

# By-Law No. 2018-107

*A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 207 Bell Street North*

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**Enacted On:** 2018-04-11

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-107>

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BY-LAW NO. 2018 - 107

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 207 Bell Street North.

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 H(39) to R5B[2463] H(41)-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
2463	R5B[2463] H(41)-h	- convenience store -personal service business -recreational and athletic facility -restaurant	-An outdoor commercial patio is not permitted until the holding symbol is removed.	- The uses restaurant, convenience store, personal service business, and recreational and athletic facility uses are permitted subject to the following provisions: i. limited to a cumulative total of 350 m <sup>2</sup> in gross floor area, with no single occupancy over 150 m <sup>2</sup> in gross floor area; ii. must be located entirely on the ground floor of a mid-high rise apartment dwelling. - minimum northern interior side yard setback for a mid-rise apartment dwelling: 0.29m - the minimum required landscaped area for a mid-rise apartment dwelling: 540m <sup>2</sup> -Despite Section 100, up to 60 provided parking spaces are permitted to be located off-site, and these parking spaces do not count toward the minimum number of required parking spaces.

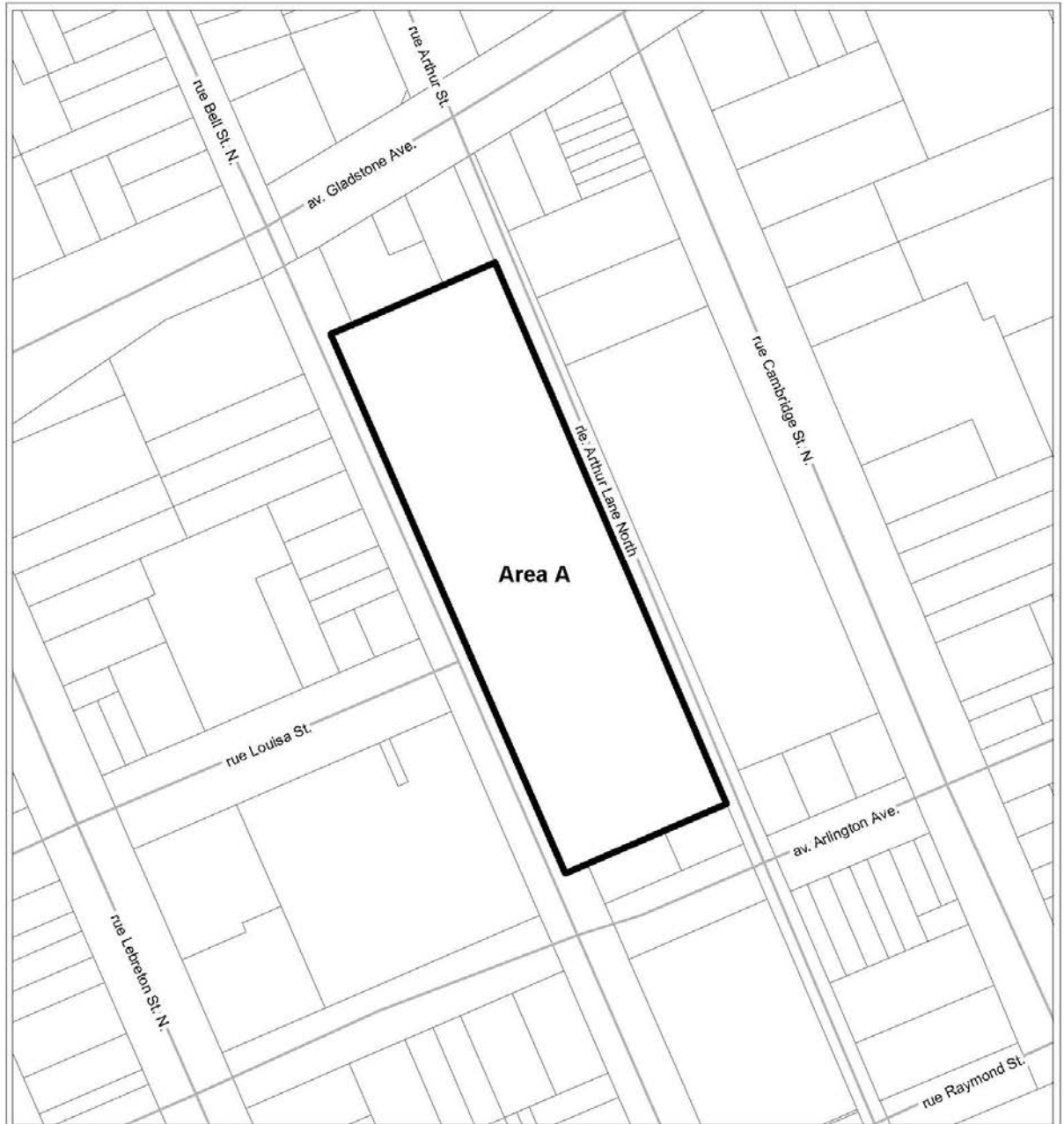
				<p>-minimum number of vehicular parking spaces required for a mid-high rise apartment dwelling: 106</p> <p>-minimum number of visitor parking spaces required for a mid-high rise apartment dwelling: 1</p> <p>- Up to 49% of the required parking spaces provided in the rear yard parking lot may be reduced to a minimum width of 2.4 m and a minimum length of 4.6 m;</p> <p>(i) where the parking space are located in a parking lot or parking garage containing more than 20 spaces, and</p> <p>(ii) provided any reduced length space is clearly identified for small cars only.</p> <p>-In the case of a mid-rise apartment dwelling, the maximum permitted width for a double traffic lane that leads to 20 or more parking spaces is 7.2 m.</p> <p>-Despite Section 109(3), in the case of a mid-rise apartment dwelling:</p> <p>(i) parking spaces are permitted in the required front yard where they abut Bell Street North;</p> <p>(ii) the maximum width of a walkway in the front yard is 6.6m;</p> <p>(iii) Section 109(3)(c) and Section 109(3)(d) do not apply.</p> <p>-The parking lot of a mid-rise apartment dwelling does not require 15% landscaping or a landscape buffer.</p> <p>-A garbage enclosure for a mid-rise apartment dwelling is required to be a minimum of 0.18m from the rear lot line.</p>
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				<p>-minimum number of bicycle parking spaces required for a mid-high rise apartment dwelling: 112</p> <p>-Despite Section 85, an outdoor commercial patio is permitted subject to the following provisions:</p> <p>(i) the patio is at least 14m from a lot in a residential zone and screened from that same lot by a structure, screen or wall that is 1.3 m or more in height so as to mitigate both light and noise from the outdoor commercial patio;</p> <p>(ii) limited to a maximum size of 85m<sup>2</sup>;</p> <p>(iii) operated as part of a restaurant use.</p> <p>-The holding symbol may not be lifted until the property owner enters into a restrictive covenant, registered on title, if required by the Director, Planning Services, to address mitigation of potential impacts of the use including, but not limited to, hours of operation, music, lighting, and number of seats. Such details shall be to the satisfaction of the Director, Planning Services, Planning, Infrastructure and Economic Development.</p>
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ENACTED AND PASSED this 11<sup>th</sup> day of April, 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 2018-107, passed April 11, 2018

**Lands Affected by By-law**

Area A to be rezoned from R5B H(39) to R5B[2463] H(41)-h



