

# By-Law No. 2018-263

*A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 584 and 587 Wellington Street*

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This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

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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](mailto:kevino@kevino.net) when they email it to you. You'd be doing the entire community a favour!

**Enacted On:** 2018-07-11

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-263>

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

BY-LAW NO. 2018 - 263

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 584 and 587 Wellington 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 GM7 [119] H(33) to MD[2509] H(83)-h;
- (b) Area B from GM7 [119] H(25) to MD[2509] H(83)-h;
- (c) Area C from R5O [951] H(20) to MD[2509] H(83)-h; and,
- (d) Area D from R5O [951] H(20) to MD[2510] H(40)-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
2509	MD[2509] H(83)-h	-amusement park, limited to an aquarium	-All uses until such time as the holding symbol is removed.	-Despite Table 193(f), the maximum permitted building is as per height suffix.  -The lands zoned MD [2509] H(83) are considered one lot for zoning purposes.  -The maximum total floor area: 80,000 m <sup>2</sup>  -A maximum of three towers are permitted, which includes any high-rise built form, stand-alone or above a podium.  -Tower(s) must be setback a minimum of 10 m from the easterly most lot line.

				<p>-The holding symbol may not be lifted until a Site Plan application is approved as per following to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:</p> <p>i) Updated Phase 1 and 2 Environmental Site Assessment reports are required and must be done in accordance with applicable provincial regulations in effect at the time of submission.</p> <p>ii) Updated Geotechnical Investigation in accordance with applicable regulations at the time of submission.</p> <p>iii) Provision for affordable housing in accordance with the Secondary Plan.</p> <p>iv) Where high-rise development is proposed demonstrate the following:</p> <ol style="list-style-type: none"> <li>1. Towers will generally be separated by a minimum of 23 m;</li> <li>2. Tower floor plates shall generally not exceed 750 m<sup>2</sup>;</li> <li>3. Human-scaled podium design with appropriate transition and setbacks above the podium that responds to the existing character of the south side of</li> </ol>
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				<p>Albert Street;</p> <p>4. Active frontage design along any public street or broadly used public area.</p> <p>v) The conveyance of dedicated parkland will be in accordance with the applicable parkland dedication by-law at the time of submission.</p> <p>vi) Parks and Open Spaces or any building accessory to these uses, or any temporary use building approved by Council are exempt from the holding symbol.</p>
2510	MD[2510] H(40)-h	-amusement park, limited to an aquarium	-All uses until such time as the holding symbol is removed.	<p>-Despite Table 193(f), the maximum permitted building is as per height suffix (H).</p> <p>-The maximum total floor area: 18,300 m<sup>2</sup></p> <p>-Maximum of one tower permitted, which includes any high-rise built form, stand-alone or above a podium.</p> <p>-Tower must be setback a minimum of 10 m from the interior lot line. For further clarity, Albert Street is the front lot line and the interior setback relates the westerly and easterly lot lines.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved and satisfies the following to the satisfaction of the</p>

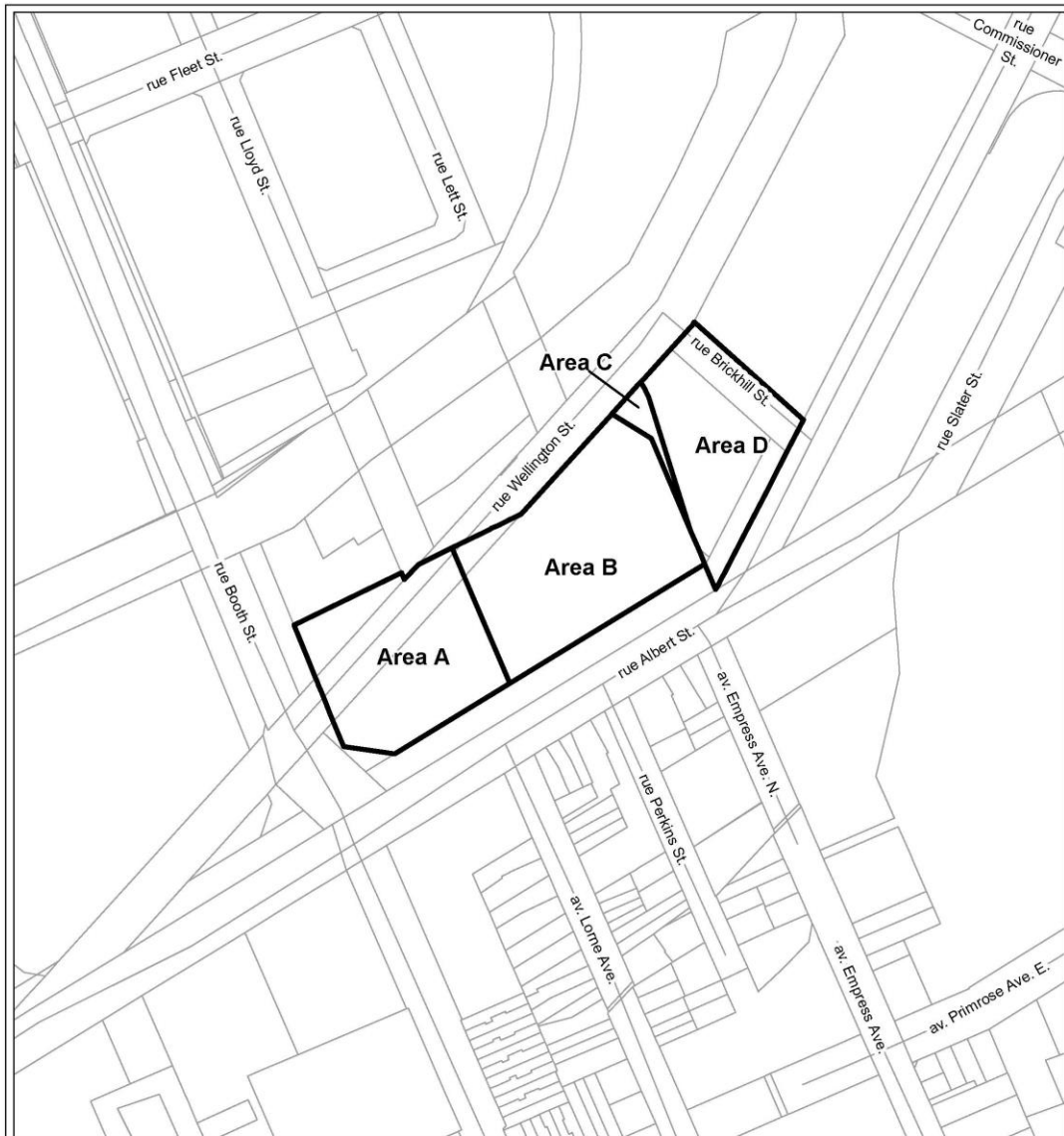
			<p>General Manager, Planning, Infrastructure and Economic Development:</p> <p>i) Updated Phase 1 and 2 Environmental Site Assessment reports are required and must be done in accordance with applicable provincial regulations in effect at the time of submission.</p> <p>ii) Updated Geotechnical Investigation in accordance with applicable regulations at the time of submission.</p> <p>iii) Provision for affordable housing in accordance with the Secondary Plan.</p> <p>iv) Where high-rise development is proposed demonstrate the following:</p> <ol style="list-style-type: none"> <li>1. Tower floor plates shall generally not exceed 750m<sup>2</sup>;</li> <li>2. Human-scaled podium design with appropriate transition and stepbacks above the podium that responds to the existing character of the south side of Albert Street;</li> <li>3. Maximize active frontage along any public street or public accessible space.</li> </ol> <p>v) Parks and Open Spaces or any building accessory to these uses,</p>
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				or any temporary use building approved by Council are exempt from the holding symbol.
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ENACTED AND PASSED this 11<sup>th</sup> day of July, 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 2018-263, passed July 11, 2018

**Lands Affected by By-law**

- Area A to be rezoned from GM7[119] H(33) to MD[2509] H(83)-h
- Area B to be rezoned from GM7[119] H(25) to MD[2509] H(83)-h
- Area C to be rezoned from R50[951] H(20) to MD[2509] H(83)-h
- Area D to be rezoned from R50[951] H(20) to MD[2510] H(40)-h



BY-LAW NO. 2018 - 263

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By-law No. 2008-250 to change the  
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584 and 587 Wellington Street

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

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LEGAL SERVICES  
K. Mahon/ml

COUNCIL AUTHORITY:  
City Council July 11, 2018  
Agenda Item 10 (PC Report No. 66A)