

Section 901 – Hub Zone 1 (H1)

Provisions	Notes
Purpose The purpose of the Hub Zone 1 is to: <i>Permit high levels of density and a broad range of uses in key nodes and lands designated Hub in the Official Plan.</i> <i>Lands in this zone will support high-rise development in proximity to transit stations, subject to secondary plan policies.</i> <i>Primarily apply to lands in the Downtown Core Transect of the Official Plan.</i>	This zone is the successor to the MD – Mixed-Use Downtown Zone in Section 193 from current Zoning By-law 2008-250. Lands in this zone are located primarily in Hubs within the Downtown Core Transect. The provisions of this zone reflect direction from the Official Plan to develop these areas as high-density, mixed-use urban environments that function as complete and compact communities.
Permitted Uses (1) In the Hub Zone 1, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - automobile rental establishment - bank - broadcasting and production studio - catering establishment - community centre - courthouse - day care - emergency service - government service centre - hospital - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution facility - museum - nightclub - office - parking garage - payday loan establishment - personal service business - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - research and development centre - restaurant - retail store - school - sports arena - storefront industry - theatre - training centre	Subsection (1) – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones. Given that Hub Zone 1 is intended for the Downtown Core, auto-oriented uses are excluded from the list of permitted uses, as directed by Section 5.1.2 of the Official Plan. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. Subsection (1)(b) – Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, 4)b) of the Official Plan.
Zone Provisions (2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres. (3) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:	Hub Zone 1 allows a generous building envelope which will contribute to a more enclosed, fully urban character. This allows buildings to maximize the space used on a lot and facilitates higher densities. Added after Draft 2: A minimum requirement for a 4 metre ground floor height was added to the H1 zone, and

- (a)

provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
- (b)

provide a minimum of one active entrance in the case of a residential use building; and
- (c)

a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.
- (4)

Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:

(a)

an outdoor commercial patio;

(b)

bicycle parking;

(c)

soft landscaping; or

(d)

benches, street furniture or other similar features.
- (5)

Outdoor storage is not permitted.
- (6)

The provisions in Table 901 apply in the Hub Zone 1:

Table 901 – Hub Zone 1 (H1) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setbacks (m)		No minimum
(d) Minimum interior side yard setback (m)	(i) Where abutting an N1, N2, N3 or N4 Zone	1.5
	(ii) All other cases	No minimum
(e) Minimum rear yard setback (m)		No minimum
(f) Minimum building heights (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	15
	(ii) All other cases	11
(g) Maximum building height (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	As per suffix, schedule, or exception.
	(ii) All other cases	20

removed with the second Draft of the Zoning By-law. This provision has been added to the H1 zone, to align with the requirements under subsection (3)(c) and the H2, H3 zones.

In Draft 2: In the new subsection (5) the minimum 50 per cent requirement for glazing was reduced to a 40 per cent of the surface area of the ground floor façade. This reduction is in response to comments indicating the 50 per cent requirement is difficult to achieve.

In Draft 2: The new subsection (3) contains the provisions formerly in subsection (6). In response to feedback on administering this provision under Sections 186(10)(h) and Section 197(1)(c) of the current Zoning By-law, this provision has been revised to be more permissive.

In Draft 2: The maximum front yard setback in Table 901 row (c) was deleted. Staff have assessed this provision as redundant, given that parking is prohibited in front yards and builders already have an incentive to maximize buildable area by minimizing provided setbacks.

Subsection (5), Table 901 – the zone provides a simple range of requirements to enable flexibility.

In Draft 2: The maximum front yard setback in Table 901 row (c) was deleted. Staff have assessed this provision as redundant, given that parking is prohibited in front yards and builders already have an incentive to maximize buildable area by minimizing provided setbacks.

In Draft 3: The minimum rear yard setback requirement in Table 901 row (e) and minimum interior side yard setback requirement in row (c) were deleted for consistency with Zoning By-law 2008-250’s MD zone, which did not require such setbacks.

In the Downtown Core Transect, a minimum of 4 storeys is required within a 300-metre radius of a rapid transit station, and a minimum of 3 storeys are required beyond that radius, per Section 5.1.4(1) of the Official Plan.

Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

Section 902 – Hub Zone 2 (H2)

Provisions	Notes
Purpose The purpose of the Hub Zone 2 is to: <i>Permit a broad range of uses and promote an urban form in mixed-used nodes throughout the city.</i> <i>Lands in this zone will accommodate a mid- to high-density built environment and mixed-use neighbourhoods that provide a full range of services to residents.</i>	This zone will function as a successor to the MC – Mixed-Use Centre and TD – Transit-Oriented Development zones from the current Zoning By-law 2008-250. Lands in this zone will be located in Hubs throughout the city. This will include urbanized areas within the Inner and Outer Urban Transect and newer areas in the Suburban Transect where policy has envisioned a central node as directed by <u>Section 6</u> of the Official Plan. The Hub Zone 2 has a broad range of permitted uses and generous building envelope provisions while providing for a small amount of space between buildings.
Permitted Uses (1) In the Hub Zone 2, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - automobile rental establishment - bank - broadcasting and production studio - catering establishment - community centre - courthouse - day care - emergency service - funeral home - government service centre - hospital - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution facility - museum - nightclub - office - parking garage - payday loan establishment - personal service business - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - research and development centre - restaurant - retail store - school - sports arena - storefront industry - theatre - training centre	Subsection (1) – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. Subsection (1)(b) – Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, (4)(b) of the Official Plan

Zone Provisions

Ground Floors and Active Entrances

- (2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres.
- (3) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:
 - (a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
 - (b) provide a minimum of one active entrance in the case of a residential use building; and
 - (c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.

Site Layout and Landscaping

- (4) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:
 - (a) an outdoor commercial patio;
 - (b) bicycle parking;
 - (c) soft landscaping; or
 - (d) benches, street furniture or other similar features.
- (5) Outdoor storage accessory to the use on the lot:
 - (a) is prohibited in a front or exterior side yard;
 - (b) is permitted in all other yards, subject to being completely screened from a public street, and from N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones or INZ – Institutional Zone; and
 - (c) despite clauses 5(a) and (b), outdoor storage is permitted in any yard for an automobile dealership existing on [the date of passing of this By-law].
- (6) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, or
 - (a) where an opaque screen with a minimum height of 1.5 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and
 - (b) where parking spaces are provided, an opaque screen with a minimum height of 1.5 metres must be provided.

Height and Built Form Transition

- (7) Where the rear yard abuts a street or public laneway that abuts N1, N2, N3, and N4 – Neighbourhood Zones, the angular plane requirement described in subsection (8) applies, but the width of the abutting street or public laneway may be added to the height of the plane's origin at the rear lot line.
- (8) Maximum building height: 132 metres, unless otherwise specified by an H suffix, schedule, or exception; and
 - (a) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 and N4 – Neighbourhood Zones, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.
- (9) The provisions in Table 902 apply in the Hub Zone 2:

Table 902 – Hub Zone 2 (H2) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setback (m)	(i) For any part of the building 15 metres or less above grade	No minimum
	(ii) For any part of the building greater than 15m above grade	1.5

The mixed-use zones share a group of general-purpose provisions for the promotion of active frontages and street enclosure.

Subsection (2) – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

Deleted from Draft 1 – Provision requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly.

Subsection (3) – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (3)(c) has been revised to be more permissive.

Subsection (4) – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

Revised from Draft 1 – Subsection (5): Outdoor storage is now permitted subject to screening and location in interior side or rear yards. This provides for flexibility and the continued use of outdoor areas for storage in Hubs, subject to these limitations.

Subsection (6) – Carried forward from subsection 197(3), Table 197(i) of the current Zoning By-law with revised wording.

Subsection (7) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Subsection (8) – Maximum heights have been removed from the table and are now included in the text to be easier to read. In response to motions, the maximum tower height has been increased to 100 metres (approximately 30 storeys) and the required transition distance has been reduced to 25 metres.

Deleted from Draft 1 – Subsections (7) and (8): These provisions were contained in Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law, but are no longer needed following the deletion of former subsection (4).

Revised from Draft 1: Deleted: Maximum front yard setback requirement. Staff have assessed this provision as redundant, given that parking is prohibited in front yards and

	(ii) For any part of the building greater than 30m above grade	3	builders already have an incentive to maximize buildable area by minimizing provided setbacks. Revised from DRAFT 2: Subsection (9) – Table 902 – The requirements of Hub Zone 2 allow for a dense, urban character while providing for a small degree of separation between buildings. • Modest front and exterior side setback requirements with increments above the 4th and 9th storeys to preserve sky and sunlight adjacent to the public realm and mitigate “canyon effect” of taller buildings. They are required relative to the relevant lot line, not the base of the building, and can result in either a stepped façade or a simple flush façade. • The minimum rear yard setbacks are carried over from the existing MC Zone in the current Zoning By-law, providing a degree of privacy when mixed-use buildings interact with a neighbourhood zone. • The maximum floor space index requirement from the MC zone was removed to allow more flexibility in density. • A minimum building height of 3 storeys is required for all buildings in this zone, as directed by Official Plan <u>Official Plan policies 5.2.3.1) and 5.3.3(1).</u> • Graduated height permissions provide for mid-rise development nearest abutting low-rise neighbourhoods, and provide for high-rise development of up to 40 storeys elsewhere. Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes. Revised from Draft 1 – Subsection (8), Table 902, Row (h): Maximum building heights in the Hub zones have been revised to be more consistent with the structure used in the MS2 zone. Revised from Draft 2 – Subsection (9), Table 902, Row (c): A provision has been added to clarify that a 0 metre front and exterior side yard setback applies where any part of a building is less than 15 metres in height, along with the existing 1.5 metre setback applicable for any portion of the building 15 metres and higher
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	3	
	(ii) Abutting a rapid transit corridor	2	
	(iii) All other cases	No minimum	
(e) Minimum rear yard setback (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	6	
	(ii) Where abutting a rapid transit corridor	2	
	(iii) All other cases	No minimum	
(f) Minimum building height (m)	(i) In Area A on Schedule A1 – Transects	15	
	(ii) In Areas B and C on Schedule A1 – Transects	11	
(g) Maximum building height (m)		As per subsection (8)	

Sections 902-1 to 902-9 – Hub Zone 2 Subzones

Section 902-1 – Hub 2 Subzone A (H2A)	
Provisions	Notes
Conditionally Permitted Uses (1) Table 902 (f)(i) applies to a building containing a dwelling unit or office use when that building is within 200 metres of a rapid transit station. (2) The uses listed in subsection 902(1) are permitted, with the exception of the uses in subsection (1), if located within a shopping centre or the ground floor of a residential use building or an office building; (a) no individual uses may exceed a total gross leasable floor area of 5,000 square metres, and (b) clause (2)(a) does not apply to the following uses: • dwelling unit, in the form of a building • community centre • courthouse • day care • emergency service • group home • hospital • library • government service centre • museum • place of worship • post-secondary educational institution • residential care facility • retail store • retirement home • school • sports arena • theatre • training centre	This subzone applies to the area formerly zoned ‘MC9’ in the area of the <i>Kanata Town Centre Secondary Plan</i>, designated ‘RSC-2’. This subzone implements secondary plan policies in the new Zoning By-law.
Zone Provisions (3) All individual uses of 2,000 square metres of gross leasable floor area or more must not amount to a total gross leasable floor area of more than 50 per cent of the permitted total gross leasable floor area under clause (2)(a). (4) Subsection (3) does not apply to the following uses: • theatre • hotel • park • parking garage • parking lot • retail store (5) All retail stores and personal service business uses of 500 square metres of gross leasable floor area or less must amount to a total gross leasable floor area of at least 25 per cent of the permitted total gross leasable floor area. (6) The provisions of subsections 902(8) and (9)(c), (d) and (e) do not apply and the following provisions apply; (a) minimum lot coverage: (i) with surface parking: 60 per cent; and (ii) with parking structure above or below grade: 80 per cent. (b) minimum front yard, exterior side yard, interior yard, and rear yard setbacks: 6 metres; (c) maximum separation distance between buildings located on the same side of a pedestrian pathway or a vehicular roadway: 8.5 metres; (d) maximum building heights:	

(i) within 3 metres of Earl Grey Drive and Lord Byng Way: 11 metres; and (ii) in all other cases: 34 metres. (e) a shopping centre must have a minimum of 35,000 square metres of gross leasable floor area and a minimum site area of 10 hectares, but may be composed of more than one lot and may be constructed in phases.	
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Section 902-2 – Hub 2 Subzone B (H2B)	
Provisions	Notes
Conditionally Permitted Uses (1) The following uses are only permitted on the ground floor closest to the level of the finished grade of Castlefrank Road of a building containing a broadcasting studio, an office use, a production studio, a research and development centre, a residential use or a technology industry, and each individual use must not exceed 200 square metres in gross leasable floor area: • animal care establishment • instructional facility • personal brewing facility • personal service business • micro-distribution facility • restaurant • retail store (2) The provisions of subsection (1) do not apply to a retail store or a personal service business which is related to and operated by the primary occupant of the building in which it is located and they may exceed a gross leasable floor area of 200 square metres provided they are located on the floor closest to the level of the finished grade of Kanata Avenue of a building containing primarily office uses.	This subzone applies to the area formerly zoned ‘MC10’ in the area of the Kanata Town Centre Secondary Plan, designated ‘RSC-3’. This subzone maintains previously enacted secondary plan policies in the new Zoning By-law.
Zone Provisions (3) The provisions of subsections 902(8) and (9)(c), (d) and (e) do not apply and the following provisions apply: (a) minimum front yard, exterior side yard, interior side yard, and rear yard setbacks: 0 metres; (b) maximum building heights for main buildings: (i) within 3 metres of Kanata Avenue: 11 metres; and (ii) in all other cases: 34 metres. (c) maximum building heights for a parking garage: 12 metres; (d) provisions for surface parking lots: (i) minimum front yard setback: 3 metres from Kanata Avenue; and (ii) minimum exterior side yard setback: 10 metres. (e) minimum building separation on a lot between main buildings: (i) where windows between buildings face each other: 12 metres; (ii) where one building with windows faces another building without facing windows: 6.5 metres; and (iii) where no windows face each other between buildings: 3.5 metres. (f) minimum building separation on a lot, between a main building and a parking garage: (i) where the main building contains windows: 6.5 metres; (ii) where the main building contains no windows: 3.5 metres; (iii) between a main building and an accessory building: 3.5 metres; and	

(iv) between a drive aisle and a building wall that contains residential-use building windows: 3 metres. (g) for accessory buildings, subsections 202(1) and 202(14) do not apply and the following provisions apply: (i) minimum rear yard and interior side yard setbacks: 1.5 metres; and (ii) maximum building height: 4 metres. (h) a pedestrian way is permitted between Kanata Avenue and the adjacent H2A H(34) zone, and this pedestrian way may be enclosed provided it is physically connected to a permitted building in the H2B H(34) zone. Despite subsection (1), the uses listed are permitted on the same level as the pedestrian way, provided their principal access is from the pedestrian way.	
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Section 902-3 – Hub 2 Subzone C (H2C)	
Provisions	Notes
Prohibited Uses (1) Despite clause 902(1)(b), the following uses are not permitted: • parking garage	Draft 3 – This newly created subzone maintains components of the former MC18 subzone in By-law 2008-250, created to enact policies of the Lincoln Fields Secondary Plan.
Conditionally Permitted Uses (2) The following use is permitted subject to: (a) Being on the same lot as a use or uses listed in subsection 902(1): • parking lot (3) The following use is permitted: • automobile dealership, excluding the outdoor display and storage of vehicles.	
Zone Provisions (4) Despite section 207, the following applies for the part of a building above 9 storeys in Areas A, B, C, or D on Schedule 503: (a) the minimum separation distance between a tower 31 storeys or greater and another high-rise tower on the same lot: 25 metres; and (b) the minimum interior side yard setback for a tower 31 storeys or greater: 12.5 metres. (5) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area A or Area B on Schedule 504, and where the building is over four storeys in height, the wall abutting the street must be stepped back at either the third or fourth storey at least 2.5 metres from the wall of the storey below, and each storey above is to have, at a minimum, the same step back. (6) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area C on Schedule 504, and where the building is over six storeys in height, the wall abutting the street must be stepped back 2.5 metres at the third, fourth, fifth, or sixth storey of, and each storey above is to have, at a minimum, the same step back. (7) Despite subsection 902(2), the minimum ground floor height is 4.5 metres. (8) Despite subsection 902(3), a building must include at least one entrance serving each residential or non-residential use on the ground floor that abuts the front yard and exterior side yard. A minimum of 25 per cent of the surface area of the ground floor façade of a non-residential or residential use abutting a public street must be comprised of transparent glazing.	

(3) Despite subsection 902(1), the following use is permitted subject to being below grade, and on the same lot as a use listed in subsection 902(1): • parking garage	
Zone Provisions (4) Despite Section 207, the following applies for the part of the building above 30 metres and 9 storeys: (a) the minimum separation distance between a tower 103 metres and 31 storeys or greater and another high-rise tower on the same lot: 25 metres; and (b) the minimum interior side and rear yard setback for a tower 103 metres and 31 storeys or greater: 12.5 metres. (5) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting a public street or Area C on Schedule 507, and where the building is over 14 metres (four storeys) in height, the wall abutting the street must be stepped back at either the third or fourth storey at least a further 2.5 metres from the wall of the storey below, and each storey above is to have, at a minimum, the same step back. (6) Despite subsection 902(2) buildings must include a ground floor height of a minimum of 4.5 metres. (7) Despite clause 902(3)(c), a minimum of 25 per cent of the surface area of the ground floor façade of a non-residential or residential use abutting a public street must be comprised of transparent glazing. (8) For lots greater in area than 1,250 square metres, 2 per cent of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with amenity area requirements. (9) The following provisions apply to the portion of a building abutting Area A on Schedule 507: (a) A minimum of 30 per cent of the lot width abutting the Active Street Frontage Area must be occupied by one or more buildings; (b) A minimum of one non-residential use must be located on the ground floor of a building fronting onto an Active Frontage Street Area; (c) A minimum of 50 per cent of the surface area of the ground floor façade of a non-residential and residential use abutting an Active Frontage Street Area must be comprised of transparent glazing; (d) No parking spaces, parking lots, or loading spaces are permitted in a required or provided yard abutting an Active Frontage Street Area; and (e) A building must include at least one active entrance serving each residential or non-residential use occupying part of the ground floor abutting an Active Street Frontage.	

Section 902-6 – Hub 2 Subzone F (H2F)	
Provisions	Notes
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 150 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 0.5 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated.	Draft 3 – This newly created subzone maintains components of the former TD1 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

(4)	In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the <i>Planning Act</i> , and each phase must comply with the minimum densities as per subsections (1), (2) and (3).	
(5)	Clause 902(8)(a) applies, but the maximum building height is: 20 metres.	

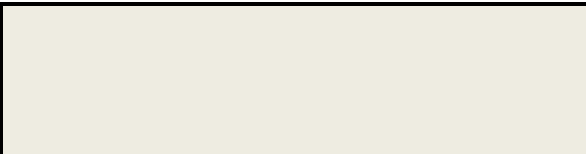
Section 902-7 – Hub 2 Subzone G (H2G)	
Provisions	Notes
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 250 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 1.0 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated. (4) In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the <i>Planning Act</i> , and each phase must comply with the minimum densities as per subsections (1), (2) and (3). (5) Clause 902(8)(a) applies, but the maximum building height is: 60 metres.	Draft 3 – This newly created subzone maintains components of the former TD2 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

Section 902-8 – Hub 2 Subzone H (H2H)	
Provisions	Notes
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 350 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 1.5 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated. (4) In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the <i>Planning Act</i> , and each phase must comply with the minimum densities as per subsections (1), (2) and (3). (5) Clause 902(8)(a) applies, but the maximum building height is: 90 metres.	Draft 3 – This newly created subzone maintains components of the former TD3 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

Section 902-9 – Hub 2 Subzone I (H2I)	
Provisions	Notes
Prohibited Uses (1) Despite the uses permitted in clause 902(1)(a), the following uses are prohibited in the Hub 2 Subzone I:	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village

• automobile rental establishment • dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units	Secondary Plan area.
Zone Provisions (2) Where a building contains more than four storeys but less than 13 storeys, at and above the fourth storey the building must be setback a minimum of an additional 2 metres more than the provided setback from the front and exterior side lot lines. (3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less: (a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and (b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area; (4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area. (5) The minimum separation distance between portions of a building above four storeys is 23 metres. (6) The minimum separation distance between portions of a building above nine storeys is 30 metres. (7) Despite clause 902(3)(c), where non-residential uses are located on a building’s first storey, the first storey’s façade must consist of at least 50 per cent transparent glazing. (8) With the exception of Planned Unit Developments and dwelling units within an apartment, the principal entrance is required to face the front or exterior side lot line. (9) The following requirements apply to any Planned Unit Development: (a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and (b) The minimum separation distance between principal buildings within a planned unit development is as follows: (i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and (ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building. (10) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor. (11) Despite clauses 902(9)(c), (d) and (e), the following provisions apply: (a) Minimum front and exterior side yard setbacks: (i) for a building with residential uses at grade: 5 metres; and (ii) all other cases: 0 metres. (b) Maximum front and exterior side yard setbacks: (i) despite sub clause (11)(a)(i), for lots east of Codd’s Road where they abut Hemlock Road: 2 metres; and (ii) in all other cases: no maximum. (c) Minimum interior side yard setback: (i) a building with residential land use at grade or where the minimum interior side yard abuts a park, or the building is higher than 11 metres in height: 3 metres; and (ii) all other cases: 1.5 metres. (d) Minimum rear yard setback:	

(i) a building with a residential land use at grade or where the rear yard abuts a residential zone: 7.5 metres.



Section 903 – Hub Zone 3 (H3)

Provisions	Notes
Purpose The purpose of the Hub Zone 3 is to: <i>Permit mixed-use development with up to mid-rise building typologies that contribute to a moderately urban character.</i> <i>Allow a variety of uses and require setbacks to ensure that the uses and built form are compatible with surrounding neighbourhoods.</i> <i>These lands will accommodate mixed use development and contribute to more walkable and complete neighbourhoods.</i>	Hub Zone 3 is a successor to the GM – General Mixed-Use Zone in the current Zoning By-law 2008-250. This zone appears in all transects and is intended to mix non-residential uses close to areas that have historically been occupied exclusively by residential uses. The zone provides for the lowest intensity of uses and development within the continuum of Hub Zones.
Permitted Uses (1) In the Hub Zone 3, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - automobile rental establishment - bank - broadcasting and production studio - catering establishment - community centre - day care - diplomatic residence - emergency service - funeral home - government service centre - hospital - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution establishment - museum - nightclub - office - parking garage - payday loan establishment - personal service business - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - research and development centre - restaurant - retail store - school - storefront industry - technology industry - theatre - training centre	Subsection (1) – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones. Larger-scale or higher-impact uses (for example: sports arena) have been excluded from Hub Zone 3 as it is intended for closer integration with neighbourhoods. Permissions for a Residential Care Facility are in section 705, which states that a residential care facility is permitted in any zone that permits a residential unit. As such, it does not need to be listed. Subsection (1)(b) – Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, 4)b) of the Official Plan Subsection (1)(b) – Hospital, hotel, indoor entertainment facility, museum, nightclub, parking garage, training centre and post-secondary educational institution have all been added to be consistent with the range of uses across the Hub-zones.
Zone Provisions (2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres. (3) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:	General The provisions in the H3 – Zone ensure appropriate setbacks when the H3 Zone is adjacent to a neighbourhood zone. This ensures compatibility with low-rise areas while still providing the convenience and benefits of commercial uses in close proximity to neighbourhood zones.

- (a)

provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
- (b)

provide a minimum of one active entrance in the case of a residential use building; and
- (c)

a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.
- (4)

Where a front or exterior yard is provided that is 1 metre of greater in depth, that yard must contain any of the following:

(a)

an outdoor commercial patio;

(b)

bicycle parking;

(c)

soft landscaping; or

(d)

benches, street furniture, or other similar features.
- (5)

Outdoor storage accessory to the use on the lot:

(a)

is prohibited in a front or exterior yard;

(b)

is permitted in all other yards, subject to being completely enclosed and screened from a public street, and from neighbourhood or institutional zones; and

(c)

despite clauses (5)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership existing on [the date of passing of this By-law].
- (6)

A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone, or

(a)

where an opaque screen with a minimum height of 1.5 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and

(b)

where parking spaces are provided, an opaque screen with a minimum height of 1.5 metres must be provided.
- (7)

The provisions in Table 903 apply in the Hub Zone 3:

Table 903 – Hub Zone 3 (H3) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	5
	(ii) Where abutting a rapid transit corridor	2
	(iii) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setback (m)	(i) Where abutting a street	3
	(ii) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(g) Minimum building height (m)	(i) In Area A on Schedule A1 – Transects	15
	(ii) In Areas B and C on Schedule A1 – Transects	11
(h) Maximum building height (m)		20, unless otherwise specified by a H suffix, schedule, or exception.

Subsection (2) – derived from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

Deleted from Draft 1 – Provisions requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly.

Subsection (3) – promotes active entrances, and is derived from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law. In response to feedback and experience in administering this provision, subsection (4)(c) has been revised to be more permissive.

Subsection (4) –. Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

Revised from Draft 1 – Subsection (5): Outdoor storage is now permitted subject to screening and location in interior side or rear yards. This provides for flexibility and the continued use of outdoor areas for storage in Hubs, subject to these limitations.

Deleted from Draft 1 – Subsections (8) and (9): These provisions were contained in Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law, but are no longer needed following the deletion of former subsection (4).

Subsection (7), Table 903 – derived from the GM Zone provisions in Table 187 of the current Zoning By-law with the following changes:

- The setbacks are no longer variable based on building height or use. They are designed to ensure an adequate buffer with adjacent zones.
- To further simplify building requirements, provisions regarding maximum floor space index have been removed.
- Minimum height provisions have been introduced to implement Official Plan policies 5.2.3.1) and 5.3.3(1).

A 6-storey default maximum building height is proposed in accordance with Section 5.1.4.1(c) of the Official Plan.

Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

Section 904 – Mainstreet Zone 1 (MS1)

Provisions	Notes
Purpose The purpose of the Mainstreet Zone 1 is to: <i>Permit a broad range of mixed-use development along older mainstreets with more compact lot fabric, in accordance with Official Plan policies for Mainstreet Corridors.</i> <i>Encourage compact, pedestrian-oriented development along the City’s more compact Mainstreet Corridors and promote the development of continuous, active street walls that contribute to animated public spaces and vibrant streets.</i>	The MS1 – Mainstreet Zone 1 will largely function as a successor to the Traditional Mainstreet (TM) Zone from the current Zoning By-law 2008-250.
Permitted Uses (1) In the Mainstreet Zone 1, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - bank - broadcasting and production studio - catering establishment - community centre - courthouse - day care - emergency service - funeral home - government service centre - hospital - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution facility - museum - nightclub - office - parking garage - payday loan establishment - personal service business - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - research and development centre - restaurant - retail store - school - storefront industry - theatre	Subsection (1) – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones. Given that Mainstreet Zone 1 is mostly intended for the Downtown Core and Inner Urban Transects, auto-oriented uses are excluded from the list of permitted uses, as directed by <u>Sections 5.1.2</u> and <u>5.2.2</u> of the Official Plan. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.

Zone Provisions

- (2) For the purpose of this section, the front lot line is the lot line abutting the Mainstreet Corridor as designated in Schedule A6 – Mainstreet Corridors and Minor Corridors; and
 - (a) for a lot at the intersection of two Mainstreet Corridors, and for a through lot which abuts two Mainstreet Corridors, the front lot line is the shorter lot line; or
 - (b) for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

Active Entrances

- (3) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres.
- (4) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:
 - (a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
 - (b) provide a minimum of one active entrance in the case of a residential use building; and
 - (c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, must be comprised of transparent glazing and active customer or resident entrance access doors.

Site Layout and Landscaping

- (5) Where a front or exterior yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:
 - (a) an outdoor commercial patio;
 - (b) bicycle parking;
 - (c) soft landscaping; or
 - (d) benches, street furniture, or other similar features.
- (6) Outdoor storage is not permitted.
- (7) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zones, or
 - (a) despite subsection (7), where an opaque screen with a minimum height of 1.5 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and
 - (b) where parking spaces are provided, an opaque screen with a minimum height of 1.5 metres must be provided.

Height and Built Form Transition

- (8) Despite sub clause (10)(b)(iii), where an abutting N1, N2, N3 or N4 zoned lot has frontage on a Mainstreet or Minor Corridor identified on Schedule A6 – Mainstreet Corridors and Minor Corridors, no angular plane height transition is required from that lot.
- (9) Where the rear yard abuts a street or public laneway that abuts an N1, N2, N3 or N4 – Neighbourhood Zone, the angular plane requirement described in sub clause (10)(b)(iii) applies, but the width of the abutting street or public laneway may be added to the height of the plane's origin above the rear lot line.
- (10) Maximum building height:
 - (a) in Area A – Downtown Transect on Schedule A1 – Transects: 30 metres; and
 - (i) within 100 metres of an O-Train station: 50 metres.
 - (b) outside Area A – Downtown Transect on Schedule A1 – Transects:
 - (i) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;
 - (ii) on a lot abutting a Mainstreet with a protected right-of-way width of 30 metres or greater as identified on Schedule C16 of the Official Plan: 100 metres; and
 - (iii) for areas up to and including 25 metres from a lot line abutting a N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project

Subsection (3) – In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

Subsection (4) – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (3)(c) has been revised to be more permissive.

Subsection (5) – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

Subsection (6) – Carried forward from subsection 197(3), Table 197(i) of the current Zoning By-law with revised wording.

Subsection (8) – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

Subsection (9) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Subsection (10) – Maximum heights have been removed from the table and are now included in the text to be easier to read. Mainstreet heights in the Downtown Core are limited to mid-rise except near transit; these are implemented by subsection (10)(a). Mainstreet heights outside the Downtown Core are tied to right-of-way width; these are implemented by subsection (10)(b).

Deleted from Draft 1: Maximum front yard setback requirement. Previously carried over to Draft 1 from s.197(3) – staff have assessed this provision as

Sections 904-1 to 904-2 – Mainstreet Zone 1 Subzones

Section 904-1 – Mainstreet Zone 1 Subzone A (MS1A)	
Provisions	Notes
Zone Provisions (1) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide. (2) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider. (3) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing. (4) Despite subsection 904(11), the following yard setbacks apply: (a) maximum front yard setback: 3 metres; (b) maximum exterior side yard setback: 3 metres; (c) minimum interior side yard setback for a non-residential or mixed-use building abutting a N1, N2, N3 or N4 – Neighbourhood Zone, FAC – Open Space Facility Zone, or EP – Environmental Protection Zone: 7.5 metres; (d) minimum rear yard setback: (i) where the rear lot line abuts a MS1 zone: 3 metres; and (ii) all other cases: 10 metres. (e) the maximum front yard and exterior side yard setbacks in subsection (4) do not apply in the following instances: (i) an area used for the balcony of a residential dwelling unit located on or above the second floor; (ii) when a building is located further from the lot line to provide a required corner lot triangle; (iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres; (iv) any part of a building above 7.5 metres, for which a minimum front and corner side yard stepback of 2 metres must be provided; (v) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres; (vi) the maximum setback requirement may be increased to 4.5 metres where a porch is provided; and (vii) where the requirements of clauses (4)(a) or (b) have been met and where on a corner lot at least one building meets the required corner side yard setback. (f) subsection 904(10) does not apply, and no part of a building on a lot with a rear lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line.	The purpose of the MS1A subzone is to implement the policies of the <i>Stittsville Main Street Secondary Plan</i>. It is carried forward, with revisions, from the TM9 subzone of Zoning By-law 2008-250.

Section 904-2 – Mainstreet Zone 1 Subzone B (MS1B)	
Provisions	Notes

Zone Provisions (1) Despite clause 904(11)(e): (a) where the rear yard abuts a N1, N2, N3 or N4 – Neighbourhood Zone, the minimum rear yard setback is: (i) for the portion of the lot aligning with a required rear yard of the abutting lot: 7.5 metres, and (ii) all other cases: 3 metres. (b) where the rear yard abuts a lane that abuts a N1, N2, N3 or N4 – Neighbourhood Zone, the minimum rear yard setback is per sub clause (1)(a)(i) above, minus the width of the laneway, but in no case can be less than 0 metres; and (c) for all other cases, the rear yard setbacks are as in Table 904. (2) Despite clause 904(11)(c), where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 3 metres more than the provided setback from the front and exterior side lot line must be provided. (3) Despite clause 904(11)(c) the minimum exterior side yard setback is 3 metres and the maximum is 7 metres. (4) Despite subsection 904(10) the maximum building height is 15 metres, subject to a 45 degree angular plane measured at a height of 11 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line.	The purpose of the MS1B subzone is to implement the policies of the <i>Bank Street in the Glebe Secondary Plan</i>. It is carried forward, with revisions, from the TM16 subzone and special exception 2760 of Zoning By-law 2008-250.
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Section 904-3 – Mainstreet Zone 1 Subzone C (MS1C)	
Provisions	Notes
Zone Provisions (1) Despite subsection 904(10)(b)(i) and (ii), the maximum building height is: (a) within 45 metres of the front lot line: 20 metres; and (b) beyond 45 metres: 30 metres.	The purpose of the MS1C subzone is to implement details of the Richmond Road/Westboro Secondary Plan introduced through Official Plan Amendment #46 (By-law 2025-294).

Section 904-4 – Mainstreet Zone 1 Subzone D (MS1D)	
Provisions	Notes
Zone Provisions (1) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide. (2) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider. (3) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing. (4) Despite subsection 904(11), the following yard setbacks apply: (a) maximum front yard setback: 3 metres; (b) maximum exterior side yard setback: 3 metres; (c) minimum interior side yard setback for a non-residential or mixed-use building abutting a N1, N2, N3 or N4 – Neighbourhood Zone, FAC – Open Space Facility Zone, or EP – Environmental Protection Zone: 7.5 metres; (d) minimum rear yard setback: (i) where the rear lot line abuts a MS1 zone: 3 metres; and	The purpose of the MS1A subzone is to implement the policies of OPA 46, which amended the policies of the <i>Stittsville Main Street Secondary Plan</i>.

- (ii) all other cases: 10 metres.
- (e) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 1.5 metres more than the provided setback from the front and exterior side lot line.
- (f) the maximum front yard and exterior side yard setbacks in subsection (4) do not apply in the following instances:
 - (i) an area used for the balcony of a residential dwelling unit located on or above the second floor;
 - (ii) when a building is located further from the lot line to provide a required corner lot triangle;
 - (iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres;
 - (iv) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres;
 - (v) the maximum setback requirement may be increased to 4.5 metres where a porch is provided;
 - (vi) where the requirements of clauses (4)(a) or (b) have been met and where on a corner lot at least one building meets the required corner side yard setback; and
 - (vii) for the portion of the building providing an additional setback under clause (4)(e).
- (g) subsection 904(10) does not apply, and no part of a building on a lot with a rear lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line.

Section 905 – Mainstreet Zone 2 (MS2)

Provisions	Notes
Purpose The purpose of Mainstreet Zone 2 is to: <i>Permit a broad range of mixed-use development along wider mainstreets with larger lot fabric, including high-rise development where street context and lot fabric can support it, in accordance with Official Plan policies for Mainstreet Corridors.</i>	MS2 – Mainstreet Zone 2 will largely function as a successor to the Arterial Mainstreet (AM) Zone from the current Zoning By-law 2008-250. The MS2 zone will generally be applied in corridors with wider rights-of-way – currently a more suburban, automobile-oriented built form. The Official Plan aims to encourage an evolution in these areas towards a more urban built form, while recognizing that the change will happen gradually.
Permitted Uses (1) In the Mainstreet Zone 2, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - amusement park - animal care establishment - artist studio - automobile dealership - automobile rental establishment - automobile service station - bank - bed and breakfast - broadcasting and production studio - car wash - catering establishment - community centre - courthouse - day care - drive-through facility - emergency service - funeral home - gas bar - government service centre - hospital - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution facility - museum - nightclub - office - parking garage - payday loan establishment - personal service business - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - research and development centre - restaurant - retail store - school - sports arena - storefront industry - theatre	Subsection (1) – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.

Prohibited Uses (2) Despite clause (1)(b), the following uses are prohibited in Area A – Downtown Core Transect and Area B - Inner Urban Transect on Schedule A1 – Transects: - automobile dealership - automobile service station - drive-through facility	Subsection (2) – New provision to implement Official Plan policies 5.1.2.1 and 5.2.2.1 prohibiting automobile-oriented uses in the Downtown Core and Inner Urban Transects.
Zone Provisions (3) For the purpose of this section, the front lot line is the lot line abutting the Mainstreet Corridor as designated in Schedule A6 – Mainstreet Corridors and Minor Corridors, and: - for a lot at the intersection of two Mainstreet Corridors, and for a through lot which abuts two Mainstreet Corridors, the front lot line is the shorter lot line; or - for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor. Ground Floors and Active Entrances (4) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres. (5) Exterior building walls located on the ground floor and located within 6 metres of a front or exterior side lot line must: - provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses; - provide a minimum of one active entrance in the case of a residential use building; and - a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, must be comprised of transparent glazing and active customer or resident entrance access doors. Site Layout and Landscaping (6) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following: - an outdoor commercial patio; - bicycle parking; - soft landscaping; or - benches, street furniture, or other similar features. (7) Outdoor storage accessory to the use on the lot: - is prohibited in a front or exterior side yard; - is permitted in all other yards, subject to being completely enclosed and screened from an abutting public street, and from an abutting N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone or INZ – Institutional Zone; and - despite clauses (7)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership. (8) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone, or - where an opaque screen with a minimum height of 1.5 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and - where parking spaces are provided, an opaque screen with a minimum height of 1.5 metres must be provided. Height and Built Form Transition (9) Despite clauses (11)(c) and (12)(c), where an abutting N1, N2, N3 or N4 zoned lot has frontage on a Mainstreet or Minor Corridor identified on Schedule A6 – Mainstreet Corridors and Minor Corridors, no angular plane height transition is required from that lot.	The mixed-use zones share a group of general-purpose provisions for the promotion of active frontages and street enclosure. Subsection (4) – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor. Deleted from Draft 1 – Provision requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly. Subsection (6) requires “placemaking” features in front of buildings. Subsection (5) – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (5)(c) has been revised to be more permissive. Subsection (6) – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will. Subsection (7) – Revised from Draft 1; outdoor storage is permitted subject to screening and location in an interior or rear yard, similar to existing provisions under s.185(4) of the current Zoning By-law. Subsection (8) – Landscaped buffer carried forward from subsection 197(3), Table 197(i) of the current Zoning By-law with revised wording. Subsection (9) – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

- (10) Where the rear yard abuts a street or public laneway that abuts a Residential Zone, the angular plane requirement described in clauses (11)(c) and (12)(c) apply, but the width of the abutting street or public laneway may be added to the height of the plane's origin above the rear lot line.
- (11) Maximum building height in Area A - Downtown Core Transect, Area B - Inner Urban Transect, and Area C - Outer Urban Transect on Schedule A1 - Transects:

(a) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;

(b) on a lot abutting a Mainstreet with a protected right-of-way width of 30 m or greater as identified on Schedule C16 of the Official Plan: 100 metres; and

(c) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.
- (12) Maximum building height in Area E - Suburban Transect on Schedule A1 - Transects:

(a) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;

(b) on a lot abutting a Mainstreet with a protected right-of-way width of 30 m or greater as identified on Schedule C16 of the Official Plan:

(i) within 600 metres of a rapid transit station identified on Schedule A4: 100 metres; and

(ii) greater than 600 metres from a rapid transit station identified on Schedule A4: 60 metres.

(c) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.
- (13) Table 905 applies in the Mainstreet Zone 2:

Table 905 – Mainstreet Zone 2 (MS2) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setback (m)	(i) For any part of the building 15 metres or less above grade	No minimum
	(ii) For any part of the building greater than 15m above grade	1.5
	(iii) For any part of the building greater than 30m above grade	3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	3
	(ii) All other cases	No minimum
(e) Minimum rear yard setbacks (m)	(i) Where abutting a street or public laneway	3
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(f) Minimum building height (m)		7.5, or as per suffixes or schedules.
(g) Maximum building height (m)		As per subsections (9), (10), (11) and (12)

Subsection (10) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Deleted from Draft 1: subsections (10) and (11) were derived from Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law to provide flexibility for phased development and additions, but are no longer necessary as subsection (5) has been deleted

Subsection (11) and (12) – Maximum heights have been removed from the table and are now included in the text to be easier to read. In response to motions, the maximum tower height has been increased to 100 metres (approximately 30 storeys) and the required transition distance has been reduced to 25 metres.

Revised from Draft 2 – Subsection (13), Table 905 – The requirements of Mainstreet Zone 2 are meant to promote mixed-use development in newer parts of the city, and anticipate redevelopment on a larger scale than is generally expected in the MS1 zone.

- Modest front and exterior side setback requirements with increments above the 4th and 9th storeys to preserve sky and sunlight adjacent to the public realm and mitigate “canyon effect” of taller buildings. They are required relative to the relevant lot line, not the base of the building, and can result in either a stepped façade or a simple flush façade.
- A minimum height of 2 storeys is required on Mainstreets throughout the city, as directed by Section 5 of the Official Plan.
- Floor-space index (FSI) limits common in the current Zoning By-law’s AM zones are not proposed for carry-forward.
- Interior side yard requirement has been reduced to 3 metres, consistent with subsection 186(10)(c)(i) of current Zoning By-law 2008-250.

Many Mainstreets are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights will generally be implemented through the use of height suffixes.

High-rise permissions for Mainstreets

are generally assigned to lands fronting on larger rights-of-way and with lot fabric that supports built form transition as required by Section 4.6.6 and Section 5 of the Official Plan. Most of these lands have been given MS2 zoning.

The transition provisions for high-rise development describe an angular plane drawn from any lot line abutting a low-rise neighbourhood zone and rising toward the front of the site. The maximum height in this area may also be described as:

15 + [distance from lot line] = maximum height in metres.

At a distance of greater than 25 metres from abutting low-rise, the maximum height is 100 metres.

Section 906 – Minor Corridor Zone 1 (CM1)

Provisions	Notes
Purpose The purpose of the Minor Corridor Zone 1 is to: - Accommodate a broad range of uses, that will contribute to the creation of compact, 15-minute neighbourhoods in areas designated Minor Corridor in the Official Plan. - Promote and encourage development that is accessible by multiple modes of transportation. Establish zoning requirements enabling contextually appropriate development for the Downtown Core and Inner Urban Transects.	The Minor Corridor Zones work to implement the policies in Section 6.2 of the Official Plan for Minor Corridors. The new Minor Corridor Zones permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods. The permitted building heights in the zone tables correspond to the height permissions found in Section 5, Table 7 of the Official Plan. This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.
Permitted Uses (1) In the Minor Corridor Zone 1, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - bank - broadcasting and production studio - catering establishment - community centre - courthouse - day care - emergency service - funeral home - government service centre - hotel - instructional facility - library - market - medical facility - micro distribution facility - museum - office - payday loan establishment - personal service business - place of assembly - place of worship - recreation and athletic facility - research and development centre - restaurant - retail store - school - storefront industry - theatre - training centre	Subsections (1)(a) and (b) – New provision. A broad range of residential and non-residential uses is proposed to be permitted in the Minor Corridor Zones, to align with Official Plan policies, and contribute towards the creation of complete communities. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.
Zone Provisions (2) For the purpose of this section, the front lot line is the lot line abutting a street identified as a Minor Corridor on Schedule A6 – Mainstreet Corridors and Minor Corridors, and for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor. Active Entrances (3) A façade which faces a street identified on Schedule A6 – Mainstreet Corridors and Minor Corridors must have at least one active entrance for each individual occupancy.	Subsections (2), (3) and (4) – Similar to provisions found in the current Zoning By-law in the Traditional Mainstreet (TM) Zone, subsection (3) is meant to ensure that front facades and active entrances face the designated Minor Corridor, in order to animate the streetscape.

(4) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 – Mainstreet Corridors and Minor Corridors must have transparent glazing.

Site Layout and Landscaping

- (5) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of:
- (a) an outdoor commercial patio;
 - (b) bicycle parking;
 - (c) soft landscaping; or
 - (d) benches, street furniture, or other hard landscaping.
- (6) Any area not covered by paving for parking, walkways, waste storage, accessory structures, or features described in subsection (5) must be soft landscaped.
- (7) Outdoor storage is not permitted.
- (8) All waste storage must be screened from view by an opaque screen with a minimum height of 1.8 metres; and
- (a) where an in-ground refuse container is provided, the screening requirement of subsection (8) above may be achieved with soft landscaping.
- (9) The provisions in Table 906 apply in the Minor Corridor Zone 1:

Table 906 – Minor Corridor Zone 1 (CM1) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		No minimum
(d) Minimum interior side yard setback (m)		1.5
(e) Minimum exterior side yard setback (m)		2
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	3
	(ii) All other cases:	7.5
(g) Minimum building height (m)		6
(h) Maximum building height	(i) In Area A on Schedule A1 – Transects	1. 30m 2. For areas up to and including 15m from a lot line abutting an N1, N2, N3 or N4 Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15m above the said lot line
	(ii) In Area B on Schedule A1 – Transects	1. 20m 2. For areas up to and including 10m from a lot line abutting an N1, N2, N3 or N4 Zone: 15m

Subsection (5) – Revised from Draft 1: following removal of maximum front-yard setback proposed in Draft 2 (shown in Table 906 below), this provision has been revised to specify what is permitted in front or exterior yards that are provided at will.

Subsection (9) – Table 906 – The provisions proposed in the CM1 are loosely similar to those found in the current Traditional Mainstreet (TM) zone in Zoning By-law 2008-250, with some changes to reflect the intent of Official Plan policies for Minor Corridors, and to assist in the creation and evolution of 15-minute neighbourhoods.

Deleted from Draft 1 – Table 906, Row (d) – Maximum front yard setbacks have been deleted as redundant, given the compact lot sizes on Minor Corridors.

Subsection (9)(h) – Maximum building heights of nine storeys (in Area A – Downtown Core Transect) and six storeys (in Area B – Inner Urban Transect) are permitted in keeping with Table 7 of the Official Plan.

Section 907 – Minor Corridor Zone 2 (CM2)

Provisions	Notes
Purpose The purpose of the Minor Corridor Zone 2 is to: - Accommodate a broad range of uses, that will contribute to the creation of compact, 15-minute neighbourhoods in areas designated Minor Corridor in the Official Plan. - Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car. - Establish zoning requirements enabling contextually appropriate development for the Outer Urban and Suburban Transects.	The Minor Corridor Zones work to implement the policies in Section 6.2 of the Official Plan for Minor Corridors. The new Minor Corridor Zones permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods. The permitted building heights in the zone tables correspond to the height permissions found in Section 5, Table 7 of the Official Plan. This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.
Permitted Uses (1) In the Minor Corridor Zone 2, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - automobile service station - bank - broadcasting and production studio - car wash - catering establishment - community centre - courthouse - day care - drive-through facility - emergency service - funeral home - gas bar - government service centre - hotel - instructional facility - library - market - medical facility - micro distribution facility - museum - office - payday loan establishment - personal service business - place of assembly - place of worship - recreation and athletic facility - research and development centre - restaurant - retail store - school - storefront industry - theatre - training centre	Revised from Draft 1: The CM2 zone has been substantially revised and now applies to properties in the Outer Urban and Suburban Transects, consolidating provisions from the Draft 1 CM3 and CM4, now deleted. Subsection (1) – Several additional auto-oriented uses are permitted in this subzone as per Official Plan policies. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.

Zone Provisions

Active Entrances

- (2) For the purpose of this section, the front lot line is the lot line abutting a street identified as a Minor Corridor on Schedule A6 – Main Street Corridors and Minor Corridors, and for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.
- (3) A façade which faces a street identified on Schedule A6 – Main Street Corridors and Minor Corridors must have at least one active entrance for each individual occupancy.
- (4) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 – Main Street Corridors and Minor Corridors must have transparent glazing.

Site Layout and Landscaping

- (5) Any area not covered by paving for parking, walkways, waste storage, or accessory structures must be soft landscaped.
- (6) Outdoor storage is not permitted.
- (7) All waste storage must be screened from view by an opaque screen with a minimum height of 1.8 metres; and
 - (a) where an in-ground refuse container is provided, the screening requirement of subsection (7) above may be achieved with soft landscaping.
- (8) Despite subsection (7), outdoor storage is permitted for an automobile service station subject to the following:
 - (a) outdoor storage shall not be located within a front yard or exterior side yard;
 - (b) outdoor storage shall not occupy more than 5 per cent of the lot; and
 - (c) any outdoor storage shall be screened from view with opaque screening or landscaping.

Zone Provisions

- (9) The provisions in Table 907 apply in the Minor Corridor Zone 2:

Table 907 – Minor Corridor Zone 2 (CM2) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setbacks (m)	(i) Non-residential use buildings	2
	(ii) Residential use buildings	3
	(iii) All other cases	2
(d) Minimum interior side yard setbacks (m)	(i) Non-residential use buildings	3
	(ii) Residential use building	1.5
	(iii) All other cases	1.5
(e) Minimum exterior side yard setbacks (m)	(i) Non-residential use buildings or mixed-use buildings	3
	(ii) Residential use buildings	3
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	4.5
	(ii) All other cases	7.5
(g) Minimum building height (m)		6
(h) Maximum building height	(i) In Area C on Schedule A1 – Transects	1. 20m 2. For areas up to and including 10m from a lot line abutting an N1, N2, N3 or N4 Zone: 15m
	(ii) In Area E on Schedule A1 – Transects	15m

Subsection (3) – Table 906-3 – Provisions in the CM2 zone are similar to the CM1 Zone, however there are differences (to height, the lack of a maximum front yard setback, and the increase of some setbacks (for example the minimum interior side yard setback has been increased from 1.2 metres to 1.5 metres). The maximum building height of six storeys is in keeping with Table 7 of the Official Plan.

Deleted from Draft 1: Subsection (5) – This provision permitted an increase to front or exterior side yard setbacks where certain features were provided in those yards. With the consolidation of CM1 as the zone for Downtown Core and now Inner Urban Transects, the CM2 no longer features a maximum front or exterior side yard setback, in line with the former CM3 and CM4. Because of this revision, this provision is no longer necessary.

Revised from Draft 1 – Table 907 – Table 907 has been revised to consolidate provisions and standards for development reflective of the outer urban and suburban context of the revised CM2 zone.

Section 907-1 – Minor Corridor 2 Subzone A (CM2a)	
Provisions	Notes
Prohibited Uses (1) Despite the uses permitted in subsection 907(1), the following uses are prohibited in the Minor Corridor 2 Subzone A: - car wash - drive-through facility - dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units - gas bar	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village Secondary Plan area.
Zone Provisions (2) Where a building contains more than four storeys but less than 13 storeys, at and above the fourth storey the building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines. (3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less: (a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and (b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2,000 square metres of gross floor area. (4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area. (5) The minimum separation distance between portions of a building above four storeys is 23 metres. (6) The minimum separation distance between portions of a building above nine storeys is 30 metres. (7) Despite subsection 907(4), where non-residential uses are located on a building's first storey, the first storey's facade must consist of at least 50 per cent transparent glazing. (8) With the exception of Planned Unit Developments and a building with four or more principal dwelling units, the principal entrance is required to face the front or exterior side lot line. (9) The following requirements apply to any Planned Unit Development: (a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and (b) The minimum separation distance between principal buildings within a planned unit development is as follows: (i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and (ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building. (10) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor. (11) Despite clauses 907(9)(c), (d), (e) and (f), the following provisions apply: (a) Minimum front and exterior side yard setbacks: (i) for a building with residential uses at grade: 5 metres; and (ii) all other cases: 0 metres. (b) Maximum front and exterior side yard setbacks:	

- (i) despite sub clause (11)(a)(i), for lots east of Codd's Road where they abut Hemlock Road: 2 metres; and
 - (ii) in all other cases: no maximum.
- (c) Minimum interior side yard setback:
 - (i) a building with residential land use at grade or where the minimum interior side yard abuts a park or the building is higher than 11 metres in height: 3 metres; and
 - (ii) all other cases: 1.5 metres.
- (d) Minimum rear yard setback:
 - (i) a building with a residential land use at grade or where the rear yard abuts a Residential Zone: 7.5 metres.

Section 908 – Neighbourhood Mixed-Use Zone (NMU)

Provisions	Notes
Purpose The purpose of the Neighbourhood Mixed-Use Zone is to: <i>Strengthen locally oriented services and amenities in support of 15-minute neighbourhoods.</i> <i>Provide for flexible and adaptable space for residential and non-residential use.</i> <i>Support mixed-use development in appropriate locations in the Neighbourhood designation and recognize existing non-residential uses.</i> <i>Establish zoning requirements that create contextually appropriate development for the surrounding area.</i>	The Neighbourhood Mixed-Use (NMU) primary zone replaces the General Mixed-Use (GM) zone and the GM1, GM4, GM18, GM19, GM20 subzones that are not located in Hubs or on Corridors. The NMU zone applies primarily to existing commercial uses, along with some mixed-use developments.
Permitted Uses (1) In the Neighbourhood Mixed-Use Zone, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses - animal care establishment - artist studio - bank - catering establishment - community centre - day care - drive-through facility - emergency service - funeral home - government service centre - hotel - indoor entertainment facility - instructional facility - library - medical facility - micro-distribution facility - museum - office - payday loan establishment - personal service business - place of assembly - place of worship - recreational and athletic facility - research and development centre - restaurant - retail store - school - storefront industry - theatre - training centre	Subsection (1)(a) – New provision. Residential uses reflect the shift away from typologies while retaining any relevant permissions from the GM primary zone in the current Zoning By-law 2008-250. Subsection (1)(b) – Revised from the GM primary zone permitted uses in Section 187(1) in the current Zoning By-law with the following uses being added: - hotel - indoor entertainment facility
Prohibited Uses (2) Despite clause (1)(b), a drive-through facility is prohibited in Area A – Downtown Transect and Area B – Inner Urban Transect on Schedule A1 – Transects.	Subsection (2) – New provision for the second draft that implements Official Plan policies 5.1.2.1 and 5.2.2.1, which prohibit drive through facilities in both the Downtown and Inner Urban transects.

Zone Provisions

- (3) Outdoor storage is not permitted.
- (4) The provisions in Table 908 apply in the Neighbourhood Mixed-Use Zone:

Table 908 – Neighbourhood Mixed-Use Zone (NMU) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setbacks (m)		3
(d) Minimum interior side yard setbacks (m)	(i) For a non-residential use building or a mixed-use building, where abutting a Residential Zone	5
	(ii) A residential use building greater than 11m in height	3
	(iii) A residential use building less than or equal to 11m in height	1.2
	(iv) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	3
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(g) Maximum building height (m)		18
(h) Minimum width of landscaped area (m)	(i) Where abutting a street or an N1, N2, N3, N4, N5 or N6, INZ or LGZ Zone	3
	(ii) All other cases	No minimum

Subsection (3) – Carried forward from Section 187(2) in the current Zoning By-law.

Subsection (4) – Table 908 – Carried forward from the GM primary zone provisions in the current Zoning By-law, except that the maximum floor space index cap has been removed.

Table 908, Row (e)(i) – Minimum rear yard setback, abutting a street has been revised to 3 metres from 5 metres to reinstate the current setback for GM zones, now zoned NMU.

Sections 908-1 to 908-4 – Neighbourhood Mixed-Use Subzones

Section 908-1 – Neighbourhood Mixed-Use Subzone 1 (NMU1)				
Provisions			Notes	
Zone Provisions			NMU1 replaces the Local Commercial (LC) primary zone and the LC1, LC5, LC6 and LC7 subzones in Sections 189 and 190 in the current Zoning By-law. The LC2, LC3 and LC4 subzones were not in use. All parcels within the LC8 subzone are located on a Corridor and will be zoned accordingly. The uses are the same as the NMU primary zone, which would add the following uses to those currently permitted in the LC primary zone: • catering establishment • emergency service • funeral home • indoor entertainment facility • payday loan establishment • place of assembly • place of worship • school • storefront industry • theatre Subsection (1) – Table 908-1 – Carried forward the LC - Local Commercial provisions of the current Zoning By-law with minor changes. Subsection (1)(f) – The maximum height has been increased slightly to 14.5 metres from 12.5 metres in LC. This would allow a four-storey building with a 4.5 metre ground floor height, which is better suited to commercial uses. Subsection (1)(g) and (h) – These provisions carry forward limits on gross leasable floor area from Section 189(1)(b) and (c) in the current Zoning By-law, but they are now shown in a table rather than as written provisions.	
(1) The provisions in Table 908-1 apply in the Neighbourhood Mixed-Use subzone 1:				
Table 908-1 – Neighbourhood Mixed-Use subzone 1 (NMU1) Provisions				
Zoning Mechanism		Provisions		
(a) Minimum lot area (m²)		No minimum		
(b) Minimum lot width (m)		No minimum		
(c) Minimum front yard setback (m)		3		
(d) Minimum interior side yard setback (m)	(i) For a non-residential use building or a mixed-use building, where abutting a Residential Zone	5		
	(ii) For a residential use building	1.2		
	(iii) All other cases	No minimum		
(e) Minimum exterior side yard setback (m)		3		
(f) Minimum rear yard setback (m)	(i) Where abutting a street	5		
	(ii) From that portion of a rear lot line abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5		
	(iii) For a residential use building	7.5		
	(iv) All other cases	No minimum		
(g) Maximum building height (m)		14.5		
(h) Minimum width of landscaped area (m)	(i) Where abutting a street	3		
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6, INZ or LGZ Zone	3		
	(iii) All other cases	No minimum		
(i) Maximum gross leasable floor area of an individual non-residential occupancy (m²)		900		
(j) Maximum total gross leasable floor area occupied by all individual, non-residential occupancies on a lot (m²)		3,000		

Section 908-2 – Neighbourhood Mixed-Use subzone 2 (NMU2)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(a), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 2: • automobile dealership • automobile rental establishment • automobile service station • car wash • garden centre • gas bar • hotel • parking lot • sports arena	The NMU2 subzone replaces the GM12, GM13, GM14, GM15, GM16, GM22 and GM29 subzones in the current Zoning By-law that permitted residential uses and more auto-centric non-residential uses. Subsection (1) – These additional permitted used are consolidated from the permitted uses in the GM subzones of the current Zoning By-law being replaced by NMU2.
Zone Provisions (2) Subsection 908(3) does not apply provided that accessory outdoor storage is: (a) fully screened from streets and adjacent properties by means of fencing or landscaping; (b) not located in a front yard; and (c) despite clauses (2)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.	Subsection (2) – New provision to clarify that outdoor storage is permitted for automobile-oriented uses in any yard.

Section 908-3 – Neighbourhood Mixed-Use subzone 3 (NMU3)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 3: • automobile body shop • automobile dealership • automobile rental establishment • automobile service station • broadcasting and production studio • car wash • garden centre • gas bar • heavy equipment and vehicle sales, rental and servicing • hotel • kennel • light industrial use • storage yard • warehouse • waste processing and transfer facility, non-putrescible	The NMU3 subzone replaces the GM23 subzone of the current Zoning By-law. All parcels currently zoned GM23 are located east of Merivale and north and south of Hunt Club. Subsection (1) – Carried forward from the GM23 permitted uses in Section 188(23)(2) in the current Zoning By-law.
Prohibited Uses (2) The residential use listed in clause 908(1)(a) is prohibited. (3) The following non-residential uses are prohibited in the Neighbourhood Mixed-Use subzone 3: • daycare • hotel • school	Subsection (2) – Carried forward from Section 188(23)(b) in the current Zoning By-law, which prohibits residential uses in GM23. Subsection (3) – New provision that prohibits sensitive land uses in this subzone as they are not compatible with the light industrial and auto-centric uses permitted in the subzone, as well as the existing diesel storage facility.

Zone Provisions (4) Subsection 908(2) does not apply provided that accessory outdoor storage is: (a) fully screened from streets and adjacent properties by means of fencing or landscaping; and (b) not located in a front yard, and; (c) despite clauses (4)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.	Subclauses (4)(a) and (b) – Carried forward from section 188(23)(c) in the current Zoning By-law. (4)(a) has been modified to simplify the wording as the later part of the provision was redundant. Subclause (4)(c) – New provision to clarify that outdoor storage is permitted for automobile-oriented uses in any yard.
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Section 908-4 – Neighbourhood Mixed-Use Subzone 4 (NMU4)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 4: - automobile dealership - automobile rental establishment - automobile service station - broadcasting and production studio - car wash - light industrial use - parking garage - parking lot - warehouse	This subzone applies to for properties zoned Industrial (IL, IG) in the current Zoning By-law, but that are designated as Neighbourhood in the Official Plan. Subsection (1) – The additional permitted uses to this zone are uses that are presently permitted in the IL and/or IG zones of the current Zoning By-law and are not likely to be noxious, in accordance with <u>Section 6.3.3</u> of the Official Plan, which explicitly prohibits industrial uses likely to cause nuisance to nearby residential uses. Warehouse has been added for the third draft as the use is currently permitted in the current IL and IG zones.
Prohibited Uses (2) The residential use listed in clause 908(1)(a) is prohibited. (3) The following non-residential uses are prohibited in the Neighbourhood Mixed-Use subzone 4: - daycare - hotel - school (4) Despite subsection (1), the following uses are prohibited in Area A – Downtown Transect and Area B – Inner Urban Transect on Schedule A1 – Transects: - automobile dealership - automobile rental establishment - automobile service station - car wash - parking garage - parking lot	Subsection (2) – The NMU4 subzone carries forward the prohibition on residential uses from the IL, IP and IG zones in the current Zoning By-law. Subsection (3) – New provision that prohibits sensitive land uses in this subzone as they are not compatible with the light industrial and auto-centric uses permitted in the subzone. Subsection (4) – New provision for the second draft that implements Official Plan policies <u>5.1.2.1</u> and <u>5.2.2.1</u>, which prohibit auto-centric uses in both the Downtown and Inner Urban transects.
Zone Provisions (5) Subsection 908(2) does not apply provided that accessory outdoor storage is: (a) fully screened from streets and adjacent properties by means of fencing or landscaping; (b) not located in a front yard; and (c) despite clauses (5)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.	Subsection (5) – New provision to permit outdoor storage in the NMU4 subzone and clarify that outdoor storage is permitted for automobile-oriented uses.

Section 908-5 – Neighbourhood Mixed-Use Subzone 5 (NMU5)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in the Neighbourhood Mixed-Use Subzone 5: • automobile dealership • automobile rental establishment • automobile service station • car wash • garden centre • gas bar • hotel • parking lot • sports arena • warehouse • light industrial	This subzone applies to lands in the <i>Bank Street South Secondary Plan</i>, and maintains provisions in the current GM29 that enact certain secondary plan requirements.
Zone Provisions (2) Despite subsection 908(1)(b) retail and restaurant uses are limited to a maximum gross leasable floor area per individual occupancy of 300m² and a maximum total gross leasable floor area of 3000m². (3) Despite subsection 908(4)(f) the maximum permitted building height is as follows: (a) in any area up to and including 20 metres from a property line abutting an N4 Zone: 11 metres; and (b) in any area over 20 metres from a property line abutting an N1, N2, N3 or N4 – Neighbourhood Zone: 22 metres.	

Section 908-6 – Neighbourhood Mixed-Use Subzone 6 (NMU6)	
Provisions	Notes
Prohibited Uses (1) Despite the uses permitted under clause 908(1), the following uses are prohibited in the Neighbourhood Mixed-Use Subzone 6: • drive-through facility • dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village Secondary Plan area.
Zone Provisions (2) Where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and exterior side lot lines. (3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less: (a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum	

- building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and
- (b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;
- (4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area.
- (5) The minimum separation distance between portions of a building above four storeys is 23 metres.
- (6) The minimum separation distance between portions of a building above nine storeys is 30 metres.
- (7) Where non-residential uses are located on a building's first storey, the first storey's façade must consist of at least 50% transparent glazing.
- (8) With the exception of Planned Unit Developments and a building with four or more principal dwelling units, the principal entrance is required to face the front or exterior side lot line.
- (9) The minimum building height is 6 metres.
- (10) The following requirements apply to any Planned Unit Development:
- (a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and
- (b) The minimum separation distance between principal buildings within a planned unit development is as follows:
- (i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and
- (ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building.
- (11) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor.
- (12) Despite clauses 908(4)(c), (d), (e) and (f), the following provisions apply:
- (a) Minimum front and exterior side yard setbacks:
- (i) for a building with residential uses at grade: 5 metres; and
- (ii) all other cases: 0 metres.
- (b) Maximum front and exterior side yard setbacks:
- (i) despite sub clause (12)(a)(i), for lots east of Codd's Road where they abut Hemlock Road: 2 metres; and
- (ii) all other cases: no maximum.
- (c) Minimum interior side yard setback:
- (i) a building with residential land use at grade or where the minimum interior side yard abuts a park or the building is higher than 11 metres in height: 3 metres; and
- (ii) all other cases: 1.5 metres.
- (d) Minimum rear yard setback:
- (i) a building with a residential land use at grade or where the rear yard abuts a Residential Zone: 7.5 metres.