

# By-Law No. 2018-115

*A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 2887 and 2895 Riverside Drive and to repeal By-law No. No. 2018-90*

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

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-115>

This title page generated on *2018-09-11*

BY-LAW NO. 2018 - 115

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 2887 and 2895 Riverside Drive and to repeal By-law No. 2018-90.

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 R4N to R4N[2455].
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
2455	R4N[2455]	- office - dwelling unit		- Office uses are limited to the ground floor of a building containing dwelling units. - Any building containing an office and dwelling units is subject to the R4N provisions for an apartment dwelling, low rise, except for the following: i) maximum building height: 14m  ii) minimum rear yard setback: 6.0m, which must comprise at least 16% of the area of the lot, however, it need not exceed 7.5m  iii) minimum northern interior side yard setback when located 21m or more from the front lot line: 3m  iv) despite the parking provisions in Section 101,

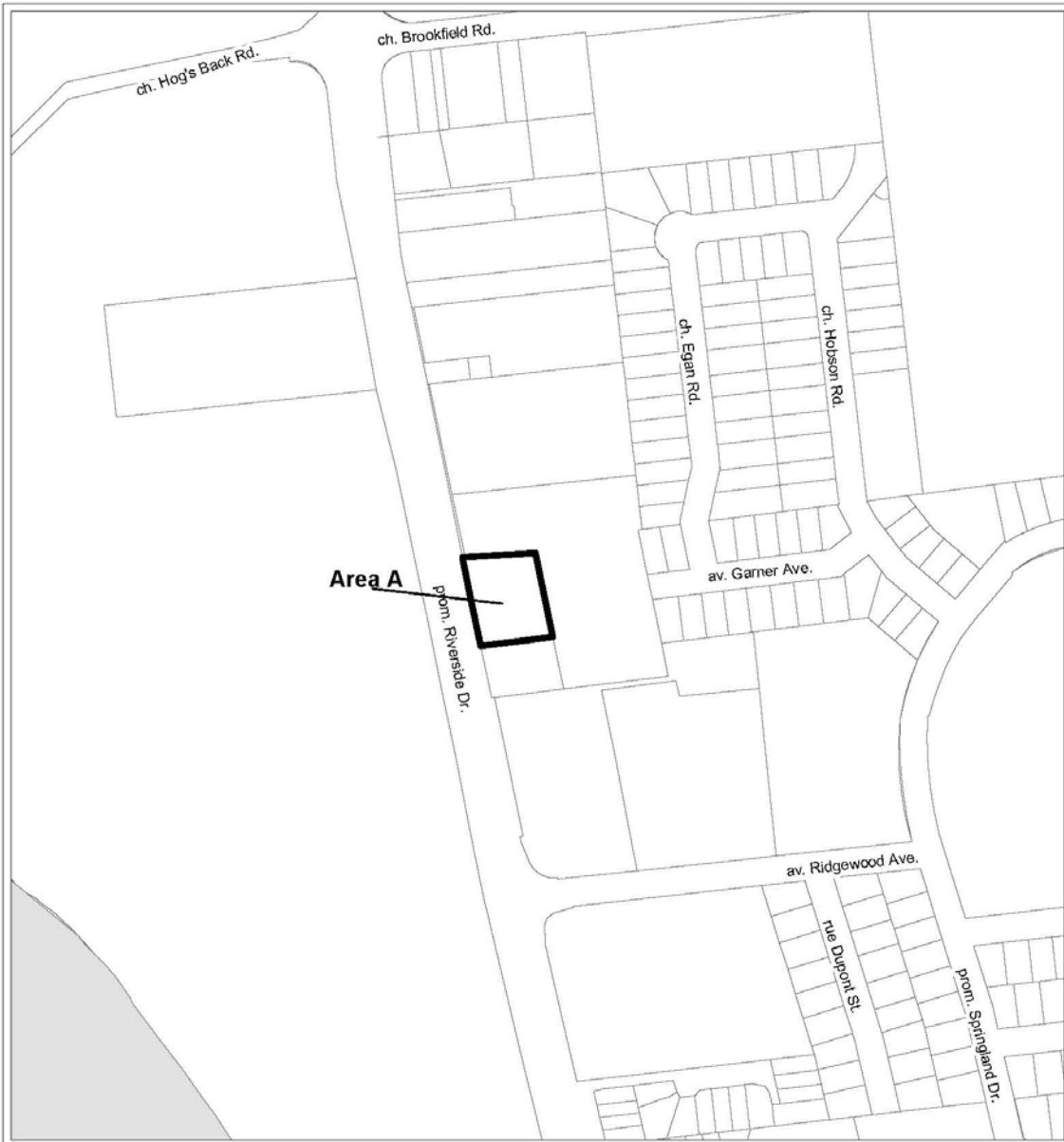
				<p>Table 101, there are no parking requirements for dwelling units in a building containing an office.</p> <p>v) despite the driveway provisions in clause 107(1)(a)(ii), in the case of a building containing an office and dwelling units, a driveway providing access to a parking lot must have a minimum width of 3.6m for a double traffic lane.</p> <p>vi) minimum required amenity space: 160.00 square metres</p> <p>vii) minimum landscape buffer around a parking lot at the northeast corner: 1.0 metre</p>
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3. By-law No. 2018-90 entitled, "A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 2887 and 2895 Riverside Drive" is hereby repealed.

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 2018-115, passed April 11, 2018

**Lands Affected by By-law**

Area A to be rezoned from R4N to R4N[2455]



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Enacted by City Council at its meeting of April 11, 2018.

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LEGAL SERVICES

K.Mahon (js)

COUNCIL AUTHORITY:

City Council March 28, 2018

Agenda Item 10, (PC Report No.59A)