

BY-LAW NO. 2018 - 156

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 473 Albert 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 as Area A on Attachment 1 to this by-law from R5P[238] H(37) S93 to R5P[2469] H(37).

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

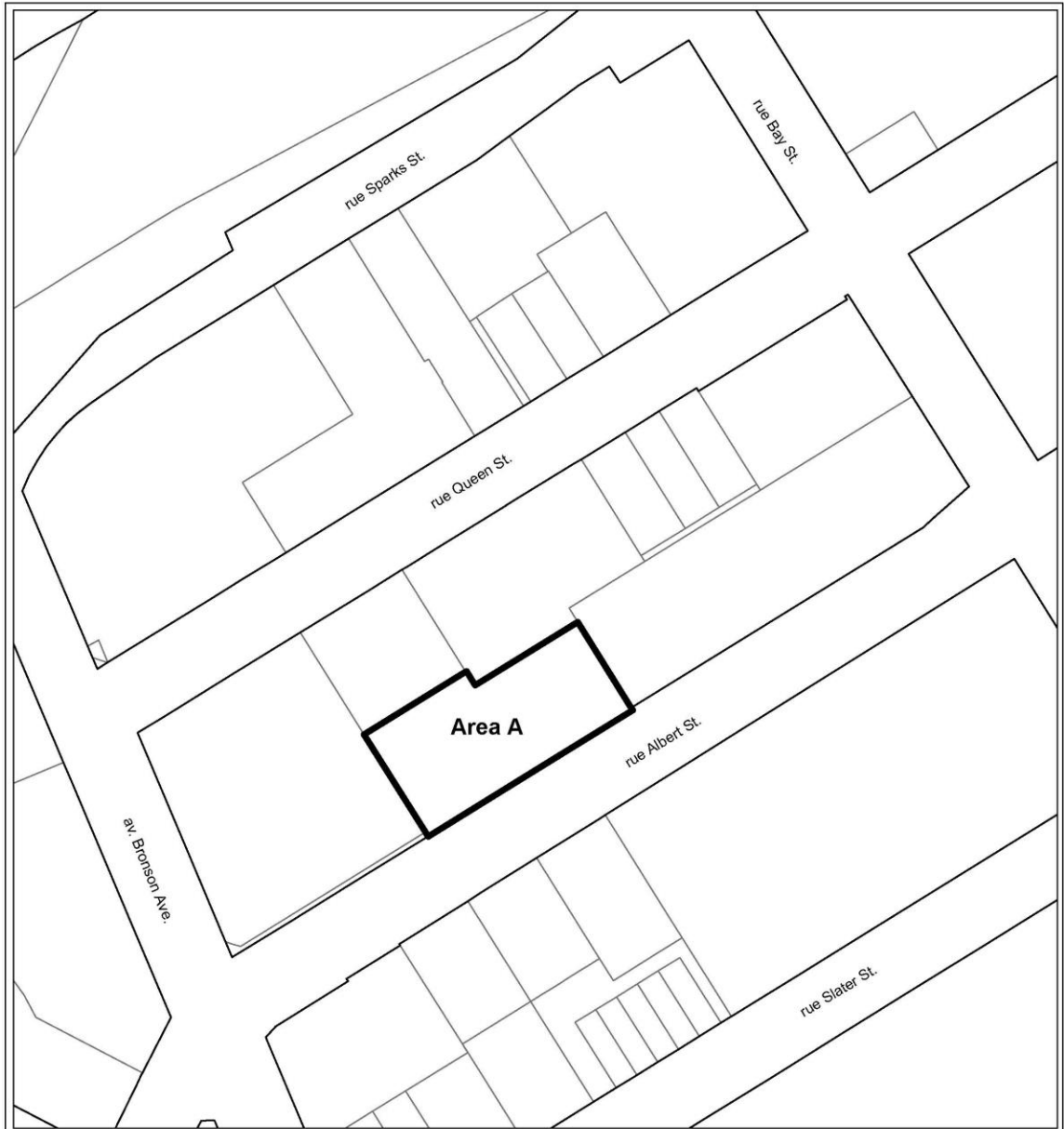
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2469	R5P[2469] H(37)	-office -bank -bank machine -convenience store -personal service business -restaurant -retail food store -retail store -community centre -community health and resource centre -day care -medical facility -instructional facility -training centre		-Office use limited to a cumulative total gross floor area of 16,000 m ² . -No loading spaces are required for an office use in the existing building as it exists on May 9, 2018. -Non-residential uses equal to or less than 410 m ² of gross floor area are not required to provide loading spaces. -Despite clauses (a) and (b) of 163(2) the following conditional uses: bank, bank machine, convenience store, personal service business, restaurant, retail food store, retail store, community centre, community health and resource centre, day

				<p>care, medical facility, instructional facility, and training centre are subject to:</p> <ol style="list-style-type: none">1. A maximum gross floor area of 410 m² per individual occupancy.2. Being located in the existing office building as it existed on May 9th, 2018.3. Being located on the ground floor or second floor. <p>-An outdoor commercial patio is not permitted in association with a restaurant.</p>
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ENACTED AND PASSED this 9th day of May, 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 2018-156, passed May 9, 2018

Lands Affected by By-law

Area A to be rezoned from R5P[238] H(37) S93 to
R5P[2469] H(37)



NOT TO SCALE

BY-LAW NO. 2018 - 156

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By-law No. 2008-250 to change the
zoning of lands known municipally as
473 Albert Street.

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Enacted by City Council at its meeting of
May 9, 2018.

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LEGAL SERVICES
KM/ml

COUNCIL AUTHORITY:
City Council May 9, 2018
Bulk Consent Agenda Item J
(PC Report No. 62A)