

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 108 Nepean Street and part of 257 Lisgar Street are as follows:

1. Rezone the lands, shown in Document 1, from R5B [482] F(3.0) to R5B [xxxx] SYYY -h
2. Amend Part 17, Schedules, by adding a new Schedule 'YYY', as shown in Document 3.
3. Amend Section 239, Urban Exceptions, by adding a new exception [xxxx] with provisions similar in effect as follows:
 - a. In Column II, add the text R5B [xxxx] SYYY -h
 - b. In Column III, additional land use permitted, add Convenience Store, Retail Store, Personal Service Business and Restaurant.
 - c. In Column V, include provisions similar in effect to the following:
 - i. Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule YYY.
 - ii. Minimum amount of landscape area is 13.5% of the lot area.
 - iii. Minimum aisle width: 6.0 metres
 - iv. Minimum parallel parking space length for small cars only: 6.0 metres
 - v. Convenience store, restaurant, personal service business, and retail are permitted on the ground floor only and second storey mezzanine open to the ground floor, limited to cumulative total gross floor area of 120 square metres.
 - vi. Despite Table 111(a)(b)(c), the minimum number of bicycle spaces required is 1.0 per dwelling unit or rooming unit.
 - vii. A single occupancy washroom and indoor roof top amenity area are permitted to project above the maximum height limit shown on Schedule YYY provided the combined area does not exceed 200 square metres with a maximum height of 5 metres and incorporated into the Mechanical Penthouse level.

- viii. Maximum building heights of Schedule 'YYY' do not apply to permitted projections under Section 65. Projections are permitted in accordance with Section 65.
- ix. The holding symbol may not be lifted until the following is satisfied:
 - 1. A Site Plan application has been approved, including registration of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, satisfying the following through conditions or approved plans:
 - a. Burying hydro infrastructure along the east side of O'Connor Street between Nepean Street and Lisgar Street;
 - b. Approved plans showing the at-grade recessed floors generally providing a minimum 2.0 metres setback along Nepean and O'Connor at grade and minimum cantilevered height of at least 7.0 metres along O'Connor; and
 - c. Provisions for an affordable housing agreement providing 25 affordable units as follows:
 - i. 10 two-bedroom or larger units;
 - ii. 15 one-bedroom or larger units;
 - iii. A minimum affordability period of 20 years; and
 - iv. Maximum rent that does not exceed the average market rent as reported by CMHC in their Annual Market Survey for the Ottawa Census Metropolitan Area for units of the same type and size by bedroom count.