

By-Law No. 2018-044

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 commonly known as Rochester Field

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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: 2018-02-14

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-044>

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BY-LAW NO. 2018 - 44

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 commonly known as Rochester Field.

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 O1L[310]-h to O1[2441];
- (b) Area B from O1L[310]-h to TM[2442]-h;
- (c) Area C from O1L[310]-h to TM[157] F(2.3) S149.
- (d) Area D from O1L[310]-h to TM[2444]-h.

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
2441	O1[2441]			<p>-Despite subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] zones within 90m of Richmond Road.</p> <p>-No access to underground parking may be located in the O1[2441] zone.</p> <p>-No driveway or aisle providing access to the uses in the TM[2442] or TM[2444] zone may be located in the O1[2441] zone, except where located underground.</p>
2442	TM[2442]-h		<p>-All uses except a park and the existing uses, until the holding</p>	<p>-minimum front yard setback: 8m</p> <p>-maximum front yard setback:12m</p> <p>-no maximum interior side yard setback</p> <p>-minimum interior side yard setback adjacent to a residential</p>

			symbol is removed	<p>zone: 7.5 m</p> <p>-Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road.</p> <p>-The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <p>i. The buildings located in the TM [2442] and TM[2444] zones are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</p> <p>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</p> <p>iii. A detailed landscape and tree preservation plan that demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</p> <p>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access</p>
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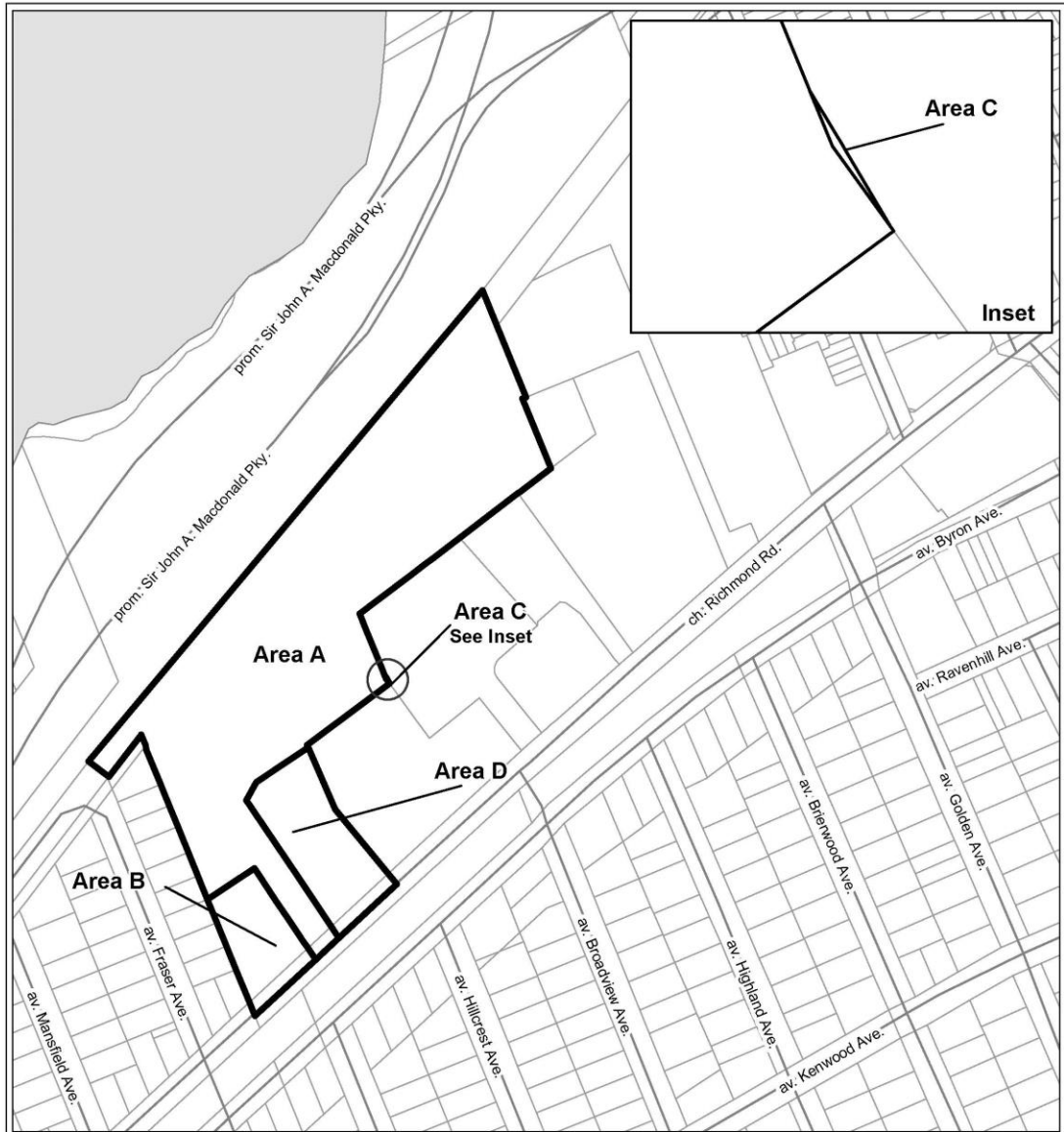
				location is to be coordinated with the City's planned improvements to Richmond Road.
2444	TM[2444]-h		-All uses except a park and the existing uses, until the holding symbol is removed	<p>-maximum building height is 24m or seven storeys, whichever is less</p> <p>-The seventh storey must be set back an additional 5m from Richmond Road.</p> <p>-minimum front yard setback: 8m</p> <p>-maximum front yard setback:12m</p> <p>-no maximum interior side yard setback</p> <p>-Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road.</p> <p>-The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <p>i. The buildings located in the TM [2442] and TM[2444] zone are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</p> <p>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</p> <p>iii. A detailed landscape and tree preservation plan that</p>



				<p>demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</p> <p>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access location is to be coordinated with the City's planned improvements to Richmond Road.</p>
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ENACTED AND PASSED this 14th day of February, 2018.

CITY CLERK

MAYOR



		This is Attachment 1 to By-law Number 2018-44, passed February 14, 2018	
D02-02-17-0060	18-0088-Y	Lands Affected by By-law	
M:\Zoning_Bylaw\bylaws\		Area A to be rezoned from O1L [310]-h to O1[2441] Area B to be rezoned from O1L [310]-h to TM[2442]-h Area C to be rezoned from O1L [310]-h to TM[157] F(2.3) S149 Area D to be rezoned from O1L[310]-h to TM[2444]-h	
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©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE N'EST PAS UN PLAN D'ARPENTAGE		LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250	

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Enacted by City Council at its meeting of February 14, 2018.

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LEGAL SERVICES
CE/ml

COUNCIL AUTHORITY:
City Council February 14, 2018
Agenda Item 1 (PC Report No. 57)