

By-Law No. 2017-105

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 known municipally as 47 Havelock Street

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Enacted On: 2017-04-12

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-105>

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BY-LAW NO. 2017 - 105

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 known municipally as 47 Havelock Street.

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 as Area A on Attachment 1 to this by-law from R4T to R4T[2391].

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

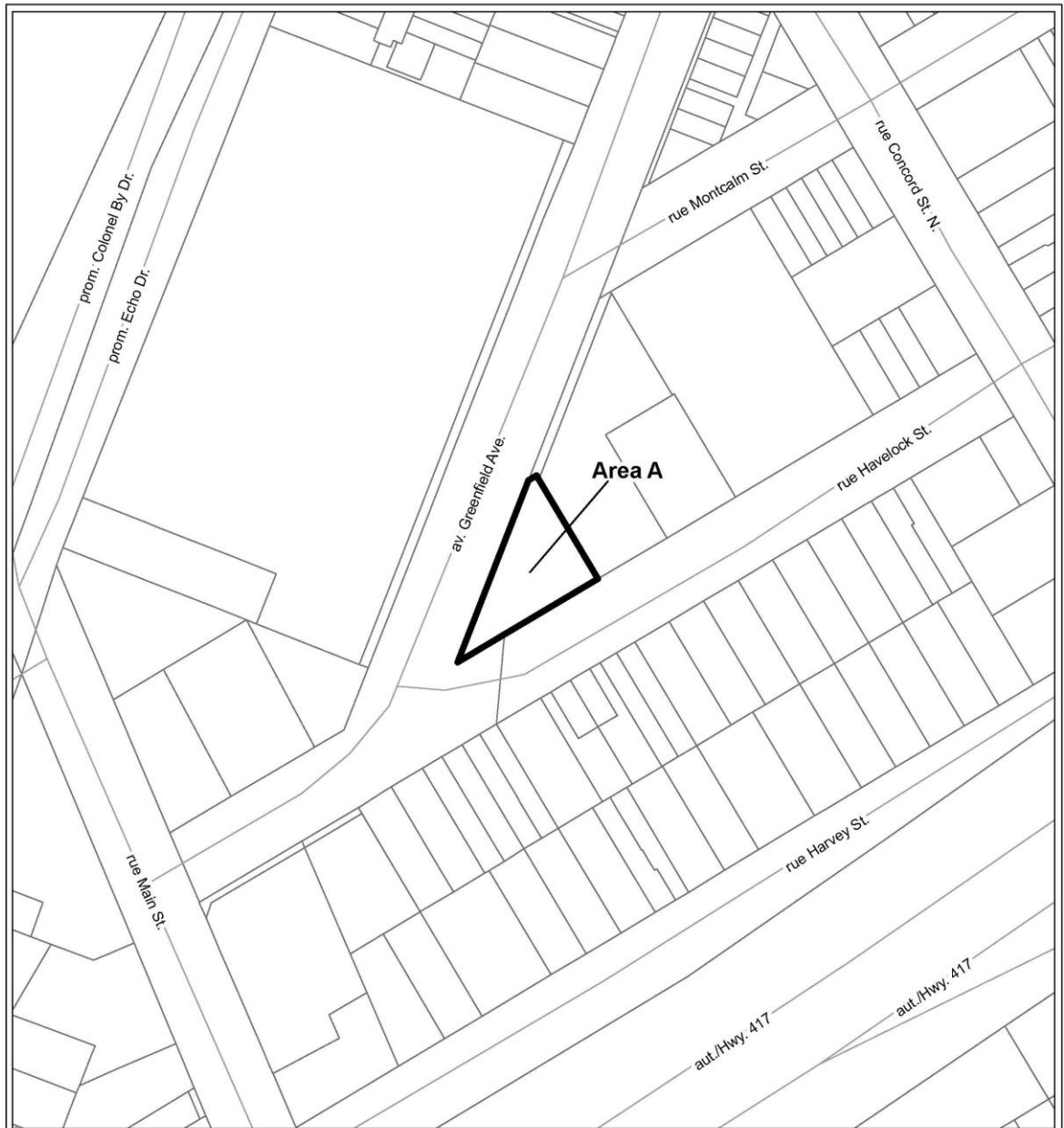
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2391	R4T[2391]			<ul style="list-style-type: none"> - Minimum required rear yard setback is 4.6 metres. - Minimum required corner side yard setback is 1.5 metres. - Minimum required interior side yard setback is 1.5 metres. - Maximum building height is 14.6 metres. - Minimum aisle width in a parking garage is 6 metres. - Maximum number of required visitor parking spaces is one. - Parking spaces other than visitor spaces may be reduced to a length of 4.6 metres. - Three parking spaces other than visitor spaces may be reduced to a width of 2.4 metres. - The parking spaces with reduced length and/or width are to be clearly identified for small cars only. - No maximum limit on number of vertical bicycle parking spaces. - Hard landscaping is permitted in the front and corner side yards in

				<p>the form of interlock pavers and planters.</p> <ul style="list-style-type: none"> - Maximum width of a walkway within the corner side yard is 5.2 metres. - Despite Section 65 (7), a bay window may project into a required yard, but may not project more than one metre from the building. - Despite Column IV of Table 137, all of the communal amenity area may be located on the rooftop. - Despite Subsection 137 (3), up to 54 square metres of amenity area that is not communal amenity area may be provided within the front yard. - Section 139 does not apply. - Section 161 (11) to (17) does not apply.
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ENACTED AND PASSED this 12th day of April, 2017.

CITY CLERK

MAYOR



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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 2017-105, passed April 12, 2017

Lands Affected by By-law

Area A to be rezoned from R4T to R4T[2391]



BY-LAW NO. 2017 - 105

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Enacted by City Council at its meeting of April 12, 2017.

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LEGAL SERVICES
KM/rm

COUNCIL AUTHORITY:
City Council April 12, 2017
Agenda Item 12 (PC Report No. 41)