

By-Law No. 2018-050

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 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street

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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.

This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

When in doubt, visit <https://ottawa.ca/en/residents/laws-licenses-and-permits/laws>

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: 2018-02-28

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-050>

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BY-LAW NO. 2018 - 50

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 213, 217, 221, and 223 Henderson Avenue and 65 Templeton 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 R4H[480] to R4H[2445]-c.
2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

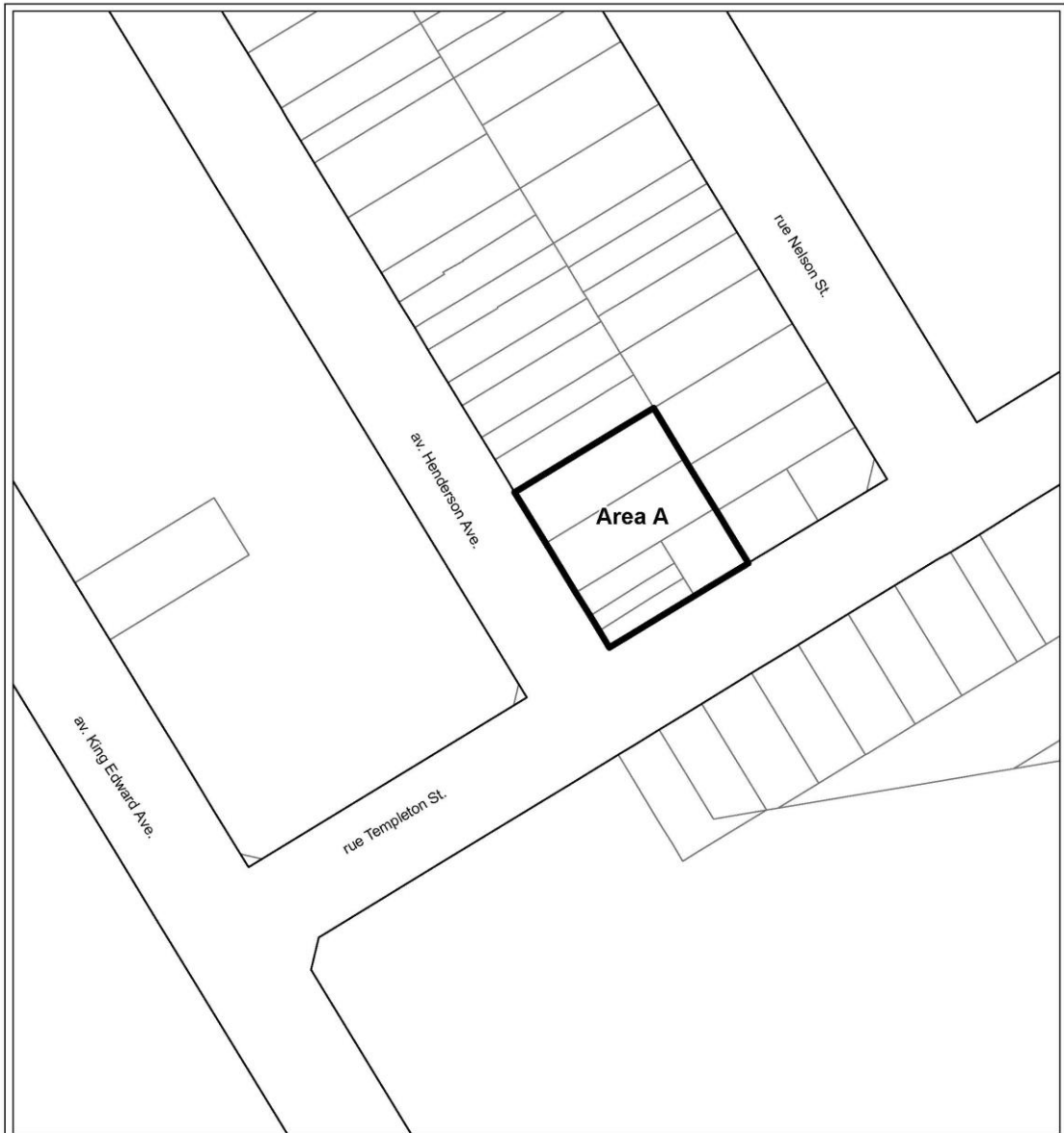
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
[2445]	R4H[2445]- c	-dwelling unit		-Despite Section 161(8), for a lot containing an apartment dwelling, low rise, twenty per cent of the lot area must be provided as landscaped area -maximum permitted building height:13.5m -minimum front yard setback: 2.25m -maximum number of dwelling units for an apartment dwelling, low-rise: 40. -the total required amenity area: 298m ² . -Despite Section 141 (6), the cumulative total of all non-residential uses in an apartment

				<p>dwelling, low-rise must not exceed a gross floor area of 150m².</p> <p>-one visitor vehicular parking space is required for forty dwelling units.</p> <p>-A parapet must not project more than 1.6 metres above the maximum building height.</p> <p>-The front yard may include a monolithic concrete pad 2.7 metres in width.</p> <p>-Despite anything to the contrary a walkway may fill the area located in the corner side yard and front yard measured a maximum of 4.7 metres from the corner lot line.</p> <p>-Rooming house limited to 50 per cent of gross floor area of building.</p>
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ENACTED AND PASSED this 28th day of February, 2018.

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 2018-50, passed February 28, 2018

Lands Affected by By-law

Area A to be rezoned from R4H[480] to R4H[2445]-c



