

By-Law No. 2018-173

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 4837 Albion Road and 4910 Bank 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.

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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 when they email it to you. You'd be doing the entire community a favour!

Enacted On: 2018-05-23

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-173>

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BY-LAW NO. 2018 - 173

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 4837 Albion Road and 4910 Bank 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 on Attachment 1 to this by-law as follows:

- a) Area A from RC4[528r] H(15) to RC4 [528r] S381-h;
- b) Area B from RC4[528r] H(15) to RC4 [528r] S381-h;
- c) Area C from RC4[528r] H(15) to RC4 [528r] S381-h; and,
- d) Area D from RI8 to RC4 [528r] S381-h.

2. Section 240 – Rural Exceptions of the said By-law No. 2008-250 is amended by amending exception 528r as follows:

- a) In Column II, amend the text by replacing it in its entirety with, "RC4[528r] S381-h";
- b) In Column III, add the following:
 - "- casino, limited to slot machines and 55 gaming tables
 - hotel
 - amusement centre, limited to a bingo hall
 - retail store, where not accessory to a casino, limited to a flea market";
- c) In Column IV, replace all of the text with "all uses except existing uses as of May 9th, 2018 are prohibited until the holding symbol is removed"; and,
- d) In Column V add the following:
 - "- Maximum building heights are shown on Schedule 381
 - A hotel building may only be located as shown on Area A of Schedule 381
 - The lands within Exception 528r are considered as one lot for zoning purposes.

- For the purposes of determining front yard setbacks, lands within Exception 528r are to be treated as though the lot fronts on Albion Road.

- The holding symbol within Areas A, B and D of Schedule 381 may only be removed once an application for Site Plan Control under the *Planning Act* is approved, which addresses the following, and as more specifically described in report ACS2018-PIE-EDP-0021 and all to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:

a. Transportation Demand Management strategies to support and encourage travel options to reduce reliance on single occupancy automobile use;

b. Transit or shuttle services between the site and the nearest transit station;

c. An update of the Transportation Impact Assessment submitted with the zoning by-law amendment application to provide for a more refined examination of impacts of the expanded facility (taking into consideration phasing) to local road networks and participation in implementation of measures that may accelerate Transportation Master Plan projects where practical and other possible measures such as participating in localized improvements that may alleviate current congestion; and

d. A conceptual master plan for the site, laying out blocks for development and natural features, and circulation routes for pedestrians, cyclists, transit and vehicles, and which includes opportunities for deprioritizing entrances on Albion Road and providing a Bank Street access and the means for implementation.

- The holding symbol within Area C of Schedule 381 may only be removed when sufficient municipal water supply is available.”

3. Part 17 - Schedules of By-law No. 2008-250 is amended by adding Attachment 2 to this by-law as Schedule 381.

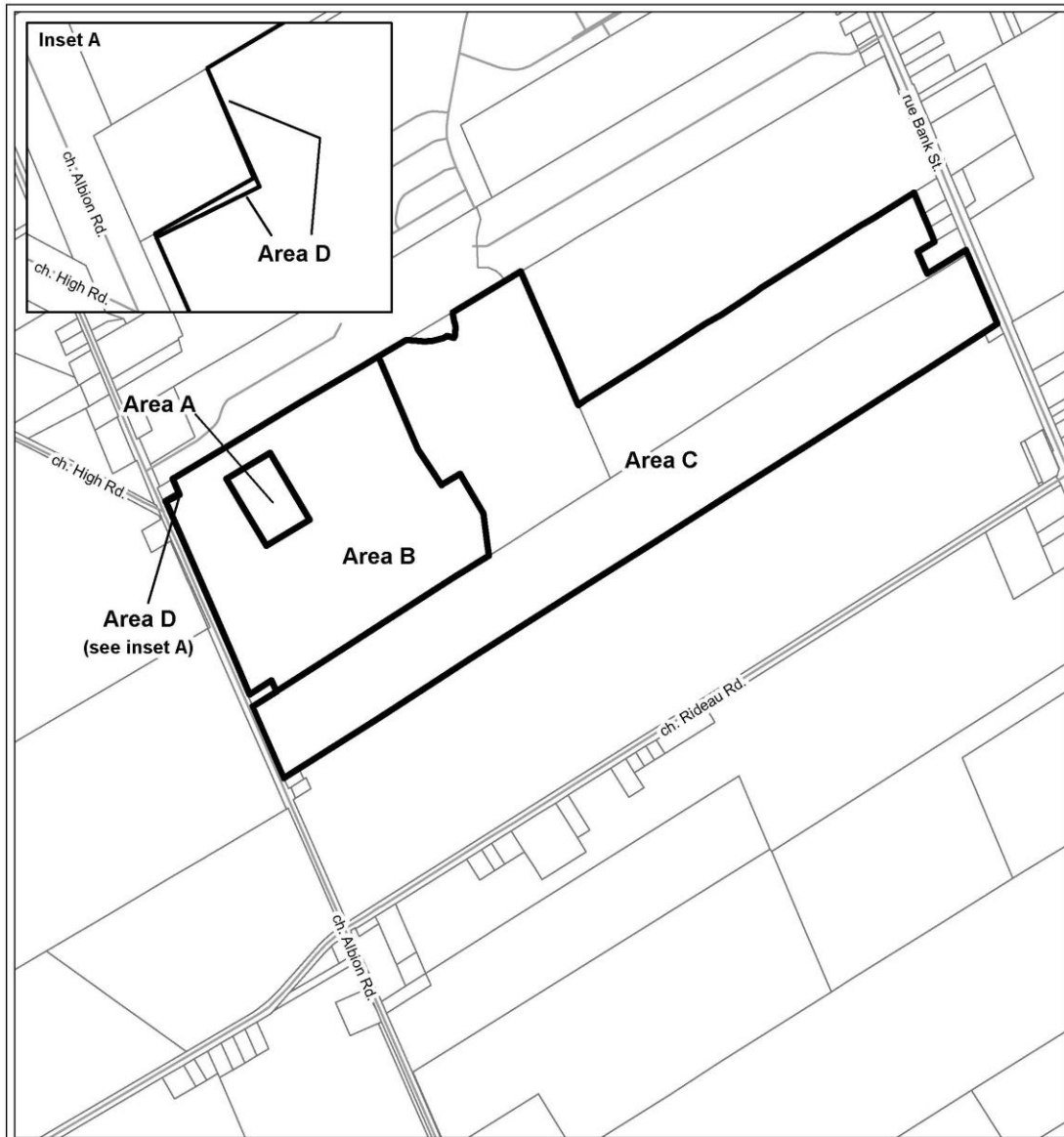
4. Section 54 of By-law No. 2008-250 is amended by adding the following:



“Casino means an indoor entertainment facility, licensed by the Ontario Lottery and Gaming Corporation, the principal business of which is gambling, and which may also include restaurants, theatres, or places of assembly as ancillary uses, as well as retail, counselling services, financial services and offices as accessory uses.”.

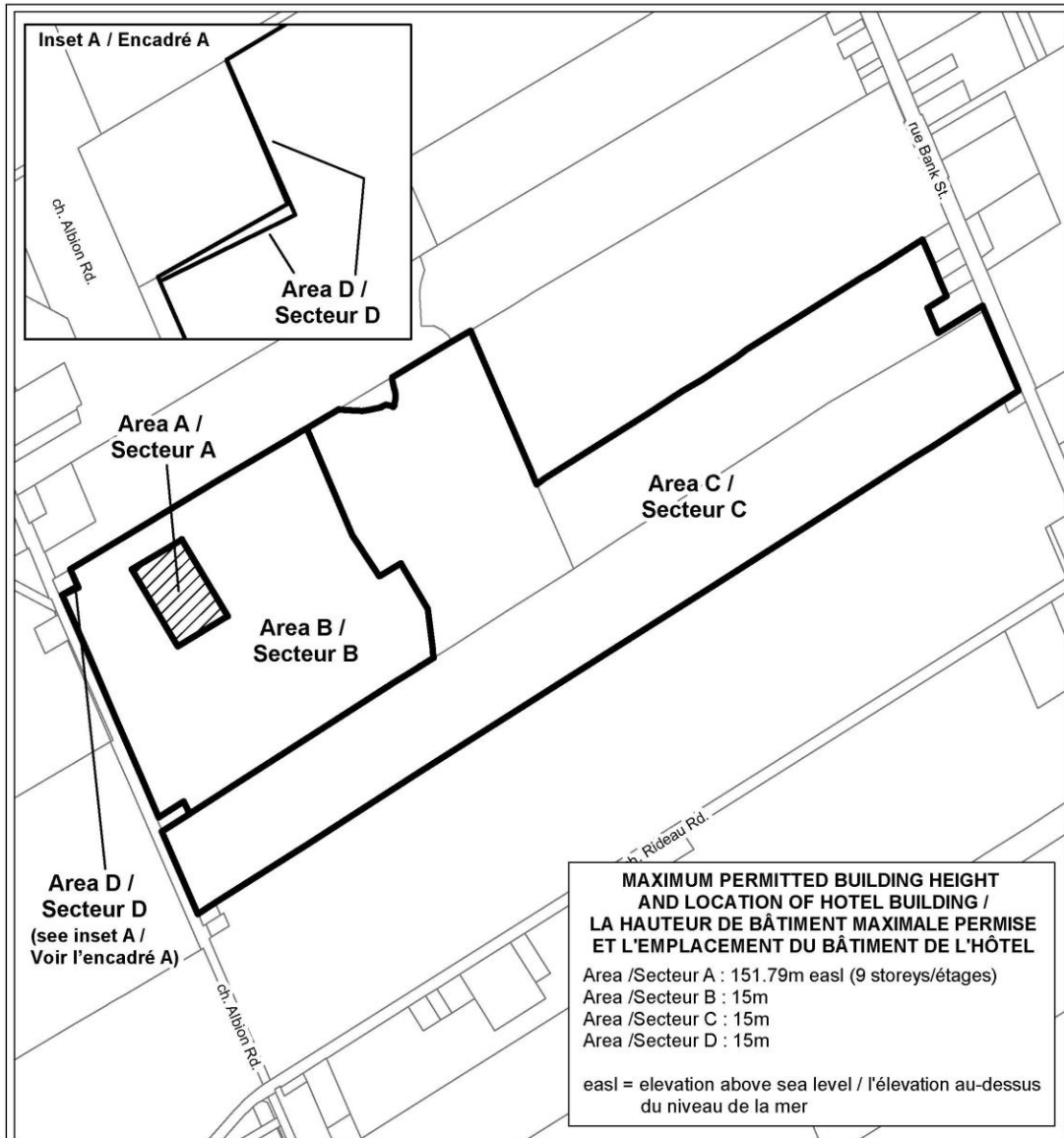
ENACTED AND PASSED this 23rd day of May, 2018.



CITY CLERK

DEPUTY MAYOR



		This is Attachment 1 to By-law Number 2018-173, passed May 23, 2018 Lands Affected by By-law	
D02-02-18-0006	18-0540-X	Area A to be rezoned from RC4[528r] H(15) to RC4[528r] S381-h Area B to be rezoned from RC4[528r] H(15) to RC4[528r] S381-h Area C to be rezoned from RC4[528r] H(15) to RC4[528r] S381-h Area D to be rezoned from RI8 to RC4[528r] S381-h	
M:\Zoning_Bylaw\bylaws\			
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LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250			



	
D02-02-18-0006	18-0294-X
M:\Zoning_Bylaw\Schedules\	
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<p>This is Schedule 381 to Zoning By-law No. 2008-250 Annexe 381 au Règlement de zonage n° 2008-250</p> <p>This is Attachment 2 to By-law Number 2018-173, passed May 23, 2018 Pièce jointe n° 2 du Règlement municipal n° 2018-173, adopté le 23 mai 2018</p>	
 NOT TO SCALE	

BY-LAW NO. 2018 - 173

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Enacted by City Council at its meeting of May 23rd, 2018.

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Legal Services:
K. Mahon/ml

COUNCIL AUTHORITY:
City Council May 9, 2018
Agenda Item 2 (ARAC Report No. 34)