

Cleary-New Orchard

Proposed Zoning Bylaw Amendment

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for the Cleary and New Orchard study area:

1. Rezone the lands known municipally as 227 Richardson Ave; 1234; 1224; 1208; 1206; 1204; 1202; 1188; 1180; 1176; 1174; 1162; 1144; 1134; 1128; 1126; 1114; 1108 Byron Ave, as shown as Area J on Location Map 1 from R2F to R4C-c [xxx1].
2. Rezone the lands known municipally as 884 & 878 Byron; 530 Rowanwood, as shown as Area A on Location Map 1 from R1O to R4C-c [xxx1].
3. Create a new exception xxx1 including provisions similar in intent to the following:
 - a) Add the following text to Column V:
 - a. A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less, the width of which is subject to the requirements of Section 139(10).
 - b. A minimum of 50% of the ground floor façade facing Byron linear park, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the Byron Ave and an intersecting side street, it is deemed to face Byron Ave;
 - c. The façade facing Byron Ave must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor
 - d. Despite the provisions of Section 139(3), new buildings or additions to existing buildings are subject to a minimum front and corner side yard setback of 2 metres. All other setback requirements remain in effect.
4. Rezone the lands known municipally as 945 Richmond Road, as shown as Area D on Location Map 1 from R5C H(27) to TM [xxx6] H(27).
5. Create a new exception xxx6 including provisions similar in intent to the following:
 - a) Add the following text to Column V:
 - Despite (197) (1) (b) office and residential uses are permitted on the entirety of the ground floor provided Section 197 (1)(c), (1)(d), (7) and (13) can be met.
 - Despite Table 197 (g)(ii) where the building height is greater than two storeys or 8 metres, between the second storey or 8 metres and the fourth story or 15 metres a building must be setback a minimum of 5 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line.

6. Rezone the lands known municipally as 1025 Richmond Road, as shown as Area H on Location Map 1 from R5C H(34) to TM H(34) F(4.5).
7. Rezone the lands known municipally as 875, 881, 887, 911, 917 Richmond Road, as shown as Area C on Location Map 1 from TM H(15) to TM H15 [xxx5].
8. Rezone the lands known municipally as 851 Richmond Road, as shown as Area B on Location Map 1 from R5C H(33) to TM H(33) [xxx5].
9. Create a new exception xxx5 including provisions similar in intent to the following:
 - a) Add the following text to Column V:
Despite (197) (1) (b) office and residential uses are permitted on the entirety of the ground floor provided Section 197 (1)(c), (1)(d), (7) and (13) can be met.
10. Amend urban exception 1373 to include provisions similar in intent to the following:
 - a) Add the following text to Column V:
 - Despite (197) (1) (b) office and residential uses are permitted on the entirety of the ground floor provided Section 197 (1)(c), (1)(d), (7) and (13) can be met.
 - Despite Table 197 (g)(ii) where the building height is greater than two storeys or 8 metres, between the second storey or 8 metres and the fourth story or 15 metres a building must be setback a minimum of 5 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line.
11. Amend urban exception 413 to include provisions similar in intent to the following:
 - a) Add the following text to Column V:
 - Despite Table 197 (g)(ii) where the building height is greater than two storeys or 8 metres, between the second storey or 8 metres and the fourth story or 15 metres a building must be setback a minimum of 5 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line.
12. Rezone the lands known municipally as 99 New Orchard Ave, as shown as Area I on Location Map 1 from GM1 H(25) to R5C [xxx3] H(25) F(3.0).
13. Create a new exception xxx3 including provisions similar in intent to the following:
 - a) Add the following text to Column III
 - community centre, community health and resource centre medical facility, office and residential care facility
14. Rezone the lands known municipally as 979, 1047, 1071 & 1075 Richmond Road, as shown as Area F on Location Map 1 from TM H(25) to TM [xxx2] H(25).
15. Create a new exception xxx2 including provisions similar in intent to the following:
 - a) Add the following text to Column V:

- Despite Table 197 (g)(ii) where the building height is greater than two storeys or 8 metres, between the second storey or 8 metres and the fourth story or 15 metres a building must be setback a minimum of 5 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line.
16. Rezone the lands known municipally as 1081 Ambleside Drive, as shown as Area C on Location Map 2 from R5C H(75) to R5C H(75) [xxx4] F(3.5).
 17. Rezone the lands known municipally as 1125 Ambleside Drive, as shown as Area D on Location Map 2 from R5C H(78) to R5C H(78) [xxx4] F(3.5).
 18. Rezone the lands known municipally as 1090 Ambleside Drive & 70 McEwen Ave, as shown as Area E on Location Map 2 from R5C H(39) to R5C H(39) [xxx4] F(3.0).
 19. Rezone the lands known municipally as 30 McEwen Ave, as shown as Area G on Location Map 2 from R5C H(70) to R5C H(70) [xxxx4] F(3.0).
 20. Rezone the lands known municipally as 61 McEwen Ave, as shown as Area I on Location Map 2 from R5C H(70) to R5C H(70) [xxxx4] F(6.0).
 21. Rezone the lands known municipally as 1195 Richmond Road, as shown as Area H on Location Map 2 from R5C H(57) to R5C H(57) [xxx4] F(3.0).
 22. Rezone the lands known municipally as 118, 100 & 108 New Orchard Ave, as shown as Area A on Location Map 2 from R5C H(18) to R5C H(18) [xxx4] F(3.0).
 23. Create a new exception xxx4 including provisions similar in intent to the following:
 - a) Add the following text to Column V:
 - The following uses are permitted: animal care establishment, animal hospital, artist studio, bank, catering establishment, convenience store, instructional facility, personal service business, post office, restaurant, retail store, retail food store and service and repair shop and must: (i) not exceed 300 square metres of gross floor area each; (ii) be located on the ground floor of a building; and, (iii) not exceed a cumulative total gross floor area of 600 square metres.
 24. Rezone the lands known municipally as 1071 Ambleside Drive, as shown as Area B on Location Map 2 from R5C [872] H(39) to R5C [872] H(39) F(3.0).
 25. Amend urban exception 872 to include provisions similar in intent to the following:
 - a) Delete the following text from Column V:
 - Retail food store. Maximum gross floor area for any single commercial use of 47 m², with a maximum cumulative gross floor area for all commercial uses of 93 m.
 - b) Add the following text to Column V

- The following uses are permitted: animal care establishment, animal hospital, artist studio, bank, catering establishment, convenience store, instructional facility, personal service business, post office, restaurant, retail store, retail food store and service and repair shop and must: (i) not exceed 300 square metres of gross floor area each; (ii) be located on the ground floor of a building; and, (iii) not exceed a cumulative total gross floor area of 600 square metres.

26. Amend Schedule 1A of the Zoning By-law to extend Area Z to the study area in order to reduce the parking requirements for lands surrounding the upcoming Cleary and New Orchard Light Rail Transit Stations, as identified in Map 3.

27. Amend the Mature Neighbourhoods Overlay to include the stable low-rise residential areas, which flank the Cleary and New Orchard area, as identified in Map 4.