



Canada Lands Company
Soci t  immobili re du Canada



Algonquins of Ontario



299 (291)
Carling Avenue

**As We Heard It Report
Virtual Open House – August 19 to October 16, 2020**

June 2021



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1 Introduction

Canada Lands Company (CLC), through a joint venture partnership with the Algonquins of Ontario (AOO), is undertaking planning studies and community engagement for the future redevelopment of the site municipally known as 299 (291) Carling Avenue (“the site”).

This report presents a summary of “as we heard it” feedback received during the Virtual Open House for this project, where comments and feedback were received from August 19 until October 16, 2020 as part of the ongoing community engagement process being undertaken by CLC and AOO throughout the site redevelopment planning and design process.

2 Project Overview

2.1 Site Context

The site has an area of 1.36 hectares (3.36 acres) and is located at the southwestern edge of the Glebe Annex neighbourhood in the City of Ottawa, as illustrated in **Figure 1**. It is bound by Carling Avenue to the south, Lebreton Street South to the west, a multi-unit residential building to the north, and a multi-unit residential building (Dow’s Lake Towers) and Bell Street South to the east. The Lakelander Condo is located further east of the site. The site is also located on the boundary of the 600 m distance from the existing Carling O-Train Light Rail Transit (LRT) Station. The site was formerly being used as a surface parking lot for adjacent federal government offices (e.g. NRCan) and local businesses.

Figure 1: Site Location and Context (Source: Google Earth, 2018)





The site was acquired by CLC from the federal government in February 2017, and is a joint venture partnership with AOO. The management committee for this redevelopment project has equal representation from AOO and CLC, with CLC acting as the project manager. This project is a continuation of the ongoing partnership between CLC and AOO at Wateridge Village (former Canadian Forces Base Rockcliffe). A key component of the site redevelopment will be integrating the commemoration of the Algonquin First Nation legacy and heritage.

While the site redevelopment must be commercially viable, CLC is committed to working with developers to implement the established Vision for the site, which is based on the input received through engagement with the AOO, the Public Advisory Committee (PAC), and the broader community. The build out for the site will reflect this Vision, applicable planning policies with respect to appropriate intensification for the area, encouraging transit-oriented development, and the best overall outcome for the community.

2.2 Planning Policy Framework and Approval Process

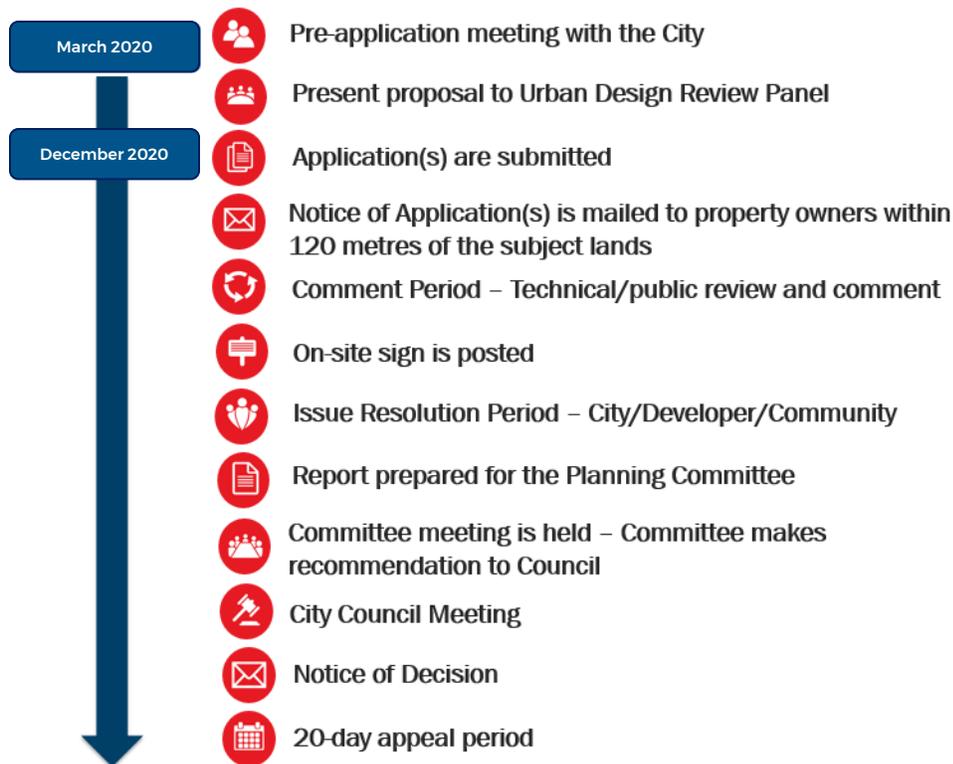
The City of Ottawa's planning policy documents will guide the site's redevelopment, including the Official Plan, Urban Design Guidelines for Development along Arterial Mainstreets, Transit-Oriented Development Guidelines, and Urban Design Guidelines for High-rise Buildings. The site redevelopment will be aligned with the City's policies and requirements, the changing nature of the Carling Avenue corridor and the neighbourhood, as well as the potential for vacant land in the City of Ottawa to support investments in higher-order transit.

The City's Official Plan (2003, Website Consolidation) (OP) supports intensification within the General Urban Area land use designation, where there are opportunities to accommodate more jobs and housing, and increased transit use. Further, it is the intent of the OP to guide the development of Arterial Mainstreets (i.e. Carling Avenue) toward denser and more urban form that will support frequent transit service (Section 2.2.2). The City intends that mainstreets will achieve more compact and mixed-use development that supports, and is supported by, increased walking, cycling and transit use. Over time, higher density employment and residential uses could be introduced, where appropriate, and potentially through the redevelopment of large parking areas (Section 3.6.3). Both the General Urban Area and Arterial Mainstreet land use designations which apply to the site support a broad range of uses, including residential, commercial, retail, and institutional uses. Further, 299 (291) Carling Avenue is located approximately 600 m from the existing Carling O-Train Station; the OP provides that new taller buildings may be considered for sites that front an Arterial Road and which are within 800 m walking distance of a Rapid Transit Station (Section 3.6.1.4).

The existing zoning for the site is split between Arterial Mainstreet, Subzone 10 (AM10) in the southern portion of the site fronting on Carling Avenue, and Mixed-Use Centre (MC F(2.0)) in the northern portion. While the existing zoning accommodates a broad range of residential and non-residential uses, some of the zoning provisions are more limiting than the vision for the site provided in the OP. As such, there is an opportunity to seek a Zoning By-law Amendment to support redevelopment of the site and zoning that is more in line with the vision for intensification and transit-supportive mixed-use development established in the OP.

As part of the site redevelopment process, CLC and AOO will be required to seek a Zoning By-law Amendment from the City of Ottawa. A pre-application consultation meeting was held with the City in March 2020, and the Zoning By-law Amendment application was submitted in December 2020. As illustrated in **Figure 2**, the City’s approval process will include additional opportunities for public involvement including comment and issue resolution periods, as well as a Statutory Public Meeting at the City’s Planning Committee. CLC and AOO will also be required to present their proposal to the City of Ottawa’s Urban Design Review Panel. Throughout the process, the public will have an opportunity to comment and contribute to the site’s design evolution.

Figure 2: Planning Approval Process



2.3 Public Advisory Committee and Previous Engagement

At the beginning of the project, CLC approached various stakeholders to participate in a Public Advisory Committee (PAC). Upon confirmation of their interest in the project, a PAC was established consisting of the following participants:

- Two (2) residents of the immediate neighbourhood;
- Two (2) participants representing the local Ward Councillor’s office; and
- One (1) participant representing the Centretown Citizens Ottawa Corporation (CCOC).

A proposed Preferred Development Concept Plan has been prepared, based on community feedback received to date on three (3) preliminary development concept plans which illustrated various

development options for the site. The preliminary development concept plans were informed by input received through a series of community engagement events, including the following:

- A public information session held on November 28, 2017 to introduce the project (30 attendees);
- A design workshop with the AOO held on April 6, 2018;
- The first PAC meeting was held on May 30, 2018, which included a site visit, neighbourhood walkabout, presentation, discussion, and a visioning exercise;
- Three public information sessions held on July 10, 12, and 18, 2018 to present the preliminary concept plans for community feedback (45 attendees);
- The second PAC meeting was held on May 27, 2019 to present a recommended Preferred Development Concept Plan;
- An Open House was held on June 25, 2019 to present the refined Preferred Development Concept Plan after receiving feedback from the May 27, 2019 PAC meeting;
- The third PAC meeting was held on March 12, 2020 to discuss the Zoning By-law Amendment and gather feedback on 3 concepts for the Preferred Development Concept Plan;
- The fourth PAC meeting was held on July 6, 2020 to discuss the proposed zoning for the site in detail; and
- A meeting with residents of the Lakelander Condo was held on September 17, 2020 to discuss the proposed zoning for the site.

3 Virtual Open House – August 19 to October 16, 2020

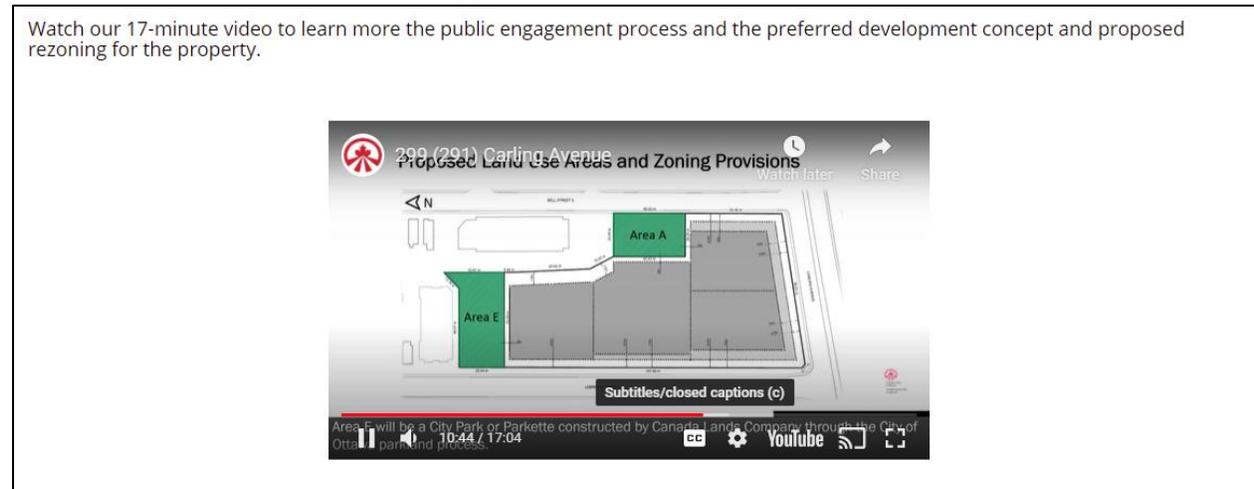
3.1 Participants and Approach

Due to the COVID-19 pandemic and social distancing protocols in place at the time, the fourth Public Open House for the project was held virtually from August 19 to October 16, 2020 using an interactive website developed by Social Pinpoint (www.clcsic.ca/299Carling). Notice of the Virtual Public Open House was provided by CLC through postcard invitations which were mailed to residents in the Glebe Annex and Dow's Lake area and streets surrounding the site. 4,534 postcards were mailed out on July 15, 2020 and an additional 6,000 were mailed on September 15, 2020. In addition, notices were provided to recipients on CLC's email distribution list, and through the local Ward Councillor's email blast.

Participants were invited to provide their feedback by completing three steps through the website:

- Step 1 involved viewing a 17-minute video (see **Figure 3**) which provided an overview of the site, the public engagement process, the preferred development concept, and the details of the proposed zoning required to achieve the vision for future development on the site. The video presentation was narrated by CLC and WSP, and included text captions for accessibility.

Figure 3: Extract of Video Presentation (www.clcsic.ca/299Carling)



- Step 2 provided a summary of the previous public engagement activities, what was presented, and the outcomes of feedback received, including how comments have been addressed through refinements to the Preferred Development Concept. This step also provided an overview of key Development Principles that support the overall vision for the site’s future development. Lastly, Step 2 provided information on the City of Ottawa planning process, and introduced the proposed Zoning By-law Amendment and Preferred Development Concept through downloadable PDF “handouts” that walk through each aspect of the proposed zoning and illustrate proposed land use areas, maximum building heights, and setbacks. For clarity, the Virtual Open House website explained that the Preferred Development Concept Plan is intended to illustrate a potential buildout of the site in accordance with the proposed zoning, and not as a final building design. The site’s future build out will be determined through individual Site Plan Control applications by future developers. For more information on the proposed Zoning By-law Amendment and Preferred Development Concept presented, please see **Section 3.2 and 3.3** of this Report.
- Step 3 offered participants the opportunity to give their feedback and comments on the proposed Zoning By-law Amendment and Preferred Development Concept on a Virtual Ideas Wall, further discussed in **Section 3.4** of this Report.

The Virtual Open House website materials were presented in both English and English, including the opportunity to provide comments in both languages.

A hard copy survey was made available as an alternative to providing comments via the website.

3.2 Proposed Zoning By-law Amendment

Step 2 of the Virtual Open House website explained that CLC and the AOO will be submitting a Zoning By-law Amendment application to the City of Ottawa in order to establish one (1) Zone across the whole property. As illustrated in **Appendix A**, the proposed Zoning By-law Amendment will divide the



site into distinct land use areas, with dedicated open spaces, minimum setbacks and maximum building heights, including:

- Areas A and E: Proposed to be zoned Parks and Open Space (O1), where a City parkette and a privately-owned public open space (POPS) area would be located; and
- Areas B, C, and D: Proposed to be zoned Arterial Mainstreet Exception (AM[XXXX]), where buildings would be located.

In Areas A and E, permitted uses will be limited to existing permitted uses in the parks and open space (O1) zone: an environmental preserve and education area; park; and urban agriculture.

In Areas B, C and D, future development will be regulated through required building setbacks and step-backs from lot lines and streets, as well as maximum building heights. One additional residential permitted use is proposed to be added, and several uses are proposed to be prohibited.

An extract of the “Proposed Zoning By-law Amendment” handout available for download on the website is illustrated in **Figure 4**. The complete handout providing the full details of the proposed Zoning By-law Amendment is available in **Appendix A**.

3.3 Preferred Development Concept Plan

The Preferred Development Concept Plan presented on the website, as illustrated in **Figure 5**, is a demonstration plan in support of the proposed rezoning. It has been refined over the course of the project based on AOO, PAC, and public input received through previous engagement events. It was presented as part of the Virtual Open House to illustrate potential building configurations using massing to show how the site could be built out in accordance with the proposed Zoning By-law Amendment and land use areas.

The Virtual Open House website explained that the Preferred Development Concept Plan is not intended as a final building design, as the site’s future build out will be determined through individual Site Plan Control applications by future developers.

The website also provided an overview of CLC’s land sale process, and confirmed that CLC and the AOO will establish a land disposal strategy once municipal approval of the Zoning By-law Amendment application has been obtained. This will include exposing the property to the real estate market through a competitive process. The successful purchaser/builder will be required to adhere to the municipal zoning established as part of the public engagement process, as well as the Urban Design Guidelines and Architectural Controls being developed for the site.

Figure 4: Extract of Proposed Zoning By-law Amendment Handout (www.clcsic.ca/299carling)

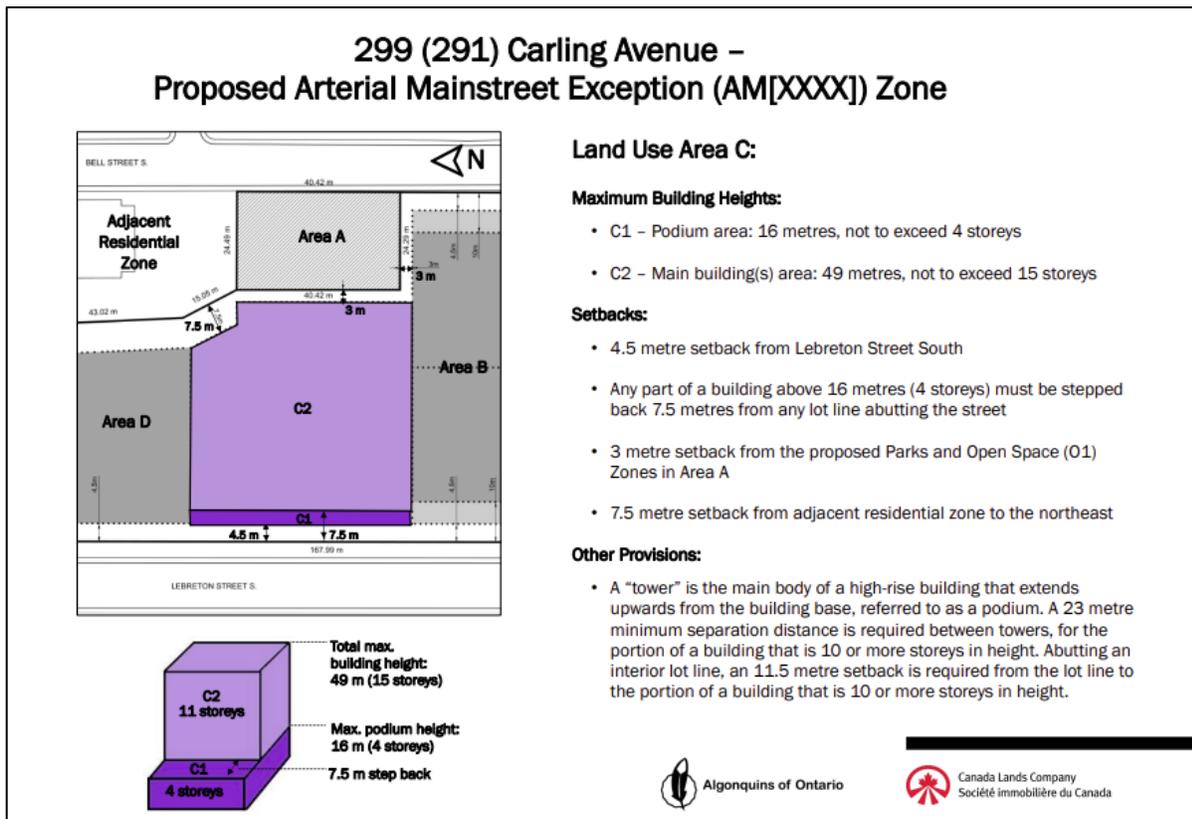
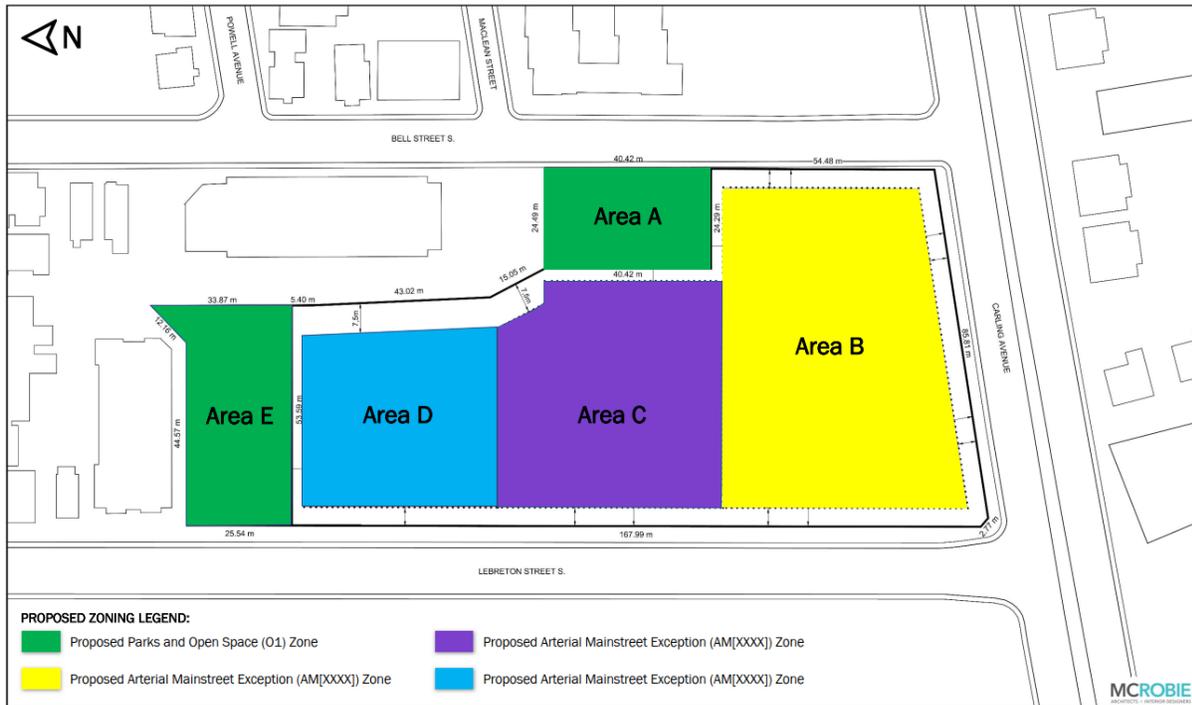
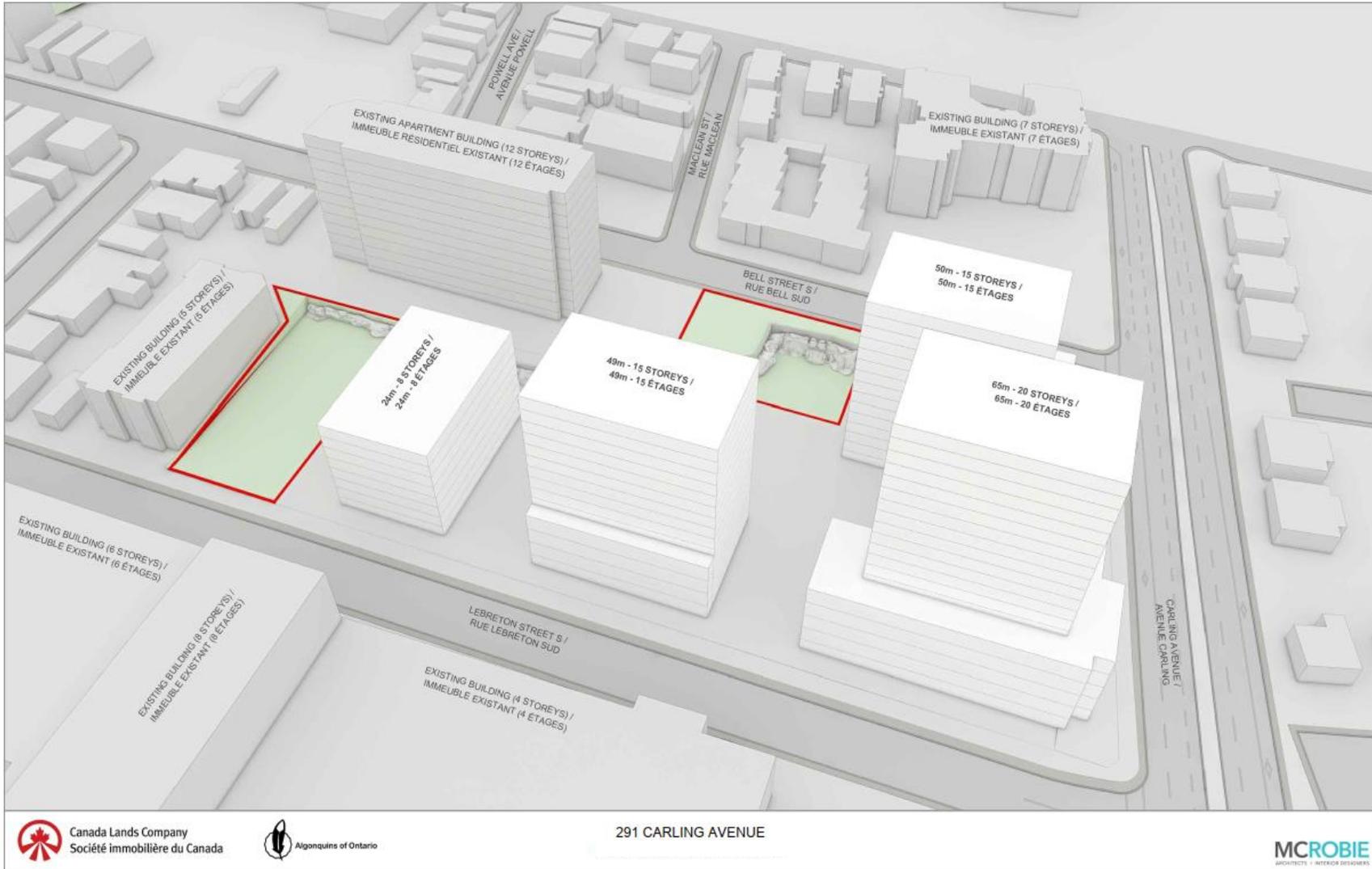


Figure 5: Preferred Development Concept Plan (intended to illustrate potential buildout of proposed zoning only)



3.4 Virtual Ideas Wall - Participant Feedback

Over the course of the Virtual Open House from August 19 to October 16, 2020, community members were given the opportunity to engage with CLC via the Virtual Ideas Wall to share any comments or questions on the proposed Zoning By-law Amendment, as part of Step 3 on the website (see **Figure 6**). Participants were able to post specific comments, visible to all, focusing on four (4) themes:

- Architectural Designs;
- Ground Floor Commercial Designs;
- Pedestrian Designs; and
- Parks and Open Spaces.

Figure 6: Extract from the Virtual Ideas Walls (www.clcsic.ca/299Carling)



Under each theme, participants were able to view images of design precedents from other developments that illustrated the theme and potential opportunities to be implemented on the site as part of future development. The images of design precedents presented on the Virtual Ideas Wall for public consideration are illustrated in **Figure 7**.



Figure 7: Design precedent images from the Virtual Ideas Walls (www.clcsic.ca/299Carling)

Architectural Designs



Ground Floor Commercial Designs



Pedestrian Designs





Parks and Open Spaces



Once a participant’s comment was submitted and published on the Virtual Ideas Wall, other participants were given the opportunity to “like” or “dislike” a comment to show their concurrence or if they disagreed. This encouraged virtual dialogue among participants. CLC staff also provided responses to some comments and/or questions for clarification, over the duration of the Virtual Open House.

Forty-one (41) comments were received through the Virtual Ideas Wall, and are summarized in **Table 1**, according to the four (4) themes. Five (5) additional hard copy survey responses were received and are summarized in **Table 2**.

Table 1: Summary of Community Feedback on Virtual Ideas Wall

THEME	COMMUNITY COMMENTS
Architectural Designs	<ul style="list-style-type: none"> • Desire to ensure that new buildings increase the vibrancy of the immediate area and use attractive building materials that differ from high-rise buildings in the City’s downtown • Preference for increased building heights with smaller building footprints (especially along Carling) to increase green spaces, promote sustainable and high-density living, and offer diverse living options (multi-bedroom units, luxury and affordable units)



THEME	COMMUNITY COMMENTS
Architectural Designs (Continued)	<ul style="list-style-type: none">• Suggestion to vary building heights to improve the City's skyline, including reducing the height of some of the buildings to better integrate within the neighboring community• The design of all the buildings should avoid reflective materials and follow best practices to reduce the number of bird collisions• Need for shorter buildings to avoid blocking the skyline of neighbouring dwellings and reduce any privacy concerns• Preference for varied building materials that provide visual interest
Ground Floor Commercial Designs	<ul style="list-style-type: none">• Desire for ground floor commercial uses, including a grocery store, retail, and restaurants with patios• Some comments expressed the importance of attracting commercial uses that don't already exist in the surrounding area• Concerns were raised with "funeral home" as a permitted use in the Zoning By-law Amendment application, with a request that it be removed as it would not fit the character of the area
Pedestrian Designs	<ul style="list-style-type: none">• Desire to see gardens, flower beds, trees and other soft landscaping designs along the sidewalks to add to and complement the existing greenery• Need to prioritize wide and accessible sidewalks to accommodate all accessibility needs, patios and cyclists• Desire for bike-friendly infrastructure on the site, such as internal site pathways and connection to existing bike pathways in the area, bike racks, and safe bike storage• Request for sufficient ground-level lighting of pedestrian spaces in the evenings• Need for sufficient garbage / recycling receptacles on site
Parks and Open Spaces	<ul style="list-style-type: none">• Desire for increased greenery and greenspaces surrounding the buildings to provide more recreational space• Suggestions were made to add street furniture, such as gazebos, picnic tables, benches, etc. in the proposed green spaces to make them more desirable as places of gathering• Concerns were raised that proposed park along Bell Street South might be too shaded from the sun and may not properly support plants grown there



Table 2: Summary of Community Feedback Received from Hard Copy Surveys

THEME	COMMUNITY FEEDBACK AND QUESTIONS
Architectural Designs	<ul style="list-style-type: none"> • No square buildings • A variety of building styles with character • Include podiums on the buildings • Taller buildings • Include balconies in the building design • No townhouses, focus on tall buildings with smaller footprints • Be mindful of bird safety • Building materials that can withstand winter conditions • Mixed building materials
Commercial Designs	<ul style="list-style-type: none"> • Promote patios and places of gathering • Multiple small-scale commercial tenants • Ensure there is a grocery store • Avoid neon signs
Pedestrian Designs	<ul style="list-style-type: none"> • Wide sidewalks • More street furniture • Include sufficient lighting • Promote cycling • Ensure no vehicular access in the site’s interior spaces • Ensure accessibility for all ages and mobilities
Parks and Open Spaces	<ul style="list-style-type: none"> • Include street furniture and outdoor seating • Playground for children • Increase the number of trees

3.4.1 Building Heights and Architectural Design

As summarized in **Table 1** and **Table 2**, a variety of public comments were received regarding proposed building heights and architectural designs as part of the Zoning By-law Amendment. While some members of the public expressed preferences for increased building heights with smaller footprints, other comments indicated desire for shorter buildings, varied building heights, and the inclusion of podiums in the building design. In response to these comments, as well as earlier comments regarding building heights received by CLC through past public engagement events, the proposed Zoning By-law Amendment establishes distinct areas within the site where specific maximum building heights would be permitted (as illustrated in **Appendix A**), including:

- Area B1: A required podium area, with a maximum building height of 20 metres, not to exceed 5 storeys;
- Area B2: A maximum building height of 65 metres, not to exceed 20 storeys (including the podium portion of the building);
- Area B3: A maximum building height of 50 metres, not to exceed 15 storeys (including the podium portion of the building);
- Area C1: A required podium area, with a maximum building height of 16 metres, not to exceed 4 storeys;



- Area C2: A maximum building height of 49 metres, not to exceed 15 storeys (including the podium portion of the building); and
- Area D: A maximum building height of 24 metres, not to exceed 8 storeys.

The maximum building heights proposed in the Zoning By-law Amendment address the desire for varied building heights across the site, with a gradual decrease in building height proposed from Carling Avenue, a designated Arterial Mainstreet, to the north end of the site. Where high-rise buildings are proposed to be permitted, buildings will be required to incorporate 4 storey and 5 storey podiums to ensure a transition in the scale and massing of future buildings on the site.

Other public comments which are related to architectural designs of future buildings on site will be considered as part of the development of site-specific Urban Design Guidelines and Architectural Controls, and as part of future Site Plan Control applications by future developers of the site.

Examples of these public comments include:

- Style, materials, and character of future buildings on the site;
- Consideration of bird safety in building design; and
- Inclusion of specific building design elements, such as balconies.

3.4.2 Park Amenities

In addition to the participant comments posted directly to the Virtual Ideas Walls, the Virtual Public Open House included a survey question under the “Parks and Open Spaces” theme, specific to desired park amenities on the site.

The survey question asked participants to rank their top three (3) ‘must-have’ park amenities, from the following selections:

- Community garden
- Playground structure
- Seating
- Amphitheatre (gathering space for outdoor performance)
- Public art
- Fitness equipment

Ten (10) participants completed the survey question. **Table 3** summarizes the ranking feedback received.

Table 3: Survey – Ranking of Top 3 Desired Park Amenities

PARK AMENITY SELECTIONS	FIRST CHOICE	SECOND CHOICE	THIRD CHOICE	OVERALL RANKING
Community garden	-	2	1	5
Playground structure	1	2	2	3
Seating	2	2	4	2
Amphitheatre	2	-	1	4
Public art	4	2	-	1
Fitness equipment	1	2	2	3



The top (3) desired park amenities include:

- Public art
- Seating
- Playground structure / Fitness equipment

4 Next Steps

The feedback obtained through the Virtual Public Open House will be considered in the development of site-specific Urban Design Guidelines and Architectural Controls in Summer 2021, which future developers of the site will be required to adhere to.

Following the completion of the Virtual Public Open House in October 2020, CLC prepared the Zoning By-law Amendment application, which was submitted to the City of Ottawa in December 2020. The application is currently undergoing technical review by City staff. Members of the public will have the opportunity to comment on the proposed Zoning By-law Amendment application throughout the rezoning process, and are able to submit comments to the City File Lead.

Following the technical review and resolution of any issues, the proposed Zoning By-law Amendment will be presented to the City's Planning Committee at a Statutory Public Meeting, anticipated in late Summer 2021. CLC will notify subscribers to their email distribution list of this meeting.

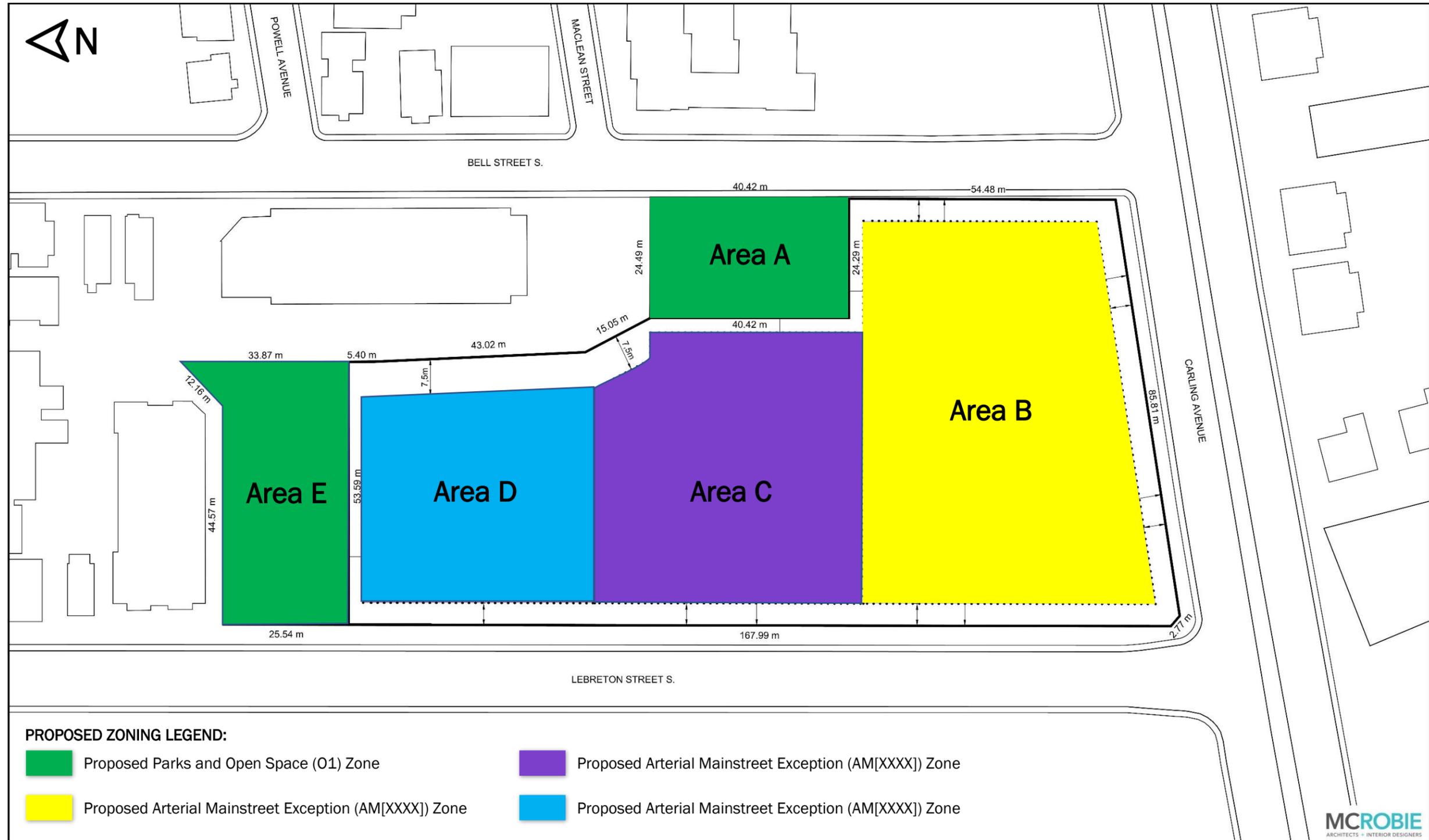
Following the Planning Committee meeting, the application will go to City Council for a decision, followed by a 20-day appeal period.



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Appendix A Proposed Zoning By-law Amendment – Website Materials

299 (291) Carling Avenue – Proposed Zoning By-law Amendment



299 (291) Carling Avenue – Proposed Parks and Open Space (O1) Zones



Land Use Area A:

- 0.10 hectares Privately-Owned Public Open Space (POPS)

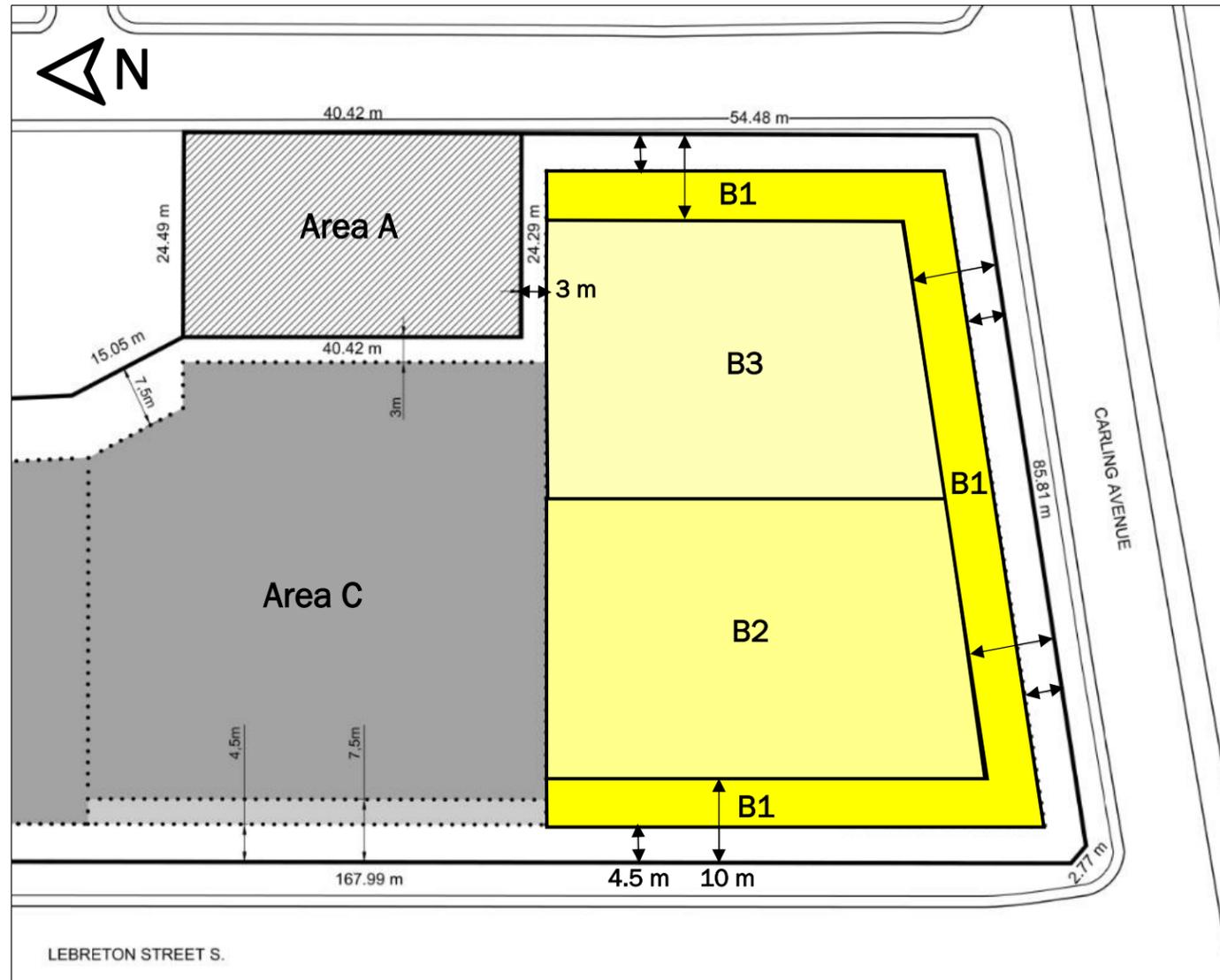
Land Use Area E:

- 0.14 hectares attributed to 10% parkland dedication (City park)

Permitted Uses:

- Environmental preserve and education area
- Park
- Urban Agriculture

299 (291) Carling Avenue – Proposed Arterial Mainstreet Exception (AM[XXXX]) Zone



Land Use Area B:

Maximum Building Heights:

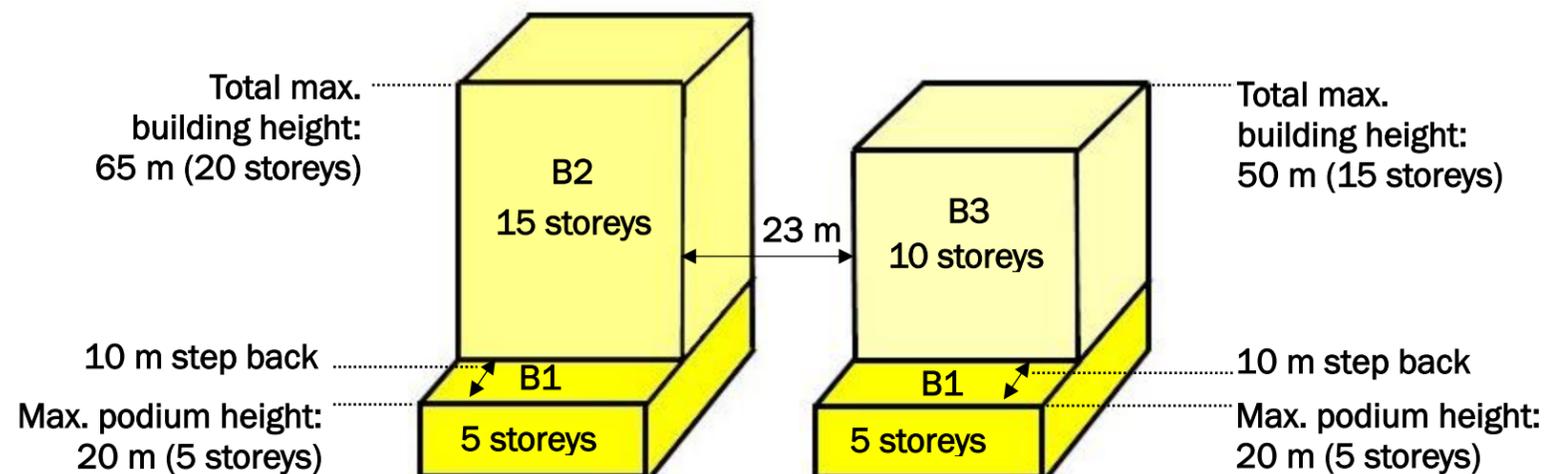
- B1 – Podium area: 20 metres, not to exceed 5 storeys
- B2 – Main building(s) area: 65 metres, not to exceed 20 storeys
- B3 – Main building(s) area: 50 metres, not to exceed 15 storeys

Setbacks:

- 4.5 metre setback from all surrounding streets
- Any part of a building above 20 metres (5 storeys) must be stepped back 10 metres from any lot line abutting a street
- 3 metre setback from the proposed Parks and Open Space (O1) Zone in Area A

Other Provisions:

- Non-residential and mixed-use buildings must have a minimum of 50% of the ground floor occupied with commercial uses.
- A “tower” is the main body of a high-rise building that extends upwards from the building base, referred to as a podium. A 23 metre minimum separation distance is required between towers, for the portion of a building that is 10 or more storeys in height. Abutting an interior lot line, an 11.5 metre setback is required from the lot line to the portion of a building that is 10 or more storeys in height.

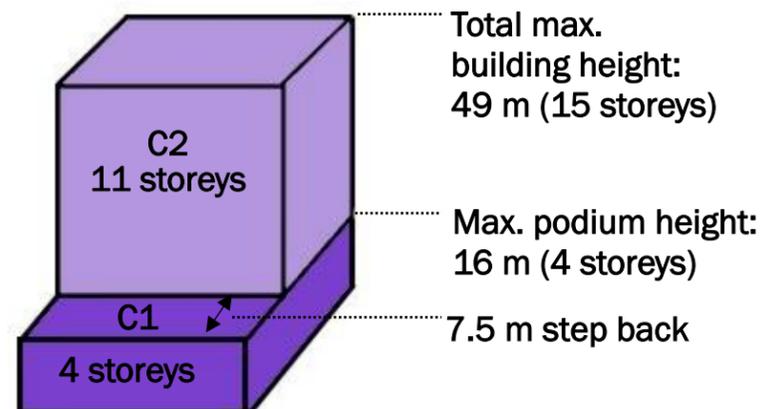
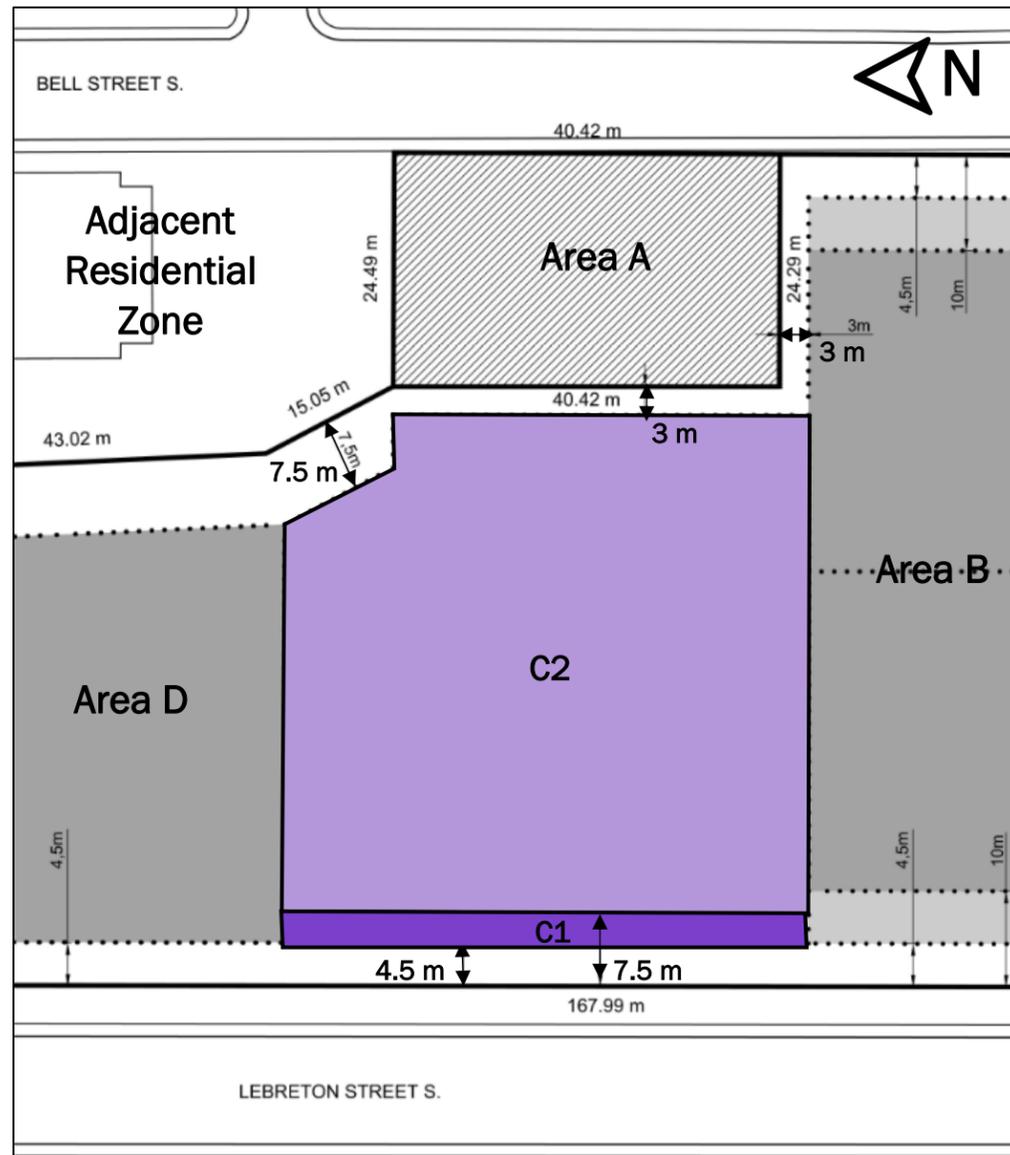


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299 (291) Carling Avenue – Proposed Arterial Mainstreet Exception (AM[XXXX]) Zone



Land Use Area C:

Maximum Building Heights:

- C1 – Podium area: 16 metres, not to exceed 4 storeys
- C2 – Main building(s) area: 49 metres, not to exceed 15 storeys

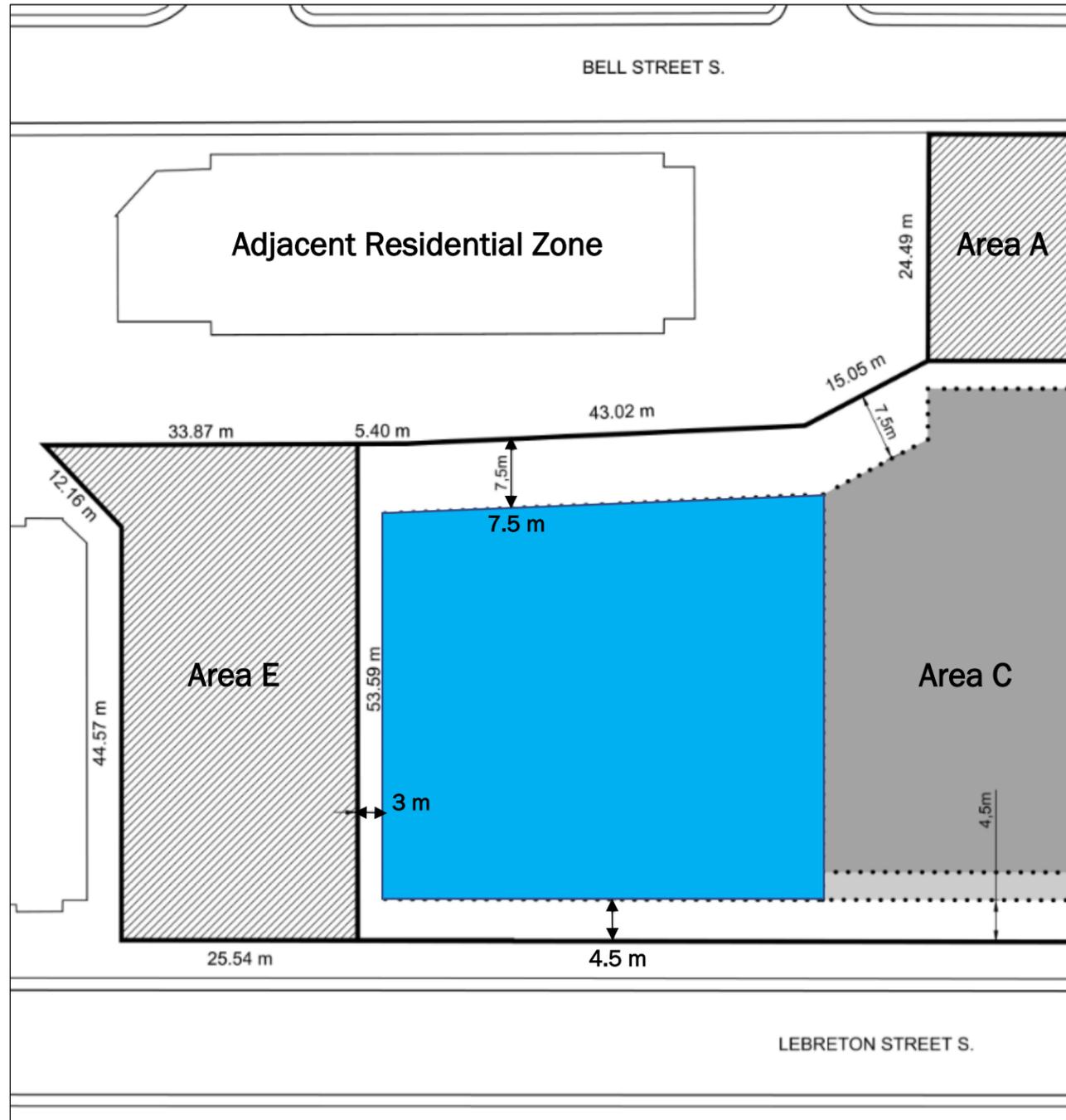
Setbacks:

- 4.5 metre setback from Lebreton Street South
- Any part of a building above 16 metres (4 storeys) must be stepped back 7.5 metres from any lot line abutting the street
- 3 metre setback from the proposed Parks and Open Space (O1) Zones in Area A
- 7.5 metre setback from adjacent residential zone to the northeast

Other Provisions:

- A “tower” is the main body of a high-rise building that extends upwards from the building base, referred to as a podium. A 23 metre minimum separation distance is required between towers, for the portion of a building that is 10 or more storeys in height. Abutting an interior lot line, an 11.5 metre setback is required from the lot line to the portion of a building that is 10 or more storeys in height.

299 (291) Carling Avenue – Proposed Arterial Mainstreet Exception (AM[XXXX]) Zone



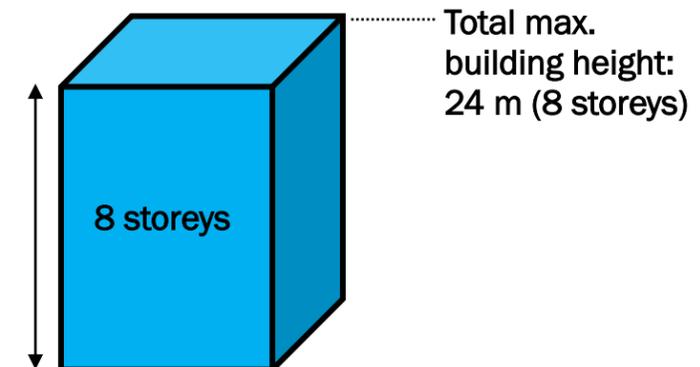
Land Use Area D:

Maximum Building Heights:

- 24 metres, not to exceed 8 storeys

Setbacks:

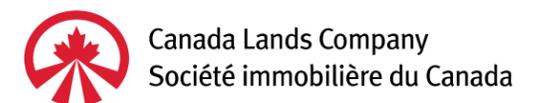
- 4.5 metre setback from Lebreton Street South
- 3 metre setback from the proposed Parks and Open Space (O1) Zones in Area E
- 7.5 metre setback from adjacent residential zone to the east



299 (291) Carling Avenue – Proposed Changes to Permitted Uses in the Arterial Mainstreet (AM) Zone

Permitted Use Type	Existing Permitted Uses in AM Zone	Proposed Changes: Permitted Uses to be Added	Proposed Changes: Existing Permitted Uses to be Revised	Proposed Changes: Existing Permitted Uses to be Prohibited
Non-Residential	<ul style="list-style-type: none"> • 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 • community centre • community health and resource centre • convenience store • day care • diplomatic mission • drive-through facility • emergency service • funeral home • gas bar • hotel • instructional facility • library • medical facility • municipal service centre • museum • nightclub • office • park • parking garage • payday loan establishment • personal brewing facility • personal service business • place of assembly • place of worship • post office • production studio • recreational and athletic facility • research and development centre • residential care facility • restaurant • retail food store • retail store • school • service and repair shop • sports arena • storefront industry • technology industry • theatre • training center • urban agriculture 	<ul style="list-style-type: none"> • none 	<ul style="list-style-type: none"> • automobile rental establishment – to be limited to a depot for booking of rental motor vehicles, but shall not include on-site storage of motor vehicles • funeral home – shall not include a crematorium or cemetery 	<ul style="list-style-type: none"> • automobile dealership • automobile service station • car wash • drive-through facility • gas bar • payday loan establishment • sports arena

Visit the City of Ottawa’s Zoning By-law website [here](#) to learn more about the Arterial Mainstreet (AM) Zone.



299 (291) Carling Avenue – Proposed Changes to Permitted Uses in the Arterial Mainstreet (AM) Zone

Permitted Use Type	Existing Permitted Uses in AM Zone	Proposed Changes: Permitted Uses to be Added	Proposed Changes: Existing Permitted Uses to be Revised	Proposed Changes: Existing Permitted Uses to be Prohibited
Residential	<ul style="list-style-type: none"> • apartment dwelling, low rise • apartment dwelling, mid rise • bed and breakfast • dwelling unit • group home • home-based business • home-based day care • planned unit development • retirement home • retirement home, converted • rooming house • stacked dwelling • townhouse dwelling 	<ul style="list-style-type: none"> • apartment dwelling, high rise 	<ul style="list-style-type: none"> • none 	<ul style="list-style-type: none"> • none

Visit the City of Ottawa’s Zoning By-law website [here](#) to learn more about the Arterial Mainstreet (AM) Zone.