

## Blackline Amendment

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### 4.5 Strategic Properties

There are ~~four~~ **five** identified strategic properties which present opportunities for new residential and mixed-use development which can complement and support the Town's core and help provide linkages between the Downtown Development Permit Area and peripheral residential areas. The purpose and intent of the following regulations, which apply to each individual property, is to facilitate their renewal and adaptive re-use.

#### 4.5.1 Permitted Uses

- Art Gallery
- ~~• Brew Pub~~
- Apartment Building
- Artisan's Studio
- Auditorium
- Bakery
- Bank
- Club
- Commercial Sports and Recreational Establishment
- ~~• Dry Cleaning or Laundry~~
- Flea Market
- Hotel
- ~~• Medium to high density residential uses~~
- Nightclub
- Office
- Personal Service Business
- Public Square Market
- ~~• Restaurant~~
- Restaurant, Bar
- Restaurant, Fast Food
- Restaurant, Full Service
- Restaurant, Take Out
- ~~• Retail Store~~
- ~~• Studio~~
- Theatre

#### 4.5.2 Site Specific Provisions - DRS 115 Emily Street

~~Notwithstanding the above permitted uses, on the property identified as 115 Emily Street, permitted uses shall be restricted to medium to high density residential uses. Non-residential uses listed in Section 4.5.1 are permitted where medium to high density residential uses exist. A maximum of 30% of the developed footprint may be used for the non-residential uses. As of the date of passing of this By-law, existing buildings that have legal non-complying setbacks are permitted.~~

- 1) Notwithstanding any other provision in this By-law, non-residential uses are only permitted where medium to high density residential uses exist.
- 2) A minimum of 5% of the developed net floor space of the development lands shall be reserved for non-residential uses.
- 3) Restoration and preservation of the stone mill building shall be encouraged.
- 4) Opportunities for lot creation shall be encouraged along the establishment of a new public street through the site connecting Hawthorne Ave and Emily Street.
- 5) Additional opportunities for lot creation may be permitted along the frontage of new private condominium roads where adequate frontage and servicing can be demonstrated in accordance with the provisions of Section 4.1.5.4.1. New lots shall be required to establish Development Standards for new uses through a concurrent Development Permit Amendment.
- 6) Where new and sufficient street frontage can be demonstrated, low density residential uses including singles and semi-detached dwellings shall be permitted in accordance with the Development Standards of Section 4.1.3 (Mississippi Residential). Notwithstanding Section

4.1.5.3.3, a minimum of 2 parking spaces shall be required for single and semi-detached dwellings.

7) For the purpose of interpretation of the property, the property lines shared with Riverside Park and the Mississippi River shall be the “front lot line” and all other property lines shall be considered “exterior side lot lines”.

8) A minimum 6m landscaped buffer shall be provided adjacent to any “Mississippi Residential” Property.

9) Where parking is proposed in the front and exterior side yards a landscape buffer of no less than 1m shall be provided. This landscape buffer may take place by both hard features (masonry stone wall) and soft landscape elements such as trees, shrubs, planters and urns. Soft landscape screening features should be year-round features where possible. This screening shall be used to screen cars from view while allowing eye level visibility into the site.

10) As of the date of passing of this By-law, existing buildings that have legal non-complying setbacks are permitted.

### Development Standards

Site Provisions	Requirements
Lot Area (minimum)	No minimum.
Lot Coverage (maximum)	70%
Density (Maximum)	1 residential unit per 250 m <sup>2</sup> of lot area.
Lot Frontage (minimum)	20m
Front Yard Setback (minimum)	6m
Exterior Side Yard Setback (minimum)	4.5m
Interior Side Yard Setback (minimum)	1.2 m or where adjacent to existing residential uses it shall be 6 m.
Rear Yard Setback (minimum)	8 m
Usable Open Space in the form of a balcony, ground floor patio or rooftop patio (minimum)	5 m <sup>2</sup> per residential unit AND
AND	20% Landscaped Usable Open Space at surface level.
Usable Landscape Open Space	
Building Height (maximum)	20 m
	Buildings over 11 m (or 3 storeys) shall be stepped back with each successive storey at 45.0 degrees from the street line.

### 4.5.3 Site Specific Provisions - Woolgrowers Site, 142 Franktown Road

~~Notwithstanding the above permitted uses the current agricultural related uses will be permitted and redevelopment of the existing buildings shall be restricted to retail commercial uses. Nothing in this Bylaw is intended to restrict the expansion of the existing use.~~

1) Notwithstanding the above permitted uses, the current agricultural related uses will be permitted, and redevelopment of the existing buildings shall be restricted to retail commercial uses. Nothing in this By-law is intended to restrict the expansion of the existing use.

2) Restoration and redevelopment of the existing buildings for new commercial uses shall be encouraged.

3) Opportunities for lot creation shall be encouraged along the existing frontage of Coleman Street as well as the establishment of a new private condominium road through the site.

4) Notwithstanding Section 4.1.5.3(2), residential uses in the form of stacked or street fronting townhomes may be permitted in accordance with the Development Standards of Section 4.2.3 (Residential).

5) For the purpose of interpretation of the property, the property lines shared with Coleman Street and Carleton Junction Park shall be considered to be the “front lot line”, property line shared with Moore Street shall be considered to be the “exterior side lot lines” and all other property lines shall be considered “rear lot lines”.

6) Where parking is proposed in the front and exterior side yards a landscape buffer of no less than 1m shall be provided. This landscape buffer may take place by both hard features (masonry stone wall) and soft landscape elements such as trees, shrubs, planters and urns. Soft landscape screening features should be year-round features where possible. This screening shall be used to screen cars from view while allowing eye level visibility into the site.

### Development Standards

Site Provisions	Requirements
Lot Area (minimum)	No minimum.
Lot Coverage (maximum)	70%
Density (Maximum)	1 residential unit per 250 m <sup>2</sup> of lot area.
Lot Frontage (minimum)	20m
Front Yard Setback (minimum)	6m
Exterior Side Yard Setback (minimum)	4.5m
Interior Side Yard Setback (minimum)	1.2 m Or where adjacent to existing residential uses it shall be 6 m.
Rear Yard Setback (minimum)	8 m
Usable Open Space in the form of a balcony, ground floor patio or rooftop patio (minimum) AND	5 m <sup>2</sup> per residential unit AND
Usable Landscape Open Space (minimum)	20% Landscaped Usable Open Space at surface level.
Building Height (maximum)	20 m Buildings over 11 m (or 3 storeys) shall be stepped back with each successive storey at 45.0 degrees from the street line.

#### 4.5.4 Site Specific Provisions - McArthur Island, 150 Mill Street

1) In addition to the permitted uses listed above, a Retirement Home, Home for the Aged, Nursing Home, Long-Term Care Facility and Clinic, Medical are also permitted.

2) Notwithstanding the provisions of Section 3.41, the required 30m setback from a natural watercourse has been reduced in accordance with the recommendation of the supporting Environmental Impact Statement.

3) Notwithstanding the total parking requirements in accordance with Section 3, the site is permitted to have a reduction of spaces in accordance with the terms of DP3-04-2019.

4) [By-law 101-2020]

1. Notwithstanding the provision of Section 4.1.5 “Strategic Properties”, on the northern portion of the lands known as 150 Mill Street (McArthur Island) identified in Schedule ‘A’ as “h1”, the lands shall remain vacant and undeveloped until such time as the following plans, reports, approvals and agreements have been provided to the satisfaction of the Town:

- Composite Utility Plan;
- Environmental Compliance Approval by the Ministry of the Environment;
- Detailed Design for all pedestrian bridges and pathway crossings of the Mississippi River;
- Building Elevations;

- e. Landscape Plans;
- f. Record of Site Conditions;
- g. Traffic Study Regarding Mill Street Bridge capacity and widening requirements;
- h. Amending Development Agreement including but not limited to:
  - i. Financial Conditions;
  - ii. Insurance Certificates;
  - iii. Performances Bonds;
  - iv. Updates Schedules;

#### 4.5.5 Site Specific Provisions - Findlay Foundry, 28 High Street

A maximum of 30% developed net floor space shall be for non-residential uses.

#### 4.5.6 Site Specific Provisions - Braydon Mill, 150 Rosamond Street

~~A maximum of 30% developed net floor space shall be for non-residential uses.~~

- 1) Notwithstanding any other provision in this By-law, development or redevelopment of the site shall be limited to residential uses in a mixed-use environment with a commercial component of no less than 5% of the net floor area and no greater than 30% of the net floor area.
- 2) Restoration and redevelopment of the existing buildings shall be encouraged.
- 3) Where parking is proposed in the front and exterior side yards a landscape buffer of no less than 1m shall be provided. This landscape buffer may take place by both hard features (masonry stone wall) and soft landscape elements such as trees, shrubs, planters and urns. Soft landscape screening features should be year-round features where possible. This screening shall be used to screen cars from view while allowing eye level visibility into the site.
- 4) For the purpose of interpretation of the property, all property lines shared with Rosamond Street shall be considered to be the “front lot line”, property line shared with the Ottawa Valley Recreational Trail shall be considered the “exterior side lot lines”.
- 5) As of the date of passing of this By-law, existing buildings and structures that have legal non-complying setbacks are permitted.

#### Development Standards

Site Provisions	Requirements
Lot Area (minimum)	No minimum.
Lot Coverage (maximum)	70%
Density (Maximum)	1 residential unit per 250m <sup>2</sup> of lot area.
Commercial Net Floor Area (Minimum)	5%
Commercial Net Floor Area (Maximum)	30%
Lot Frontage (minimum)	20m
Front Yard Setback(minimum)	6m
Exterior Side Yard Setback (maximum)	4.5 m
Interior Side Yard Setback (minimum)	3m
Rear Yard Setback(minimum)	No minimum.
Usable Open Space in the form of a balcony, ground floor patio or rooftop patio (minimum) AND Usable Landscape Open Space	5 m <sup>2</sup> per residential unit AND 20% Landscaped Usable Open Space at surface level.
Building Height (maximum)	16m Buildings over 11 m (or 3storeys) shall be stepped back with each successive storey at 45.0 degrees from the street line.

#### 4.5.x Development Standards

<b>Development Standards Non-Residential Uses</b>	<b>Requirements</b>
Lot Area (minimum)	Nil
Lot Coverage	Nil
Lot Frontage (minimum)	Nil
Front Yard (maximum)	Nil
Exterior Side Yard (maximum)	0.0 metres
Interior Side Yard (minimum)	0.0 metres 3.0 metres (9.8 feet) where lot abuts Residential Use
Rear Yard Depth (minimum)	Nil
Usable Landscape Open Space (minimum)	20%
Building Height (maximum)	23.7 metres (78 feet) Buildings over 3 storeys shall be stepped back with each successive storey at 45.0 degrees
Parking Spaces	As per Section 3 of this By-law

#### 4.5.7 Additional Provisions

- ~~1) Medium to high density residential uses shall only be permitted in a mixed-use setting.~~
- ~~2) All development and redevelopment shall be subject to the existing site analysis and design criteria of Sections 13 and 14.~~
- ~~3) Each residential unit shall be required to provide 1.5 parking spaces. Non-residential parking shall be in accordance with the provisions in Section 3.30.~~

The following provisions shall apply to all Strategic Properties unless a site-specific provision states otherwise:

- 1) A maximum of 30% developed net floor space shall be for non-residential uses when in a mixed-use building.
- 2) Residential uses shall be limited to medium and high-density Apartment Buildings on the upper stories of a mixed-use building, with a minimum height of three storeys and a maximum height of five storeys.
- 3) Each residential unit shall be required to provide 1.25 parking spaces. Each non-residential use shall be in accordance with the provisions in Section 3.
- 4) Where possible, the development of Strategic Properties shall include access and connections to adjacent public spaces including, but not limited to, municipality owned parks, the Mississippi River, and the Ottawa Valley Rail Trail.