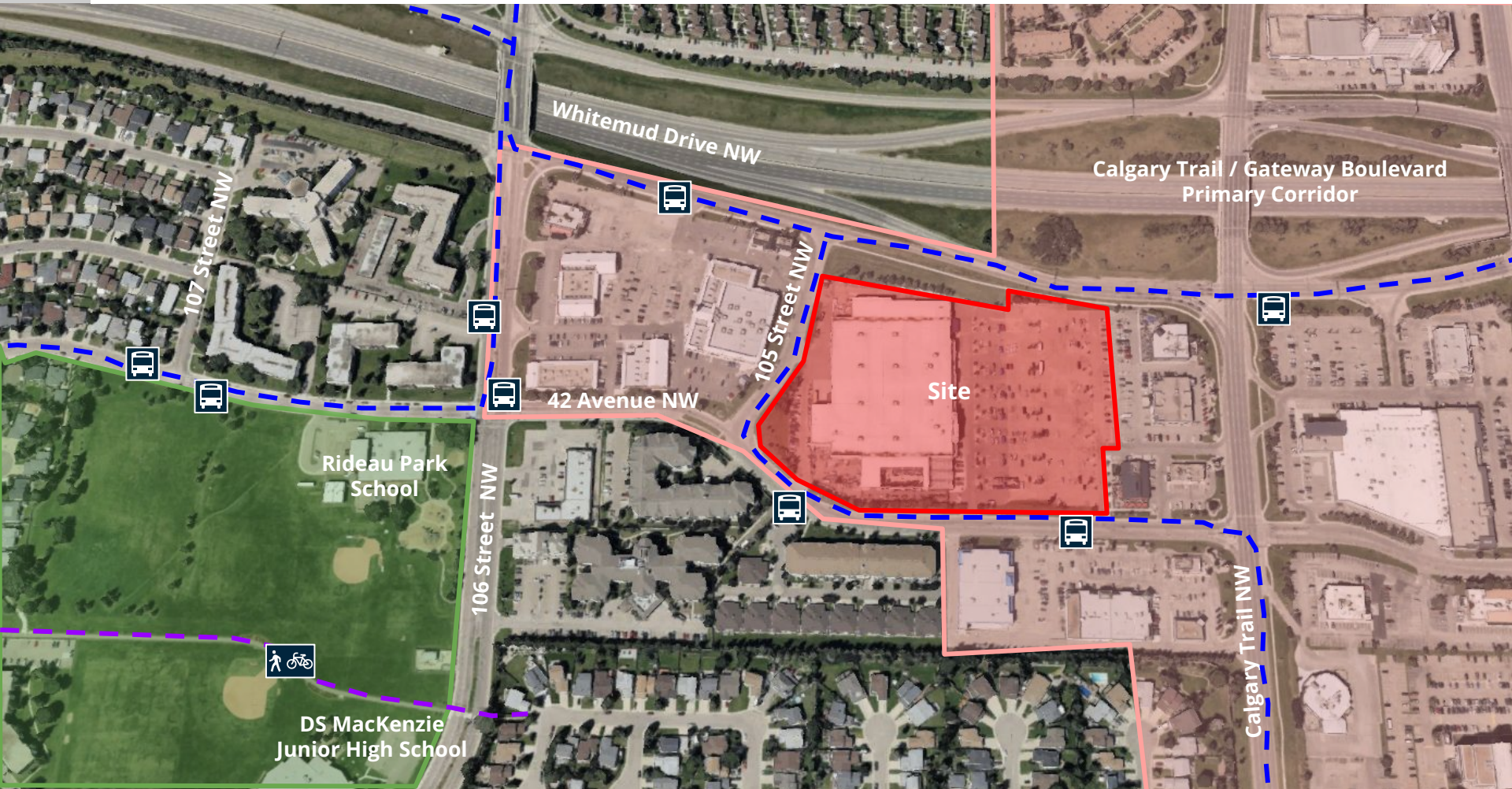




ITEM 3.10  
BYLAW 21429  
RIDEAU PARK

DEVELOPMENT  
SERVICES  
FEB 24, 2026





# 3 PROPOSED ZONING

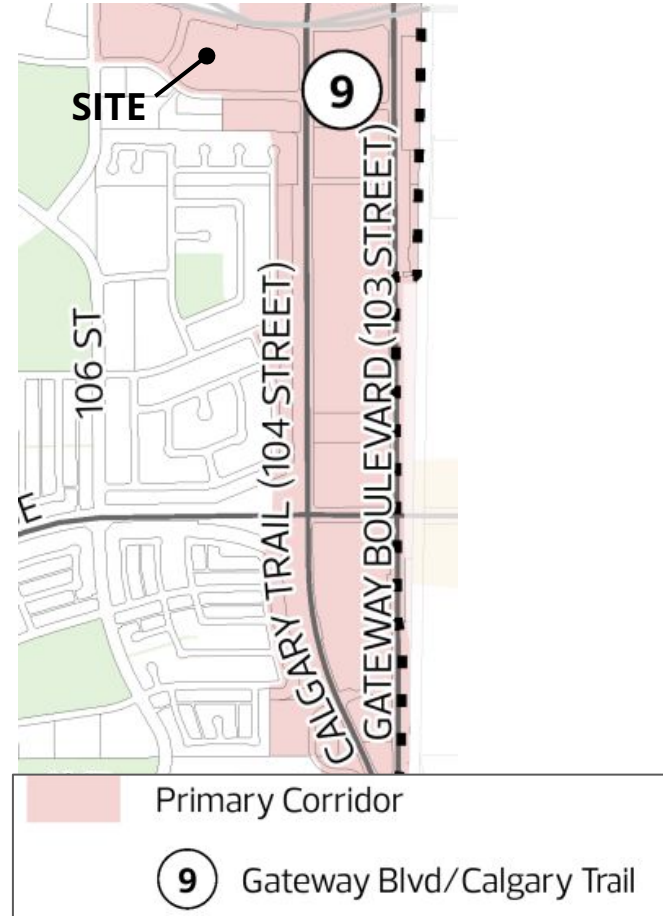


	<b>RM h23 Current</b>	<b>CG Proposed</b>
<b>Typical Uses</b>	Residential, limited commercial uses	Wide variety of commercial uses, residential opportunities in upper storeys
<b>Maximum Height</b>	23.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	3.0 - 3.7	3.5
<b>Minimum Setback from Streets</b>	3.0 m - 4.5 m	4.5 - 6.0 m
<b>Minimum Setback From Abutting Sites</b>	3.0 m	0.0 m



## District Policy

Primary Corridors are dense and vibrant urban areas along prominent streets that serve residents from multiple Districts. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential. Over time, they should redevelop and grow along their entire length.



Primary Corridor

9 Gateway Blvd/Calgary Trail



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**