

By-Law No. 2017-234

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 1910 St Laurent Boulevard

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Enacted On: 2017-07-12

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-234>

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BY-LAW NO. 2017 - 234

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 1910 St Laurent Boulevard.

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 as follows:

- (a) by rezoning the lands shown as Area A on Attachment 1 to this by-law from GM F(1.0) to AM10[2406] S372-h;
- (b) by rezoning the lands shown as Area A on Attachment 1 to this by-law from GM F(1.0) to O1[2407].

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

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2406	AM10[2406] S372-h		- All uses except existing uses until the holding symbol is removed	- maximum permitted building heights of AM10 do not apply and are as per S372 - Despite Section 186(10)(c), the minimum interior side yard setback is 3.6 metres. - The entirety of the lot line abutting St. Laurent Boulevard is considered to be the front lot line. - Section 186(10)(b)(i) does not apply, the minimum front, corner side and rear yard setbacks are 0 metres, and the following requirements within each of Areas A, B and C on Schedule 372 apply only to development within those areas: (i) In Area A at least 50 per cent of the frontage along the corner side lot line must be occupied by building walls located within 4

				<p>metres of the corner side lot line;</p> <p>(ii) In Area B at least 45 per cent of the frontage along the front lot line must be occupied by building walls located within 4 metres on the front lot line; and,</p> <p>(iii) In Area C at least 45 per cent of the frontage along the rear lot line must be occupied by building walls located within 4.5 metres of the rear lot line.</p> <p>(iv) Despite the above requirements within Areas B and C on Schedule 372, where a site plan is approved pursuant to the Planning Act for development within Areas B or C that meets the above building frontage occupation requirement for that area, then notwithstanding that requirement the development may be constructed in phases.</p> <p>- Within Area C on S372:</p> <p>(i) The provisions of Section 186(10)(e) and (g) also apply to buildings located within 4.5 metres of the rear lot line.</p> <p>(ii) Section 186(10)(h) also applies where the ground floor façade faces the boundary of an O1 zone.</p> <p>- The provision of Privately Owned Public Space (POPS) does not to count towards the required communal amenity area as outlined in Section 137.</p> <p>- The holding symbol may not be removed, in whole or in part, until:</p> <p>(i) A site plan has been approved which shows:</p> <p>(a) all POPS areas having a minimum size of 650 square metres;</p> <p>(b) all POPS having a length to width ratio of no more than 2:1, or a different ratio. where the shape strengthens the space's</p>
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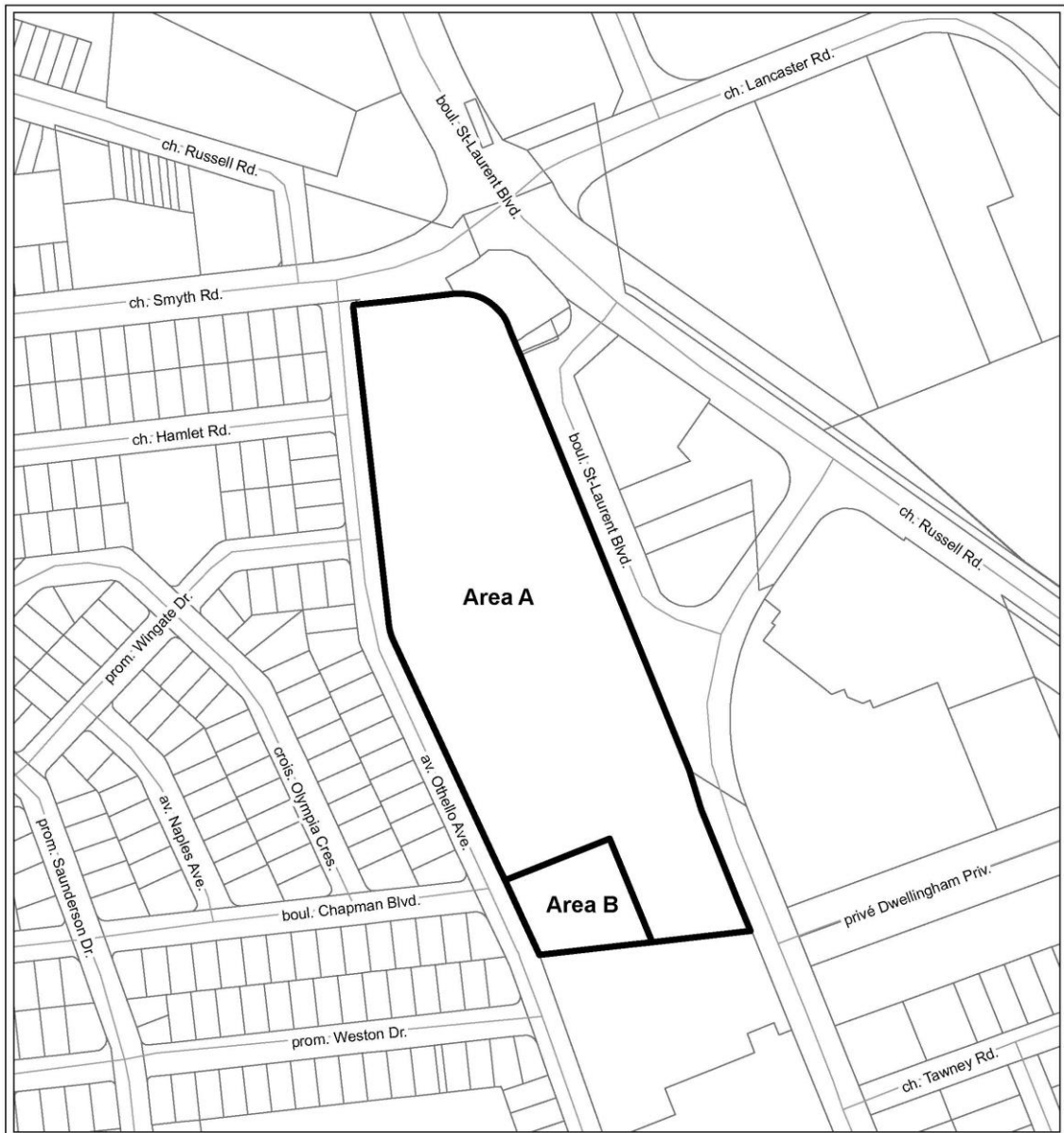
				relationship with the adjacent public realm; and, (c) signage at each POPS in visible locations to identify the name and address of the space and which indicates the space is open to the public; and, (d) all POPS shown on the above site plan approval have been designed in accordance with the direction set out in the Secondary Plan for the site and the Urban Parkette / Plaza design criteria outlined within the City of Ottawa's Park and Pathway Manual.
2407	O1[2407]	- seasonal garden centre		

3. Part 17 – Schedules of the said By-law No. 2008-250 is amended by adding Attachment 2 as Schedule 372.

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

CITY CLERK

MAYOR



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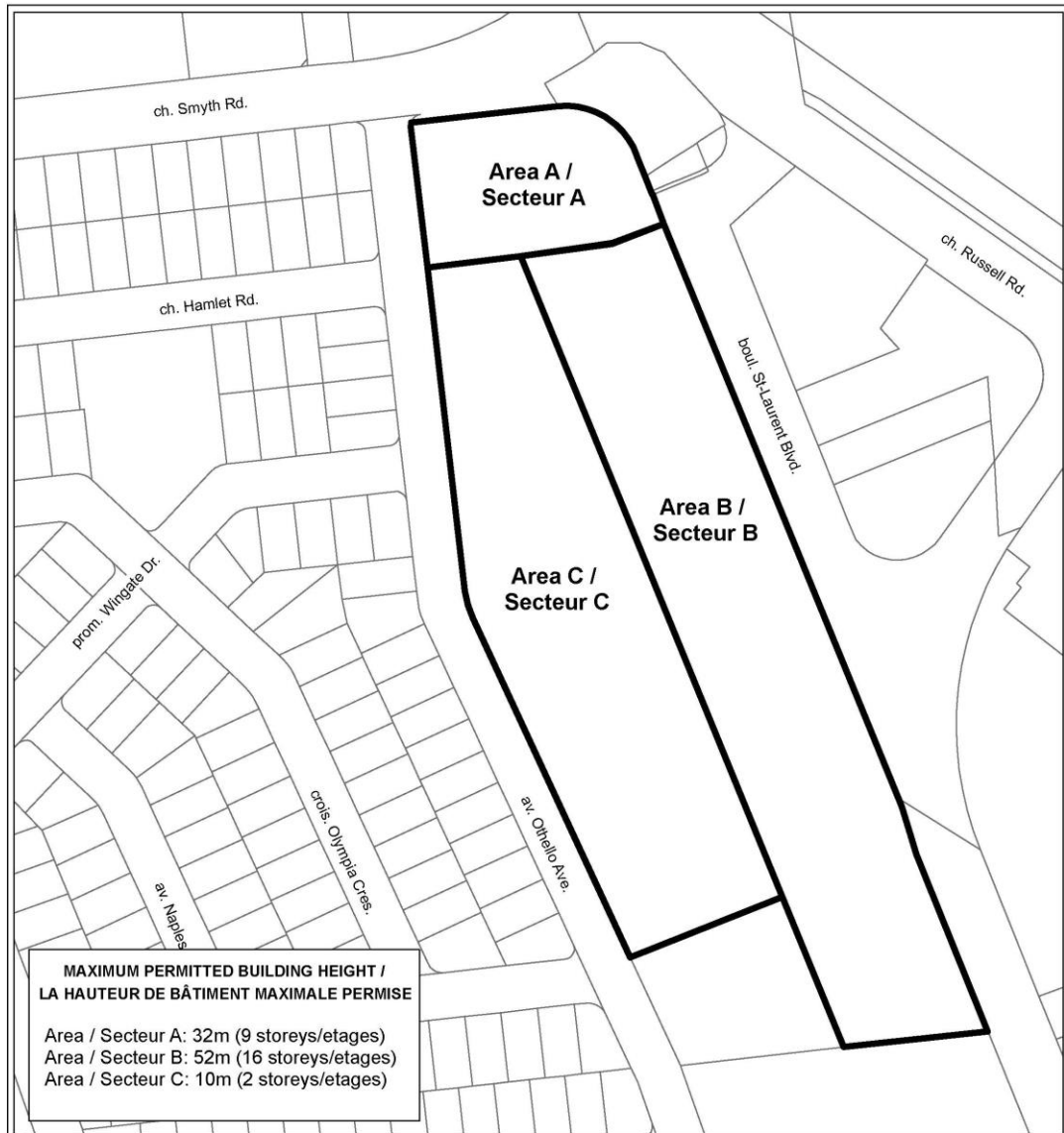
LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250

This is Attachment 1 to By-law Number 2017-234, passed July 12, 2017

Lands Affected by By-law

Area A from GM F(1.0) to AM10[2406] S[372]-h
Area B from GM F(1.0) to O1[2407]





**MAXIMUM PERMITTED BUILDING HEIGHT /
LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE**

Area / Secteur A: 32m (9 storeys/etages)
 Area / Secteur B: 52m (16 storeys/etages)
 Area / Secteur C: 10m (2 storeys/etages)



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**This is Schedule 372 to Zoning By-law No. 2008-250
Annexe 372 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2017-234, passed July 12, 2017
Pièce jointe n° 2 du Règlement municipal n° 2017-234, adopté le 12 juillet, 2017



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

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Legal Services
KM/rm

COUNCIL AUTHORITY:
City Council July 12, 2017
Agenda Item 7 (PC Report No. 47)