

**City Council, Standing Committee and Commission  
Conseil, comités permanents et commission**

**Motion**

**Notice of Motion / Avis de**

Committee / Commission:

Comité / Commission :

OR / OU

Council / Conseil

**Item / Article:** Item 20.2 Official Plan Amendment and Zoning By-law Amendment – 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue

RE: Technical Amendment to Define Maximum Building Heights / Maximum Number of Storeys for Unlabeled Areas of the new Schedule 454

Moved by / Motion de: Councillor Leiper

Seconded by / Appuyée par: Councillor Gower

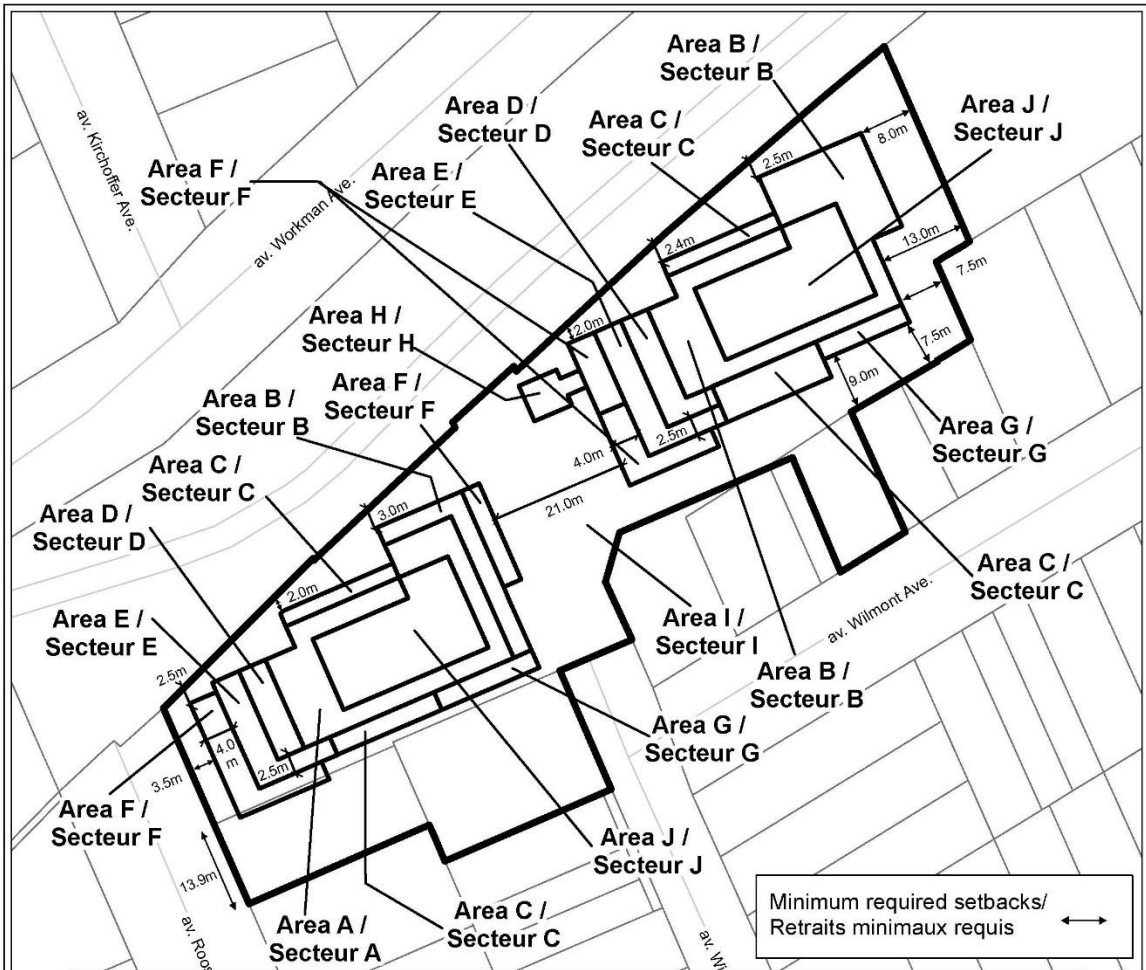
**WHEREAS Report ACS2024-PDB-PSX-0034 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a 13 and a 14-storey high-rise apartment and land for a new public park at 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue; and**

**WHEREAS the Report seeks to replace Schedule 454 in Part 17 of the Zoning By-law; and**

**WHEREAS the Proposed Height Schedule in Document 4 does not expressly define the maximum building heights or maximum number of storeys for certain areas;**

**THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 37, Item 2: Official Plan Amendment and Zoning By-law Amendment – 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue by replacing Document 4 – Proposed Height Schedule with the document titled Attachment 1 and attached to this motion; and**

**THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.**



Minimum required setbacks/  
Retraits minimaux requis

MAXIMUM PERMITTED BUILDING HEIGHT / MAXIMUM NUMBER OF STOREYS LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE / NOMBRE D'ÉTAGES MAXIMAL	
Area/Secteur A : 47.0m and/et 14 storeys/étages	Area/Secteur H : 5.0m and/et 1 storey/étage
Area/Secteur B : 43.5m and/et 13 storeys/étages	Area/Secteur I : 0.0m
Area/Secteur C : 37.0m and/et 11 storeys/étages	Area/Secteur J : Enclosed rooftop amenity area permitted above height limit per Exception 2772 / Emplacement de l'aire d'agrément fermée sur le toit autorisée au-delà de la limite de hauteur selon l'Exception 2772
Area/Secteur D : 33.5m and/et 10 storeys/étages	
Area/Secteur E : 27.0m and/et 8 storeys/étages	
Area/Secteur F : 23.0m and/et 7 storeys/étages	
Area/Secteur G : 11.0m and/et 3 storeys/étages	



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**This is Schedule 454 to Zoning By-law No. 2008-250  
Annexe 454 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number \_\_\_\_\_, passed \_\_\_\_\_, 2024  
Pièce jointe n° 2 du Règlement municipal n° \_\_\_\_\_, adopté le \_\_\_\_\_ 2024

