

# By-Law No. 2018-084

*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 315 Chapel Street*

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**Enacted On:** 2018-03-28

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-084>

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BY-LAW NO. 2018 - 84

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 315 Chapel 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 I1A to R5B[2454] S[379]-h.

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
2454	R5B[2454] S[379]-h	-community centre -community garden -hotel -instructional facility -museum -office -place of assembly -restaurant -retail food store -retail store -theatre	-rooming house -rooming house, converted -All uses until such time as the holding symbol is removed.	-Despite the Heritage Overlay provisions of sections 60(1), (2), (3), and (4), and subsection 163(6), the following applies:  i) Maximum building height as per Schedule 379, to a maximum of nine storeys.  ii) Minimum required setbacks and stepbacks as per Schedule 379.  -no parking spaces are required for a change of use within any part of the building as it existed on March 28, 2018  -a vehicle loading space is not required  -minimum required width of a driveway accessing a provided loading space and the minimum required width of a provided loading space: 3.1m

				<p>-a hotel is not permitted within the basement or first four storeys of any building on the site, except for a hotel lobby with a maximum gross floor area of 150m<sup>2</sup>, which may be located on the ground floor of any building on the site</p> <p>-a maximum of five office occupancies are permitted</p> <p>-a maximum of two office occupancies are permitted to exceed 360m<sup>2</sup> in gross leasable area, each with a maximum of 531m<sup>2</sup></p> <p>-maximum total gross leasable floor area of office uses: 1900m<sup>2</sup></p> <p>-office uses are only permitted on the second, third, or fourth storey of any building on the site, except for an office lobby or reception area with a maximum gross floor area of 40m<sup>2</sup>, which may be located on the ground floor of any building</p> <p>-notwithstanding the above provisions, an office use is permitted within any part of the building as it existed on March 28, 2018.</p> <p>-restaurant uses are only permitted in the basement, ground floor, or second storey of any building</p> <p>-retail store and retail food uses are only permitted on the ground floor of any building on the site and have a maximum gross floor area of 130 m<sup>2</sup></p>
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				<p>-instructional facility and museum uses are only permitted in the basement, ground floor, or second storey of any</p> <p>-a theatre is only permitted within the building as it existed on March 28, 2018</p> <p>-an outdoor commercial patio is permitted within a residential zone</p> <p>-an outdoor commercial patio may be located in a yard facing or abutting a residential zone, or abutting a yard or lane facing or abutting a residential zone, and may be located within 30m of such abutting or facing residential zone only if it is located along Laurier Avenue East</p> <p>- The maximum size of a roof top patio is 345 m<sup>2</sup> and must be setback a minimum of 2.8m from the building parapet along the Blackburn Avenue frontage, a minimum of 4.4m from the building parapet along the Laurier Avenue East frontage and south property line, and a minimum of 4.1m from the building parapet from the western property line abutting 321 Chapel Street.</p> <p>-endnote 11 of Table 164B does not apply</p> <p>-subsection 163(12) does not apply</p> <p>-A change in use within the building as it existed on March 28, 2018, not including a change of use to hotel, is permitted without the need to lift the</p>
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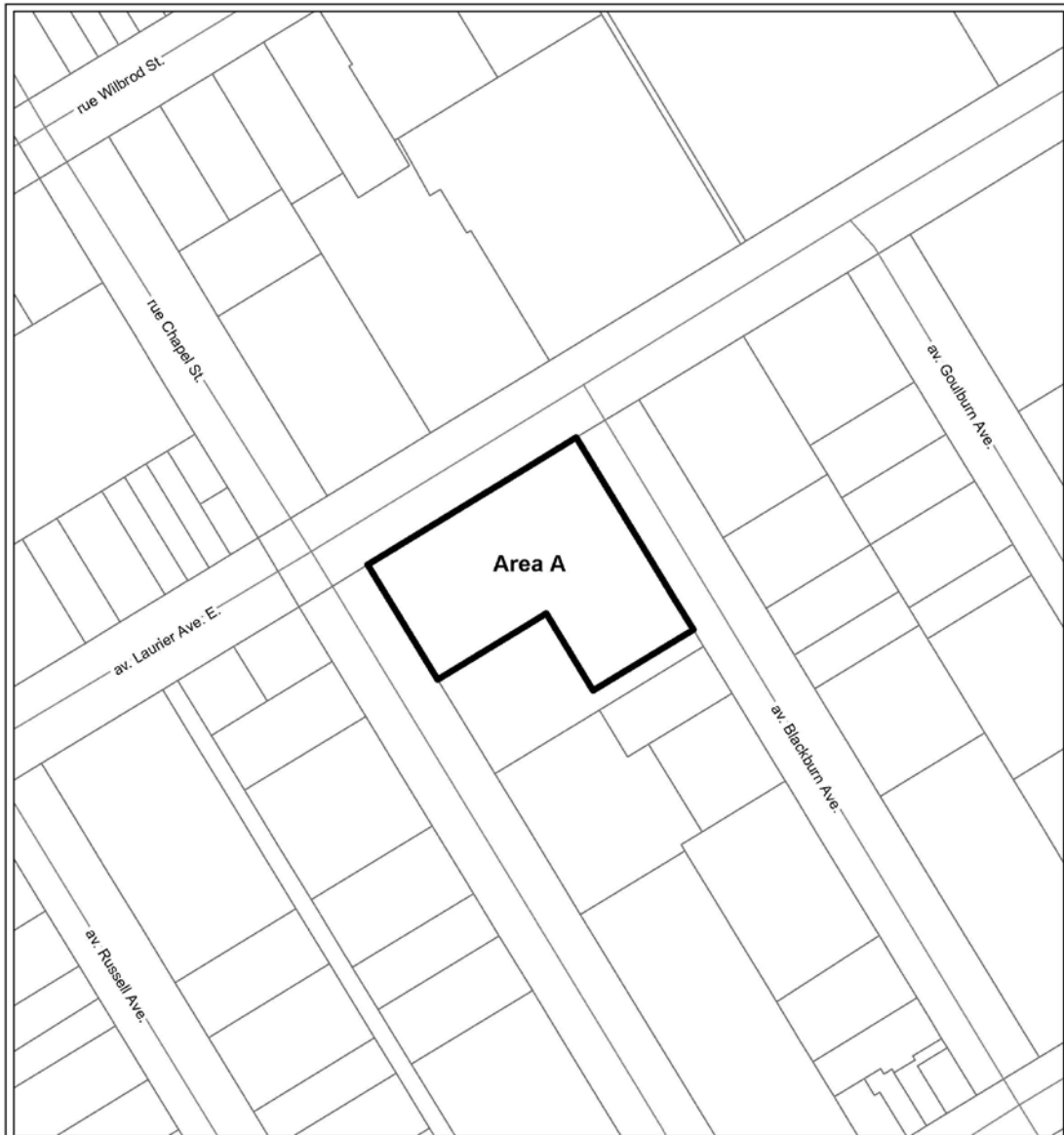
				<p>Holding Symbol.</p> <p>-The Holding Symbol may not be lifted until such time as the submission and approval of a Site Plan Control application, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.</p>
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3. Part 17 – Schedules of the said By-law No. 2008-250 is amended by adding Attachment 2 as Schedule 379.

ENACTED AND PASSED this 28<sup>th</sup> day of March, 2018.

CITY CLERK

MAYOR



D02-02-17-0041 | 18-0350-D

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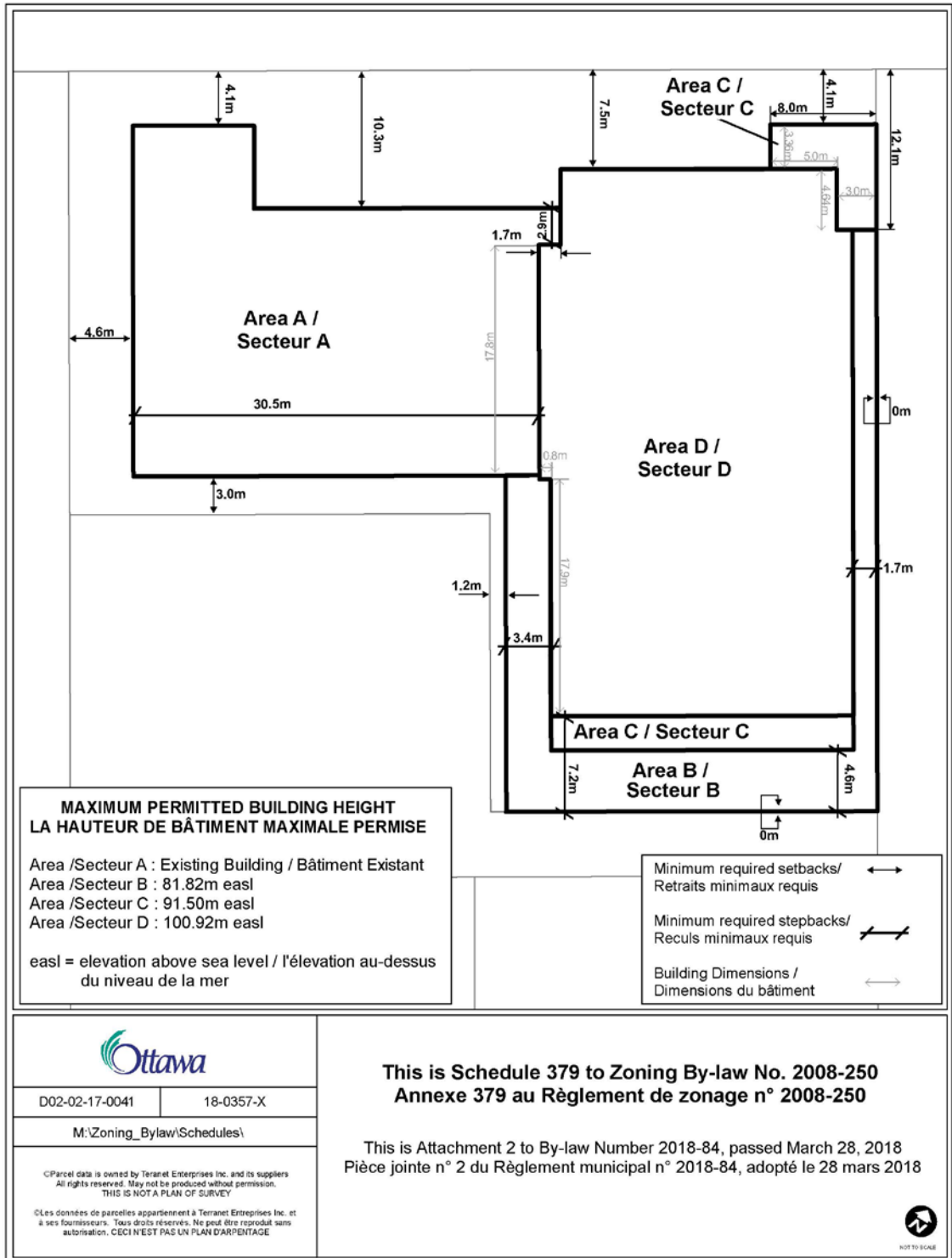
**LANDS AFFECTED PART OF THE ZONING  
MAP OF BY-LAW NO. 2008-250**

This is Attachment 1 to By-law Number 2018-84, passed March 28, 2018

**Lands Affected by By-law**

Area A to be rezoned from I1A to R5B[2454] S[379]-h





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**This is Schedule 379 to Zoning By-law No. 2008-250  
 Annexe 379 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2018-84, passed March 28, 2018  
 Pièce jointe n° 2 du Règlement municipal n° 2018-84, adopté le 28 mars 2018



NOT TO SCALE

BY-LAW NO. 2018 - 84

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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 315 Chapel Street.

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

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LEGAL SERVICES  
K. Mahon /ml

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