

## **Part 10 – Mixed Use/Commercial Zones (Sections 185-198)**

This part comprises the zones that are applied to the urban and suburban areas of the City in accordance with the mixed-use and commercial land use designations of the Official Plan, and includes the LC- Local Commercial, GM- General Mixed Use, TM- Traditional Mainstreet, AM-Arterial Mainstreet, MC- Mixed Use Centre and MD- Mixed-Use Downtown Zones.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

### **AM – Arterial Mainstreet Zone (Sections 185-186)**

#### **Purpose of the Zone**

*The purpose of the AM – Arterial Mainstreet Zone is to:*

- (1) *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated **Arterial Mainstreet** in the Official Plan; and*
- (2) *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

**185. In the AM Zone:**

#### **Permitted Non-Residential Uses**

- (1) The following non-residential uses are permitted subject to:
  - (a) the provisions of subsections 185(3) to (5), and
  - (b) **amusement park** being located within a building;

amusement centre  
amusement park  
animal care establishment  
animal hospital  
artist studio  
automobile dealership  
automobile rental establishment  
automobile service station  
bank  
bank machine  
bar  
broadcasting studio  
car wash  
catering establishment  
cinema  
click and collect facility (By-law 2016-289)  
community centre  
*community garden, see Part 3, Section 82 (Subject to By-law 2017-148)*  
community health and resource centre  
convenience store  
day care  
diplomatic mission, *see Part 3, Section 88*  
drive-through facility  
emergency service  
funeral home  
gas bar  
hotel  
instructional facility  
library  
medical facility  
municipal service centre  
museum  
nightclub  
office  
park  
parking garage  
personal service business  
place of assembly  
place of worship  
post office  
production studio  
recreational and athletic facility  
research and development centre  
residential care facility (By-law 2011-273)  
restaurant  
retail food store  
retail store  
school  
service and repair shop  
small batch brewery, *see Part 3, Section 89*  
sports arena  
technology industry  
theatre  
training center

## Permitted Residential Uses

- (2) The following residential uses are permitted:

apartment dwelling, low rise

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

bed and breakfast, see Part 5, Section 121

dwelling unit

group home, see Part 5, Section 126

home-based business, see Part 5, Section 127

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

planned unit development, see Part 5, Section 131

retirement home

retirement home, converted, see Part 5, Section 122

rooming house

rooming house, converted, see Part 5, Section 122

rooming unit

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

townhouse dwelling, see Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014-189)

## Zone Provisions

- (3) The zone provisions are set out in Table 185 below.

**TABLE 185 - AM ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Front yard and corner side yard	(i) non-residential or mixed-use buildings	Minimum No minimum
	(ii) residential use building	Minimum 3 m
(d) Minimum interior side yard	(i) abutting a residential zone	7.5 m
	(ii) all other cases	No minimum
(e) Minimum rear yard	(i) abutting a street	3 m
	(ii) rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) all other cases	No minimum
(f) Maximum building height	(i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone (By-law 2011-124)	11 m
	(ii) in any area up to and including 20 metres from a property line abutting a R4 zone (By-law 2011-124)	15 m
	(iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)	20 metres, or as shown on the zoning map
	(iv) more than 30 metres from a property line abutting a R1 – R4 zone	30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45)
	(v) in all other cases	30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45)
(g) Maximum building height for AM, AM1, AM4 and AM5 zones, on specific street segments as noted below: (By-law 2015-45)		25 metres, or as shown on the zoning map

	I ZONING MECHANISMS	II PROVISIONS	
Street Segments	(i) Baseline Road from St. Helen's Place to Merivale Road ii) Merivale Road from Baseline Road to Caldwell Avenue iii) Cyle Avenue from Doheny Street to Highway 417 iv) Bronson Avenue from Carling Avenue to Kippewa Drive v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street vi) Michael Street from Tremblay Road to Kenaston Street vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road viii) Brittany Drive from Montreal Road to Kristin Way ix) Montreal Road from Shefford Road to Regional Road 174 x) Innes Road from Page Road to Tenth Line Road xi) Bank Street from VIA Rail right-of-way to Walkley Road xii) Bank Street from Walkey Road to Rail right-of-way (South of Ledbury Ave.) xiii) Bank Street from Rail right-of-way (South of Ledbury Ave.) to Lester Road		
(h) Maximum floor space index (By-law 2015-45)	(i) for AM, AM1, AM4 and AM5 zones, on specific street segments as noted in clause (g) above	1. if 80% or more of the required parking is provided below grade	3.5
		2. in all other cases	2, unless otherwise shown
	(ii) in all other cases	none	

(i) Minimum width of landscaped area around a parking lot      *see Section 110 – Landscaping Provisions for Parking Lots*

- (4) Outdoor storage is permitted subject to:
  - (a) being located in an interior side yard or rear yard;
  - (b) being completely enclosed and screened from a public street, and from residential or institutional zone; and
  - (c) the provisions of subsection 185(4) (b) above does not apply to **automobile dealership**.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (6) ***(Introduced by By-law 2014-292)***

### AM Subzones

186. In the AM Zone, the following subzones apply:

#### AM1 Subzone

- (1) In the AM1 Subzone:

- (d) Clause (c) does not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but a maximum front yard setback of 3 metres shall apply to any building containing these uses.
- (e) Despite (c) and (d), in the case of high voltage power lines present near the front lot line the distance of 3 metres set out within (c)(i) and (c)(ii) and the maximum front yard setback in (d) is increased to 5 metres with respect to that portion of the building wall affected by the high voltage power lines.
- (f) In the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with subsection (c) above, provided that those requirements are satisfied upon the completion of all phases of development.
- (g) For a lot containing a non-residential or mixed use building, the minimum required width of a landscaped area along a lot line is:
  - (i) where abutting a residential zone: 10 metres and an opaque screen with a minimum height of 1.5 metres must be provided between the residential zone and landscaped area;
  - (ii) where it is the rear lot line and it abuts a non-residential zone: 5 m
  - (iii) in all other cases: no minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.
- (h) outdoor storage accessory to the use on the lot,
  - (i) is prohibited in a front yard, and
  - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
- (i) the lot line abutting Hazeldean Road is considered to be the front lot line
- (j) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located. (By-law 2014-27)

#### **AM10 Subzone**

- (10) In the AM10 Subzone:
  - (a) the lot line abutting the designated "Arterial Mainstreet", as per Schedule B of the Official Plan, is the front lot line, and in the case of a lot with more than one lot line abutting an arterial mainstreet the provisions applying to front lot line will apply to all of the lot lines abutting an arterial mainstreet regardless of it being a front or other lot line,
  - (b) despite Table 185(c), the following provisions apply;
    - (i) the minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for Non-residential and Mixed use buildings; and

- (ii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following;
  - 1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
  - 2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
  - 3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase,
- (c) despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is;
  - (i) 3.0 metres for the first 20 metres back from the street,
  - (ii) 7.5 metres beyond 20 metres back from the street,
- (d) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
  - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
  - (ii) 7.5 metres in all other cases,
- (e) any portion of a building located within 10 metres a front lot line or corner lot line must satisfy the following minimum building heights:
  - (i) if the building is a non-residential or mixed-use building, the ground floor requires a minimum height of 4.5 metres; and
  - (ii) the minimum building height required is 7.5 metres, and must contain at least two storeys,
- (f) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following;
  - (i) the addition does not exceed the greater of 600 m<sup>2</sup> or 20% of the gross floor area of the existing building,
  - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building,
- (g) the ground floor façade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include:
  - (i) a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and
  - (ii) a minimum of one active entrance in the case of a residential use building; where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;

- (h) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors,
- (i) clauses (b) and (e) do not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but the following must be satisfied;
  - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
  - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres,
- (j) despite Table 185(f) the following maximum building heights apply:
  - (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m
  - (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m
  - (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone: 20 m
  - (iv) In any area:
    - a. outside of the areas identified in (i) through (iii) above; and,
    - b. up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m
  - (v) In all other cases: 30 m (By-law 2015-45)

***AM11 Subzone (Introduced by By-law 2015-49)***

**AM12 Subzone**

- (12) In the AM12 Subzone:
  - (a) Only the following uses are permitted: