

TM – Traditional Mainstreet Zone (Sections 197-198)

Purpose of the Zone

The purpose of the TM – Traditional Mainstreet Zone is to:

- (1) *accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Traditional Mainstreet** in the Official Plan;*
- (2) *foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;*
- (3) *recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) *impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.*

197. In the TM Zone:

Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of subsections 197(3) to (11);
 - (b) where in a commercial or mixed use building and located on the ground floor abutting a street having direct pedestrian access to that street, residential, **office** and **research and development centre** uses must not be located within a depth of six metres of the front wall of the main building abutting the street ;
 - (c) the wall at grade facing the main street having 50% of its facade comprised of windows and entrances and, in the case of a corner lot, the entrance may be in an angle at corner walls facing a street intersection;

- (d) parking garage, provided that 100% of the ground floor fronting on the street excluding any related mechanical room or pedestrian or vehicular access, is occupied for a depth of three metres by other uses permitted to be located on the ground floor; and
- (e) provision 197(1)(c) does not apply to **places of worship**.

animal care establishment

animal hospital

artist studio

bank

bank machine

catering establishment

cinema

community centre

community garden, *see Part 3, Section 82*

community health and resource centre

convenience store

day care

diplomatic mission, *see Part 3, Section 88*

emergency service

home-based business, *see Part 5, Section 127*

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

hotel

instructional facility

library

medical facility

municipal service centre

museum

office

park

parking garage

personal service business

place of assembly

place of worship

post office

recreational and athletic facility

research and development centre

restaurant

retail food store

retail store

school

service and repair shop

small batch brewery, *see Part 3, Section 89*

theatre

training centre

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
 - (a) the provisions of subsections 197(3) to (8) and (11);
 - apartment dwelling, low rise
 - apartment dwelling, mid-high rise
 - bed and breakfast**, *see Part 5, Section 121*
 - converted **dwelling**, *see Part 5, Section 122*
 - dwelling units**
 - group home**, *see Part 5, Section 125*
 - residential care facility**
 - retirement home**
 - retirement home, converted**, *see Part 5, Section 122*
 - rooming house**
 - rooming house, converted**, *see Part 5, Section 122*
 - rooming units**

Zone Provisions

- (3) The zone provisions are set out in Table 197 below.

TABLE 197 – TM ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	No minimum
(b) Minimum lot width	No minimum
(c) Maximum front yard setback	2 m, subject to the provisions of subsection 197(4) below.
(d) Interior side yard setbacks (i) Maximum	3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces

	(ii) Minimum	<p>The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply:</p> <p>(1) 3 metres for a non-residential use building or a mixed-use building abutting a residential zone, and</p> <p>(2) 1.2 metres for a residential use building</p> <p>All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)</p>
(e) Minimum corner side yard setback		3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided
(f) Minimum rear yard setback	(i) rear lot line abutting a residential zone	7.5 m
	(ii) rear lot line abutting a public laneway	4.5 m
	(iii) for residential use building	7.5 m
	(iv) other cases	No minimum
(g) Building height	(i) minimum	<p>6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5) below</p> <p>(ii) maximum</p> <p>(1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps</p> <p>(2) where the building height is greater than four storeys or 15 metres, at and above the</p>

fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line

(3) no part of a building on a lot that abuts an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below).

(h) Maximum floor space index

No maximum

(i) Minimum width of landscaped area

(i) abutting a residential zone

3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided

(ii) in all other cases

No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

(j) minimum width of landscaped area around a parking lot

see Section 110 – Landscaping Provisions for Parking Lots

(4) The provisions of subsection 197(3)(c) above do not apply to the following:

(a) an area used for the balcony of a residential dwelling unit located on or above the 2nd floor;

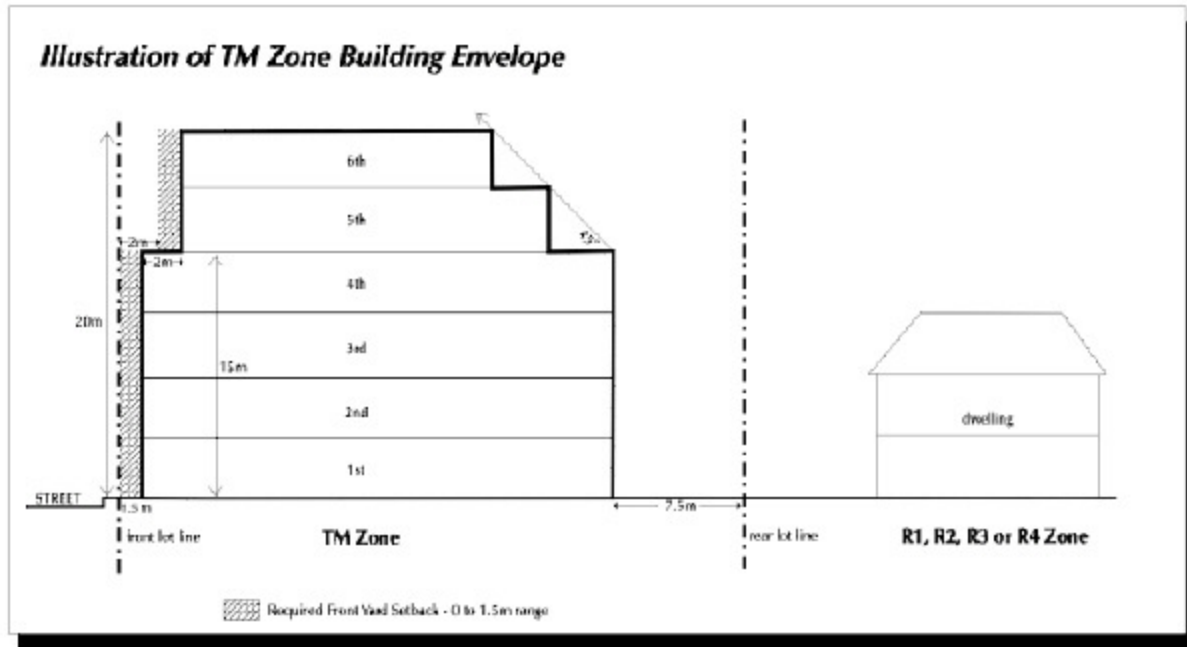
(b) when a building must be located further from the lot line to provide a required corner lot triangle;

- (c) when an outdoor commercial patio accessory to a restaurant use is located in a front yard of a corner lot, the maximum front yard setback is 3 metres;
- (d) any part of a building above 15 metres, for which a minimum front yard setback of 2 metres must be provided; and
- (e) in the case of a hydro pole, the setback may be 2 metres, and from a high voltage power line, the setback may be 5 metres for that portion of the building affected by the high voltage power line.

(5) For the purpose of determining the front yard setback, a lot that abuts any of the following streets designated "Traditional Mainstreet" in the Official Plan is to be treated as though it fronts that street:

- (a) Rideau Street, from King Edward Avenue to the Rideau River
- (b) Montreal Road, from the Rideau River to St.Laurent Boulevard
- (c) Beechwood Avenue, from the Vanier Parkway to Corona Avenue
- (d) McArthur Avenue, from North River Road to St. Laurent Boulevard
- (e) Main Street, from Echo Drive to the Rideau River
- (f) Elgin Street, from Lisgar Avenue to Catherine Street
- (g) Bank Street, from Gloucester Street to the Rideau River
- (h) Bronson Avenue, from Gloucester Street to Carling Avenue
- (i) Preston Street, from Wellington Street to Carling Avenue
- (j) Gladstone Avenue, from the CPR railway to Bank Street
- (k) Somerset Street, from Wellington Street West to Elgin

- | | | Street |
|-----|------------------------|--|
| (l) | Wellington Street West | from Island Park Drive to Somerset Street West |
| (m) | Richmond Road, | from Ottawa River Parkway to Island Park Drive |
| (n) | Scott Street, | from Churchill Avenue to Island Park Drive |
| (o) | Merivale Road, | from Carling Avenue to Caldwell Avenue |
| (p) | Main Street, | from Carp Road to Elm Crescent (Stittsville) |
| (q) | Dalhousie Street | from St. Patrick Street to Bolton Street |
- (6) Storage must be completely enclosed in a building.
- (7) A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less.
- (8) Despite Section 107 – *Aisle and Driveway Provisions for Parking Lots and Parking Garages*, the minimum driveway width is :
- (a) 3 metres for parking lots with less than 20 parking spaces; and
- (b) 6 metres for parking lots with 20 or more parking spaces.
- (9) Despite Section 100(1) – *General Provisions, Parking, Queuing and Loading Provisions*, a driveway may be situated equally or in part between two abutting commercial or mixed-use lots.
- (10) Despite any requirements to the contrary, parking may be located on another lot accommodating the use, but must be in the same city block.
- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.



TM Subzones

198. In the TM Zone, the following subzones apply:

TM1 Subzone – Elgin Street Subzone

- (1) In the TM1 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;
 - dwelling unit**
 - rooming unit**
 - (b) the following use is also permitted:
 - hotel**
 - (c) all uses located on the ground floor of a building, with the exception of a place of worship, are limited to a maximum gross floor area of 600 square metres;

- (d) the provisions of subsection 197(3)(f) do not apply to lots having a depth of less than 20 metres and the minimum rear yard setback must be at least 3 metres, within which a 1.4 metre opaque screen must be provided;
- (e) all uses located at the ground floor, must not exceed a width of 20 metres for a minimum depth of 3 metres from the building façade that faces the street;
- (f) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height; and
- (g) in the case of lots fronting on Elgin Street:
 - (i) the maximum front yard setback is 1 metre;
 - (ii) restaurants may only be located on the ground floor, and
 - (iii) the maximum permitted height is 15 metres and 4 storeys.

TM2 Subzone

- (2) In the TM2 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;

dwelling unit
rooming unit
 - (b) each retail food store and retail store is limited to 600 square metres of gross leasable area; and
 - (c) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height

TM3 Subzone

- (3) In the TM3 Subzone:

- (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
- (i) being in a building containing one or more of the permitted non-residential uses;

dwelling unit
rooming unit

- (b) the following uses are also permitted:

amusement centre
cinema
funeral home
hotel
museum
place of assembly
theatre

TM4 Subzone

- (4) In the TM4 Subzone:

- (a) the following uses are also permitted subject to:

- (i) each **light industrial use** not exceeding a maximum gross floor area of 350 square metres;
- (ii) being fully enclosed within a building except for a **storage yard**; and
- (iii) not being located in a building accommodating another use other than a use listed below;

light industrial uses limited to cabinet making, furniture refinisher, tradesman's workshop and upholstery shop
storage yard operated by the City
warehouse

TM5 Subzone

- (5) In the TM5 Subzone:

- (a) the following uses are also permitted subject to:

- (i) the ground floor being occupied by a use permitted in subsection 197(1);

hotel
parking garage

TM6 Subzone- Rideau Street Subzone

- (6) In the TM6 Subzone:

- (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:

- (i) being in a building containing one or more of the permitted non-residential uses;

dwelling unit
rooming unit
shelter, see Part 5, Section 134

- (b) **utility installation** is not permitted on the ground floor;

- (c) the following are the only permitted uses in the first 6 metres of the building depth at the ground floor that abuts Beausoleil Drive, Besserer Street and Tormey Street:

apartment **dwelling**, low rise
apartment **dwelling**, mid-high rise
artist studio
bed and breakfast, see Part 5, Section 121
dwelling unit
retirement home
stacked dwelling

- (d) where the gross floor area of a building, or group of buildings designed as one development, exceeds 2,000 square metres, 50% of the gross floor area over 2,000 square metres must be used for the following uses:

converted **dwelling, see Part 5, Section 122**
dwelling unit
retirement home
retirement home, converted, see Part 5, Section 122
rooming house
rooming house, converted, see Part 5, Section 122

stacked dwelling

- (e) the provisions of subsections 197(3)(c) to (g) do not apply and the provisions of Table 197A below apply:

TABLE 197A – PROVISIONS FOR THE TM6 SUBZONE

I ZONING MECHANISM	II PROVISIONS
(i) Minimum front yard setback	1. 3 m 2. for buildings on lots abutting Rideau Street: <ul style="list-style-type: none"> (i) and located between Augusta Street and Cummings Bridge: 1 m (ii) and located between King Edward Avenue and Augusta Street: 0 m 3. for that part of a building above the 6 th storey the minimum is the setback provided at ground level plus 2 metres
(ii) Maximum front yard setback	1. for buildings on lots abutting Rideau Street: <ul style="list-style-type: none"> (i) between Augusta Street and Cummings Bridge: 2 m (ii) between King Edward Avenue and Augusta Street: 1 m 2. see Section 197(4)(c) for an outdoor commercial patio 3. no maximum for any part of a building over the 3 rd storey
(iii) Minimum side yard setback	1. abutting an R1, R2, R3 or R4 zone or subzone: 7.5 m 2. abutting an R5 zone or subzone: 3 m 3. for buildings on lots abutting Rideau Street: <ul style="list-style-type: none"> (i) corner side yard: 1 m

- (ii) corner side yard for 292 Rideau Street: 3 m
- 4. other cases - no minimum
- (iv) Maximum side yard setback
 - 1. for buildings on lots abutting Rideau Street:
 - (i) corner side yard: 4 m
 - (ii) corner side yard for 292 Rideau Street: 6 m
 - 2. other cases - no maximum
- (v) Minimum rear yard setback
 - 1. abutting a rear yard in a residential zone except R5P to R5T:
 - (i) 7.5 m
 - (ii) for that part of the building above the 3rd storey where the maximum permitted building height is 16 metres or less: 10.5 m
 - (iii) for that part of the building above the 4th storey where the maximum permitted building height is greater than 16 metres: 10.5 m
 - 2. other cases: 3 m
- (vi) Minimum building height 10 m, except for the following properties where a minimum of 5 metres applies:
 - (i) 323 Rideau Street, Lot 11 Rideau North, Plan 43586
 - (ii) 362 Rideau Street, East Part Lot 20 Rideau South, Plan 6
 - (iii) 364 Rideau Street, West Part Lot 21 Rideau South, Plan 6
 - (iv) 366 Rideau Street, East Part Lot 21 Rideau South, Plan 6
 - (v) 377 Rideau Street, Part 5, Plan 4R-15768
 - (vi) 390 Rideau Street East Part Lot 24 Rideau South, Plan 6

- (vii) 418 Rideau Street, Lot 28 Rideau South, Plan 6
- (viii) 487 Rideau Street, South Part Lot 31 Rideau South, Plan 43586
- (ix) 506 Rideau Street, Parts 1 & 2, Plan 5R-8257
- (x) 508 Rideau Street, Parts 3, 4, and 5, Plan R5-8257
- (xi) 510 Rideau Street, West Part Lot 40 Rideau South, Plan 6
- (xii) 511 Rideau Street, Carleton Condominium Plan 609
- (xiii) 541 Rideau Street, Part 1, Plan R5-5528 and Part 4, Plan R5-5754
- (xiv) 589 Rideau Street, Carleton Condominium Plan 586

- (f) the floor to ceiling measurement of the ground floor must exceed the floor to ceiling measurement of any floor above the ground floor, except the top floor, by a minimum of 1 metre; and
- (g) a parking lot and parking spaces must be located at least 4.5 metres from a property line abutting Beausoleil Drive, Besserer Street or Tormey Street.

TM7 Subzone

- (7) In the TM7 Subzone:
 - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
 - (i) being in a building containing one or more of the permitted non-residential uses;
- dwelling unit**
rooming unit

TM8 Subzone - Beechwood Avenue Subzone

- (8) In the TM8 Subzone:
- (a) The following use is also permitted provided it is not located on the ground floor of a building:
 - (i) **parking garage**
 - (b) The required front, corner side and rear yard setbacks for lots abutting Beechwood Avenue are as follows:
 - (i) front yard setback: a minimum of 0 metres for the first three storeys and above the third storey, a minimum of 2 metres more than the setback of the first three storeys; despite Section 197(3)(c), no maximum above the third storey;
 - (ii) corner side yard setback: for the first three storeys, a minimum of 1 metre and a maximum of 3 metres; above the third storey, a minimum of 2 metres more than the setback of the first three storeys;
 - (iii) minimum rear yard setback:
 - 1. where abutting a residential zone,
 - 5 metres for the first three storeys, except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width
 - 7.5 metres above the third storey,
 - 2. where abutting a street, 3 metres for the first three storeys; above the third storey, a minimum of 2 metres more than the setback of the first three storeys, and
 - 3. in all other cases, no minimum.
 - (c) The required front, interior side and rear yard setbacks for lots not abutting Beechwood Avenue are as follows:
 - (i) front yard setback- minimum of 3 metres, no maximum;
 - (ii) minimum interior side yard setback - 3 metres abutting a residential zone, and no minimum in other cases; and
 - (iii) minimum rear yard setback: same as subsection (b)(iii) above.

- (d) Despite Section 197(5), residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Barette Street and the uses must face Barette Street. If the ground floor of a building that faces Barette Street is used for a non-residential use, then no vehicular entrances are permitted on the ground floor and a maximum of 10% of the area of the façade can be windows.
- (e) Despite Subsection (b) above, Section 197(4) applies to the maximum front yard and corner side yard setbacks in the TM8 Subzone.

TM9 Subzone- Stittsville Main Street Subzone

- (9) In the TM9 Subzone,
 - (a) the following uses are also permitted:
 - amusement centre**
 - bar**
 - funeral home**
 - parking lot**
 - place of assembly**
 - (b) Section 197(3)(c) does not apply:
 - (c) Section 197(3)(d) does not apply and the following yard setbacks apply
 - (i) minimum required front yard setback-1.5 metres; maximum permitted front yard setback- 6.5 metres
 - (ii) minimum required corner side yard setback- 3 metres
 - (iii) minimum required interior side yard setback- 0 metres
 - (iv) minimum required rear yard setback- 10 metres

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