

Document **AAA** – Details of Recommended Zoning

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

1. Amend the zoning map of By-law No. 2008-250 by rezoning the lands as shown on Document **V (Pinecrest-Queensview Hub Location Map)**.
2. Add Document **Y (Queensview Drive Height and Active Frontages)**, Document **Z (Heights South of Highway 417)** as Schedules YYY3 and YYY4 to Part 17.
3. Amend Schedule 1A – Areas for Minimum Parking Space Requirements to change the lands shown as “Area A” in Document **X** from Area B to Area Z.
4. Amend Schedule 402 – Lands that are subject to the provisions for high-rise buildings in Section 77 to change the lands shown as “Area A” in Document **W** from Area A to Area B.
5. Amend Section 192(18) in the MC18 Subzone to replace clause (m) with the following:

“Active Frontage Street Areas

m) The following provisions apply to lots abutting an Active Frontage Street Area shown as Area A, Area B and Area C on Schedule YYY2, **and Area A on Schedule YYY3.**”

5. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
 - a) Add a new exception xxx2:
 - i) In Column II, add the text “MC18[XXX2]SYYY3”
 - ii) In Column IV, add the text: N/A
 - iii) In Column V, add the following text:
 - 1) “A minimum of 50% of the surface area of the ground floor façade of a non-residential use and of a residential use abutting an Active Frontage Street Area – Area B and Area C on Schedule YYY3 must be comprised of transparent glazing.

- 2) The part of a building abutting Area C on Schedule YYY3 must include at least one entrance serving each residential or non-residential use occupying any part of the ground floor.
 - 3) A warehouse use limited to self-storage is permitted only when abutting Area D on Schedule YYY3.”
6. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
 - b) Add a new exception xxx3:
 - i) In Column II, add the text “MC18[XXX3]SYYY3”
 - ii) In Column IV, add the text: N/A
 - iii) In Column V, add the following text:
 - 1) “A minimum of 50% of the surface area of the ground floor façade of a non-residential use and of a residential use abutting Area B on Schedule YYY3 must be comprised of transparent glazing.
 - 2) Despite Schedule YYY3, the following maximum building heights apply:
 - (a) In any area up to and including 20 metres from a rear lot line abutting a Residential Zone: 4 storeys.
 - (b) In any area over 20 metres and up to and including 40 metres from a rear lot line abutting a Residential Zone: 9 storeys.
 - (c) In any area outside of the areas identified in (a) and (b): per Schedule YYY3.”
7. Amend Part 15 – Urban Exceptions by adding a new exception with provisions similar in effect to the following:
 - c) Add a new exception xxx4:
 - i) In Column II, add the text “MC18[XXX4]SYYY3”
 - ii) In Column IV, add the text: N/A
 - iii) In Column V, add the following text:

- 1) “Despite Schedule YYY3, the following maximum building heights apply:
 - (a) In any area up to and including 20 metres from a rear lot line abutting a Residential Zone: 4 storeys.
 - (b) In any area outside of the areas identified in (a): per Schedule YYY3.”