

BY-LAW NO. 2015 - 228

A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to implement Phase II of the Low-rise Infill Housing Study.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. Section 9 of By-law No. 2008-250 entitled the “City of Ottawa Zoning By-law” is amended by adding the following new subsection:

By-law 2015-228 - Infill II Transition Provisions

- (4) (a) If a complete application for any one or more of a:
 - (i) Committee of Adjustment approval;
 - (ii) site plan control approval, including an extension of site plan control approval;
 - (iii) part lot control approval;
 - (iv) zoning by-law amendment;
 - (v) approval of draft plan of subdivision; or
 - (vi) building permit

was received prior to July 8, 2015, the complete application, as well as any subsequent application listed in (i) to (vi) above submitted prior to the issuance of a building permit, are exempt from the provisions of By-law 2015-228.
- (b) For the purposes of clause (a) above a “complete application” means an application which would have been approved or granted on July 7, 2015, had it been processed or disposed on that day.
- (c) Subsection 9(4) is repealed in its entirety on July 8, 2017.

2. Section 137 of By-law No. 2008-250 is amended by deleting the last row and adding the following rows to Table 137:

	I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area

(12)	Apartment dwelling low-rise In any R1 to R4 zone where parking is not required in Area A on Schedule 342	a minimum of 15 m ² of amenity area at grade is required per dwelling unit for any lot with three or more dwelling units up to and including eight.		
(13)	Other uses	Not required		

3. Section 155 of By-law No. 2008-250 is amended by deleting subsection (6) and adding the following new subsections:

Alternative Setbacks for Urban Areas

- (6) Despite the minimum rear yard setback provision in column VII of Table 156A, the minimum required rear yard setback for detached dwellings on lots that are abutting R1, R2, R3, and R4 zones in Area A on Schedule 342 are as follows:
- (a) for any interior lot with a lot depth:
- (i) greater than 20 metres and up to and including 30 metres, the greater of the following:
 1. a distance equal to the height of the building above existing average grade, or
 2. a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot; or
 - (ii) greater than 30 metres and up to and including 45 metres, except for the R1A, R1AA, R1B, R1BB and R1CC zones, the greater of the following:
 1. a distance equal to the height of the building above existing average grade, or
 2. a distance equal to the lot depth minus 22.5 metres; or
 - (iii) greater than 45 metres except for the R1A, R1AA, R1B, R1BB and R1CC zones: 50 per cent of the lot depth.

- (b) for any through lots which are 60 metres or greater in depth subsection 135(1) continues to apply to the actual rear lot line, however, the provisions of (6)(a) above are to be applied to each half of the lot assuming an imaginary rear lot line located at 50 per cent of the lot depth.
- (7) Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback for interior or through lots in Area A on Schedule 342 where the lot width is:
- (a) 36 metres or greater: 40 per cent of the lot width with one yard no less than the minimum interior side yard setback of the applicable zone or subzone.
- (8) Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width greater than 36 metres in Area A on Schedule 343:
- (a) any part of a detached dwelling that is wider than 60 per cent of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the front building façade; and,
 - (b) no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.

Alternative Lot Area Provisions for Urban Areas

- (9) On a corner lot in Area A on Schedule 342, except in Area A of Schedule 344:
- (a) despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if:
 - (i) permission to sever the lot into two lots is granted by the Committee of Adjustment;
 - (ii) only one detached dwelling is built on each of the two severed lots; and
 - (iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line,
 - (b) where a corner lot is severed into two lots in accordance with (a), the following provisions also apply:

- (i) the minimum front yard setback of the subzone applies to the corner lot,
- (ii) the minimum front yard setback for the interior lot is the same as the corner side yard setback of the subzone,
- (iii) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,
- (iv) the minimum side yard setback of the subzone applies,
- (v) the corner lot must provide an at-grade amenity area equivalent to at least 5 per cent of the minimum lot area required in the subzone, in addition to all required setbacks.

Alternative Projections into Required Yards Provisions for Urban Areas

(10) In Area A on Schedule 342:

- (a) despite subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,
- (b) despite subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metre into a required rear yard on lots 30 metres or less in depth.

Alternative Projections Above the Height Limit Provisions for Urban Areas

(11) In Area A on Schedule 342:

- (a) Despite Section 64, landscaped areas, roof-top gardens and terraces must not project above the maximum building height,
- (b) All permitted projections above the maximum building height except for chimneys, roof top accesses and parapets must:
 - (i) not exceed 1.25 metres above the maximum building height,
 - (ii) be located a minimum of 1.5 metres in from any exterior wall of the building,
- (c) A parapet must not project more than 0.3 metres above the maximum building height,
- (d) a roof top access that projects above the maximum building height must:
 - (i) not exceed a total area of 7 square metres per building or vertically divided unit for straight run stairs or 10.2 square metres for switch back stairs,
 - (ii) be setback a distance equal to its height from the exterior front wall and exterior rear wall,
 - (iii) not exceed 2.7 metres in height,
 - (iv) not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Alternative Accessory Structure Provisions for Urban Areas

(12) In Area A on Schedule 342:

- (a) the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
- (b) landscaped areas, roof-top gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building,
- (c) a roof top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Other Zone Provisions

(13) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

4. Section 156 of By-law 2008-250 is amended by:

- (a) adding the endnote number 17, as a superscript, to: the maximum building height values of 11 metres in column IV, and to; column X, for subzones A, AA, B, BB, C, D, E, G, H, I, II, L, M, MM, P, Q, QQ, T, TT, VV, W, WW, Y and Z of Table 156A,
- (b) adding the endnote number 18, as a superscript, to; the maximum building height values of 9.5 metres in column IV, and to; column X, for subzones CC, F, FF, HH, J, N, NN, R, U, UU, V, X, XX of Table 156A,
- (c) adding the endnote number 19, as a superscript, to the maximum building height values in column IV,
- (d) adding the following to endnote 10 of Table 156B:

In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other,

(e) adding endnote 17 to Table 156B as follows:

17	Despite the maximum building heights in Table 156A above, the maximum building height permitted in Area A of Schedule 342 is 8.5 metres.
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(f) adding endnote 18 to Table 156B as follows:

18	Despite the maximum building heights in Table 156A above, the maximum building height permitted in Area A of Schedule 342 is 8.5 metres.
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(g) adding endnote 19 to Table 156B as follows:

19	<p>Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.</p>
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5. Section 157 of By-law 2008-250 is amended by deleting subsection (8) and adding the following new subsections:

Alternative Setbacks for Urban Areas

- (8) Despite the minimum rear yard setback provision in column VII of Table 158A, the minimum required rear yard setback on interior or through lots that are abutting R1, R2, R3, and R4 zones in Area A on Schedule 342 are as follows:
- (a) for any interior lot with a lot depth:
 - (i) greater than 20 metres and up to and including 30 metres, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade, and in the case of a long semi-detached dwelling, a distance equal to the height of the rear most unit above existing average grade, or
 - 2. a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,
 - (ii) greater than 30 metres and up to and including 45 metres, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade, and in the case of a long semi-detached dwelling, a distance equal to the height of the rear most unit above existing average grade, or
 - 2. a distance equal to the lot depth minus 22.5 metres
 - (iii) greater than 45 metres: 50 per cent of the lot depth,
 - (b) for any through lots which are 60 metres or greater in depth, subsection 135(1) continues to apply to the actual rear lot line, however, the

provisions of (8)(a) above apply assuming an imaginary rear lot line located at 50 per cent of the lot depth.

- (9) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 158A, the minimum required rear yard and interior side yard setbacks on a corner lot in Area A on Schedule 342 are as follows:
- (a) The minimum setback from any rear lot line or interior side lot line is 1.2 metres, however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:
- (i) for any lots with a lot depth up to and including 30 metres: an area equal to 25 % of the lot depth by 30 % of the lot width, at a minimum; or
 - (ii) for any lots with a lot depth greater than 30 metres and up to and including 45 metres: an area equal to the lot depth minus 22.5 metres by 30% of the lot width, at a minimum; or
 - (iii) for any lots with a lot depth greater than 45 metres: an area equal to 50 % of the lot depth by 30% of the lot width, at a minimum.
- (10) Despite the minimum interior side yard setback provision in column X of Table 158A, the minimum required interior side yard setback for interior or through lots in Area A on Schedule 343 is as follows:
- (a) the required interior side yard setback for semi-detached dwellings is the greater of the interior side yard setbacks required for semi-detached and detached dwellings in that subzone.

Alternative Provisions for Long Semi-Detached Dwellings in Urban Areas

- (11) In Area A of Schedule 343:
- (a) despite subsection (7) above,
- (i) in the case of a long semi-detached dwelling, the minimum lot width and minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units,
 - (ii) where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however clause (iii) must be complied with,
 - (iii) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum width of the pole portion must be 3 metres measured from the original lot's interior side lot line.

- (b) for the purpose of this subsection, a long semi-detached dwelling means a residential use building that contains two dwelling units, where the dwelling units are attached and arranged one behind the other.

Alternative Projections into Required Yards Provisions for Urban Areas

- (12) In Area A on Schedule 342:
 - (a) despite subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,
 - (b) despite subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metre into a required rear yard on lots 30 metres or less in depth.

Alternative Projections Above the Height Limit Provisions for Urban Areas

- (13) In Area A on Schedule 342:
 - (a) All permitted projections above the maximum building height except for chimneys, roof top accesses and parapets must:
 - (i) not exceed 1.25 metres above the maximum building height,
 - (ii) be located a minimum of 1.5 metres in from any exterior wall of the building,
 - (b) A parapet must not project more than 0.3 metres above the maximum building height,
 - (c) a roof top access that projects above the maximum building height must:
 - (i) not exceed a total area of 7 square metres per building or vertically divided unit for straight run stairs or 10.2 square metres for switch back stairs,
 - (ii) be setback a distance equal to its height from the exterior front wall and exterior rear wall,
 - (iii) not exceed 2.7 metres in height,
 - (iv) not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Alternative Accessory Structure Provisions for Urban Areas

- (14) In Area A on Schedule 342:
 - (a) the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
 - (b) landscaped areas, roof-top gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building,

- (c) a roof top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Other Zone Provisions

- (15) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

6. Section 158 of By-law 2008-250 is amended by:

- (a) adding the endnote number 14, as a superscript, to: the maximum building height values of 11 metres in column VI, and to; column XI, for subzones A, B, C, D, E, I, N, O, P, Q, R, T, Z, of Table 158A,
- (b) adding the endnote number 15, as a superscript, to; the maximum building height values of 9.5 metres in column VI, and to; column XI, for subzones K, L, M, and V, of Table 158A,
- (c) adding the endnote number 16, as a superscript, to the maximum building height values in column IV,
- (d) adding the following to endnote 8 of Table 158B:
In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other,
- (e) adding endnote 14 to Table 158B as follows:

14	Despite the maximum building heights in Table 158A above, the maximum building height permitted in Area A on Schedule 342 is 8.5 metres.
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- (f) adding endnote 15 to Table 158B as follows:

15	Despite the maximum building heights in Table 158A above, the maximum building height permitted in Area A on Schedule 342 is 8.5 metres.
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- (g) adding endnote 16 to Table 158B as follows:

16	Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.
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7. Section 159 of By-law 2008-250 is amended by deleting subsection (9) and adding the following new subsections:

Alternative Setbacks for Urban Areas

- (9) Despite the minimum rear yard setback provision in column IX of Table 160A, the minimum required rear yard setback on interior or through lots that are abutting R1, R2, R3, and R4 zones in Area A on Schedule 342 are as follows:
- (a) for any interior lot with a lot depth:
 - (i) greater than 20 metres and up to and including 30 metres, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade , and in the case of a long semi-detached dwelling, a distance equal to the height of the rear most unit above existing average grade , or
 - 2. a distance equal to 25 per cent of the lot depth which, must comprise at least 25 per cent of the area of the lot,
 - (ii) greater than 30 metres and up to and including 45 metres, except for a lot containing a Planned Unit Development, in R3A, B, F, G, J, L, M, N, O, P, Q, U, V, VV, W, WW, X, XX, Y, YY and Z zones, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade, and in the case of a long semi-detached dwelling, a distance equal to the height of the rear most unit above existing average grade , or
 - 2. a distance equal to the lot depth minus 22.5 metres,
 - (iii) greater than 45 metres, except for a lot containing a Planned Unit Development, in R3A, B, F, G, J, L, M, N, O, P, Q, U, V, VV, W, WW, X, XX, Y, YY and Z zones: 50 per cent of the lot depth,
 - (b) for any through lots which are 60 metres or greater in depth, subsection 135(1) continues to apply to the actual rear lot line, however, the provisions of (9)(a) above apply assuming an imaginary rear lot line located at 50 per cent of the lot depth.
- (10) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 160A, the minimum required rear yard and interior side yard setbacks on a corner lot in Area A on Schedule 342 are as follows:
- (a) The minimum setback from any rear lot line or interior side lot line is 1.2 metres, however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:

- (i) for any lots with a lot depth up to and including 30 metres: an area equal to 25 % of the lot depth by 30 % of the lot width, at a minimum; or
 - (ii) for any lots with a lot depth greater than 30 metres and up to and including 45 metres: an area equal to the lot depth minus 22.5 metres by 30% of the lot width, at a minimum; or
 - (iii) for any lots with a lot depth greater than 45 metres: an area equal to 50 % of the lot depth by 30% of the lot width, at a minimum.
- (11) Despite the minimum interior side yard setback provisions in endnote 6 of Table 160B, where the minimum required total interior side yard setback is 1.8 metres, with one minimum yard, no less than 0.6 metres in Area A on Schedule 342, the other yard must be a minimum of 1.2 metres.

Alternative Provisions for Long Semi-Detached Dwellings in Urban Areas

- (12) In Area A on Schedule 343:
- (a) despite subsection (7) above,
 - (i) in the case of a long semi-detached dwelling, the minimum lot width and minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units,
 - (ii) where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however clause (iii) must be complied with,
 - (iii) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum width of the pole portion must be 3 metres measured from the original lot's interior side lot line.
 - (b) for the purpose of this subsection, a long semi-detached dwelling means a residential use building that contains two dwelling units, where the dwelling units are attached and arranged one behind the other.

Alternative Projections into Required Yards Provisions for Urban Areas

- (13) In Area A on Schedule 342:
- (a) despite subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,
 - (b) despite subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metre into a required rear yard on lots 30 metres or less in depth.

- (14) In Area A on Schedule 342:
- (a) All permitted projections above the maximum building height except for chimneys, roof top accesses and parapets must:
 - (i) not exceed 1.25 metres above the maximum building height,
 - (ii) be located a minimum of 1.5 metres in from any exterior wall of the building,
 - (b) A parapet must not project more than 0.3 metres above the maximum building height,
 - (c) a roof top access that projects above the maximum building height must:
 - (i) not exceed a total area of 7 square metres per building or vertically divided unit for straight run stairs or 10.2 square metres for switch back stairs,
 - (ii) be setback a distance equal to its height from the exterior front wall and exterior rear wall,
 - (iii) not exceed 2.7 metres in height,
 - (iv) not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Alternative Accessory Structure Provisions for Urban Areas

- (15) In Area A on Schedule 342:
- (a) the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
 - (b) landscaped areas, roof-top gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building,
 - (c) a roof top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Other Zone Provisions

- (16) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
8. Section 160 of By-law 2008-250 is amended by:
- (a) adding the endnote number 12, as a superscript, to all maximum building height values of 11 metres in column VI of Table 160A,
 - (b) adding the endnote number 13, as a superscript, to all the maximum building height values of column IV,
 - (c) adding endnote 12 to Table 160B as follows:

12	Except for three-unit dwellings and any permitted use with a peaked roof having a minimum slope of 1 in 3, despite the maximum building heights in Table 160A above the maximum building height permitted in Area A of Schedule 342 is reduced from 11 metres to 10 metres.
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(d) adding endnote 13 to Table 160B as follows:

13	Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.
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(e) adding the following to endnote 6 of Table 160B:

In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other.

9. Section 161 of By-law 2008-250 is amended by deleting subsection (11) and adding the following new subsections:

Alternative Setbacks for Urban Areas

- (11) Despite the minimum rear yard setback provision in column IX of Table 162A, the minimum required rear yard setback on interior or through lots that are abutting R1, R2, R3, and R4 zones in Area A on Schedule 342 are as follows:
- (a) for any interior lot with a lot depth:
 - (i) greater than 20 metres and up to and including 30 metres, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade, and in the case of a long semi-detached dwelling, a distance equal to the height of the rear most unit above existing average grade , or
 - 2. a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,
 - (ii) greater than 30 metres and up to and including 45 metres, except for a lot containing a Planned Unit Development, the greater of the following:
 - 1. a distance equal to the height of the building above existing average grade , and in the case of a long semi-detached dwelling, a distance equal to the

- height of the rear most unit above existing average grade , or
2. a distance equal to the lot depth minus 22.5 metres,
- (iii) greater than 45 metres, except for a lot containing a Planned Unit Development: 50 per cent of the lot depth,
- (b) for any through lots which are 60 metres or greater in depth subsection 135(1) continues to apply to the actual rear lot line, however, the provisions of (11)(a) above apply assuming an imaginary rear lot line located at 50 per cent of the lot depth.
- (12) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 162A, the minimum required rear yard and interior side yard setbacks for detached dwellings on a corner lot in Area A on Schedule 342 are as follows:
- (a) The minimum setback from any rear lot line or interior side lot line is 1.2 metres, however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:
- (i) for any lots with a lot depth up to and including 30 metres: an area equal to 25 % of the lot depth by 30 % of the lot width, at a minimum; or
- (ii) for any lots with a lot depth greater than 30 metres and up to and including 45 metres: an area equal to the lot depth minus 22.5 metres by 30% of the lot width, at a minimum; or
- (iii) for any lots with a lot depth greater than 45 metres: an area equal to 50 % of the lot depth by 30% of the lot width, at a minimum.
- (13) Despite the minimum interior side yard setback provisions in endnote 8 of Table 162B, where the minimum required total interior side yard setback is 1.8 metres, with one minimum yard, no less than 0.6 metres in Area A on Schedule 342, the other yard must be a minimum of 1.2 metres.

Alternative Provisions for Long Semi-Detached Dwellings in Urban Areas

- (14) In Area A on Schedule 343:
- (a) despite subsection (7) above,
- (i) in the case of a long semi-detached dwelling, the minimum lot width and minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units,
- (ii) where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are

- considered one lot for zoning purposes, however clause (iii) must be complied with,
- (iii) where a long semi-detached dwelling is severed in a flag lot configuration, the minimum width of the pole portion must be 3 metres measured from the original lot's interior side lot line.
 - (b) for the purpose of this subsection, a Long Semi-detached Dwelling means a residential use building that contains two dwelling units, where the dwelling units are attached and arranged one behind the other.

Alternative Projections into Required Yards Provisions for Urban Areas

- (15) In Area A on Schedule 342:
 - (a) despite subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,
 - (b) despite subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metre into a required rear yard on lots 30 metres or less in depth.

Alternative Projections Above the Height Limit Provisions for Urban Areas

- (16) In Area A on Schedule 342:
 - (a) All permitted projections above the maximum building height except for chimneys, roof top accesses and parapets must:
 - (i) not exceed 1.25 metres above the maximum building height,
 - (ii) be located a minimum of 1.5 metres in from any exterior wall of the building,
 - (b) A parapet must not project more than 0.3 metres above the maximum building height,
 - (c) a roof top access that projects above the maximum building height must:
 - (i) not exceed a total area of 7 square metres per building or vertically divided unit for straight run stairs or 10.2 square metres for switch back stairs,
 - (ii) be setback a distance equal to its height from the exterior front wall and exterior rear wall,
 - (iii) not exceed 2.7 metres in height,
 - (iv) not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Alternative Accessory Structure Provisions for Urban Areas

- (17) In Area A on Schedule 342:

- (a) the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
- (b) landscaped areas, roof-top gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building,
- (c) a roof top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

Other Zone Provisions

- (18) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

10. Section 162 of By-law 2008-250 is amended by:

- (a) adding the endnote number 18, as a superscript, to all maximum building height values of 11 metres in column VI and to column XI of Table 162A,
- (b) adding the endnote number 19, as a superscript, to; the maximum building height values of 15 metres in column VI, and to; column XI, for subzone Z, of Table 162A,
- (c) adding the endnote number 20, as a superscript, to all maximum building height values in column VI of Table 162A,
- (d) adding the following to endnote 8 of Table 162B:
In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other,
- (e) adding endnote 18 to Table 162B as follows:

18	Except for apartment dwelling, low rise, stacked dwelling, three unit dwelling and any permitted use with a peaked roof having a minimum slope of 1 in 3, despite the maximum building heights in Table 162A above, the maximum building height permitted in Area A of Schedule 342 is 10 metres.
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- (f) adding endnote 19 to Table 162B as follows:

19	Despite the maximum building heights in Table 162A above, the maximum building height permitted in Area A of Schedule 342 is 14.5 metres.
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- (g) adding endnote 20 to Table 162B as follows:

20	Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on
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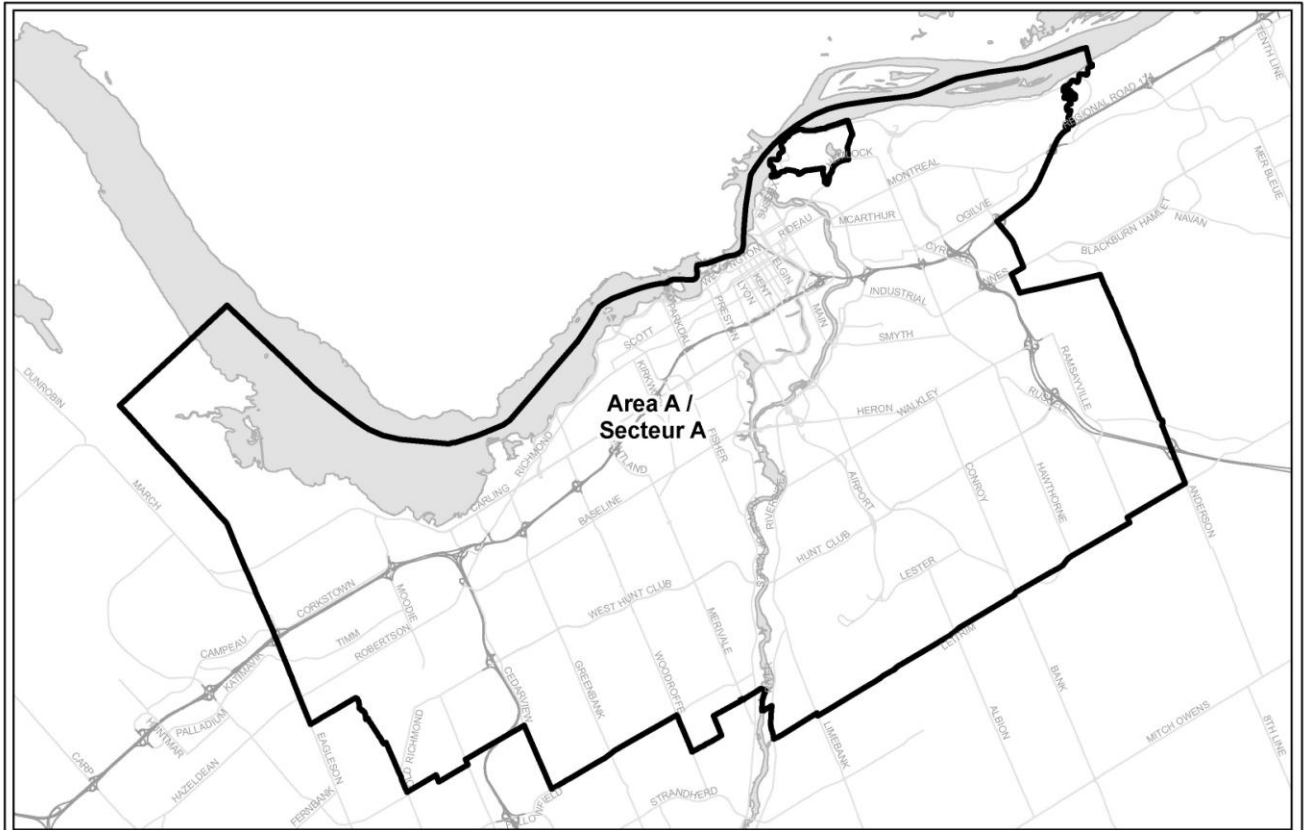
	<p>Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.</p>
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- (h) adding the following to Table 162A, subzone Z, column VI, 2nd row after the number 15, “ , except in Area A on Schedule 342 where the maximum is 14.5”.
11. Section 239 of By-law No. 2008-250 is amended by:
- (a) adding the following to column V of exceptions 2117:
- the provisions of subsections 159(9) and endnote 12 of Table 160B do not apply.
12. Part 17 - Schedules of By-law No. 2008-250 is amended by adding Attachments 2, 3 and 4 as Schedules 342, 343 and 344 respectively.

ENACTED AND PASSED this 8th day of July, 2015.

CITY CLERK

MAYOR




**Area A /
Secteur A**

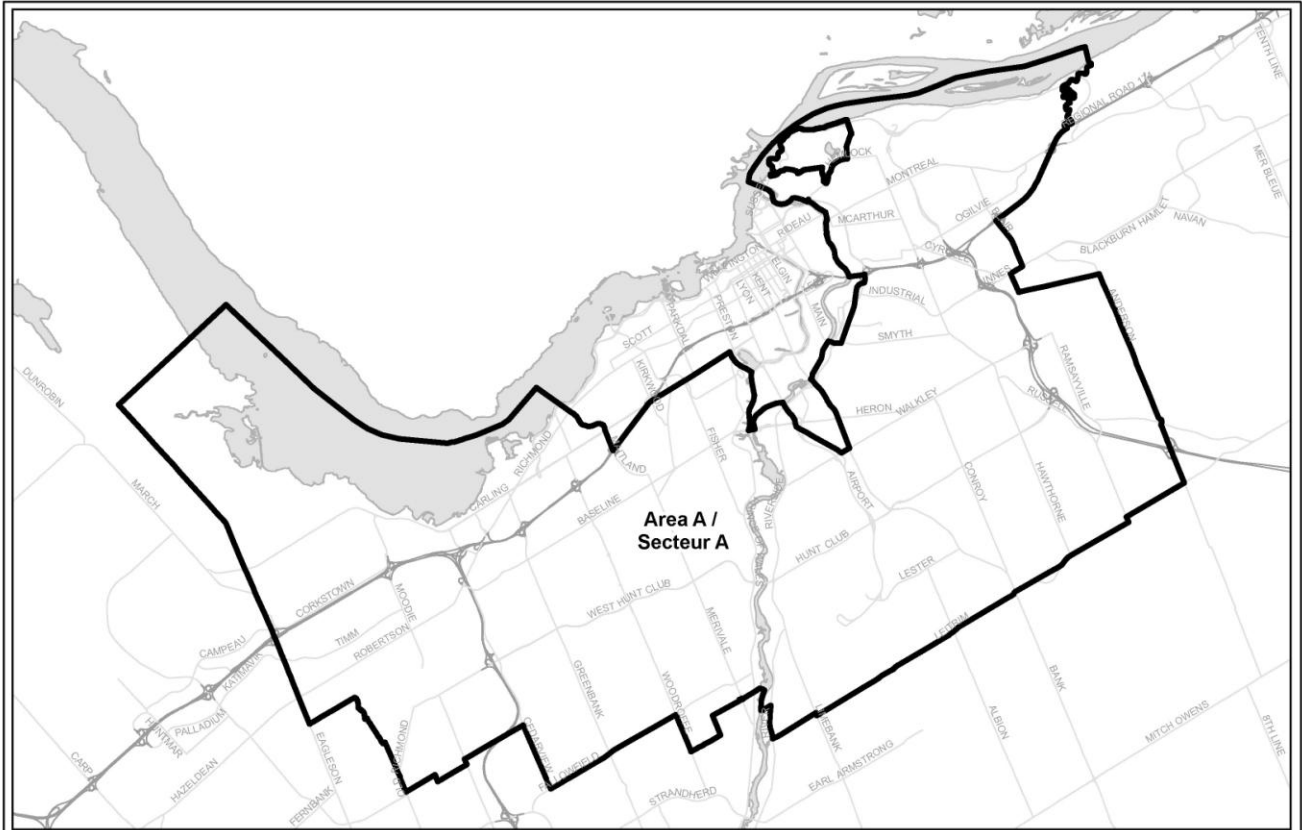

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 et Viabilité des collectivités

**This is Schedule 342 to Zoning By-law No. 2008-250
 Annexe 342 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2015-228, passed July 8, 2015
 Pièce jointe n° 2 du Règlement municipal n° 2015-228, adopté le 8 juillet 2015

Échelle
 N.T.S.
 Mètres



 Scale
 N.T.S.
 Metres

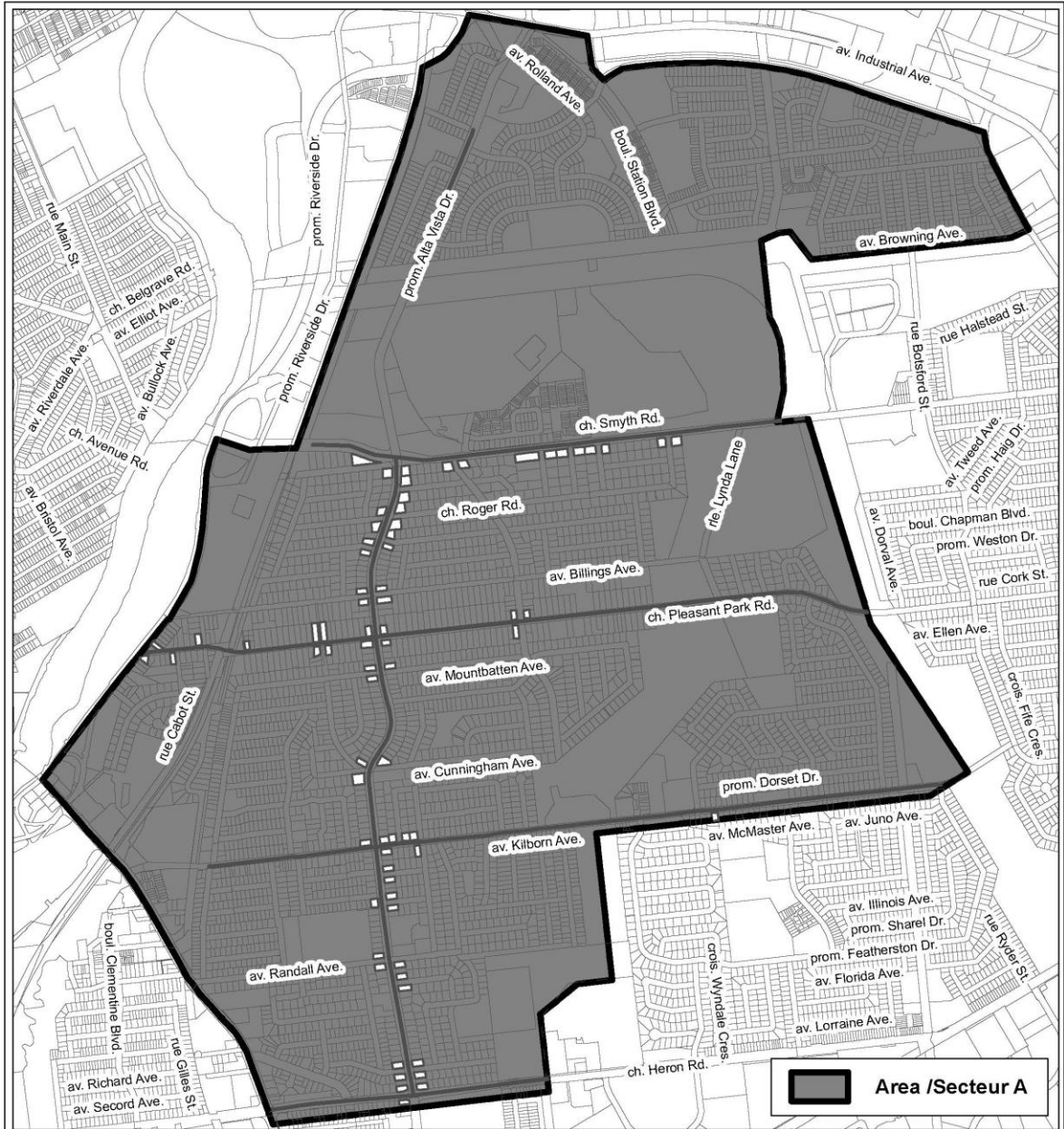



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 M:\Zoning_Bylaw\Schedule1
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 et Viabilité des collectivités

This is Schedule 343 to Zoning By-law No. 2008-250
Annexe 343 au Règlement de zonage n° 2008-250

This is Attachment 3 to By-law Number 2015-228, passed July 8, 2015
 Pièce jointe n° 3 du Règlement municipal n° 2015-228, adopté le 8 juillet 2015

Échelle
 N.T.S.
 Mètres

 Scale
 N.T.S.
 Metres



D02-02-15-0006 15-1019-X

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**This is Schedule 344 to Zoning By-law No. 2008-250
Annexe 344 au Règlement de zonage n° 2008-250**

This is Attachment 4 to By-law Number 2015-228, passed July 8, 2015
Pièce jointe n° 4 du Règlement municipal n° 2015-228, adopté le 8 juillet 2015



BY-LAW NO. 2015 – 228

-0

A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to implement Phase II of the Low-rise Infill Housing Study.

-0

Enacted by City Council at its meeting of July 8, 2015.

-0

LEGAL SERVICES
SM/dg

COUNCIL AUTHORITY
City Council July 8, 2015
& City Council June 24, 2015
(Item 12, PC Report No. 8A)