

By-law No 2023 – XXX

A by-law of the City of Ottawa to amend By-law No 2008-250 to change the zoning of the lands known municipality as 247, 249, 261, 263, 267 Rochester Street and 27 Balsam Street.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act* RSO 1990, enacts as follows:

1. The Zoning Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on attachment 1 as follows:
 - a. Area A from R4UD (1891) S275 H(12.5)-c to R5B (XXXX) S(XXX)-c

2. Section 239 – Urban Exceptions of said By-law 2008-250 is amended by adding the following exception.

Exception Number	Applicable Zone	Exception Provisions		
		Additional Land Uses Permitted	Land Uses Prohibited	Provisions
XXXX	R5B (XXXX) S(XXX)-c	<ul style="list-style-type: none"> -Catering establishment -Community health and resource centre -Day care -Instructional facility -Medical facility -Personal service business -Service and repair shop -Retail store -Retail food store -Convenience store 		<ul style="list-style-type: none"> -Yards and building heights are in accordance with Schedule XXX. -A Communal Amenity Area may project above the maximum height permitted as indicated on Schedule XXX. -The minimum required parking rate combined for resident and visitor parking is 0.25 spaces per dwelling unit. -No parking is required for permitted non-residential uses. -Notwithstanding the provision set out in Section 107 (1) (a) (iii), a driveway providing access to a parking garage for double traffic lane may have a minimum width of 5.5 meters. -Notwithstanding Section 141 (6), the cumulative total area of all non-residential uses in a building is 120 square meters. -Notwithstanding Section 141 (8) (c), the maximum size of an outdoor commercial patio is 85 square meters. -The provision set out in Section 163 (12) (c) does not apply to convenience stores.

