

# By-Law No. 2018-053

*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 1946 Scott Street*

## OttWatch.ca By-law Archival Project



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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 It may have been repealed.

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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](mailto: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/2018-053>

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BY-LAW NO. 2018 - 53

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 1946 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 R5B[1195] H(18) to TM[2446] H(30)
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
2446	TM[2446] H(30)			-minimum interior side yard setback: 0.9m  -maximum projection for a landscaped terrace into the required rear yard setback: 3.4m  -minimum setback from the front lot line above the fourth storey or 15m whichever is the lesser: 0m  -Table 197 (3)(g)(ii)(3) provisions do not apply  -at and above the fifth storey or 16.25m, whichever is the lesser, a building must be setback a minimum of 1.5m more than the provided rear yard setback, and at above the seventh storey or 26.25m, whichever is the lesser, the building must be setback an additional 0.5m from the fifth

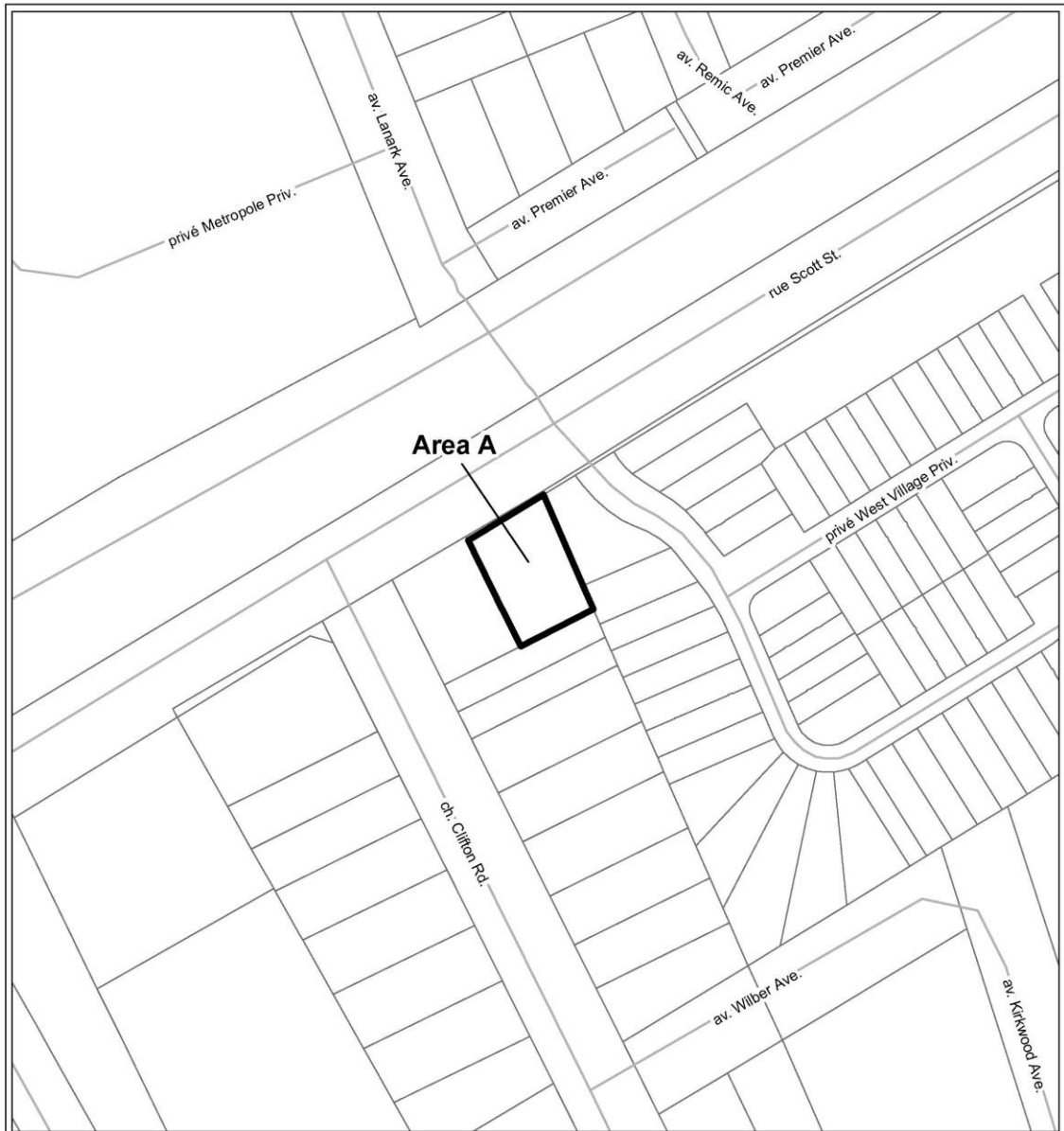
				<p>storey setback and the provided rear yard setback</p> <p>-at and above the seventh storey, or 26.25 m, whichever is the lesser, of the front wall of the principal building, a building must be setback a minimum average depth of 2.5m</p> <p>-minimum parking space rate: 0.2 per dwelling unit</p> <p>-minimum parking space width of 2.4 m for a maximum of four (4) parking spaces, which may be located abutting or near a wall, column or other similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space</p> <p>-up to 3 parking spaces may have a minimum parking space length of 4.6m</p> <p>-minimum bicycle parking space rate: 1.0 per dwelling unit</p> <p>-minimum driving aisle width: 6m</p> <p>-minimum landscaped area abutting a residential zone: 0m;</p> <p>-minimum landscaped buffer of a parking lot not abutting a street: 0m</p> <p>-minimum landscaping required: 130m<sup>2</sup></p>
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				<p>-90 m<sup>2</sup> of the minimum required landscaping must be provided as exterior planters located above grade on the second, fifth, and seventh storeys of the rear façade, on the seventh storey of the front façade and on the roof terrace</p> <p>-An office, limited to 112 m<sup>2</sup>, is permitted at grade within 6 m of a front wall.</p>
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ENACTED AND PASSED this 28 day of February, 2018.

CITY CLERK

MAYOR



This is Attachment 1 to By-law Number 2018-53, passed February 28, 2018

**Lands Affected by By-law**

D02-02-17-0087 | 18-0234-X

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Area A to be rezoned from R5B[1195] H(18) to TM[2446] H(30)

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



BY-LAW NO. 2018 – 53

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Enacted by City Council at its meeting of February 28, 2018.

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LEGAL SERVICES  
C. Enta/ml

COUNCIL AUTHORITY:  
City Council February 28, 2018  
Agenda Item 7  
(PC Report No. 59)