

By-Law No. 2017-113

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 the lands known municipally as 1960 Scott Street

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If you end up asking for a copy of a by-law OttWatch doesn't have yet, please ask the Clerk's office to cc: kevino@kevino.net when they email it to you. You'd be doing the entire community a favour!

Enacted On: 2017-04-12

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-113>

This title page generated on 2017-04-20

BY-LAW NO. 2017 - 113

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 the lands known municipally as 1960 Scott 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 TM7[103] to TM7[2381]S367.

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
2381	TM7[2381]S367			-Maximum permitted building heights, minimum setbacks and minimum setbacks are as per Schedule 367. -Wind barriers included on rooftop amenity areas are a permitted projection above the height limits identified on Schedule 367. -Clause 197(1) (b) does not apply to a lobby or entrance area for an office or a lobby or entrance for residential uses. -Only one vehicle loading space is required for all uses. -Despite clause 106 (3) (a), up to 45 per cent of the required parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres. Subclauses 106 (3) (a) (i) and (ii) still apply. -Permitted projections listed in Section 65 are not subject to the height limits identified on

				<p>Schedule 367.</p> <p>The following provisions dealing with Section 37 apply:</p> <p>a) Pursuant to Section 37 of the <i>Planning Act</i>, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 13 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b) below of this by-law.</p> <p>b) Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the <i>Planning Act</i> securing the provision of the facilities, services or matters set out in Section 13 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>c) Wherever in this by-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with</p>
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				the City pursuant to Section 37 of the <i>Planning Act</i> , then once such agreement has been executed and registered, such conditional provisions shall continue.
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3. Part 17 – Schedules of the said By-law No. 2008-250 is amended by adding Attachment 2 to this by-law as Schedule 367.

4. Part 19 – Section 37 Provisions of the said By-law No. 2008-250 is amended by adding the following as a new section 13:

“1960 Scott Street

13. The City shall require that the owner of the lands at 1960 Scott Street enter into an agreement pursuant to Section 37 of the Planning Act, to be registered on title, to the satisfaction of the City Solicitor and General Manager, Planning, Infrastructure and Economic Development, to secure the public benefits noted below, and which will comprise a combination of public benefits including monies that would be paid to the City to be used for defined capital projects and facilities/works to be undertaken by the owner with the total value of the benefits to be secured being \$600,000 to the City, indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Ottawa, calculated from the date of the Section 37 Agreement to the date of payment.

- (a) The specific benefits to be secured and provided are:
- i) \$100,000 for the Lions Park Puddle Rink Infrastructure.;
 - ii) \$300,000 in a Ward 15 specific fund for affordable housing. The use of funds within this Ward 15 fund is under the discretion of the General Manager of Community and Social Services.; and,
 - iii) \$200,000 in a Ward 15 specific fund for improvements to cycling infrastructure in the adjacent area.
- (b) Notwithstanding the foregoing, the owner and the City may modify or amend said agreement(s), from time to time upon the consent of the City and the owner, without further amendment to those provisions of the Zoning By-law which identify the facilities, services and matters to be secured.

- (c) The payment of Section 37 funds shall be provided prior to the issuance of a building permit for the proposed development.

ENACTED AND PASSED this 12th day of April, 2017.

CITY CLERK

MAYOR



D02-02-16-0052

17-0545-X

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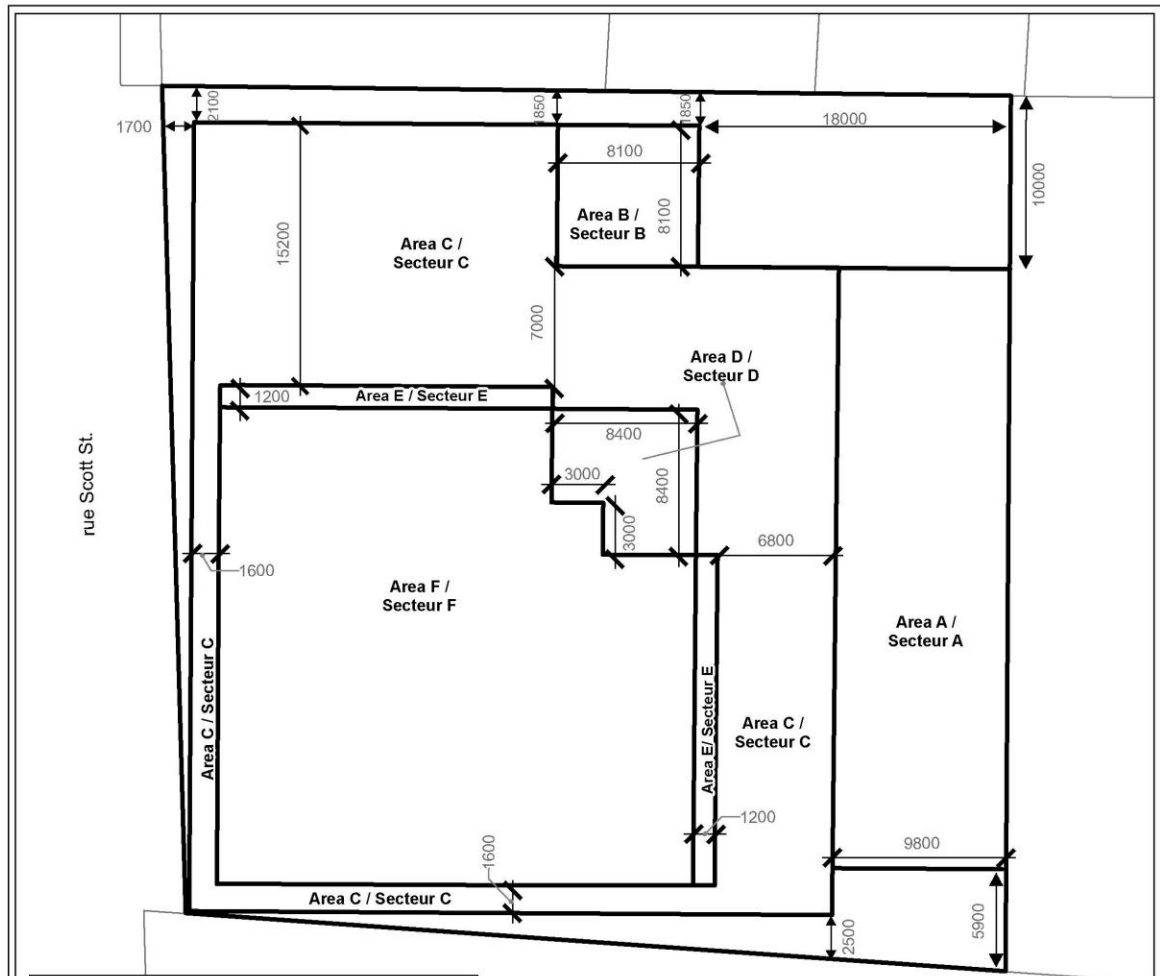
LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250

This is Attachment 1 to By-law Number 2017-113, passed April 12, 2017

Lands Affected by By-law

Area A to be rezoned from TM7[103] to TM7[2381]S367





MAXIMUM PERMITTED BUILDING HEIGHT / MAXIMUM NUMBER OF STOREYS LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE /NOMBRE D'ÉTAGES MAXIMAL
Area /Secteur A : 6.50m (2 storeys/ étages)
Area /Secteur B : 17.60m (4 storeys/ étages)
Area /Secteur C : 26.20m (6 storeys/ étages)
Area /Secteur D : 67.00m (19 storeys/ étages)
Area /Secteur E : 70.00m (20 storeys/ étages)
Area /Secteur F : 76.00m (22 storeys/ étages)

305 av. McRae Ave.

Minimum required setbacks/
Retraits minimaux requis ↔

Minimum required stepbacks/
Reculs minimaux requis ↗↘



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**This is Schedule 367 to Zoning By-law No. 2008-250
Annexe 367 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2017-113, passed April 12, 2017
Pièce jointe n° 2 du Règlement municipal n° 2017-113, adopté le 12 avril 2017



NOT TO SCALE

BY-LAW NO. 2017 - 113

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

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LEGAL SERVICES
KM/ml

COUNCIL AUTHORITY:
City Council April 12, 2017
Agenda Item 9 (PC Report No. 41)