

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1200 Lemieux Street and 1209 St. Laurent Boulevard:

1. Rezone the lands shown in Document 1 from TD3 to TD3 [XXXX].
2. Amend Section 239 – Urban Exceptions, by adding a new exception [XXXX] with provisions similar in effect to the following:
 - a. In Column II, add the text, “TD3 [XXXX]”;
 - b. In Column V, add the text:
 - The minimum corner side yard setback [Lemieux/Labelle] is 0 metres.
 - The minimum rear yard setback [St. Laurent] is 8 metres.
 - The minimum rear yard setback above the sixth floor is 8 metres.
 - Despite Section 196(3)(e), the maximum permitted building height is 97 metres.
 - Section 195(6) [building setbacks along public streets] does not apply.
 - Despite Section 195(7), the minimum tower separation for two buildings on the same lot over 6 storeys is 20 metres.
 - Section 195(8) [outdoor communal space] does not apply.
 - Despite Section 195(12)(b)(ii), the maximum building setback from an Active Frontage Street [St. Laurent] on Schedule 294 is 8.5 metres for a residential use or non-residential and mixed-use building.
 - Despite Section 64, an enclosed amenity area with a maximum gross floor area of 150 square metres is a permitted projection above the height limit.