

By-Law No. 2018-198

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of part of the lands known municipally as 520 Preston Street and 930 Carling Avenue

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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: 2018-06-13

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-198>

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BY-LAW NO. 2018 - 198

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of part of the lands known municipally as 520 Preston Street and 930 Carling 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 on Attachment 1 to this by-law as follows:

- (a) Area A from O1[356] to I2[2491]-h;
- (b) Area B from MC F(1.5) to I2[2491]-h;
- (c) Area C from AM10 to I2[2491]-h;
- (d) Area D from AM to I2[2491]-h; and,
- (e) Area E from L3 to I2[2491]-h.

2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

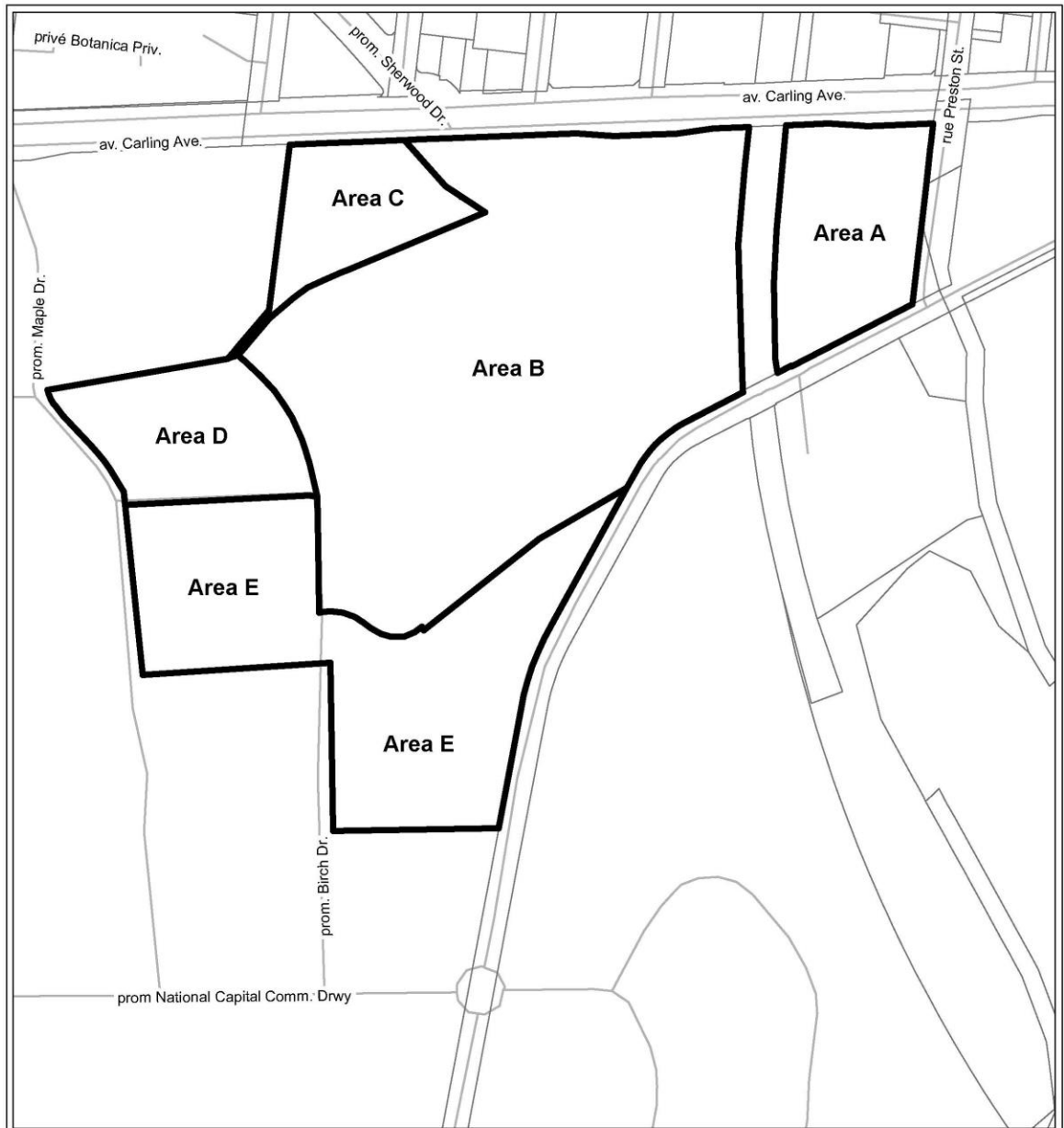
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2491	I2[2491]-h	-retail food store	-correctional facility -court house -one dwelling unit ancillary to a permitted use -retirement home -retirement home, converted -rooming house -rooming house, converted -shelter -sports arena -payday loan	-Subclause 171(3)(b)(ii) does not apply to a research and development centre. -A Retail food store is subject to Subsection 171(3). -no person may park a motor vehicle: (i) in a required front yard; (ii) in a required corner side yard; or (iii) in the extension of a required corner side yard into a rear yard

			<p>establishment</p> <p>-All uses until such time as the holding symbol is removed</p>	<p>- The holding symbol may not be removed until such time as the following have been completed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:</p> <p>(i) Approval of Master Site Plan by Planning Committee and Council, including publically accessible open space; demonstration of pedestrian and cycling connectivity; architectural and urban design analysis and demonstration of O-train/future LRT station connection;</p> <p>(ii) Approved Transportation Impact Assessment and Mobility Plan, including a parking strategy addressing underground, and off-site parking impacts and a Transportation Demand Management Strategy;</p> <p>(iii) Approved Cultural Heritage Impact Statement; and</p> <p>(iv) Approved Master Servicing Plan.</p>
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ENACTED AND PASSED this 13th day of June, 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 2018-198, passed June 13, 2018

Lands Affected by By-law

- Area A to be rezoned from O1[356] to I2[2491]-h
- Area B to be rezoned from MC F(1.5) to I2[2491]-h
- Area C to be rezoned from AM10 to I2[2491]-h
- Area D to be rezoned from AM to I2[2491]-h
- Area E to be rezoned from L3 to I2[2491]-h



NOT TO SCALE

