

By-Law No. 2018-268

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 133 Booth Street, and 301 and 324 Lett Street

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Enacted On: 2018-07-11

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-268>

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BY-LAW NO. 2018 - 268

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 133 Booth Street, and 301 and 324 Lett 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 GM17 [120] H(40) S94 to MD [2503] S386;
- (b) Area B from GM17 H(40) S94 to MD [2503] S386;
- (c) Area C from GM17 [120] H(40) S94 to MD [2504] S386-h;
- (d) Area D from GM17 H(40) S94 to MD [2504] S386-h;
- (e) Area E from R5T [245] H(41) to MD [2504] S386-h;
- (f) Area F from R5O H(20) to MD [2504] S386-h; and,
- (g) Area G from O1 to MD [2504] S386-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
2503	MD[2503] S386			-Maximum permitted building height as per Schedule 386. -The maximum Gross Floor Area is 28,000 m ² . -A maximum of one tower is permitted in each respective development area as shown on Schedule 386. For the purpose of this section, a tower is defined as the portion the building above the podium.
2504	MD[2504] S386-h		-All uses until such	-Maximum permitted building

			<p>time as the holding symbol is removed.</p>	<p>height as per Schedule 386.</p> <p>-Maximum combined Gross Floor Area areas B, C, D and E in Schedule 386 is 92,000 m².</p> <p>-A maximum of one tower is permitted in each respective development area as shown on Schedule 386. For the purpose of this section, a tower is defined as the portion the building above the podium.</p> <p>-The holding symbol may be removed in whole or in part for phased development only when the following conditions have been met to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <p>i) Site Servicing Report submitted in support of a development application demonstrating sufficient servicing capacity and servicing options for the proposed development, and completed as part of a Servicing Capacity Analysis with the development of the portion of LeBreton Flats west of Booth Street in relation to the Master Servicing Study for LeBreton Flats.</p> <p>ii) Updated Geotechnical Investigation submitted in support of a development application in</p>
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				<p>accordance with applicable regulations at the time of submission.</p> <p>iii) A Transportation Impact Assessment must include:</p> <ol style="list-style-type: none"> 1. A review of the site plan conditions relating to the recommendations from the Transportation Impact Assessment study from Phase 1 development -Area A and the podium in Area B of Schedule 386 - including the monitoring results from Phase 1 development and confirmation that the projected targets were achieved. 2. At the time of Site Plan application for subsequent phases, the study for each phase, except the last, must also include a monitoring plan for this subsequent phase to review traffic impacts and modal share. <p>iv) When triggered, as determined on a phase-by-phase analysis, a Section 37 agreement must be registered through a minor rezoning to lift the hold and amend Part 19 of the Zoning By-law prior to approval of the corresponding Site Plan.</p> <p>v) Demonstrate consistency with</p>
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				<p>the site-specific polices for the 'East Flats' as per the Central Area Secondary Plan for high-rise development.</p> <p>-Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above and that demonstrates how the phased development is consistent with and will advance achieving the overall development concept as set out in the Secondary Plan.</p> <p>-Despite the holding symbol, a podium up to a maximum height of 18 m is permitted to be built within Development Area B of Schedule 386 during Phase 1 construction.</p>
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3. Part 17 - Schedules of By-law No. 2008-250 is amended by adding Attachment 2 to this by-law as Schedule 386.

ENACTED AND PASSED this 11th day of July, 2018.

CITY CLERK

MAYOR



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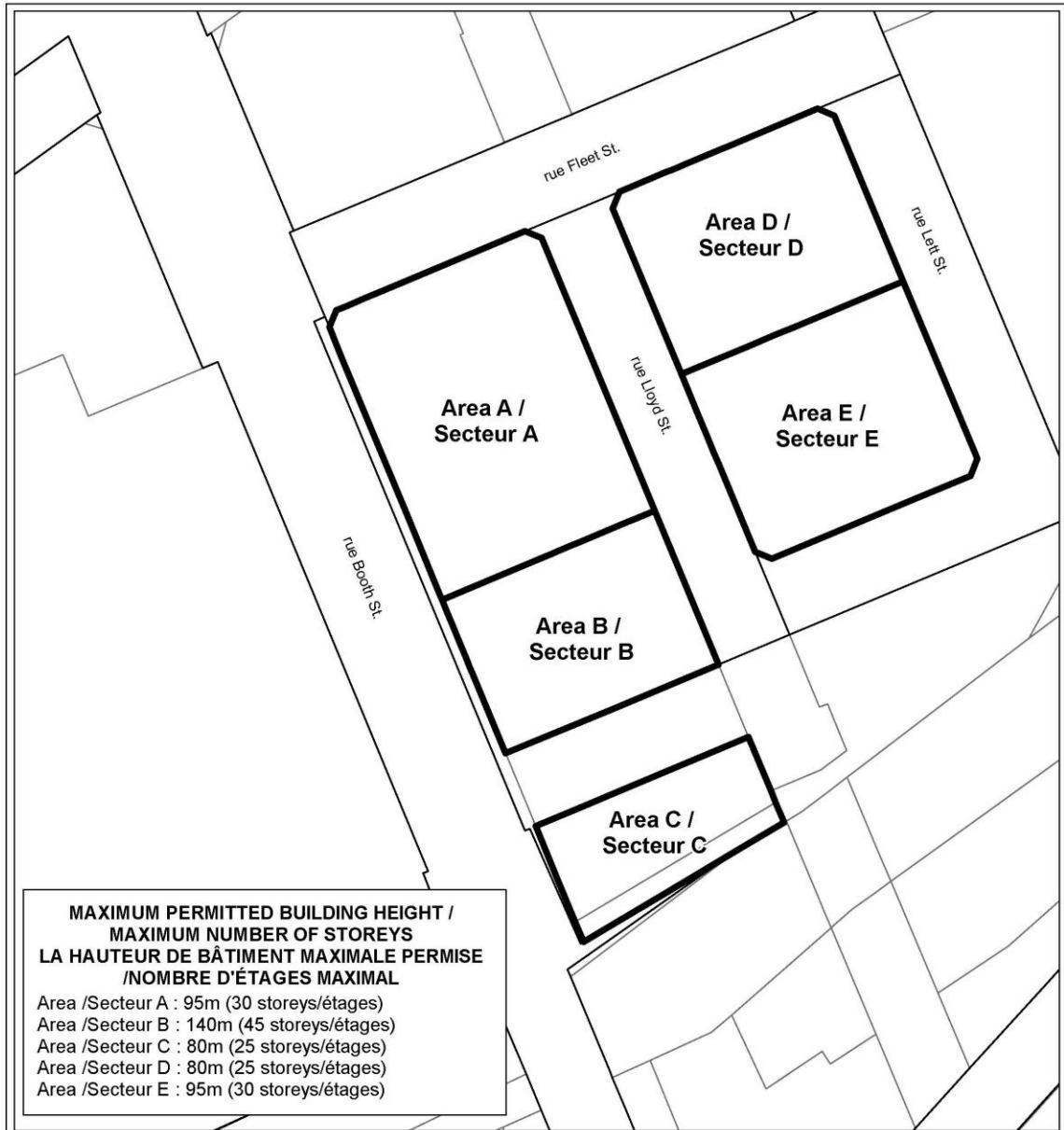
LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250

This is Attachment 1 to By-law Number 2018-268, passed July 11, 2018

Lands Affected by By-law

- Area A to be rezoned from GM17[120] H(40) S94 to MD[2503] S386
- Area B to be rezoned from GM17 H(40) S94 to MD[2503] S386
- Area C to be rezoned from GM17[120] H(40) S94 to MD[2504] S386 -h
- Area D to be rezoned from GM17 H(40) S94 to MD[2504] S386 -h
- Area E to be rezoned from R5T[245] H(41) to MD[2504] S386 -h
- Area F to be rezoned from R5O H(20) to MD[2504] S386 -h
- Area G to be rezoned from O1 to MD[2504] S386 -h





**MAXIMUM PERMITTED BUILDING HEIGHT /
MAXIMUM NUMBER OF STOREYS
LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE
/NOMBRE D'ÉTAGES MAXIMAL**

Area /Secteur A : 95m (30 storeys/étages)
 Area /Secteur B : 140m (45 storeys/étages)
 Area /Secteur C : 80m (25 storeys/étages)
 Area /Secteur D : 80m (25 storeys/étages)
 Area /Secteur E : 95m (30 storeys/étages)



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**This is Schedule 386 to Zoning By-law No. 2008-250
 Annexe 386 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2018-268, passed July 11, 2018
 Pièce jointe n° 2 du Règlement municipal n° 2018-268, adopté le 11 juillet 2018



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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 6 (PC Report No. 66A)