

# By-Law No. 2017-114

*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 1400 Carling Avenue*

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Be aware though that you may not be looking at the most recent version of this by-law. It is very possible that it has been amended by Council by another by-law, or even by the Ontario Municipal Board. So, um, just know that before assuming anything.

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**Enacted On:** 2017-04-12

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-114>

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BY-LAW NO. 2017 - 114

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 1400 Carling Avenue.

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 from AM10 to AM10[2383] H(32);
- (b) Area B from AM10 to AM10[2383]; and
- (c) Area C from AM10 to AM10[2383] H(39).

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

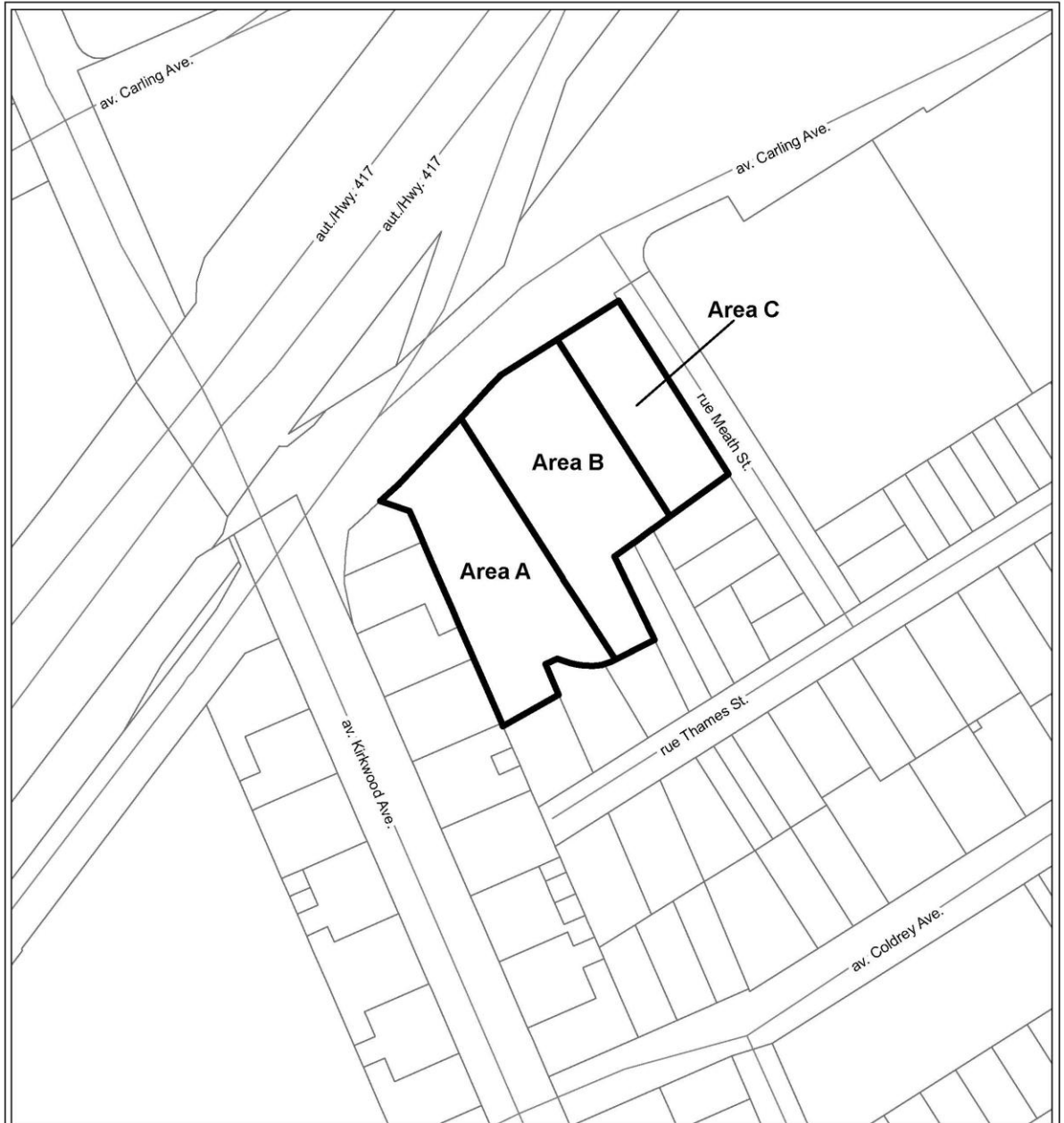
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2383	multiple			-Despite Section 186(10)(b)(i), a minimum of 45 per cent of the frontage along the front line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building. -Clause 186(10)(e) does not apply to a residential use building. -Indoor rooftop amenity area: <ul style="list-style-type: none"> <li>i. having a maximum height of 4 metres is not included in the overall height of the building,</li> <li>ii. has a maximum gross floor area of 475 square metres.</li> </ul> -A minimum 0.6 metre landscaped buffer is permitted to be located where it abuts the rear property line of the properties municipally known as 1351 and 1349 and where it abuts the side lot line of 824 Meath Street. -Section 110 does not apply to the

				parking lot that abuts the front property line. -A maximum of three parking spaces located in a parking lot that abuts the front lot line may have a minimum parking space length of 0.6 metres.
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ENACTED AND PASSED this 12<sup>th</sup> 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 2017-114, passed April 12, 2017  
**Lands Affected by By-law**

Area A to be rezoned from AM10 to AM10[2383] H(32)

Area B to be rezoned from AM10 to AM10[2383]

Area C to be rezoned from AM10 to AM10[2383] H(39)



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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 10 (PC Report No. 41)