551, 555, 559, 561, 563, 567, 569, 577, 595 Gladstone Avenue;</p> <p>388, 406, 420, 422, 426, 430, 444, 454, 456, 458, 460, 464, 468, 472, 480, 484, 486, 488, 496, 498, 500, 506, 508, 520, 522, 524, 526, 546, 548, 550, 552, 554, 556, 564, 568, 584, 586, 588, 590</p>	<p>TM H(15)</p>	<p>TMx H(17)</p>	<p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>No exception is proposed to accommodate the several nonconforming service stations and body shops located on Gladstone near Bank Street; as these are already nonconforming under existing TM H(15) zoning they do not qualify for an exception under OP 3.6.3.8.</p>

<p>and 592 Gladstone Avenue;</p> <p>507 and 509 Bay Street;</p> <p>473, 474 and 475 Lyon Street North;</p> <p>428, 435, 437, 439, 441 and 443 Kent Street;</p>			
<p><b>AREA BB</b></p> <p>138, 142 and 146 Bell Street</p>	<p>TM</p> <p>H(18.5)</p>	<p>TM[xxx4]</p>	<p>Removes the 18.5m height limit, allowing the 20m permitted in the TM parent zone.</p> <p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p> <p>The existing nonconforming muffler shop at 146 Bell Street and 775 Gladstone Avenue does not qualify for an exception under OP 3.6.3.8.</p>
<p><b>AREA CC</b></p> <p>164 and 174 LeBreton Street North</p>	<p>R4T</p>	<p>TM[xxx4]</p>	<p>Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.</p>

<b>9 Somerset Street West Zoning Review Area</b>			
<b>Somerset Street Zoning Key Plan Map Numbers 1 to 3 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<p><b>Area A</b></p> <p>566, 568, 572, 574 and 578 Somerset Street West;</p> <p>350, 352 and 360 Bay Street;</p> <p>326 and 335 Lyon Street;</p> <p>141 Percy Street;</p> <p>582, 584, 602 and 604 Somerset Street West</p>	R4T[733]	TMx	<p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [733] permits a rooming house to 25% of the GFA and dwelling unit and limits a bed and breakfast to three guest bedrooms. This provision is not appropriate for a TM zone (which permits a rooming house and bed and breakfast).</p>
<p><b>Area B</b></p> <p>580 Somerset Street West</p>	R4T[1561]	TMx	<p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [1561] permits a dwelling unit, medical facility on the ground floor of a building, limits a rooming house to 25% of the GFA and allows a minimum west interior side yard setback of 0 metres. These provisions are already permitted in the TM zoning.</p>



			Delete exception [1561] from Section 239
<p><b>Area C</b></p> <p>443, 447, 449, 450, 453, 454, 455, 465, 471, 472 and 489 Somerset Street West;</p> <p>2 Beckington Private;</p> <p>416, 422 and 426 Somerset Street West;</p> <p>415 MacLaren Street</p>	R4T[479]	TMx	<p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses.)</p>
<p><b>Area D</b></p> <p>429 Somerset Street West</p>	R5B[482] H(37)	TMx H(37)	<p>Maintain the existing height suffix of 37m, which supersedes the subzone height limit.</p> <p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [482] permits a range of selected non-residential uses and limits them to the ground floor or basement of a building. This provision is not appropriate for a TM zone.</p>
<p><b>Area E</b></p> <p>609, 610, 617, 621, 622, 628, 633, 634, 636, 638, 639, 642, 646, 647, 648, 652, 653 and 658 Somerset Street</p>	TM[112] H(16)	TM[xxx8] H(16)	<p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>Exception [112] has a number of provisions: require a mixed use building, different performance standards for setback provisions and an alternate definition of restaurant. The first provision is not</p>

West			<p>required with the addition of the new text above to conform to the Centretown SP. The middle performance standard provisions are too similar to the standard TM zone and therefore do not add a benefit. The last provision is an awkward and unnecessary definition of restaurant that does not serve any particular interest. Remove 112 from all of these properties in accordance with the SP.</p> <p>Maintain the same height suffix of 16m in accordance with the direction in the Centretown Secondary Plan.</p>
<p><b>Area F</b></p> <p>409 Somerset Street West;  271 Bank Street</p>	<p>R5B [482] H(37)</p>	<p>TM(xxx8) H(37)</p>	<p>For 271 Bank Street, only rezone the east side of the lot which is vacant and has frontage onto Somerset Street West.</p> <p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>Exception [482] permits a range of selected non-residential uses and limits them to the ground floor or basement of a building. This provision is not appropriate for a TM zone.</p> <p>Maintain the existing height suffix of 37m.</p>
<p><b>Area G</b></p> <p>349 MacLaren Street</p>	<p>R5B[135 8] H(37)</p>	<p>TM[xxx8] H(37)</p>	<p>Only rezone the front portion of the lot which fronts onto Somerset Street West, as show on Map 3 of Document 5.</p> <p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>Exception [1358] additionally permits a selection of non-residential uses that are</p>

			<p>also permitted by TM zoning.</p> <p>Delete exception [1358] from Section 239.</p> <p>Maintain the existing height suffix of 37m.</p>
<p><b>Area H</b></p> <p>315, 323, 324, 326, 327, 331, 332, 337, 338, 340, 343 and 346 Somerset Street West</p>	GM1	TM [xxx8] H(18)	<p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>The existing GM1 zoning allows for a height of 18 metres, maintain this existing height limit by adding a height suffix of 18 metres.</p>
<p><b>Area I</b></p> <p>311 Somerset Street West;  236 O'Connor Street</p>	R5B [482] F(3.0)	TM[xxx8]	<p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>Exception [482] permits a range of selected non-residential uses and limits them to the ground floor or basement of a building. This provision is not appropriate for a TM zone.</p> <p>Remove FSI.</p>
<p><b>Area J</b></p> <p>310 Somerset Street West</p>	R5B[479] ] H(19)	TM [xxx8] H(19)	<p>Exception [xxx8] addresses active frontage requirements identified in the Centretown Secondary Plan.</p> <p>Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses.)</p> <p>Maintain the same height suffix of 19m in accordance with the direction in the Centretown Secondary Plan.</p>

<p><b>Area K</b></p> <p>192, 205, 210, 258, 261, 263, 292, 294 and 298 Somerset Street West</p>	<p>R4T [479]</p>	<p>TM [xxx9] H(14.5)</p>	<p>For 263 and 210 Somerset Street West, only rezone the portion of the lot which has frontage onto Somerset Street West to a depth the same as the rest of the row.</p> <p>Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses.)</p> <p>Exception [xxx9] implements the provisions of the Centretown Secondary Plan which requires buildings be setback from the Right-of-Way and have a landscaped front yard</p> <p>Maintain the same height permission, as is in the R4T zone, of 14.5m in accordance with the direction in the Centretown Secondary Plan.</p>
<p><b>Area L</b></p> <p>282 Somerset Street West</p>	<p>R4T[183 5]</p>	<p>TM [xxx9] H(14.5)</p>	<p>Exception [1835] permits a dwelling unit, office and rooming units limited to short term stays ancillary to an office use. These provisions are not appropriate for a TM zone.</p> <p>Delete exception [1835] from Section 239.</p> <p>Exception [xxx9] implements the provisions of the Centretown Secondary Plan which requires buildings be setback from the Right-of-Way and have a landscaped front yard.</p> <p>Maintain the same height permission of 14.5m, as per the R4T zone for the highest density use, in accordance with the direction</p>

			in the Centretown Secondary Plan.
<p><b>Area M</b></p> <p>200, 223 and 270 Somerset Street West;</p> <p>225 Metcalfe Street</p>	R5B[479] ] H(19)	TM [xxx9] H(19)	<p>For 225 Metcalfe, only rezone the portion of the lot which has frontage onto Somerset (half the building) to a depth the same as the rest of the row.</p> <p>Exception [479] restricts Rooming Houses to 50% of the building. This provision is not appropriate for a TM zone (which also allows Rooming Houses and Converted Rooming Houses.)</p> <p>Add a new exception [xxx9], to implement the provisions of the Centretown Secondary Plan which requires buildings be setback from the road ROW and have a landscaped front yard; exception [xxx9] is detailed in Area K.</p> <p>Maintain the same height suffix of 19m in accordance with the direction in the Centretown Secondary Plan.</p>
<p><b>Area N</b></p> <p>585 Somerset Street West</p>	TM[60] H(15)	TMx [60] H(15)	<p>Only rezone the portion of the lot which has frontage onto Somerset Street West, to a depth the same as the rest of the row.</p> <p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [60] provides for setbacks from Somerset Street West for residential uses, and provides an alternative definition for restaurant uses.</p> <p>Modify exception [60] by deleting the all the text in Column V and add “Funeral Home” as an additionally permitted use in Column III.</p>

			<p>This property is the Kelly Funeral Home and this use must be recognized as permitted in order to avoid a legal non-conforming situation.</p> <p>Maintain the height suffix of 15m.</p>
<p><b>Area O</b></p> <p>236 and 237 Metcalfe Street;</p> <p>Part of 222 Somerset Street West (western portion)</p>	GM1	TM [xxx9] H(18)	<p>The vacant area along the western portion of 222 Somerset Street West which is currently zoned GM1 can be rezoned as per the below.</p> <p>Exception [xxx9] implements the provisions of the Centretown Secondary Plan which requires buildings be setback from the Right-of-Way and have a landscaped front yard.</p> <p>Maintain the current height permission, as is in the GM zone of 18m in accordance with the direction in the Centretown Secondary Plan.</p>
<p><b>Area P</b></p> <p>515, 543, 551, 555, 561, 565, 571, 575, 577 and 601 Somerset Street West;</p> <p>317 and 320 Bay Street;</p> <p>119 Percy Street;</p> <p>585 Somerset Street West;</p> <p>326 Lyon Street</p>	TM[1531] ] H(15)	TMx H(15)	<p>For 585 Somerset Street West, only the portion of this lot subject to exception [1531] will be subject to this zoning change, as shown on Map 2 of Document 5.</p> <p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Exception [1531] alters the definition of restaurant full service, and is not valid for the rezoning.</p> <p>Maintain the height suffix of 15m, which supersedes the underlying zone.</p>

(western part of lot).			
<b>Area Q</b> 222 Somerset Street West (eastern portion)	R5B[491] H(19)	TM [xxx9] H(19)	<p>Only the eastern portion of 222 Somerset Street West which is currently zoned R5B, as shown on Map 3 of Document 5, is proposed to be rezoned as follows;</p> <p>Exception [xxx9] implements the provisions of the Centretown Secondary Plan which requires buildings be setback from the Right-of-Way and have a landscaped front yard.</p> <p>Exception [491] limits an office to a diplomatic mission, restricts office to a dwelling converted for that use and only permits a rooming house at 50% of the GFA. This provision is not appropriate for a TM zone.</p> <p>Maintain the same height suffix of 19m in accordance with the direction in the Centretown Secondary Plan.</p>
<b>Area R</b> 460, 464, 470, 472, 474, 480 and 491 Somerset Street West	TM	TMx H(20)	<p>Apply the TMx subzone to implement the policies of the Centretown Secondary Plan.</p> <p>Maintain the current height permission in the TM zone of 20m by adding a height suffix; H(20).</p>
<b>Area S</b> 119 Rochester 137 Rochester; 833, 836, 830, 829, 827, 815,	TM[112] H(16)	TM[112] H(16)	<p>Modify exception 112 by deleting all the text in Column V except for maintaining the first provision which states;</p> <p>“any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every</p>

<p>826, 822, 820, 816, 814, 812, 802, 787, 777, 792, 788, 784, 780, 778, 774, 775, 765, 761, 755, 760, 725, 717, 752, 726, 705, 700, 691, 681, and 673 Somerset Street West;  83 Arthur Street;  288 and 297 Booth Street</p>			<p>square metre of commercial floor area developed an equal or greater amount of residential floor area must be developed.”</p> <p>The balance of current exception [112] regulated a variety of zoning provisions for setbacks, landscaping, and a new definition for restaurant uses. These provisions are no longer valid for the intent of TM zoning and were therefore not carried forward.</p> <p>Maintain the same height suffix of 16m in accordance with the direction in the Centretown Secondary Plan.</p>
---	--	--	---

10. Preston Street Zoning Review Area			
Preston Street Zoning Key Plan Map Numbers 1 and 2 in Document 5			
Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<p><b>Area A</b></p> <p>10 Preston Street</p>	<p>R4T</p>	<p>TM12[xx10]</p>	<p>Only partial Rezoning, which applies to the front of the land, where the parking lot is and where the semi-detached and three-unit townhouses are which front Preston.</p> <p>TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p> <p>Exception [xx10] adds Planned Unit Development as a permitted use.</p>
<p><b>Area B</b></p>	<p>R4T</p>	<p>TM12</p>	<p>TM12 provides for existing low-density residential uses that are otherwise not</p>



<p>27, 29, 31, 33, 35, 37, 39, 41, 43 and 45 Preston Street</p>			<p>permitted under TM zoning.</p>
<p><b>Area C</b></p> <p>47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 65, 67 and 69 Preston Street;</p> <p>119, 121, 123 and 125 Elm Street;</p> <p>70, 71, 72, 74, 75, 76, 77, 78, 79 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92,</p>	<p>R4H</p>	<p>TM12</p>	<p>TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.</p>

93, 95, 97 and 99 Preston Street			
<b>Area D</b> 333 Preston Street	MC F(2.5) H(24.5)	TM[xx11] H(24.5)	This lot has dual zoning, follow the same zoning boundary to apply the zoning change, as shown on Map 2 of Document 5.  Remove FSI.  Carry forward the existing height suffix; H(24.5).  Exception [xx11] adds “bar” and “nightclub” as permitted uses to recognize existing uses from the previous MC zone.
<b>Area E</b> 333 Preston Street	MC F(2.5) H(18.5)	TM[xx11] H(18.5)	This lot has dual zoning, follow the same zoning boundary to apply the zoning change, as shown on Map 2 of Document 5.  Remove FSI.  Carry forward the existing height suffix; H(18.5)  Exception [xx11] adds “bar” and “nightclub” as permitted uses to recognize existing uses from the previous MC zone.
<b>Area F</b> 360 Preston Street	R4S	TM[78] H[15]	This lot has dual zoning, rezone the rear parking, as shown on Map 2 of Document 5.  Apply the same zoning as the rest of the lot, TM[78] H[15]  Exception [78] requires mixed use development on lots greater than 603 m <sup>2</sup> , limits certain uses to locations above the ground floor, and provides an alternative

			definition for restaurant uses.
--	--	--	---------------------------------

<b>11. Merivale Road (North) Zoning Review Area</b>			
<b>Merivale Road (North) Zoning Key Plan Map Numbers 1 and 2 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>Area A</b>  848 Merivale Road	AM1	TM	
<b>Area B</b>  811, 815, 819, 823, 827, 831, 835, 839, 841, 843, 845, 847, 849, 851, 853, 859, 863, 867, 871 and 875 Merivale Road;  236, 237, 240, 241, 244 and 245 Crerar Avenue;  897 Merivale	R1S	TM [xx12]	Exception [xx12] recognizes the R1S uses and associated zoning provisions.

Road			
<b>Area C</b>  917, 921, 925, 929, 933, 937, 941, 945, 951, 955, 959, 963 and 967 Merivale Road	R1O	TM[xx13]	Exception [xx13] recognizes the R1O uses and associated zoning provisions.
<b>Area D</b>  1030 Kirkwood Avenue;  1077, 1099, 1113, 1119, 1132, 1137, 1159, 1160, 1171, 1185 Merivale Road;  1378 Mayview Avenue	R4N	TM[xx14]	Exception [xx14] limits non-residential uses to the ground floor and facing the street.
<b>Area E</b>  1083, 1089, 1104, 1106, 1107, 1108, 1110, 1112, 1125, 1128, 1147, 1149, 1166, 1168, 1170, 1176 and 1182 Merivale Road;	R4N	TM12	TM12 provides for existing low-density residential uses that are otherwise not permitted under TM zoning.

1389 and 1391 Caldwell Avenue;  1359 Summerville Avenue;  1381, 1383, 1386 and 1394 Morisset Avenue			
<b>Area F</b>  1095 Merivale Road	R4N [1267]	TM	Partial rezoning, only the lands fronting onto Merivale Road, as shown on Map 2 of Document 5.  Exception [1267] permits a residential care facility, which is already a permitted use in TM, and is therefore not carried forward.
<b>Area G</b>  1390 Lepage Avenue	R4N	TM	

## c) Arterial Mainstreets

<b>12. Carling Avenue Zoning Review Area</b>			
<b>Carling Avenue Zoning Key Plan Map Numbers 1 to 12 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>AREA A</b> 3095 and 3077 Carling Avenue	AM H(20)	AM10 H(20)	
<b>AREA B</b> 20 Birchdale Avenue	R3Z[937]	AM H(11)	Exception [937] set out less stringent standards (yards etc.) for a residential use; these are not relevant or appropriate once the lot is rezoned to AMAs this is a back lot without frontage on an Arterial Mainstreet, active frontage requirements are not relevant.
<b>AREA C</b> 2353, 2525, 2565, 2575, 2583, 2599, 3029, 3033, 3059 Carling Avenue; 62 Wylie Avenue	AM	AM10	
<b>AREA C1</b> 2625 Carling Avenue; 1508 Richmond Road	AM	AM10	The subject land is part of a large, triangular area with frontage on both Carling Avenue and Richmond.
<b>AREA C2</b> 2525 Carling Avenue (part); 351 Croydon Avenue	AM	AM10[xx 16]	Applies to that part of this very large through lot (2525 Carling Avenue) closest to Richmond Road.  Exception [xx16] clarifies that the active frontage requirements for developments

			within this area are in relation to Richmond Road only.
<b>AREA C3</b> 2525 Carling Avenue (part) and 2565 Carling Avenue	AM	AM10[xx17]	Applies to that part of this very large through lot closest to Carling Avenue.  Exception [xx17] clarifies that the active frontage requirements for development within this area are in relation to Carling Avenue only.
<b>AREA D</b> 2949, 2961, 2965, 2979, 2981, 3001 Carling Avenue	AM	AM10 H(20)	
<b>AREA D1</b> 69 Kempster Avenue; 80 and 81 Burland Street; 102 Boyce Avenue	AM	AM[xxx4] H(11)	Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA E</b> 3090 Carling Avenue (front 100m); 1309 and 1335 Carling Avenue	AM	AM10	Applies active frontage requirements to the front 100m of the very deep lot at 3090 Carling Avenue, as well as to all of 1309 and to 1335 Carling Avenue.
<b>AREA F</b> 2980 Carling Avenue Avenue	AM1[1343]	AM10	Exception [1343] is an old exception from when this lot was zoned IP2. It serves to permit an amusement centre, which is already a permitted use in AM. Remove Exception [1343].

<b>AREA G</b> 2920, 2924, 2930, 2934, 2950, 2970 Carling Avenue	AM1 H(20)	AM10	These lots do not abut Residential zones and so the step-down requirements do not imply a limit on overall maximum building height.
<b>AREA G1</b> 1299, 1325, 1355, 1377 Richmond; 2560 and 2598 Regina (part)	AM1 H(20)	AM10	
<b>AREA H</b> 817 Roseview Avenue	R1GG	AM[xxx4] H(11)	Including this lot on a side street as its depth aligns with the AM lot abutting Carling Avenue, and its frontage aligns with the commercial zoning across the street (Roseview Avenue).  Height limit reflects the practical maximum height achievable on this side lot given the step-down height requirements of AM zoning in proximity to Residential zones.  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA I</b> 2910 Carling Avenue	AM1 H(10.7)	AM10	Does not abut residential zoning so step-down requirements do not constrain overall building height.
<b>AREA K</b> Part of traffic island at Richmond Road/ Poulin	AM	R3A	This land was originally shown on the July 10 circulation as going to O1C Open Space zoning. Since then it has been determined that "zoning" traffic islands for open space may convey the misleading impression that



Avenue /Carling Avenue			<p>the City intends to build a park there.</p> <p>In fact, this land is part of the right-of-way, so technically no zoning applies. However, for the sake of tidiness on the zoning map and to avoid a line going through the island, it is proposed to move the zone line so that this island falls entirely on the R3A side of the line that follows the middle of the ROW.</p>
<p><b>AREA L</b></p> <p>1463 Richmond Road</p>	AM[92]	AM10	<p>Exception [92] imposed a number of restrictions on commercial uses for this lot for a site-specific rezoning. (e.g. very specific limits on ground floor area and gross floor area.) These restrictions are no longer appropriate given the intent of the Arterial Mainstreet and the unrestricted AM zoning nearby. Remove Exception [92].</p> <p>Delete Exception 92 from Section 239.</p>
<p><b>AREA M</b></p> <p>2605 Conn Street; 1445 Richmond Road</p>	AM1	AM10 H(11)	<p>Height limit reflects the practical maximum height achievable on shallow lots, given the step-down height requirements of AM zoning in proximity to Residential zones.</p>
<p><b>AREA N</b></p> <p>1394 and 1420 Richmond Road; 356 Croydon Avenue; 365 Forest Street; 2575, 2538 and 2589 Bond Street; 1272, 1316 and 1320</p>	AM1	AM10	<p>Development will be required to address Richmond Road through active frontage requirements.</p>

Carling Avenue			
<b>AREA N1</b> 370 Forest Street (part)	AM1	AM10 [xx17]	This long through/corner lot abuts Carling Avenue, Richmond and Forest.  Exception [xx17] clarifies that the active frontage requirements for development within this area are in relation to Carling Avenue only.  The boundary between AREA N1 and AREA N2 is the extension of the centerline of Bond Street.
<b>AREA N2</b> 370 Forest Street (part)	AM1	AM10[xx16]	This long through/corner lot abuts Carling Avenue, Richmond Road and Forest Street.  Exception [xx16] clarifies that the active frontage requirements for development within this area are in relation to Richmond Road only.  The boundary between AREA N1 and AREA N2 is the extension of the centerline of Bond Street.
<b>AREA O1</b> 1867 Carling Avenue	AM1 H(20)	AM10 H(20)	
<b>AREA P</b> 2207, 2194, 2200 and 2222 Carling Avenue	AM S112	AM10 H(20)	Schedule 112 is supplanted by the Arterial Mainstreet height limits and step-down requirements.  Delete Schedule 112 from Part 17.
<b>AREA P1</b> 2285, 2293, 2301 and 2313	AM S112	AM10[xx21] H(20)	Schedule 112 is supplanted by the Arterial Mainstreet height limits and step-back requirements.

Carling Avenue			<p>Delete Schedule 112 from Part 17.</p> <p>Area P1 (north side of Carling Avenue between Richardson Road and Woodland Avenue) abuts R5 zoning, so the step-down height requirements of AM zoning would normally not apply (the AM zoning requires these only when abutting the R1 through R4 zones.)</p> <p>However, given the low-density residential uses (townhouses) in that abutting R5 zone, Staff considers it appropriate, on the grounds of compatibility and existing character, to constrain the building height to 20m and apply the step-back requirements as if it abutted R3 zoning.</p>
<p><b>AREA Q</b></p> <p>485 Woodroffe Avenue; 2195, 2199, 2211, 2249, 2194, 2238, 2268, 2280, 2286 and 2300 Carling Avenue</p>	AM S112	AM10	<p>Schedule 112 is supplanted by the Arterial Mainstreet height limits and step-back requirements.</p> <p>Delete Schedule 112 from Part 17</p>
<p><b>AREA R</b></p> <p>2185 Carling Avenue (part)</p>	GM24[90]-h S125	AM10	<p>Current zoning dates back to at least 1993 and applies to entire shopping centre site. Rezoning the front part of the lot to AM will ensure that if/when the lot is redeveloped or infilled, the new development on what is now the parking lot is consistent with the Arterial Mainstreet designation. The remainder of the lot would keep the current zoning including schedule, exceptions and holding provisions.</p>

			<p>The existing holding symbol was put in place pending a traffic study that would justify development of the remaining 0.28 FSI. However, traffic studies are now standard in Site Plan Control applications so this symbol becomes redundant.</p> <p>Schedule 125 does provide for a tower of up to 52m height at the southwest corner of the site. In this respect, applying AM10 zoning with a 30m height limit represents a reduction in existing height permissions on the front part of the site. However, removing Schedule 125 also removes a 16m height limit on the rest of Area R, effectively doubling the height permission in that area, and compensating for the loss of height permissions at the southwest corner. This compensation in development potential makes the height reduction appropriate in Staff's view. This, plus the fact that the wide (25m) landscaping buffers specified along Carling in Schedule 125 run counter to the general intent of Arterial Mainstreets, argue for removing the schedule from Area R.</p> <p>Amend Schedule 125 to exclude Area R from its boundaries.</p>
<p><b>AREA S</b> 2148 Carling Avenue</p>	<p>AM[91] S113</p>	<p>AM10</p>	<p>Exception [91] limits the gross leasable area permitted to a maximum of 10, 192m<sup>2</sup> and provides some requirements for yard setbacks and landscaping. These provisions are counterproductive to the AM10 zone and have not been carried forward.</p> <p>Similarly, the height limits specified by Schedule 113 (which dates back to at least</p>

			1991) are not appropriate.  Delete Exception [91] from Section 239 and delete Schedule 113 from Part 17.
<b>AREA T</b>  2019 Carling Avenue	AM1[27]	AM10	Exception [27] imposed specific restrictions that are no longer appropriate given the intent of Arterial Mainstreet designation and AM zoning of the nearby lands. Remove Exception [27.]  Delete exception [27] from Section 239.
<b>AREA U</b>  805, 807, 809 and 811 Hare Avenue; 800, 810 and 812 Melwood Avenue; 801, 803, 807, 809 and 816 Maplecrest Avenue; 809 and 810 Dunlevie Avenue; 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1910, 1940, 1948, 1980, 1988, 1994, 2020, 2026 and 2028 Carling Avenue	R3A	AM10[xx x4] H(20)	Exception [xxx4] to recognize existing low-density residential uses which predominate on this stretch of Carling Avenue, and to ensure that they are not made non-conforming by the change in zoning.  Exception [xxx4] provides for existing low-density residential uses otherwise not permitted under TM zoning.
<b>AREA V</b>	R4N	AM10	

1995 Carling Avenue			
<b>AREA W</b> 1885, 1889, 1893, 1927, 1939 Carling Avenue; 1951 Carling Avenue (part)	R4N	AM10 H(20)	1951 Carling Avenue includes three buildings, two of which are currently zoned R4N and are included in AREA W. The third (middle) building at 1951 Carling Avenue is zoned R4N[830] and is covered in Area X, below.
<b>AREA X</b> 1951 Carling Avenue (part)	R4N[830]	AM10 H(20)	Middle building at 1951 Carling Avenue.  Exception [830] adds office as a permitted use and includes general provisions for office use, dwelling units, setbacks and parking.  Exception [830] is not relevant to the lot to which it applies here, even under R4N Residential zoning, and is not appropriate if zoned AM given the intent of Arterial Mainstreet designation. Remove Exception [830.]  Delete exception [830] from Section 239.
<b>AREA Y</b> 814 Boyd Street; 1755 Doheny Street; 1688, 1702, 1704, 1722, 1740, 1746, 1754, 1762, 1766, 1772, 1778, 1784, 1846, 1856 and 1884	AM1	AM10	

Carling Avenue			
<b>AREA Y2</b> 811 Boyd Street; 810 and 815 Campbell Avenue; 1696 Carling Avenue	IG3 H(10.7)	AM10[xx 18]	Exception [xx18] recognizes uses legally existing as of the day of the passing of the By-law on these back parcels.
<b>AREA Z</b> 1859 Carling Avenue	AM1	AM10 H(20)	
<b>AREA AA</b> 770 Broadview Avenue; 1723, 1803 and 1845 Carling Avenue	AM2 H(20)	AM10[xx 19]	July 10 circulation proposed to zone this area AM2 with active frontage requirements. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.
<b>AREA BB</b> 1135, 1743, 1755 and 1765 Carling Avenue; 770 Highland Avenue; 784, 786 and 789 Island Park Drive; 303 Harmer Avenue	AM2 H(20)	AM10[xx 20] H(11)	July 10 circulation proposed to zone this area AM2 with active frontage requirements. Accordingly, Exception [xx20] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10. It also provides for existing low-density residential uses, to prevent these from becoming nonconforming.  The July 10 circulation also showed a height limit of 20m. However, re-examination of the lot indicates that its shallow depth makes 20m unattainable while meeting the step-down height requirements of AM. Therefore the height is proposed to be limited to 11m, the maximum practical height for development on this lot.

<p><b>AREA CC</b> 1767, 1775 and 1779 Carling Avenue</p>	<p>AM2 H(20)</p>	<p>AM10[xx 19] H(20)</p>	<p>July 10 circulation proposed to zone this area AM2 with active frontage requirements. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.</p>
<p><b>AREA DD</b> (Part of Wellesley Avenue right-of-way)</p>	<p>AM2 H(20)</p>	<p>R1O</p>	<p>This is a tiny remnant of land, part of the residential street (Wellesley) abutting the back part of a through-lot on Carling Avenue. As part of the right-of-way (ROW), technically no zoning applies. However, the zone block of which it was originally a part is changing (i.e. Area AA, going from AM2 H(20) to AM10[xx19].) Leaving it unchanged would not be appropriate, but since it's on the residential cul de sac, it makes more sense to place the line so that it matches the residential zoning around it rather than the AM zoning of which it was originally a part.</p>
<p><b>AREA EE</b> 1575, 1599, 1657 and 1705 Carling Avenue; 727 Churchill Avenue North</p>	<p>AM1 H(20)</p>	<p>AM10</p>	
<p><b>AREA FF</b> 1691, 1695,1699 and 1703 Carling Avenue</p>	<p>R4Q H(14)</p>	<p>AM10 H(20)</p>	
<p><b>AREA GG</b> 1620, 1622, 1638, 1640 and</p>	<p>AM H(22)</p>	<p>AM10</p>	



1660 Carling Avenue			
<b>AREA HH</b> 1607,1619 and 1655 Carling Avenue	AM H(18)	AM10 H(20)	
<b>AREA II</b> 1600 Churchill Avenue North (front part)	AM5 H(26)	AM10	Applies active frontage requirements to the front part (nearest Carling Avenue) of this lot.
<b>AREA JJ</b> 1525, 1545 and 1565 Carling Avenue	AM5[20] H(26)	AM	<p>Additional limitations of AM5 relative to AM parent zone are not appropriate here given the intent of AM zoning.</p> <p>Exception [20] allows the additional permitted uses "light industrial uses" and sets a number of form limits on development (height of a parking structure, deeper side/rear setbacks, and major restrictions on commercial uses other than offices. Setback limits appear consistent with the development that has been built here; the use-related exceptions are generally not necessary or consistent with the goals of the Arterial Mainstreet designation. Remove Exception [20].</p> <p>Delete exception [20] from Section 239.</p>
<b>AREA KK</b> 1564 Carling Avenue	AM S121	AM	Schedule 121 establishes building heights of 22m and 30m on this lot, with the 22m limit applying to the front of the lot i.e. the part that fronts on Carling Avenue. Given the current policy direction, there is no compelling reason to limit heights to 22m, and 30m becomes the default height permission in AM. Remove

			Schedule 121 from this lot and delete Schedule 121.
<b>AREA LL</b> 1443 Carling Avenue	AM1	AM	
<b>AREA MM</b> 1475 Carling Avenue	AM1 H(20)	AM	
<b>AREA OO</b> 1400 Carling Avenue (part)	AM H(20)	AM10	This is a very small corner of 1400 Carling Avenue which is currently zoned AM1 and proposed to be zoned AM10.
<b>AREA PP</b> 815 Archibald Street; 1330 Carling Avenue	AM1[18]	AM10	Exception [18] (minimum rear yard: setback of 3.7 m and no landscaped area required in any yards) pre-dates amalgamation and is not appropriate given the intent of the Arterial Mainstreet designation nor the active frontage/compatibility requirements being introduced through this zoning amendment. Remove Exception [18].  Delete exception [18] from Section 239.
<b>AREA QQ</b> 1296 Carling Avenue	AM1 S126	AM10 S126	Schedule 126 allows a building height of 36.5m for the front half of the lot, but up to 4.5m on the back part. There is no clear argument either for keeping or deleting this schedule; deleting it would remove height privileges from the actual building and make it non-complying, but keeping it restricts development on the back part of the lot which is desirable from a compatibility standpoint. Propose keeping Schedule 126.

<p><b>AREA RR</b></p> <p>1180, 1184, 1188, 1192, 1196, 1200, 1204, 1208, 1212, 1216, 1220, 1224, 1228, 1232, 1236 and 1240 Carling Avenue; plus traffic island at Carling Avenue and Merivale Road</p>	R1S	AM10[xx 20] H(11)	<p>Exception [xx20] to recognize existing low-density residential uses, and to carry forward the provisions of AM2 subzone prohibiting certain non-residential uses.</p> <p>The traffic island is part of the right-of-way, so technically no zoning applies. However, since the abutting residential area is proposed to be rezoned to AM10, leaving the island as R1S would cause confusion. Following the practice elsewhere in this report, propose including the traffic island within the boundaries of the AM10[xx20] H(11) zone.</p>
<p><b>AREA SS</b></p> <p>1145 Carling Avenue (part)</p>	I2 F(1.5)	AM10	
<p><b>AREA TT</b></p> <p>1142, 1150 and 1160 Carling Avenue</p>	AM4 H(20)	AM10[xx 19] H(11)	<p>July 10 circulation proposed to zone this area AM2 with active frontage requirements and 11m height limit. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.</p>
<p><b>AREA TT1</b></p> <p>1170 Carling Avenue</p>	AM4[215 4]H(20)	AM10[21 54] H(11)	<p>The July 10 circulation showed this lot as part of Area TT, but a site-specific amendment undertaken concurrently during this process introduced Exception [2154] to allow an outdoor patio. Thus, the rezoning carries forward the intent of the original proposal (i.e. to AM2 H(11) with active frontage) plus the provisions of Exception [2154] by modifying this exception to apply those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or</p>

			<p>AM10.</p> <p>Modify exception [2154] by adding the following prohibited uses in Column IV;</p> <ul style="list-style-type: none"> <li>amusement centre</li> <li>amusement park</li> <li>bar</li> <li>cinema</li> <li>funeral home</li> <li>museum</li> <li>nightclub</li> <li>recreational and athletic facility</li> <li>sports arena</li> <li>theatre</li> </ul>
<p><b>AREA UU</b></p> <p>1138 Carling Avenue</p>	<p>AM4 H(20)</p>	<p>AM10[xx 19] H(20)</p>	<p>July 10 circulation proposed to zone this area AM2 with active frontage requirements and 20m height limit. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.</p>
<p><b>AREA VV</b></p> <p>1095 and 1127 Carling Avenue; 440 Hinton Avenue; 474 Holland Avenue</p>	<p>AM2 F(2.5) H(20)</p>	<p>AM10[xx 19] H(20)</p>	<p>July 10 circulation proposed to zone this area AM2 with active frontage requirements and 20m height limit. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.</p>
<p><b>AREA WW</b></p> <p>930 Carling Avenue (part)</p>	<p>AM5</p>	<p>AM10</p>	
<p><b>AREA XX</b></p> <p>580 Booth Street (part, abutting Carling</p>	<p>MC F(2.0)</p>	<p>AM10</p>	

Avenue); 601 Booth Street (part, abutting Carling Avenue); 299 Carling Avenue			
<b>AREA YY</b> 289 Carling Avenue; 540 Cambridge	R5B H(19)	AM10	
<b>AREA AAA</b> 265 Carling Avenue (part - south-east corner)	AM H(28)	AM10	Note that the south-west part of 265 Carling Avenue is undergoing a site-specific rezoning and so has been removed from consideration in this zoning review.

<p><b>AREA BBB</b></p> <p>770 Bronson Avenue; 270 and 280 Carling Avenue</p>	<p>AM1 H(27.5)</p>	<p>AM10</p>	
<p><b>AREA CCC</b></p> <p>1600 Carling Avenue (back part, abutting the Queensway)</p>	<p>AM5 H(31)</p>	<p>AM H(31)</p>	<p>The additional rules of the AM5 zone, relative to the parent AM zone, are no longer appropriate to this stretch of Carling Avenue given the intent of the AM designation.</p>
<p><b>AREA DDD</b></p> <p>1554 Carling Avenue</p>	<p>AM [1620] S121</p>	<p>AM[1620]</p>	<p>Schedule 121 establishes building heights of 30m on this site; as 30m becomes the default height permission in AM, Schedule 121 is redundant. Remove Schedule 121 from this site.</p> <p>Delete Schedule 121 from Part 17.</p> <p>Modify exception [1620] by deleting the text "maximum building heights as per Schedule 121." from Column V.</p> <p>The remaining provisions of exception [1620], which includes permitting a warehouse, and general provisions for parking, loading spaces, and storage within the principle building, will remain in effect.</p>
<p><b>AREA EEE</b></p> <p>1505 Carling Avenue</p>	<p>AM5 [21] S114</p>	<p>AM [21] S114</p>	<p>Additional limitations of AM5 relative to AM parent zone are not appropriate here given the intent of AM designation.</p> <p>Exception [21] and Schedule 114 serve to ensure compatibility between the L-shaped site and abutting residential uses. Propose keeping the exception and schedule.</p>

<b>AREA FFF</b> 800 Fisher Avenue	AM4 H(20)	R1O	This is small parcel that, although zoned AM4, is more properly part of the R1O residential block fronting on Fisher Avenue.
<b>AREA GGG</b> 1077/1081 Carling Avenue (front part)	AM2 F(2.5) H(20)	AM10[xx 19]	<p>July 10 circulation proposed to zone this area AM2 with active frontage requirements and 20m height limit. Accordingly, Exception [xx19] applies those provisions specific to AM2, which prohibit certain non-residential uses otherwise permitted in AM or AM10.</p> <p>The back parts of this lot currently have Residential zoning but are now proposed to be zoned AM2 H(11), recognizing that they are part of the same lot and development as 1077/1081 Carling Avenue. (See Area HHH and III, below.) Accordingly, the 20m height limit in Area GGG is not necessary or appropriate, as this land would no longer abuts residential zoning (see Area HHH and III, below) and would not be constrained by step-down requirements.</p>
<b>AREA HHH</b> 1077/1081 Carling Avenue (back part, abutting Hamilton Street South)	R2D	AM2 H(11)	This land is proposed to be rezoned as it is part of the same lot and the same development as 1077/1081 Carling Avenue. Height limit of 11m provides for appropriate step-down provisions abutting residential zoning. Does not abut Carling Avenue so active frontage requirements are not relevant.
<b>AREA III</b> 1077/1081 Carling Avenue (back part, abutting Parkdale	R1QQ	AM2 H(11)	Rezone as it is part of the same lot and the same development as 1077/1081 Carling Avenue. Height limit of 11m provides for appropriate step-down provisions abutting residential zoning. Does not abut Carling Avenue so active frontage requirements are

Avenue)			not relevant.
<b>AREA JJJ</b> 930 Carling Avenue (part)	AM5	AM	This back bit is beyond the 200m distance indicated by the OP for zoning AM. However, it's currently AM5, a subzone whose utility in the Zoning By-law is not enough to justify the complexity that it introduces to the document. It is proposed to resolve this by bringing this land to straight AM to match the front part in terms of uses, but without the active frontage requirements this far back from the street.
<b>AREA KKK</b> 930 Carling Avenue (part)	MC F(1.5)	AM10	The eastern boundary of this zone, shown on the map as roughly along the bottom of the escarpment, is the boundary of Preston/Carling Avenue Secondary Plan area.
<b>AREA LLL</b> 1354, 1376, and 1400 and 824 Meath Street	AM1	AM10	Note that the July 10 circulation showed this area as going to straight AM without the active frontage requirements. Subsequent study of the area leads Staff to conclude that the active frontage requirements should begin at Kirkwood, helping to integrate this stretch into the urban fabric.

### 13. Montreal Road Zoning Review Area

#### Montreal Road Zoning Key Plan Map Numbers 1 to 6 in Document 5

Address / Location	Existing Zoning	Proposed Zoning	Rationale / Additional Amendments
<b>Area A</b> 860 Blackthorne Avenue;	AM1	AM10[xx22]	AM1 subzone has been replaced by AM10 because FSI will no longer be used for density calculations.



<p>609 Borthwick Avenue;</p> <p>555, 565 Brittany Drive;</p> <p>605, 609, 615 Center Street;</p> <p>603, 608 Cummings Avenue;</p> <p>550 Lang's Road;</p> <p>519, 520, 535, 551, 551, 585, 595, 598, 606, 610 (part of), 611, 612, 622, 630, 631, 644, 651, 654, 660, 665, 680, 680, 681, 681, 745, 753, 865, 875, 876, 895, 916, 919, 940, 949, 949, 971, 973, 989 Montreal Road;</p> <p>595 St. Laurent Boulevard</p>			<p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area B</b></p> <p>108 Gatestone Private;</p> <p>546, 1930, 2000, 2050, 2094, 2098, 2108, 2120, 2134, 2150, 2170, 2180, 2180, 2200 Montreal Road</p>	<p>AM</p>	<p>AM10[xx22]</p>	<p>Tied to changes to AM to include active frontage provisions and increases in permitted height.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>

<b>Area C</b> 700 Montreal Road	AM5	AM10[xx23]	Exception [xx23] carries forward the existing AM5 zone provisions.
<b>Area D</b> 807, 811, 817, 825, 825, 829, 831, 835, 841, 765 Montreal Road; 591 Lang's Road	R4A	AM10[xx24]	Exception [xx24] adds "detached dwelling" as a permitted use, and requires a minimum lot area of 1500m <sup>2</sup> for an automobile dealership.
<b>Area E</b> 91 Montreal Road	R3B[1626]	AM10	Exception [1626] adds office as a permitted use, and is a site specific exception with provisions for height, setbacks, and landscaping. These provisions are no longer relevant with the rezoning to AM10.  Delete exception 1626 from Section 239.
<b>Area G</b> 1 Desloges Private	AM1 F(2.5)	AM10	Some development potential along the frontage as existing buildings are located at the rear of the site.  Remove FSI.
<b>Area H</b> 1648, 1649, 1651, 1661, 1668, 1687, 1690, 1696, 1700, 1704, 1714, 1716, 1722, 1743 Montreal Road	AM6	AM10[xx22]	In some cases (such as the motel) the existing use may not be permitted in AM6 but would be permitted in AM10.  Exception [xx22] requires a minimum lot area of 1500m <sup>2</sup> for an automobile dealership.
<b>Area I</b>	AM6[1903]	AM10 [xx22]	Exception 1903 adds Retail Food

1730 Montreal Road			<p>Store as a permitted use and limits the size to a maximum of 186 m<sup>2</sup> of GFA. Since AM10 permits this use and there is no concern regarding the size, the exception can be removed.</p> <p>Delete exception [1903] from Section 239.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area J</b></p> <p>2073, 2075, 2087 Montreal Road</p>	AM2	AM10 [xx19]	AM2 provisions are carried forward through exception [xx19] to continue prohibiting certain non-residential uses.
<p><b>Area K</b></p> <p>2084 Montreal Road</p>	AM1[1459]	AM10 [1459]	Exception [1459] is a site specific exception with provisions for a 0.98m landscape buffer abutting a street, and a 0.98m setback for a refuse collection area from a public street where located in parking lot.
<p><b>Area L</b></p> <p>2116 Montreal Road</p>	AM1[1393]	AM10 [1393]	Exception [1393] requires a 5.18m landscaped area along the lot line abutting Lerner Way; maintain exception.
<p><b>Area M</b></p> <p>701 , 713 Montreal Road</p> <p>(parking lot frontage only on 713 – roughly equal to the</p>	I2 F(1.5)	AM10 [xx25]	<p>The other corners of this intersection are AM and this is a gateway to the hospital district of Montreal Road.</p> <p>Remove the FSI.</p> <p>Exception [xx25] adds hospital as</p>

depth of 701 Montreal Road parcel.)			a permitted use.
<b>Area N</b>  610 Montreal Road  limited only to the area up to the existing retirement residence	R4N	AM10	The retirement residence is contemplating a residential expansion at the frontage. We received a letter from the owners with the request and after review of the area agreed with the proposed addition to the study area.  The subject area is currently vacant.
<b>Area O</b>  825 Montreal Road	R1GG	AM10 [xx37]	The rear portion of the lot is vacant.  Add a new exception [xx37] with provisions similar in effect to the following;  - a minimum 10 metre landscape buffer is required along the rear of the property abutting the residential properties on Fairhaven Way  - Minimum lot area of 1500m <sup>2</sup> required for an automobile dealership.  The landscape buffer is intended to maintain compatibility and residential streetscape of Fairhaven Way.
<b>Area P</b>  1191, 1200 Montreal	II [249]	AM10 [xx26]	This change was made based on discussions with the NRC

<p>Road</p> <p>– limited generally to the frontage along Montreal Road</p>			<p>Administrative Services and Property Management Branch.</p> <p>Exception [249] limited a selection of permitted uses which will now be permitted by the AM10 zone, except for Utility Installation.</p> <p>Exception [xx26] adds Utility Installation as a permitted use, and prohibits all residential uses, hotel, day care, residential care facility, and school uses.</p>
<p><b>Area Q</b></p> <p>120, 140 Den Haag Drive</p>	<p>AM5[1779]</p>	<p>AM10[1779]</p>	<p>Exception [1779] was introduced through a recent zoning amendment for the lands and contains provisions regarding specific heights and setbacks, and glazing; maintain exception.</p>

<b>14. Ogilvie Road Zoning Review Area</b>			
<b>Ogilvie Road Zoning Key Plan Map Number 1 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>Area A</b> 1325 Ogilvie Road	R1W[1902]	AM10 [xx27]	<p>With the retirement home next door at 1345, development of greater density and uses could be established.</p> <p>Exception [1902] limits the maximum building height to 9.5 metres. This provision is not appropriate for an AM zone and therefore the exception was not carried forward.</p> <p>Exception [xx27] recognizes the R1W uses and associated zoning provisions.</p>
<b>Area B</b> 1345 Ogilvie Road	I1E	AM10	The existing retirement home is a permitted use within the AM10 zone.
<b>Area C</b> 1330 , 1396 Ogilvie Road	R5A H(40)	AM10 H(40)	The existing height permission of 40m is carried forward with the rezoning to AM10.
<b>Area D</b> 1373 Ogilvie Road	GM12[202] H(15)	AM10 [202]	<p>Exception [202] limits the gross floor area and determines the parking requirement for an amusement centre. Maintain exception.</p> <p>Remove maximum height of 15m.</p>

<b>Area E</b> 1099, 1108 , 1112, 1128 Cadboro Road  1427 Ogilvie Road	GM12 H(18)	AM10	This section of Cadboro Road is a small hub of service, retail and employment, which consist of uses still permitted by AM10.  Remove maximum height of 18m.
<b>Area F</b>  1425 Ogilvie Road	GM12 H(15)	AM10	Remove maximum height 15m.
<b>Area G</b>  1437, 1459 Ogilvie Road	GM15 H(11)	AM10	The existing commercial uses are permitted in the AM10 zone.  Remove maximum height of 11m.

<b>15. Merivale Road (south) Zoning Review Area</b>			
<b>Merivale Road Zoning Key Plan Map Numbers 1 to 4 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>Area A</b>  1442 Baseline Road	AM[632]	AM10 [632]	Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30 metres (subject to requirements for lower heights adjacent to residential zones).  Maintain exception [632] as it contains unique provisions which allow a portion of the abutting lane to be used towards calculating the lot area, lot coverage, and rear yard setback.

<p><b>Area B</b></p> <p>1200, 1220, 1280, 1292, 1300, 1306, 1384, 1432 Baseline Road;</p> <p>1370, 1375, 1377, 1383, 1400 Clyde Avenue;</p> <p>Unaddressed parcel southwest corner of Baseline Road and Merivale Road;</p> <p>1431, 1450, 1452, 1453, 1454, 1459, 1480, 1485, 1486, 1487, 1490,1493, 1499, 1503, 1507, 1508, 1509, 1526, 1528, 1533, 1537, 1541, 1543, 1545, 1545 A, 1547, 1548, 1550, 1556,1558,1560,1584,1585, 1600, 1608, 1610, 1616, 1620, 1642, 1649, 1660, 1675, 1800, 1820, unaddressed parcel, 1872 Merivale Road;</p> <p>5 Starwood Road;</p> <p>519, 525, 529, 540, 543, 545, 565, 575, 585, 595 West Hunt Club Road;</p> <p>2 Woodfield Drive</p>	AM	AM10	Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30m (subject to requirements for lower heights adjacent to residential zones).
<p><b>Area BB</b></p> <p>8 Withrow Avenue (part of)</p>	I1B	AM10	Lands in Institutional zones were not generally rezoned as part of the 2014 Zoning



			<p>Review, unless the property owner requested the rezoning. The administrators of St. Richard's Anglican Church have requested that the subject lands be rezoned from I1B-Minor Institutional Subzone B to an Arterial Mainstreet zone. In keeping with the strategy used on Merivale Road South, an AM10 subzone is proposed to implement the active street frontage provisions. A Place of Worship will continue to be a permitted use, as this use is permitted in the AM10 subzone.</p> <p>The boundary of the Merivale South Study Area does not correspond exactly with the boundary of the lot the Church is located on. The remaining portion of the lot occupied by the Church will be rezoned through a future City-initiated housekeeping zoning amendment in 2015.</p>
<p><b>Area C</b> 1366, 1374 Baseline Road; 1504 Merivale Road</p>	AM5 H(34)	AM10 H(34)	<p>Rezoning to AM10 to permit the full range of AM uses as-of-right, rather than permitting certain uses on a conditional basis.</p> <p>Applying active street frontage provisions and removing maximum FSI.</p>

			Maximum building height remains 34m.
<b>Area D</b> 1460 Merivale Road	AM[1418]	AM10 [1418]	Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30 metres (subject to requirements for lower heights adjacent to residential zones).  Maintain exception [1418] as it requires a parking rate of 3.2 spaces per 100m <sup>2</sup> and remains relevant through this rezoning.
<b>Area E</b> 1465 Merivale Road	AM[196] H(39)	AM10 [196] H(39)	Applying active street frontage provisions and removing maximum FSI.  Maximum building height remains 39m.  Maintain exception [196] as it requires a 12m landscape buffer abutting residential zones and a 6m landscape buffer abutting a park.
<b>Area F</b> 1445 Merivale Road	AM[1676]	AM10 [1676]	Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30 metres (subject to requirements for lower heights adjacent to residential zones).  Exception [1676] remains in effect as it prohibits a drive-through facility, and contains

			setback provisions, driveway and aisle width, and parking requirements. These provisions remain consistent with the Arterial Mainstreet designation.
<b>Area G</b> 1683 Merivale Road	AM5[193] H(34)	AM10 H(34)	<p>Rezoning to AM10 to permit full range of AM uses as-of-right, rather than permitting certain uses on a conditional basis.</p> <p>Exception [193] limits the maximum gross leaseable floor area, which has the effect of limiting density in an area targeted for intensification. Remove exception [193].</p> <p>Delete exception [193] from Section 239.</p> <p>Applying active street frontage provisions and removing maximum FSI.</p> <p>Maximum building height remains 34m.</p>
<b>Map Area H</b> 1687 Merivale Road	AM5[1911] S278	AM10 [1911] S278	<p>Rezoning to AM10 to permit full range of AM uses as-of-right, rather than permitting certain uses on a conditional basis.</p> <p>Maximum building height and yard setbacks remain as per Schedule 278.</p> <p>Modify exception [1911] such that all text is deleted from</p>

			<p>column III and delete all text in Column V except for the following:</p> <p>“-maximum building heights and yard setbacks as shown on Schedule 278</p> <p>-required parking for an apartment building: 1.0 space per dwelling unit”</p>
<p><b>Area I</b></p> <p>1695 Merivale Road</p>	<p>AM5[1458] H(34)</p>	<p>AM10 H(34)</p>	<p>Rezoning to AM10 to allow full range of AM uses as-of-right, rather than permitting certain uses on a conditional basis.</p> <p>Applying active street frontage provisions and removing maximum FSI.</p> <p>Maximum building height remains 34 metres</p> <p>Exception [1458] was specific to a provision in the AM5 limiting certain uses to be contained in a principle building with other permitted uses. This is no longer relevant given the rezoning to AM10 and the intent of the Arterial Mainstreet designation.</p> <p>Delete exception [1458] from Section 239.</p>
<p><b>Area J</b></p> <p>1701 Merivale Road</p>	<p>AM[195] H(34)</p>	<p>AM10 [195] H(34)</p>	<p>Applying active street frontage provisions and removing maximum FSI.</p>

			<p>Maximum building height remains 34 metres.</p> <p>Exception remains in effect, however delete the following text as it is redundant to the intent of the exception:</p> <p>“the provisions of subsection 185(3)(e) does not apply and”;</p> <p>and delete the following text from exception[195] as it is not in conformity with the density requirement for Merivale Road:</p> <p>“each retail store and retail food store is limited to a maximum gross floor area of 6,320 m<sup>2</sup>”.</p>
<p><b>Area K</b></p> <p>100, 120 Grant Carman Drive</p>	AM5 H(34)	AM H(34)	<p>Rezoning to AM to allow full range of uses as-of-right, rather than permitting certain uses on a conditional basis.</p> <p>Not applying active street frontage provisions as these lots are isolated from the mainstreet frontage.</p> <p>Maximum building height remains 34m.</p>
<p><b>Area L</b></p> <p>1672, 1672A, 1674, 1674A, 1676, 1676A, 1678A, 1680, 1680A Merivale Road</p>	R2M	AM10 [xx28]	<p>Building height provisions will limit maximum building height adjacent to the R1FF subzone.</p> <p>Applying active street frontage provisions and removing</p>

			<p>maximum FSI.</p> <p>Exception [xx28] recognizes the existing R2M uses and associated zoning provisions.</p>
<p><b>Area M</b></p> <p>1 Roydon Place, unaddressed parcel on Roydon Place, 33, 43 Roydon Place</p>	AM H(22)	AM	<p>Maximum building height 30m.</p> <p>Active street frontage provisions not applied as change in grade along Merivale Road frontage makes direct access to the building(s) from Merivale Road very complicated.</p>
<p><b>Area N</b></p> <p>60 Roydon Place, 1841, 1843, 1849, 1851, 1855, 1857 Merivale Road, part of 1857 Merivale, 1871 Merivale, part of 415 West Hunt Club Drive, 460 West Hunt Club Drive</p>	AM H(22)	AM10	<p>Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30 metres.</p>
<p><b>Area O</b></p> <p>415 West Hunt Club Road (part of)</p>	AM[1374] H(22)	AM10 [1374]	<p>Applying active street frontage provisions, removing maximum FSI and permitting a maximum building height of 30 metres.</p> <p>Modify exception [1374] by deleting the following text:</p> <p>“-maximum lot coverage: 36%”</p> <p>The remainder of exception [1374] contains a provisions for allowing parking for an office to be located on other lands zoned AM [1375] H(22). This</p>

			provision is maintained.
<b>Area P</b> 95, 123 Roydon Place	AM[1375] H(22)	AM [1375]	<p>Maximum building height 30 metres.</p> <p>Active street frontage provisions not applied because of context and proximity to industrial uses.</p> <p>Exception [1375] is maintained as it contains unique provisions for allowing parking for office uses on other lots.</p>

<b>16. Robertson Road Zoning Review Area</b>			
<b>Robertson Road Zoning Key Plan Map Numbers 1 to 3 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>Area A</b> Majority of properties on Robertson Road (refer to zone map)	AM H(20)	AM	<p>Remove the H(20). AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p>
<b>Map Area AA</b> 2235 Robertson Road	AM[2142] H(20)	AM[2142]	<p>AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p> <p>Maintain existing exception [2142] regulations: Additional Land Uses</p>

			<p>Permitted - automobile body shop</p> <p>Provisions - maximum gross floor area of an automobile body shop: 1600 square metres.</p>
<p><b>Area B</b></p> <p>2028 Robertson Road and 1 Mill Hill Road</p>	I1B	AM	<p>Rezone from I1B subzone to AM zone. AM permits existing retirement home.</p> <p>AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI of removed as part of AM parent zone change.</p>
<p><b>Area C</b></p> <p>2185, 2195, 2205 Robertson Road</p>	IP[1530]	AM[xx29]	<p>The intent of the new exception [xx29] carries forward the provisions of exception [1530] which prohibited a hotel, and also adds the industrial uses to recognize the former IP zoning.</p> <p>AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p>
<p><b>Area D</b></p> <p>2165, 2175, Robertson Road</p>	IP[287]	AM[287]	<p>AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p> <p>Modify exception [287] to add the uses "Light Industrial", "Printing Plant" and "Warehouse" as additionally permitted</p>



			<p>uses in Column III.</p> <p>Maintain the remainder of exception [287] regulations which states;</p> <p>Land Uses Prohibited: "Hotel"</p> <p>Provisions:</p> <ul style="list-style-type: none"> <li>- considered as one lot for zoning and parking</li> </ul> <p>Purposes</p> <ul style="list-style-type: none"> <li>- only one building permitted in the IP[287] (change to AM[287]) zone unless site plan control approval showing additional building will not detrimentally affect vehicular access to the lot or vehicular circulation on the lot will be properly integrated with other buildings on the lot.</li> </ul>
<p><b>Area E</b></p> <p>2018 Robertson Road</p>	I1B H(22)	AM	<p>AM zone permits existing retirement home.</p> <p>AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p>
<p><b>Area F</b></p> <p>1951, 1961 Robertson Road</p>	IP1	AM [xx30]	<p>AM zone will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI, lot coverage and minimum lot area removed as part of change to AM zone.</p> <p>Exception [xx30] prohibits "automobile</p>

			<p>dealership” and “hotel”.</p> <p>These uses are prohibited as they were not permitted in the IP1 zone and do not meet the intent of the Arterial Mainstreet Designation.</p>
<p><b>Area G</b></p> <p>1891 Robertson Road and 31 Northside Road</p>	AM H(22)	AM	<p>Remove the H(22). AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p> <p>31 Northside Road includes the former Right-Of-Way lands. The boulevard area to the west of the intersection is also rezoned.</p>
<p><b>Area H</b></p> <p>1811, 1861, 1881 Robertson Road</p>	AM[186] H(20)	AM [186]	<p>Remove the H(20). AM parent zone change will permit height up to 30m (nine storeys) subject to height transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p> <p>Maintain existing exception [186] regulations:</p> <p>Provisions:</p> <ul style="list-style-type: none"> <li>- maximum cumulative gross leasable floor area: 14,000 m<sup>2</sup></li> <li>- maximum gross leasable floor area for a retail food store: 4,831 m<sup>2</sup></li> </ul>
<p><b>Area I</b></p> <p>1826</p>	AM[1278] H(20)	AM [1278]	<p>Remove the H(20). AM parent zone change will permit height up to 30m (nine storeys) subject to height</p>

<p>Robertson Road</p>			<p>transition regulations.</p> <p>Max FSI removed as part of AM parent zone change.</p> <p>Maintain existing exception [1278] regulations:</p> <p>Provisions:</p> <ul style="list-style-type: none"> <li>- any new buildings must be constructed with the maximum front yard setback being either that required in the AM Zone or where applicable the location of the southerly limit of the City easement, whichever distance is the greater.</li> </ul>
-----------------------	--	--	--

**17. St. Joseph Boulevard Zoning Review Area**

*No zoning changes proposed*

<b>18. Innes Road Zoning Review Area</b>			
<b>Innes Road Zoning Key Plan Map Numbers 1 to 3 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<p><b>Area A</b></p> <p>2443, 2447, 2451, 2469, 2549, 2551, 2531 Innes Road;</p> <p>2470 Gravelle Crescent</p> <p>98, 100, Bearbrook Road</p>	R2N	AMx [xx31]	Exception [xx31] recognizes the existing residential dwellings and avoids a legal non-conforming situation.
<p><b>Area B</b></p> <p>1, 3, 5, 7, 15, 17, 19, 21, 23, 25, 27, 29, 31 Glen Park Drive</p> <p>2446, 2463, 2487, 2505, 2507, 2509, 2511, 2515, 2527, 2531 Innes Road</p> <p>2 Pennington Lane</p>	R3Y[708]	AMx [708]	Maintain exception [708] as it requires a minimum lot width of 5m for a townhouse dwelling.
<p><b>Area C</b></p> <p>110 Bearbrook Road</p> <p>2506, 2514, 2559, 2575, 2580, 2663, 2675, Innes Road</p>	LC6	AMx [xx31]	Exception [xx31] recognizes the existing residential dwellings and avoids a legal non-conforming situation.

<b>Area D</b> 2520 Innes Road	LC6[441]	AMx	Exception [441] permits an automobile sales and as specific provisions for the use that was existing as of January 24, 2007. This exception is not appropriate for an AM zone as the use is already permitted; therefore it was not carried forward.  Delete Exception 441 from Section 239.
<b>Area E</b> 2530, 2536, 2542 Innes Road	R5A[1237]	AMx	Exception [1237] required a maximum building height of 13m, and is not relevant with the rezoning to the AMx.
<b>Area G</b> 2645 Road	I1E H(15)	AMx	Existing retirement home remains permitted by AMx  Remove height limit of 15m.
<b>Area H</b> 2630, 2636 Innes Road	GM12 F(0.6) H(11)	AM10	Remove FSI and height of 11m.
<b>Area I</b> 2676 Road	R5A H(22)	AMx	Remove height limit of 22m.

<b>19. St. Laurent Boulevard Zoning Review Area</b>			
<b>St. Laurent Boulevard Zoning Key Plan Map Numbers 1 to 7 in Document 5</b>			
<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<b>Area A</b> 569, 570 Guy	R3A	AM10 H(15) [xx24]	Staff recommends that a maximum height of 15m be established to maintain compatibility with abutting residential

<p>Street;</p> <p>638, 642, 646, 652, 656, 660, 666, 670, 676, 680, 684, 694, 700, 708, 712, 716, 720, 722, 724, 726, 728, 730, 732, 734, 830, 838, 846</p> <p>St. Laurent Boulevard</p>			<p>areas.</p> <p>Exception [xx24] adds “detached dwelling” as a permitted use, and requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area B</b></p> <p>609 Malartic Avenue</p> <p>621,629, 637, 643 St. Laurent Boulevard</p>	R1O	AM10 [xx24]	<p>Exception [xx24] adds “detached dwelling” as a permitted use, and requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership..</p>
<p><b>Area C</b></p> <p>704 St. Laurent Boulevard</p>	R3A[567]	AM10 H(15) [xx24]	<p>Staff recommends that a maximum height of 15m be established to maintain compatibility with abutting residential areas.</p> <p>Exception [567] added office as a permitted use and limited the number of employees, gross floor area and parking. This exception is not appropriate for an AM zone.</p> <p>Delete exception [567] from Section 239.</p> <p>Exception [xx24] adds “detached dwelling” as a permitted use, and requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>

<p><b>Area D</b></p> <p>550, 555 Cote Street</p> <p>772, 776, 784, 800, 1921, 1970</p> <p>St. Laurent Boulevard</p>	R5B H(18)	AM10 [xx22]	<p>Remove height limit of 18m.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area E</b></p> <p>847 St. Laurent Boulevard</p>	I1A	AM10 H(15)	<p>Staff recommends that a maximum height of 15m be established to maintain compatibility with abutting residential areas.</p> <p>Existing place of worship remains as a permitted use in the AM10 zone.</p>
<p><b>Area F</b></p> <p>595, 597, 599, 603, 605 Mutual Street;</p> <p>567 Guy Street;</p> <p>800, 856, 860 St. Laurent Boulevard</p>	R2F	AM10 [xx32]	<p>Exception [xx32] adds “detached dwelling” and “semi-detached dwelling” as permitted uses, subject to the subzone provisions of R2F, and also requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area G</b></p> <p>575 McArthur Avenue</p>	AM1	AM10 H(15) [xx22]	<p>Applying maximum height to 15m to match adjacent properties.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>

<p><b>Area H</b></p> <p>1235 Donald Street;</p> <p>460 McArthur Avenue;</p> <p>969 Smyth Road;</p> <p>900, 904, 908, 932, 938, 963, 967, 997, 1007, 1021, 1021, 1052, 1060St. Laurent Boulevard;</p> <p>1929, 1990 Russell Road</p>	AM	AM10 [xx22]	Exception [xx22] requires a minimum lot area of 1500m <sup>2</sup> for an automobile dealership.
<p><b>Area I</b></p> <p>605, 609 Donald Street;</p> <p>946, 950, 954, 958, 972, 976, 980 St. Laurent Boulevard</p>	R4N	AM10 H(15) [xx22]	<p>Staff recommends that a maximum height of 15m be established to maintain compatibility with abutting residential areas.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area J</b></p> <p>968 St. Laurent Boulevard</p>	AM[1942]	AM10 [1942]	<p>Keep existing exception [1942] provisions because it is very recent (2012) but add an additional provision to only allow automobile dealerships on properties with a minimum lot area of 1500 m<sup>2</sup>.</p> <p>Modify exception [1942] by adding a provision in Column V to require a</p>



			<p>minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p> <p>The remainder of exception [1942] is maintained as it provides specific provisions for the existing office use including the gross floor area and parking requirements.</p>
<p><b>Area K</b></p> <p>606, 610, 614 Street;</p> <p>1006, 1008 St. Laurent Boulevard</p>	<p>AM[1211] S228</p>	<p>AM10 [1211] S228.</p>	<p>Modify exception [1211] by adding a provision in Column V to require a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p> <p>The remainder of exception [1211] is maintained as the provisions are specific to the area and have unique requirements for parking, yard setbacks, size limits for certain uses, and parking provisions.</p>
<p><b>Area L</b></p> <p>1012 St. Laurent Boulevard</p>	<p>AM[99] F(0.5)</p>	<p>AM10 [xx22]</p>	<p>Remove FSI.</p> <p>Exception [99] refers to a maximum height of 7.5 metres. Staff recommends removing the exception and relying on the transitional height policies in the AM parent zone.</p> <p>Exception [xx22] requires a minimum lot area of 1500m<sup>2</sup> for an automobile dealership.</p>
<p><b>Area M</b></p> <p>1730, 1740, 1754 St. Laurent Boulevard;</p> <p>1757 Russell</p>	<p>AM[1658]</p>	<p>AM10 [1658]</p>	<p>Maintain exception [1658] which contains the following regulations;</p> <ul style="list-style-type: none"> <li>- minimum front yard setback for warehouse: 75.0m from St. Laurent Blvd.</li> <li>- minimum rear yard setback for</li> </ul>

Road (part of)			<p>warehouse: 20.0m</p> <p>- despite subsection 163(9) landscaped area must be provided for warehouse use as follows:</p> <p>(i) minimum width of rear yard landscaped area: 3.5m</p> <p>(ii) minimum width of side yard landscaped area abutting north lot line: 0.0m</p> <p>(iii) minimum width of side yard landscaped area abutting south lot line: 2.5m</p> <p>- minimum width of landscaped area, all other cases: 2.0m</p> <p>- maximum height: 50m</p> <p>- minimum parking rate for restaurant: 6 spaces per 100m<sup>2</sup> of gross floor area</p>
<p><b>Area N</b></p> <p>1910 St. Laurent Boulevard</p>	GM F(1.0)	AM10 [xx33]	Exception [xx33] acknowledges that provisions applying to front lot line in AM10 will apply to all lot lines abutting a public street.
<p><b>Area O</b></p> <p>2025 Othello Avenue;</p> <p>1917, 1919 St. Laurent Boulevard</p>	R5B H(27)	AM10 [xx33]	Exception [xx33] acknowledges that provisions applying to front lot line in AM10 will apply to all lot lines abutting a public street.

<p><b>Area P</b></p> <p>1971, 1975 St. Laurent Boulevard</p>	R5B H(54)	AM10 H(54)	Maintain maximum height limit of 54m.
<p><b>Area Q</b></p> <p>2013 St. Laurent Boulevard</p>	R3A[1550]	AM10	<p>Exception [1550] permits an automobile service station and limits this use to 15% lot coverage. This provision is not appropriate for an AM zone as the use will remain permitted by AM10.</p> <p>Delete Exception [1550] from Section 239.</p>
<p><b>Area R</b></p> <p>2290 Gladwin Crescent;</p> <p>856, 860, 892 Rainier Street;</p> <p>617, 853, 865, 867, 867, 881, 881, 921, 939, 1671, 1705, 1754, 1755, 1760, 1795 1802, 1810, 1810 St. Laurent Boulevard</p>	AM1	AM10	There is a jog in the zoning line for 1705 St. Laurent Boulevard aligned with the right of way. It is recommended that this zoning line be straightened to form a straight right-of-way, as shown on Map 3 (St. Laurent Boulevard) in Document 5.
<p><b>Area S</b></p> <p>1000 Belfast Road;</p> <p>909 Industrial Avenue;</p>	AM	AM	<p>Height limit increased to 30m (nine storeys) in AM parent zone.</p> <p>These properties have been excluded from AM10 zoning because of grade changes along St Laurent which would inhibit development of active frontage at</p>

1485 , 1499, 1515, 1531, 1555, 1730, 1800 St. Laurent Boulevard;  1462,1560 Triole Street			grade.
<b>Area T</b>  1531, 1555 St. Laurent Boulevard (part of);  1560 Triole Street	IL[263]	AM [263]	Height limit increased to 30m (nine storeys) in AM parent zone.  These properties have been excluded from AM10 zoning because of grade changes along St Laurent which would inhibit development of active frontage at grade.  Maintain exception [263] which permits an adult entertainment parlour
<b>Area U</b>  1555 St. Laurent Boulevard (part of);  1619 Triole Street	IL	AM	Height limit increased to 30m (nine storeys) in AM parent zone.
<b>Area V</b>  1671 St. Laurent Boulevard (part of)	AM1	AM	These properties have been excluded from AM10 zoning because of grade changes along St Laurent which would inhibit development of active frontage at grade.
<b>Area W</b>  2035, 2041 St.	R3A	AM10 H(20) [xx31]	Staff recommends a maximum height of 20m due to the lot depth and for

<p>Laurent Boulevard;  1152 Tawney Road</p>			<p>compatibility with surrounding residential area.  Exception [xx31] recognizes the existing residential dwellings and avoids a legal non-conforming situation.</p>
<p><b>Area X</b>  2370 Lancaster Road</p>	<p>IL[255] S108</p>	<p>AM</p>	<p>This property has been excluded from AM10 zoning because of grade changes along St Laurent which would inhibit development of active frontage at grade.  Modify schedule 108 to remove reference to area C.</p>

**20. Walkley Road Zoning Review Area**

**Walkley Road Zoning Key Plan Map Numbers 1 and 2 in Document 5**

<b>Address / Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Rationale / Additional Amendments</b>
<p><b>Area A</b>  1172 Walkley Road</p>	<p>GM1 [1404] F (2.0) H (50) -h</p>	<p>GM1 [1404] H (50) -h</p>	<p>Remove maximum FSI.  The airport has requested a provision controlling any potential projections above the building because this property is in the airport influence zone.</p>

<p>Area B</p> <p>1200 Walkley Road</p>	R1S [508]	AM10 [508]	<p>Modify exception [508] by deleting all provisions except:</p> <ul style="list-style-type: none"> <li>• a minimum of 3.758 metres of the yard abutting Brookline Avenue must be landscaped, which landscaping may include a fence.</li> <li>• a minimum rear yard setback abutting Brookline Avenue of 3.758 metres is required.</li> <li>• no minimum westerly side yard setback.</li> <li>• vehicular access from Brookline Avenue is prohibited.</li> </ul>
<p><b>Area C</b></p> <p>1901 Banff Avenue;</p> <p>1902 Hampstead Place;</p> <p>1220, 1224, 1228, 1230, 1236, 1240, 1248, 1260, 1266, 1266, 1286, 1290, 1300, 1324, 1332 Walkley Road</p>	R1S	AM10 [xx12]	Exception [xx12] recognizes the R1S uses and associated zoning provisions.

<b>Area D</b> 1255, 1610 Walkley Road	GM1	AM10	
<b>Area E</b> 1265 Walkley Road	L1	AM10	The existing recreation centre remains permitted by AM10.
<b>Area F</b> 1350 Walkley Road	I1A	AM10	The existing place of worship remains permitted by AM10.
<b>Area G</b> 1670 Heron Road; 1412, 1574 Walkley Road	GM F(1.0)	AM10	Remove maximum FSI.
<b>Area H</b> 2881, 2898 Baycrest Drive; 2820 Cedarwood Drive; 1650 Walkley Road	R5B H(18)	AM10	Remove maximum FSI and maximum height of 18m.  Limited to frontage area of Walkley Road (split zoning).
<b>Area I</b> 1500 Walkley Road	R5B H(48)	AM10 H(48)	Maintain maximum permitted height of 48m.
<b>Area J</b> 1570 Walkley	GM1 F(1.0) H(11)	AM10	Remove FSI and height restriction of 11 metres.

Road			
<b>Area K</b> 1582 Walkley	GM1 F(0.35) H(11)	AM10	Remove FSI and maximum height limit of 11m.
<b>Area L</b> 1606 Walkley Road	IG1	AM10	The existing place of worship will be brought into conformity as a permitted use with AM10 zoning.
<b>Area M</b> 1718 Heron Road	GM1 F(1.5)	AM10	Remove maximum FSI.
<b>Area N</b> 2925 Fairlea Crescent	R3B	AM10 [xx34]	Exception [xx34] allows the existing development to exist with the same zoning rules it enjoys today but introduces the AM zoning as per the Arterial Mainstreet designation.
<b>Area O</b> 1270, 1272 Walkley Road	R2J[557]	AM10 [xx35]	Exception [557] is specific to minimum lot area requirements and yard setbacks that are not appropriate for an AM zone, and therefore was not carried forward.  Exception [xx35] recognizes the existing R2J uses and associated zoning provisions.



<p><b>Area P</b></p> <p>1901, 1903, 1905, 1907, Hampstead Place;</p> <p>1274, 1276, 1278, 1280, 1282, 1284, 1320 Walkley Road</p>	R2F	AM10 [xx36]	Exception [xx36] recognizes the existing R2F uses and associated zoning provisions.
<p><b>Area Q</b></p> <p>1294, 1296, 1328, 1330 Walkley Road</p>	R2J	AM10 [xx35]	Exception [xx35] recognizes the existing R2J uses and associated zoning provisions.