

BY-LAW NO. 2011 - 308

A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of lands within the Old Ottawa East Community Design Plan area.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. The Zoning Map of By-law No. 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Attachment 1 to this by-law as follows:

- (a) Area A is rezoned from TM7 to TM7[1839]
- (b) Area B is rezoned from I1A F(1.5) to TM7[1840]-h
- (c) Area C is rezoned from R4M to TM7[1841]-h
- (d) Area D is rezoned from I1A[F(1.5) to GM[1842] H(20)-h
- (e) Area E is rezoned from I1A F(1.5) to R5B[1843]-h
- (f) Area F is rezoned from I1A F(1.5) to GM[1844] H(20)-h
- (g) Area G is rezoned from I1A F(1.5) to O1[1845]-h
- (h) Area H is rezoned from I1A F(1.5) to R5B[1846]-h
- (i) Area I is rezoned from I1A F(1.5) R3P[1847]-h
- (j) Area J is rezoned from R4M and I1A F(1.5) to R4M[1848]-h
- (k) Area K is rezoned from I1A F(1.5) to R5B[1849]-h
- (l) Area L is rezoned from I2A[1416] F(1.5) to TM7[1850]-h
- (m) Area M is rezoned from I2A[1416] F(1.5) to GM[1851] H(20)-h
- (n) Area N is rezoned from I1A F(1.5) to I2A[1416] F(1.5)
- (o) Area O is rezoned from I1A F(1.5) to R5B[1852]-h
- (p) Area P is rezoned from I1A F(1.5) to R5B[1853]-h/O1[1853]-h
- (q) Area Q is rezoned from I1A F(1.5) to R5B[1854]-h/O1[1854]-h
- (r) Area R is rezoned from GM[63] F(1.0) to GM[63] F(2.1)

2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1839	TM7[1839]			- a parking garage is only permitted below grade - office uses are not permitted on the ground floor - despite Table 197(c), the front yard setback is 2 metres, subject to subsection 197(4)
1840	TM7[1840]		- all uses	- minimum permitted building

	-h		except existing uses until the holding symbol is removed	<p>height: 15 m</p> <ul style="list-style-type: none"> - minimum permitted number of storeys: 4 - a parking garage is only permitted below grade - office uses are not permitted on the ground floor - Table 197(g)(ii)(3) does not apply - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1841	TM7[1841] -h		- all uses except existing uses until the holding symbol is removed	<ul style="list-style-type: none"> - minimum permitted building height: 15 m - minimum permitted number of storeys: 4 - a parking garage is only permitted below grade - office uses are not permitted on the ground floor - Table 197(g)(ii)(3) does not apply - the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes - despite Table 197(c), the front yard setback is 2 metres, subject to subsection 197(4) - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1842	GM[1842] H(20)-h		- all uses except existing uses until the holding symbol is removed	<ul style="list-style-type: none"> - maximum permitted number of storeys: 6 - all buildings must be mixed-use buildings - non-residential uses may only be located on the ground floor and 2nd storey

			<ul style="list-style-type: none"> - animal care establishment - animal hospital - drive through facility - funeral home - service and repair shop - small batch brewery - technology industry 	<ul style="list-style-type: none"> - except for a place of assembly and community centre, the cumulative total of all non-residential uses may not exceed 30% of the gross floor area of a mixed-use building - Table 187(g) does not apply - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1843	R5B[1843] -h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - required minimum separation distances between buildings are: <ul style="list-style-type: none"> (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m - maximum permitted height of an apartment dwelling mid-high rise: 28 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1844	GM[1844] H(20)-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed - animal care establishment 	<ul style="list-style-type: none"> - maximum permitted number of storeys: 6 - all buildings must be mixed-use buildings - non-residential uses may only be located on the ground floor and 2nd storey - cumulative total of all non-residential uses may not exceed

			<ul style="list-style-type: none"> - animal hospital - drive through facility - funeral home - service and repair shop - small batch brewery - technology industry 	<p>30% of the gross floor area of a mixed-use building</p> <ul style="list-style-type: none"> - Table 187(g) does not apply - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1845	O1[1845]-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1846	R5B[1846]-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - maximum permitted number of storeys for an apartment dwelling mid-high rise: 6 - maximum permitted height of an apartment dwelling mid-high rise: 20 m - the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes - the lot line abutting Main Street is deemed the front lot line - minimum rear yard setback: 3 m - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1847	R3P[1847]-h		<ul style="list-style-type: none"> - all uses except existing uses until the 	<ul style="list-style-type: none"> - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852],

			holding symbol is removed	R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1848	R4M[1848] -h		- all uses except existing uses until the holding symbol is removed	- the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes - the lot line abutting Main Street is deemed the front lot line - minimum rear yard setback: 3 m - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1849	R5B[1849] -h		- all uses except existing uses until the holding symbol is removed	- required minimum separation distances between buildings are: (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m - maximum permitted height of an apartment dwelling mid-high rise: 20 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1850	TM7[1850] -h	- correctional facility - court house - emergency service - hospital - parking lot - post	- all uses except existing uses until the holding symbol is removed	- minimum permitted building height: 15 m - minimum permitted number of storeys: 4 - a parking garage is only permitted below grade - office uses are not permitted on the ground floor

		<p>secondary educational institution</p> <ul style="list-style-type: none"> - shelter, <i>see Part 5, Section 134</i> - sports arena 		<ul style="list-style-type: none"> - the lands zoned I2A[1416] F(1.5), GM[1851] H(20), and TM7[1850] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1851	GM[1851] H(20)-h	<ul style="list-style-type: none"> - correctional facility - court house - hospital - museum - park - parking garage - parking lot - post secondary educational institution - school - shelter - sports arena 	<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed - animal care establishment - animal hospital - drive through facility - funeral home - service and repair shop - small batch brewery - technology industry 	<ul style="list-style-type: none"> - maximum permitted number of storeys: 6 - a building must be a mixed-use buildings unless the building contains only additional permitted land uses - except for additionally permitted uses, all non-residential uses may only be located on the ground floor and 2nd storey - cumulative total of all non-residential uses other than additional permitted uses may not exceed 30% of the gross floor area of a mixed-use building - Table 187(g) does not apply - the lands zoned I2A[1416] F(1.5), GM[1851] H(20), and TM7[1850] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1852	R5B[1852] -h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - required minimum separation distances between buildings are: <ul style="list-style-type: none"> (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m - maximum permitted height of an apartment dwelling mid-high rise: 20 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] /

				<p>O1[1854] are considered one lot for zoning purposes</p> <ul style="list-style-type: none"> - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1853	R5B[1853] -h / O1[1853]-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - the uses permitted are either those permitted in the O1 zone, subject to the O1 zone requirements; or those permitted in the R5B zone, subject to the requirements of the R5B zone - required minimum separation distances between buildings in the R5B zone are: <ul style="list-style-type: none"> (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m - maximum permitted height of an apartment dwelling mid-high rise: 20 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1854	R5B[1854] -h / O1[1854]-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - the uses permitted are either those permitted in the O1 zone, subject to the O1 zone requirements; or those permitted in the R5B zone, subject to the requirements of the R5B zone - maximum permitted height of an apartment dwelling mid-high rise: 28 m - required minimum separation distances between buildings in the R5B zone are: <ul style="list-style-type: none"> (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m

				(ii) in all other cases: 3 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
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3. Exception [45] of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding to Column V the text:

“- a parking garage is only permitted below grade
- despite Table 197(c), the front yard setback is 2 metres, subject to subsection 197(4)”.

4. Exception [1416] of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding to Column V the text:

“- the lands zoned I2A[1416] F(1.5), GM[1851] H(20), and TM7[1850] are considered one lot for zoning purposes”

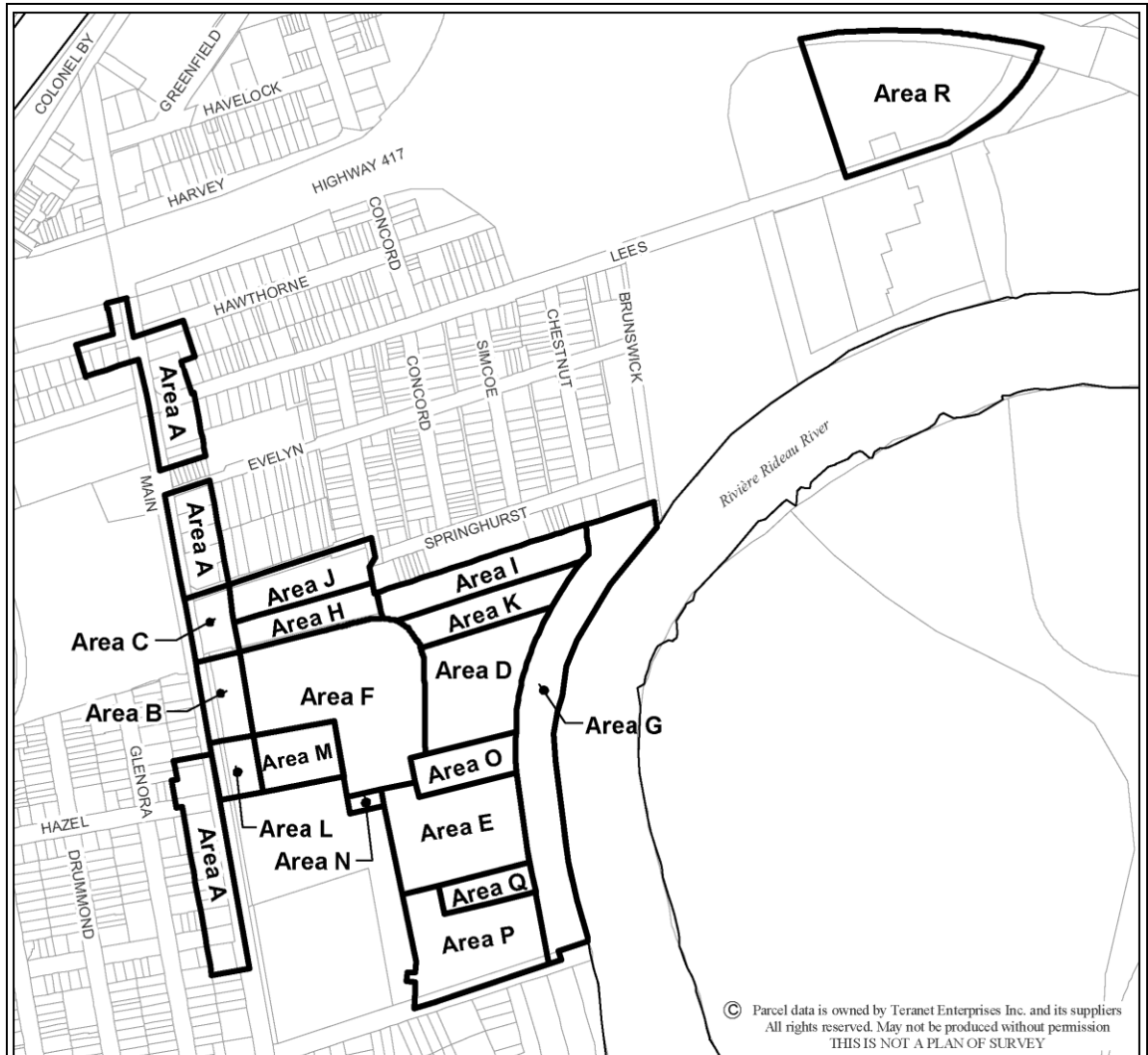
5. Exception [63] of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended as follows:


- (a) By replacing in Column II the number “1.0” with “2.1”; and,
- (b) By adding to Column V the text “- the Floor Space Index is both a minimum and a maximum”.

ENACTED AND PASSED this 25th day of August, 2011.

CITY CLERK

MAYOR




 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

	11-0638
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Lands Affected Part of The Zoning Map of By-law No. 2008-250	

This is Attachment 1 to By-law Number 2011-308, passed August 25, 2011

Lands Affected by By-law

- Area A rezoned from TM7 to TM7[1839]
- Area B rezoned from I1A F(1.5) to TM7[1840]-h
- Area C rezoned from R4M and I1A F(1.5) to TM7[1841]-h
- Area D rezoned from I1A F(1.5) to GM[1842] H(20)-h
- Area E rezoned from I1A F(1.5) to R5B[1843]-h
- Area F rezoned from I1A F(1.5) to GM[1844] H(20)-h
- Area G rezoned from I1A F(1.5) to O1[1845]-h
- Area H rezoned from I1A F(1.5) to R5B[1846]-h
- Area I rezoned from I1A F(1.5) R3P[1847]-h
- Area J rezoned from R4M and I1A F(1.5) to R4M[1848]-h
- Area K rezoned from I1A F(1.5) to R5B[1849]-h
- Area L rezoned from I2A[1416] F(1.5) to TM7[1850]-h
- Area M rezoned from I2A[1416] F(1.5) to GM[1851] H(20)-h
- Area N rezoned from I1A F(1.5) to I2A[1416] F(1.5)
- Area O rezoned from I1A F(1.5) to R5B[1852]-h
- Area P rezoned from I1A F(1.5) to R5B[1853]-h/O1[1853]-h
- Area Q rezoned from I1A F(1.5) to R5B[1854]-h/O1[1854]-h
- Area R rezoned from GM[63] F(1.0) to GM[63] F(2.1)

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BY-LAW NO. 2011 - 308

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A by-law of the City of Ottawa to amend
By-law No. 2008-250 of the City of Ottawa
to change the zoning of lands within the
Old Ottawa East Community Design Plan
area.

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Enacted by City Council at its meeting of
August 25, 2011.

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LEGAL SERVICES
RM /CE
G04-01-2011-08-25

COUNCIL AUTHORITY:
City Council August 25, 2011
PC Report No. 12A