

# By-Law No. 2018-193

*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 398, 402, and 406 Roosevelt Avenue*

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**Enacted On:** 2018-06-13

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-193>

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BY-LAW NO. 2018 - 193

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 398, 402, and 406 Roosevelt Avenue.

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 R3S to R5B[2472] H(21).
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
2472	R5B[2472] (H21)	<ul style="list-style-type: none"> <li>- artist studio</li> <li>- instructional facility</li> <li>- medical facility</li> <li>- office</li> <li>- personal service business</li> <li>- restaurant</li> <li>- retail food store</li> <li>- retail store</li> </ul>		<ul style="list-style-type: none"> <li>- The additional permitted uses are only permitted within the first and second storey of a mixed use building;</li> <li>- The maximum cumulative gross floor area for the additional permitted uses is 500m<sup>2</sup>;</li> <li>- Despite Sections 106(1) and (3), 40% of parking spaces located within a parking garage, other than parallel parking spaces, may be reduced in width to 2.4 m;</li> <li>- Section 106(4) does not apply;</li> <li>- Notwithstanding 107(1), the minimum required width of a driveway providing access to a parking garage is 4.5 m for a double traffic lane;</li> <li>- Despite Section 107(1)(c), the minimum required width of an aisle providing access to parking spaces with an angle of parking</li> </ul>

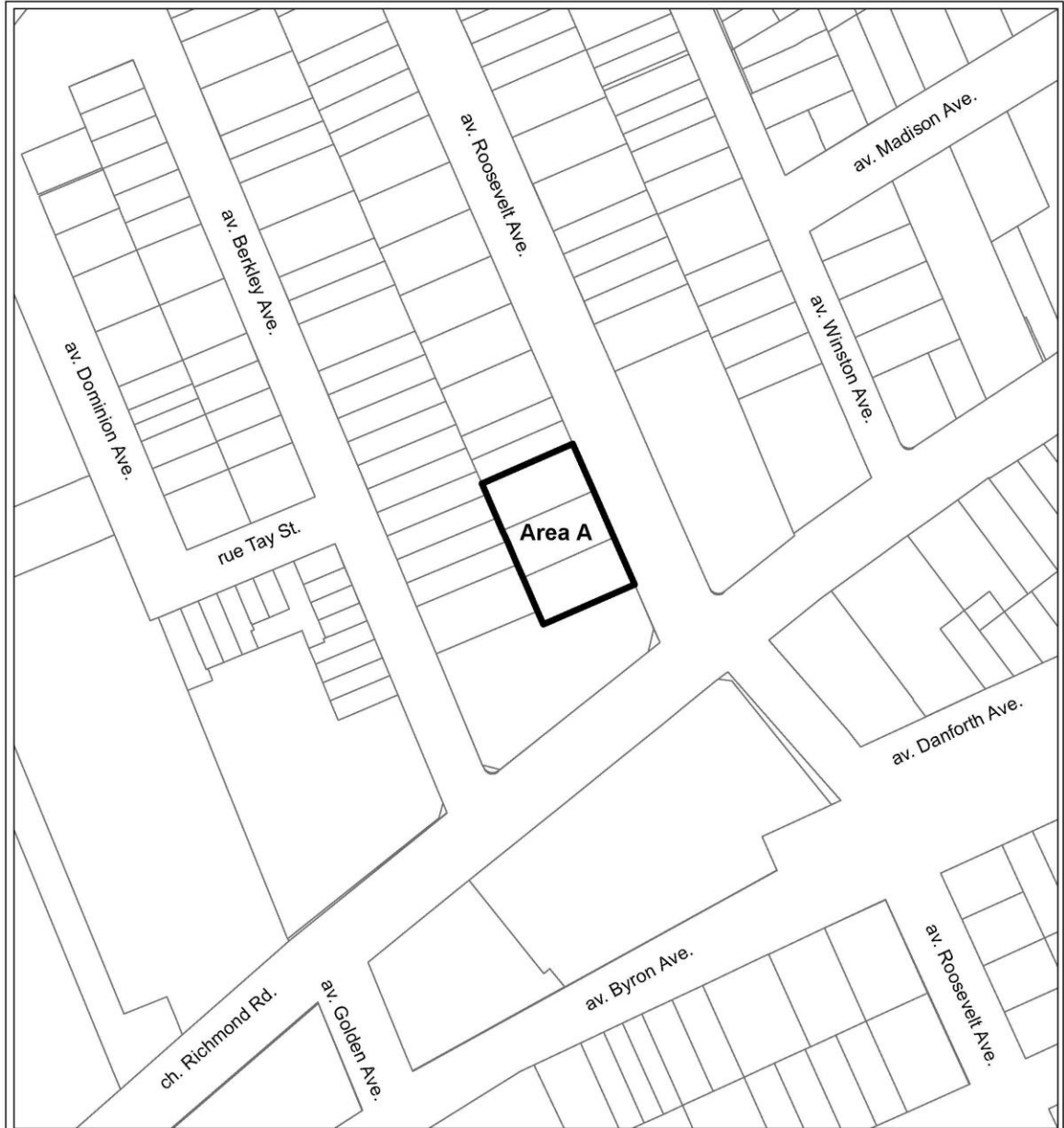
			<p>from 56 to 90 degrees located within a parking garage is 5.2 m;</p> <ul style="list-style-type: none"> <li>- Section 163(9) does not apply to a mixed use building;</li> <li>- Notwithstanding Section 163(6) and Table 164A, the following subzone provisions apply: <ul style="list-style-type: none"> <li>i. Minimum northern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 1.5 m;</li> <li>ii. Minimum southern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 0.5 m; and</li> <li>iii. Minimum front yard setback: 0 m.</li> </ul> </li> <li>- Endnotes 11 and 31 in Table 164B do not apply;</li> <li>- Sub-sections 163(11) and (12) do not apply;</li> <li>- Where the building height is greater than four storeys, at and above the fourth storey the building must be setback a minimum of 7 m more than the provided setback from the northern interior side lot line;</li> <li>- Where the building height is greater than two storeys, at and above the second storey the building must be setback a minimum of 2.5 m more than the provided setback from the front lot line;</li> <li>- Where the building height is greater than five storeys, at and above the fifth storey the building must be setback a minimum of 2 m more than the provided setback</li> </ul>
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				<p>from the rear lot line;</p> <ul style="list-style-type: none"> <li>- Despite Table 113A, a loading space is not required for the additional permitted uses;</li> <li>- A maximum of six storeys is permitted;</li> <li>- A roof-top landscaped area, garden, or terrace is not permitted on the uppermost storey;</li> <li>- A roof-top landscaped area, garden, or terrace must be setback a minimum of 4 m from the norther interior side lot line;</li> <li>- Despite Sub-section (6) of Table 65, a balcony is not permitted to project into the required rear yard setback;</li> <li>- A parapet is not permitted to project more than 0.3 m above the maximum building height;</li> <li>- Communal amenity space is not required for any use. If communal amenity space is provided, it is not permitted to be located on a roof-top; and</li> <li>- Despite Table 65(8)(a), an air conditioner condenser, heat pump or similar equipment may project up to 0.2 m from a lot line.</li> </ul>
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ENACTED AND PASSED this 13<sup>th</sup> day of June, 2018.

CITY CLERK

MAYOR



This is Attachment 1 to By-law Number 2018-193, passed June 13, 2018

D02-02-17-0125

18-0724-D

**Lands Affected by By-law**

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**Area A to be rezoned from R3S To R5B[2472] H(21)**

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



