



ITEM 3.14
CHARTER BYLAW 20759
RIDEAU PARK

DEVELOPMENT
SERVICES
FEB 20, 2024



3 PROPOSED ZONING



REGULATION	DC2.584 Current Zoning	CG Proposed Zoning
Height	10.0 m	16.0 m (30.0 m for a hotel use)
FAR	1.0	3.5
Typical Uses Permitted	Commercial and Community Uses	Commercial and Community Uses with limited opportunities for Residential Uses above the first storey

Comments

Opposition (1)

- Height & shadows
- Traffic & parking

Mixed/Questions (2)

- Request for more information
- Future of Library located on site



CITY WEBPAGE
Sept 8, 2023



MAILED NOTICE
Sept 15, 2023



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Jan 25, 2024

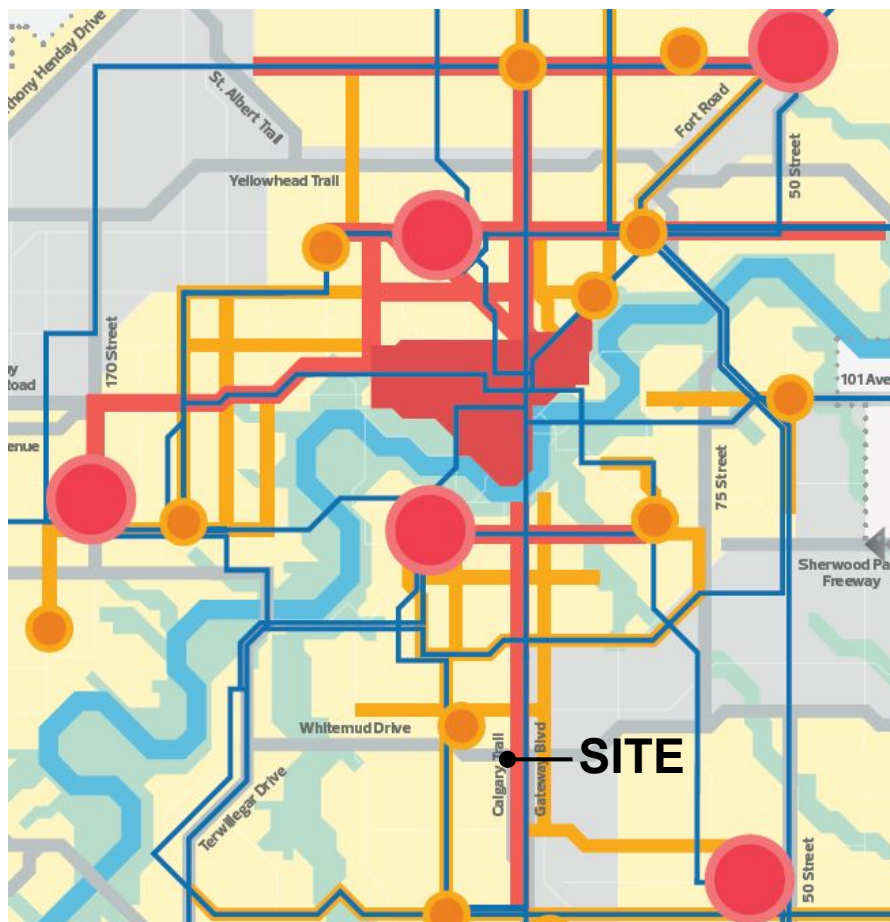


SITE SIGNAGE
Jan 30, 2024



JOURNAL AD
Feb 2 & Feb 10,
2024

POLICY REVIEW



THE CITY PLAN

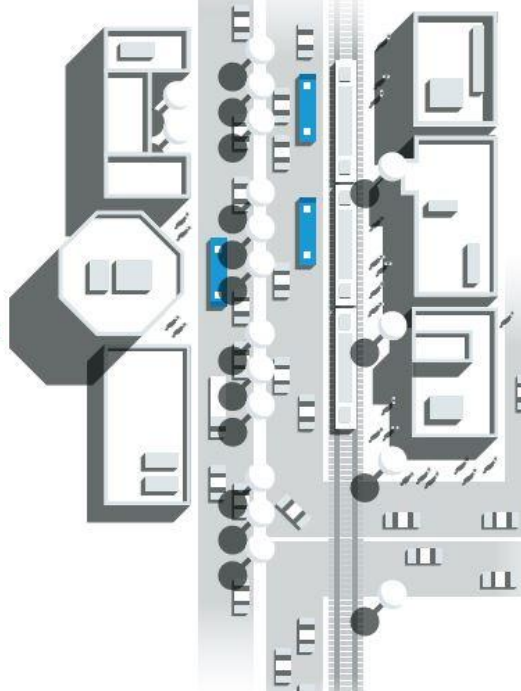


Desired overall density: minimum 150 people and/or jobs per hectare (higher at intersections or connections with selected nodes)

*gross developable area

Potential size/scale: 1–2 blocks on each side of street, 5–10 blocks or longer

Typical massing/form: mostly mid-rise with some high-rise



PRIMARY CORRIDOR



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**