

Subject: Zoning Omnibus Amendments – Q2 2023

File Number: ACS2023-PRE-EDP-0006

Report to the Planning and Housing Committee on 3 May 2023

and Agriculture and Rural Affairs Committee on 4 May 2023

and Council 10 May 2023

Submitted on April 19, 2023 by David Wise, Director, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development Department

Contact Person: Mitchell LeSage, Zoning By-law Interpretations Officer II, Policy Planning

613-580-2424 ext 13902, Mitchell.LeSage@Ottawa.ca

Ward: City Wide

Objet : Modifications d'ordre général – T2 de 2023

Dossier : ACS2023-PRE-EDP-0006

Rapport au Comité de l'urbanisme et du logement le 3 mai 2023

et au Comité de l'agriculture et des affaires rurales le 4 mai 2023

et au Conseil le 10 mai 2023

Soumis le 19 avril 2023 par David Wise, Directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique

Personne ressource : Mitchell LeSage Agent de rédaction et d'interprétation des règlements municipaux, Politiques de la planification

613-580-2424 ext 13902, Mitchell.LeSage@Ottawa.ca

Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

That Planning and Housing Committee and Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Documents 1 and 2, and detailed in Document 3.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales recommandent au Conseil d'approuver les modifications du Règlement de zonage 2008-250, comme le montrent les documents 1 et 2 et l'explique en détail le document 3.

EXECUTIVE SUMMARY

This report recommends municipally-initiated amendments to Zoning By-law 2008-250 to correct errors and improve the clarity of certain provisions. These amendments have been combined in an Omnibus Zoning By-law report that combines multiple proposed amendments through one process as a means of efficiently modifying the By-law.

Staff Recommendation

Planning Staff recommend approval of these amendments to ensure efficient and effective implementation of the Zoning By-law.

Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan. Details concerning comments received are included in Document 4 – Consultation Details.

RÉSUMÉ

Le présent rapport recommande des modifications au Règlement de zonage 2008-250 en vue de corriger des erreurs et de préciser certaines dispositions. Ces modifications ont été réunies sous forme de rapport intitulé Modifications générales apportées au Règlement de zonage afin de modifier de façon efficace le Règlement.

Recommandation du personnel

Le personnel des Services de planification recommande l'approbation de ces modifications afin d'assurer une mise en œuvre efficiente et efficace du *Règlement de zonage*.

Consultation du public

Le public a été consulté, conformément à la *Loi sur l'aménagement du territoire* et au Plan officiel. Les détails concernant les commentaires reçus sont présentés dans le document 4 – Détails de la consultation.

BACKGROUND

This report addresses a variety of topics that will result in multiple amendments to the Zoning By-law. These amendments include changes to schedules and site-specific exceptions.

DISCUSSION

City-wide items for review by both Planning and Housing Committee and Agricultural and Rural Affairs Committee are summarized in the following table. Zoning and location maps are included for reference in Document 1. Schedules are included in Document 2. Zoning details are included for reference in Document 3.

City-wide amendments for review by Planning and Housing Committee and Agricultural and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 100(3)(a) Driveway Materials	Report ACS2021-PIE-EDP-0027 passed by Council on July 7, 2021, amended the aisle and driveway provisions in Section 100(3)(a). This report modified the permitted materials for driveways, but unintentionally removed provisions that permit wheel strips with hardened or compacted surfaces. It is proposed to reinstate these provisions in Section 100(3)(a).
Section 137(6) Amenity Area for Planned Unit Developments City-wide	Table 137 sets out the requirements for an amenity area for various types of residential uses, including where the amenity area may be located. A Planned Unit Development (PUD) is a type of residential use that has more than one building on a lot. Subsection 137(6) allows an amenity area in a PUD to be located outside of the rear yard, as it is common for an amenity area in a PUD to be located in a central area of the development. Staff proposes to modify Subsection 137(6) to add a reference to all applicable rows

	in Table 137 that should be subject to a provision that allows amenity areas in PUDs to be located outside of the rear yard.
Section 137 Amenity Area for Low-rise Apartment Buildings City-wide	A previous amendment to Table 137 inadvertently deleted certain amenity area provisions relevant to apartment buildings. Staff proposes to reinstate these amenity area provisions for low-rise apartment dwellings with more than four units outside of Area A on Schedule 321 as a new row (12) in Table 137, and to reinstate provisions for Low-rise apartment buildings in Area A as shown on Schedule 321 through a modification to the current provisions in row (11) of Table 137. A transition provision is proposed for in-process or approved site plan control applications to permit the consideration of amenity provisions in effect at the time the complete application was made.
Schedule 5 – Ward Boundaries City-wide	Following the 2022 municipal election, new wards and new boundaries came into effect. Schedule 5 of Zoning By-law 2008-250 shows the former ward boundaries and is out of date. Staff proposes to revise Schedule 5 by showing the new wards and ward boundaries.

Items for review by Planning and Housing Committee are summarized in the table below. Zoning and location maps are included in Document 1. Schedules are included in Document 2. Zoning details are included for reference in Document 3.

Amendments in the urban area for review by Planning and Housing Committee	
I Item	II Summary of Amendment
Section 186(11)(n) - AM11 – Arterial Mainstreet Subzone 11 Building Height Transitions	Pursuant to a Council motion (ACS2022-OCC-PLC-0009) carried by Planning Committee on September 8th, 2022, staff proposes modifications to the building height transition provisions in Section 186(11)(n) for the Arterial Mainstreet Subzone 11 – Innes Road (Blackburn Hamlet). Currently the building height limits are only applied to buildings within

Ward 2	a certain distance of a rear lot line that abuts a Residential zone. The motion directs that limits on building height are also applicable where a building is in proximity to an interior side lot line that abuts a Residential zone. Staff proposes to modify Section 186(11)(n) to apply the building height limits to buildings that are within a certain distance of a rear lot line and an interior side lot line that abut a Residential zone.
1128 Parisien Street Ward 18	Staff proposes to modify the zoning for the property located at 1128 Parisien Street to permit a reduced lot area for a semi-detached dwelling and to amend the minimum setback of an attached garage from the front wall of the dwelling. Committee of Adjustment approved a minor variance application to permit a semi-detached dwelling on June 2022 and a building permit was issued. However, an error in the draft reference plan and a road widening has necessitated a small change to the lot sizes for each unit in the semi-detached building, while the total area of the lot has not changed. An amendment is proposed to accommodate this small change prior to a consent application being made to the Committee of Adjustment.
1690 Tenth Line Road Ward 1	By-law 2007-405 was intended to be carried forward to Zoning By-law 2008-250 and was mistakenly omitted. It is proposed to give effect to that by-law by rezoning a portion of the property from R1U to GM 21 F(0.5) H(9).
2275 Mer Bleue Road Ward 19	A recent zoning amendment implemented both a minimum landscaped buffer of 4 metres and a maximum 4 metre setback from Mer Bleue Road and Brian Coburn Boulevard. This resulted in provisions that require the building to be set back exactly 4 metres which can cause complications since any deviation would be non-compliant. Staff proposes to replace the maximum setback of 4 metres with a minimum setback of 4 metres and maximum setback of 14 metres from Mer Bleue Road and Brian Coburn Boulevard. This amendment will permit buildings to be located further from Mer Bleue Road and Brian Coburn Boulevard.

<p>339 Cumberland Street GM[2542]</p> <p>Ward 12</p>	<p>A zoning by-law amendment affecting this property was approved on October 14, 2020. The amendment applied exception provisions to allow a building to be built to the lot lines. As such, the provisions in exception GM[2542] specify there are no required minimum yard setbacks. However, additional provisions should have been included in the exception to eliminate requirements in the GM-General Mixed Use zone for a landscaped buffer. It is proposed to eliminate the requirement for the landscaped buffer to properly implement the intent of the amendment approved by Council.</p>
<p>6273 Renaud Road and 1030 Fern Casey Street</p> <p>Ward 19</p>	<p>The zone code on the Zoning Map for these properties is in error. The properties are currently zoned I1 and should be zoned I1A. The current zone code is incomplete without the subzone "A" being included, and as a result, there are no minimum lot area, minimum lot width, yard setbacks or maximum building height provisions that apply to the properties. Staff proposes to rezone the affected properties to I1A to ensure that development is regulated in accordance with the intent of the Zoning By-law.</p>
<p>Parts of 2104, 2106, 2108, 2110 Liska Street</p> <p>Ward 19</p>	<p>An error occurred on the Zoning Map resulting in a portion of each of these residential properties being zoned O1 - Parks and Open Space, while the remainder of each of the lots is zoned R3Y[708]. Staff proposes that the portions of the lots that are zoned O1 be rezoned to R3Y[708] to correct this error.</p>
<p>4055 Russell Road</p> <p>Ward 10</p>	<p>An error occurred on the Zoning Map resulting in a small triangular area of land adjacent to the Hunt Club Road access to Highway 417 being zoned as AG - Agricultural when it should have been zoned IH – Heavy Industrial, in keeping with the remainder of the property. Staff proposes to rezone this area of the property from AG to IH to correct this error.</p>
<p>Schedule 3 – Road Classifications within the Urban Boundary</p>	<p>Following the approval of the new Official Plan, a revised road classification schedule came into effect as shown in Schedule C4 – Urban Road Network of the new Official Plan. The corresponding schedule in the Zoning By-law</p>

	reflects the road classification schedule in the former Official Plan. Staff proposes to replace the existing Schedule 3 in the Zoning By-law with an updated schedule that implements the road classifications in Schedule C4 of the new Official Plan.
Exception 2350, Exception 2050 and Exception 2084	An technical anomaly occurred where an exception number was transcribed incorrectly. A provision should have been added to Exception [2350] and Exception [2084], to permit lands subject to Exceptions [2084] and [2350] to be considered one lot for zoning purposes. Instead the provision was added to Exception [2050]. Amendments are proposed to all the exceptions, to add the correct provisions to Exception [2350] and [2084] and to delete the incorrect provision from Exception [2050].
Secion 158, Table 158A – R2 Subzone provisions Endnote 6 for the R2F Subzone	A technical anomaly occurred when by-law 2020-288 amended Zoning By-law 2008-250 and Endnote 6 was omitted from the R2F subzone. Endnote 6 applies to residential zones located on Schedule 342. There are R2F subzones located within Schedule 342 and as such Endnote 6 should apply to those properties with that zoning. An amendment is proposed to add endnote 6 to Table 158A to columns IX and XI as they apply to the R2F subzone.

Items for review by Agriculture and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included in Document 1. Schedules are included in Document 2. Zoning details are included for reference in Document 3.

Amendments in the rural area for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 109(4) Parking	Section 109(4) permits a vehicle to be parked on a driveway that leads to a valid parking space. This provision applies in all urban Residential zones. Through an oversight, this provision was not applied to Village Residential zones. To correct this omission, the provisions

Wards 1, 5, 19, 20, 21	in Section 109(4) are proposed to be amended to apply in the Village Residential zones (V1, V2, and V3 zones).
6151 First Line Road Ward 21	The mineral resources from the Arnold Rice Pit have been fully extracted and the pit has closed. It is proposed to rezone the property from ME2 - Mineral Extraction Zone to RU - Rural Countryside, in accordance with the land use designation in the Official Plan.
Part of 329 Jinkinson Road Ward 21	Pursuant to the settlement of appeal to OPA 240 (PL200263), a portion of this property is to be re-zoned from EP3 – Environmental Protection Subzone 3 to RU – Rural Countryside. Previous to the appeal settlement, this area of the property had been classified as provincially significant wetlands, and was zoned EP3 . However, the land was determined through the appeal to no longer be identified as a provincially significant wetland. Consequently, the parties agreed to rezone this portion of 329 Jinkinson Road from EP3 to RU.
Part of 7577 Village Centre Place Ward 20	In 2018, By-law 2018-259 was approved with the intent of removing the holding provisions (-h) from the property. However, an error occurred that affected a portion of the property. Instead of retaining the existing of VM3[317r] and limiting the amendment to removing the “-h” symbol, the amendment inadvertently resulted in a portion of the property being rezoned to O1R[315r]-h. The effect of passing this by-law thus changed the Mixed Use Village zone (VM3) into an Open Space zone (O1R), contrary to the the intent of the amending by-law. Staff proposes to correct this error by re-zoning a portion of the property from O1R[315r] to VM3[317r].
Schedule 4 – Road Classifications beyond the Urban Boundary	Following the approval of the new Official Plan, a revised road classification schedule came into effect as shown in Schedule C9 – Rural Road Network of the new Official Plan. The corresponding schedule in the Zoning By-law reflects the road classification schedule in the former Official Plan. Staff proposes to replace the existing Schedule 4 in the Zoning By-law with an updated schedule

	that implements the road classifications in Schedule C9 of the new Official Plan.
Schedule 9 – Rural Villages Subject to Zoning By-law 2008-250 provisions 217(1)(e) and 229(1)(h)	Schedule 9 currently shows which Rural Villages are subject to provisions in Section 217(1)(e) Section 229 (1) (g). These provisions limit the size of a commercial occupancy to 2,500 square metres. The provisions in Section 229 were modified and renumbered through earlier amendments to the Zoning By-law, however Schedule 9 was not updated to refer to the correct provision in Section 229. It is proposed to update Schedule 9 to amend the reference to S.229(1)(h) in the legend of the Schedule so that it refers to S.229(1)(g), which is the correct provision that should be referenced in the schedule.

Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan. Details concerning comments received are included in Document 4 – Consultation Details.

Official Plan

The Zoning By-law provides a means of implementing the land use policies in the Official Plan. The proposed amendments conform to the Official Plan, ensuring consistency between zoning provisions and land use policies in the Official Plan. The report recommends amendments to ensure the effective implementation of the Official Plan through the Zoning By-law.

Planning rationale

These amendments are needed to correct errors and clarify the intent of provisions in the Zoning By-law.

Provincial Policy Statement

The proposed amendments are consistent with the Provincial Policy Statement 2020, promoting efficient development and land use patterns while undertaking a coordinated, integrated and comprehensive approach for planning matters within the municipality.

RURAL IMPLICATIONS

Rural implications are outlined above in the table regarding proposed rural amendments for review by the Agricultural and Rural Affairs Committee and further detailed in Document 3.

COMMENTS BY THE WARD COUNCILLOR(S)

This report affects lands city-wide – not applicable.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations in this report.

SUPPORTING DOCUMENTATION

Document 1 Location/Zoning Key Maps

Document 2 Schedules

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

CONCLUSION

Staff recommend the approval of this report to ensure effective and efficient implementation of the Zoning By-law.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

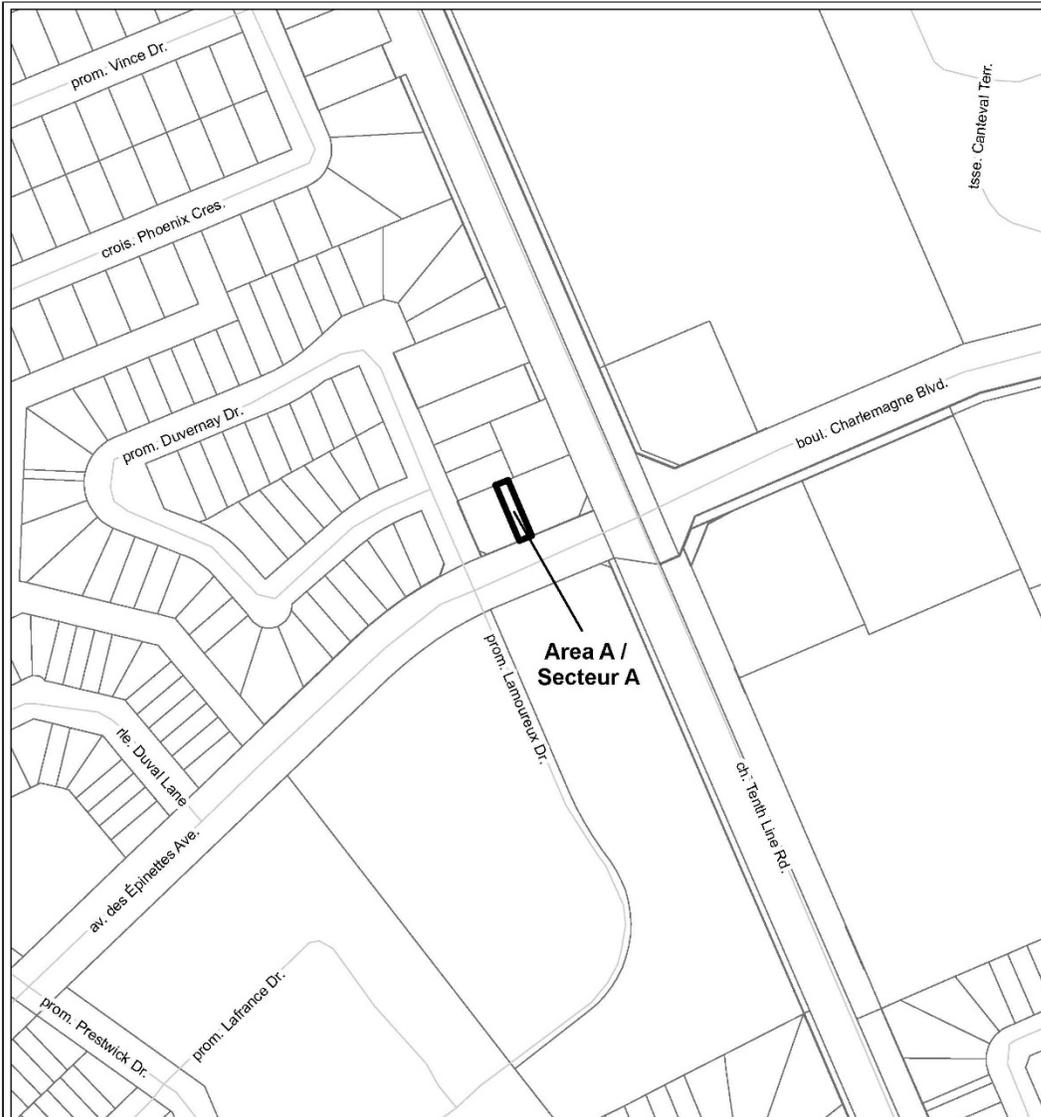
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

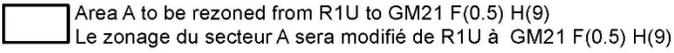
Planning Operations, Planning Services to undertake the statutory notification.

Document 1 - Zoning Key Maps

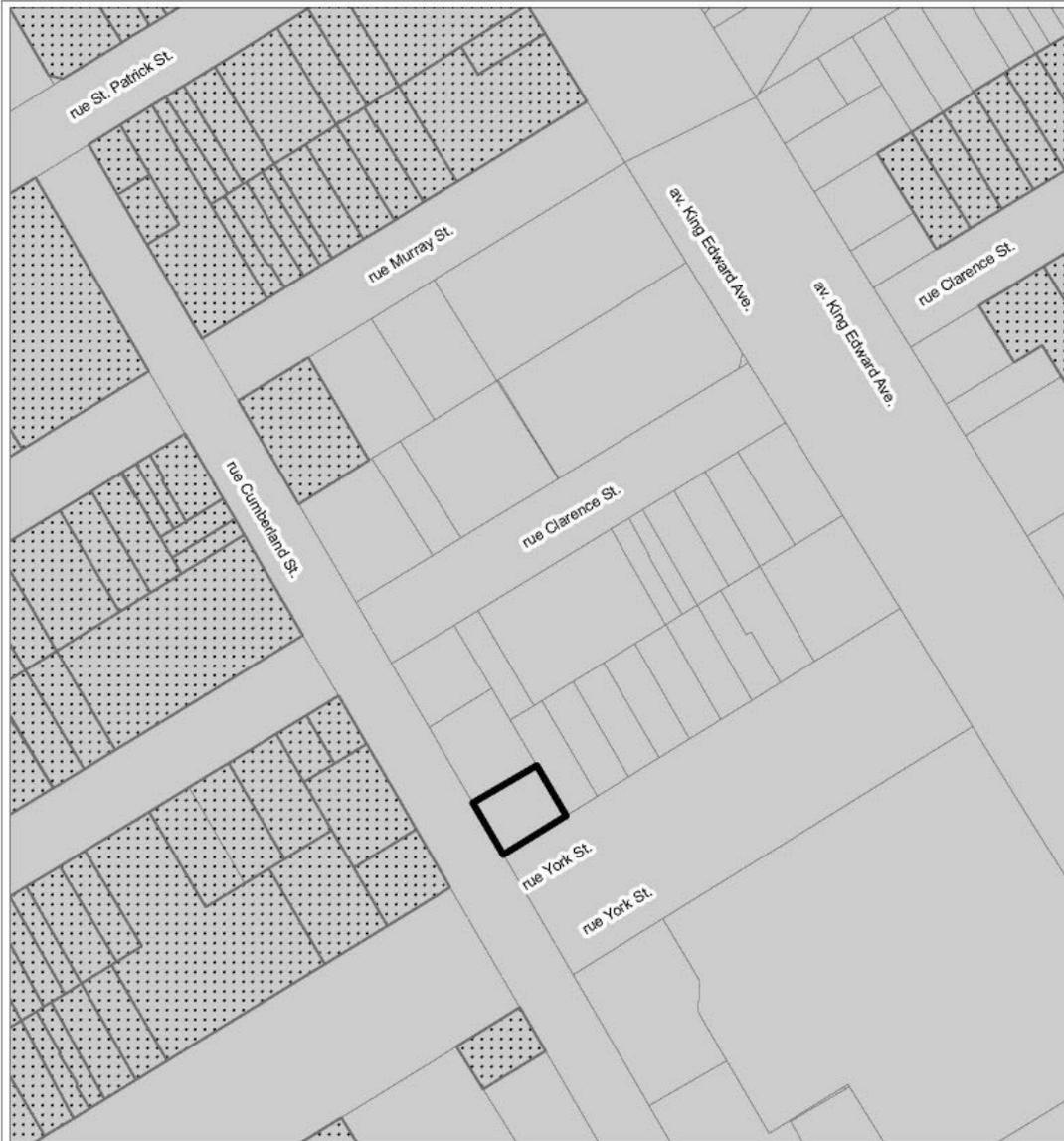
For an interactive Zoning map of Ottawa visit geoOttawa

Location Map 1A – 1690 Tenth Line Road



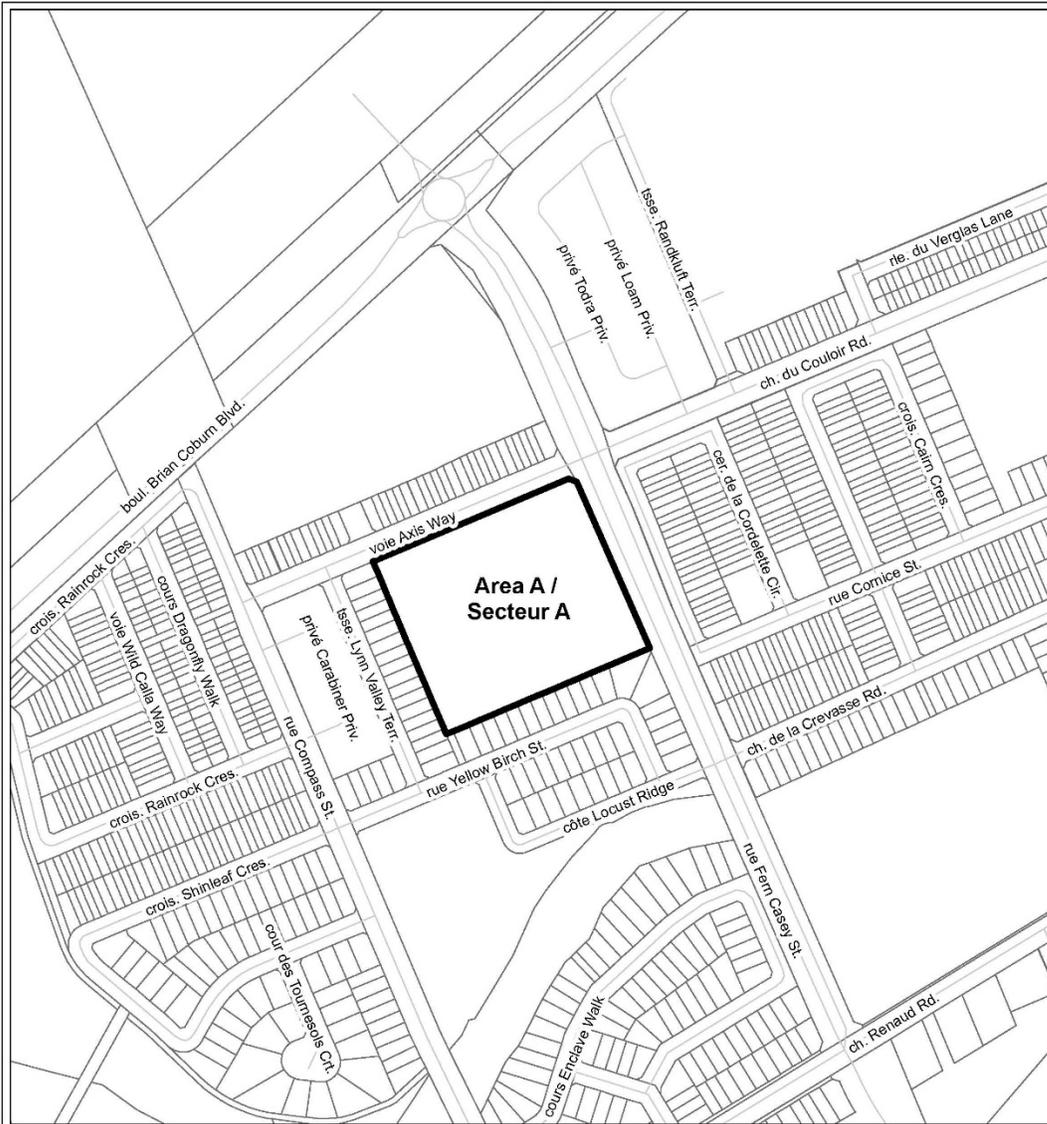
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0122	23-0073-X	1690 chemin Tenth Line Road	
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Location Map 1B – 339 Cumberland Street



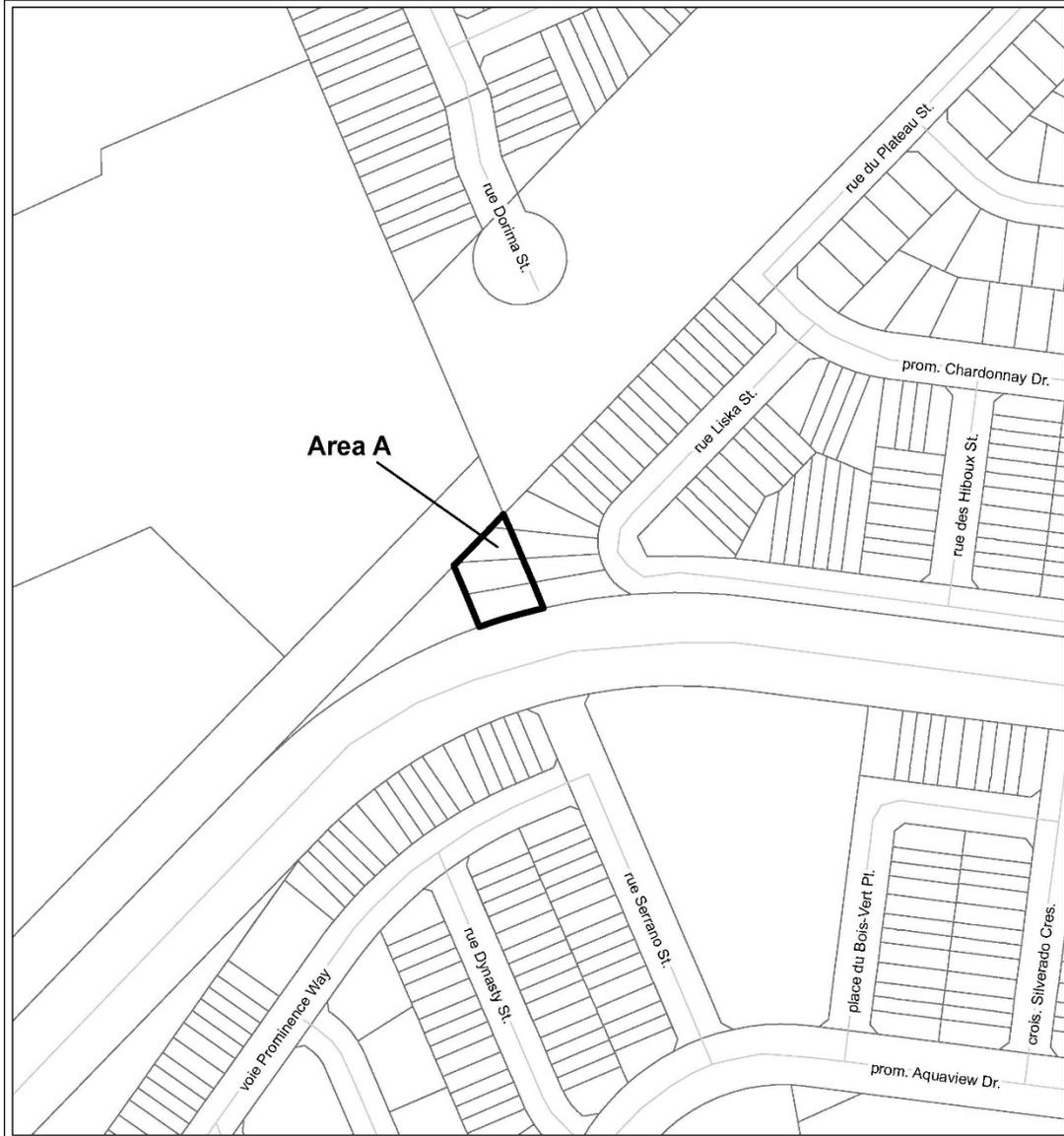
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REVISION / RÉVISION - 2023 / 01 / 27		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>339 rue Cumberland Street</p> <p>Heritage (Section 60) Patrimoine (Article 60)</p> </div> </div>	<p>Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)</p> <div style="text-align: right;">  </div>

Location Map 1C – 1030 Fern Casey Street



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0122	22-1244-X	1030 rue Fern Casey Street	
I:\CO\2023\Zoning\Fern_Casey_1030		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> Area A to be rezoned from I1 to I1A Le zonage du secteur A sera modifié de I1 à I1A </div> </div>	
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Location Map 1D – 2104, 2106, 2108, and 2110 Liska Street



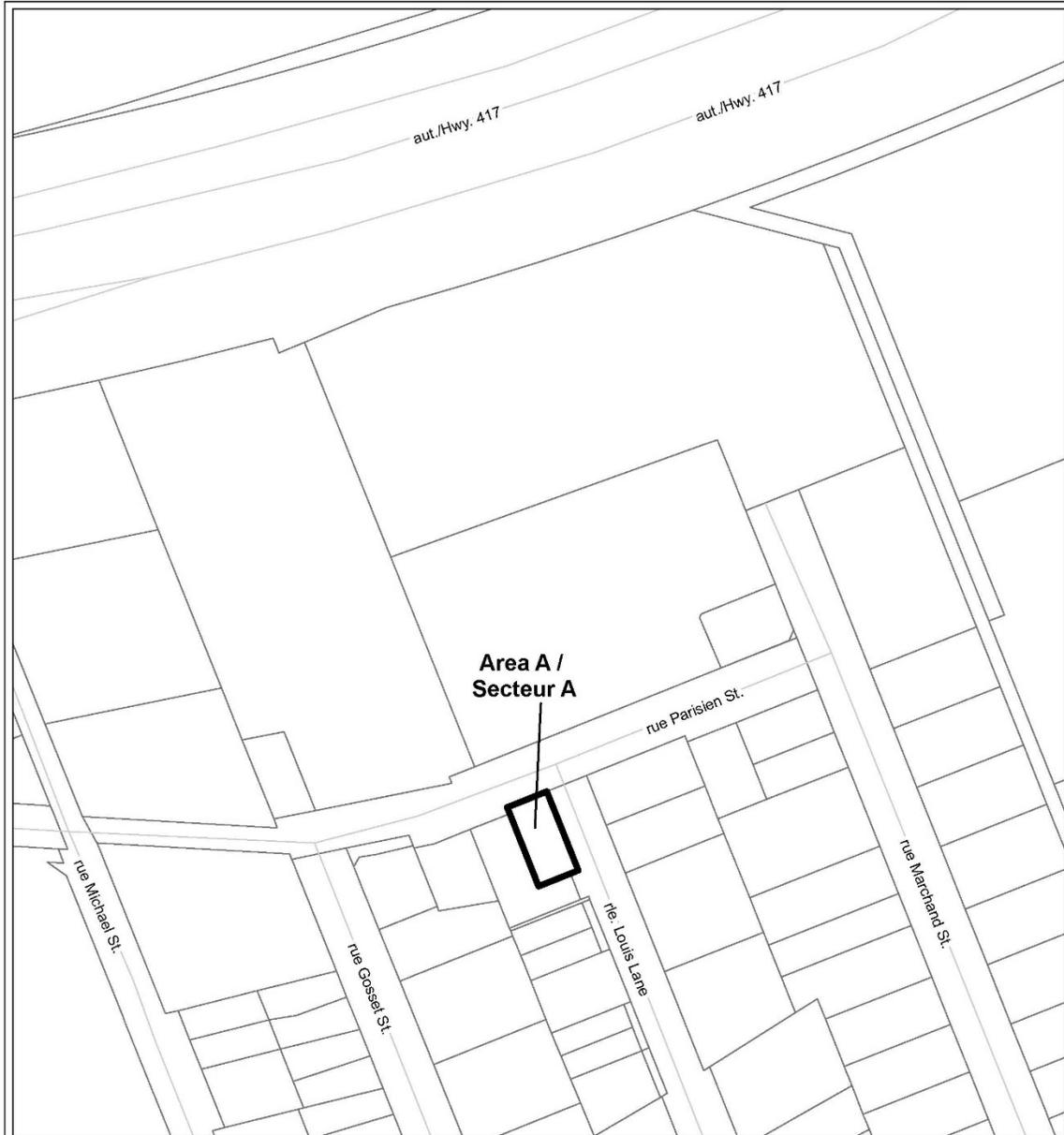
		<p>This is Attachment 1 to By-law Number _____, passed ____ 2023</p> <p>Lands Affected by By-law</p> <p>Area A to be rezoned from O1 to R3Y[708]</p>
D02-02-22-0122	22-1216-X	
I:\CO\2022\Lands\Liska_2106		
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<p>LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250</p>		

Location Map 1E – 2275 Mer Bleue Road



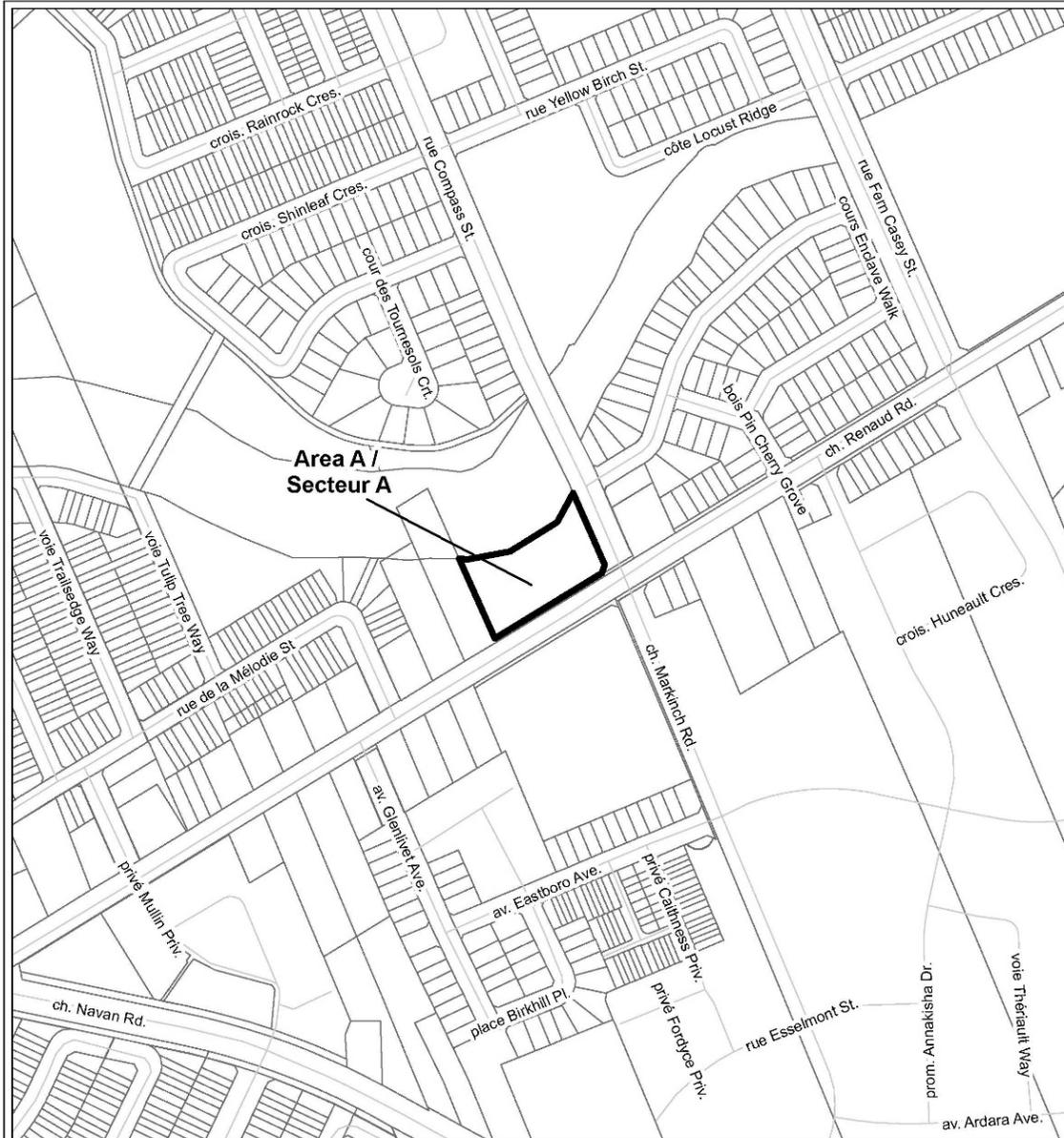
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D02-02-22-0122	23-0083-X	 2275 chemin Mer Bleue Road	
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			 <small>NOT TO SCALE</small>

Location Map 1F – 1128 Parisien Street



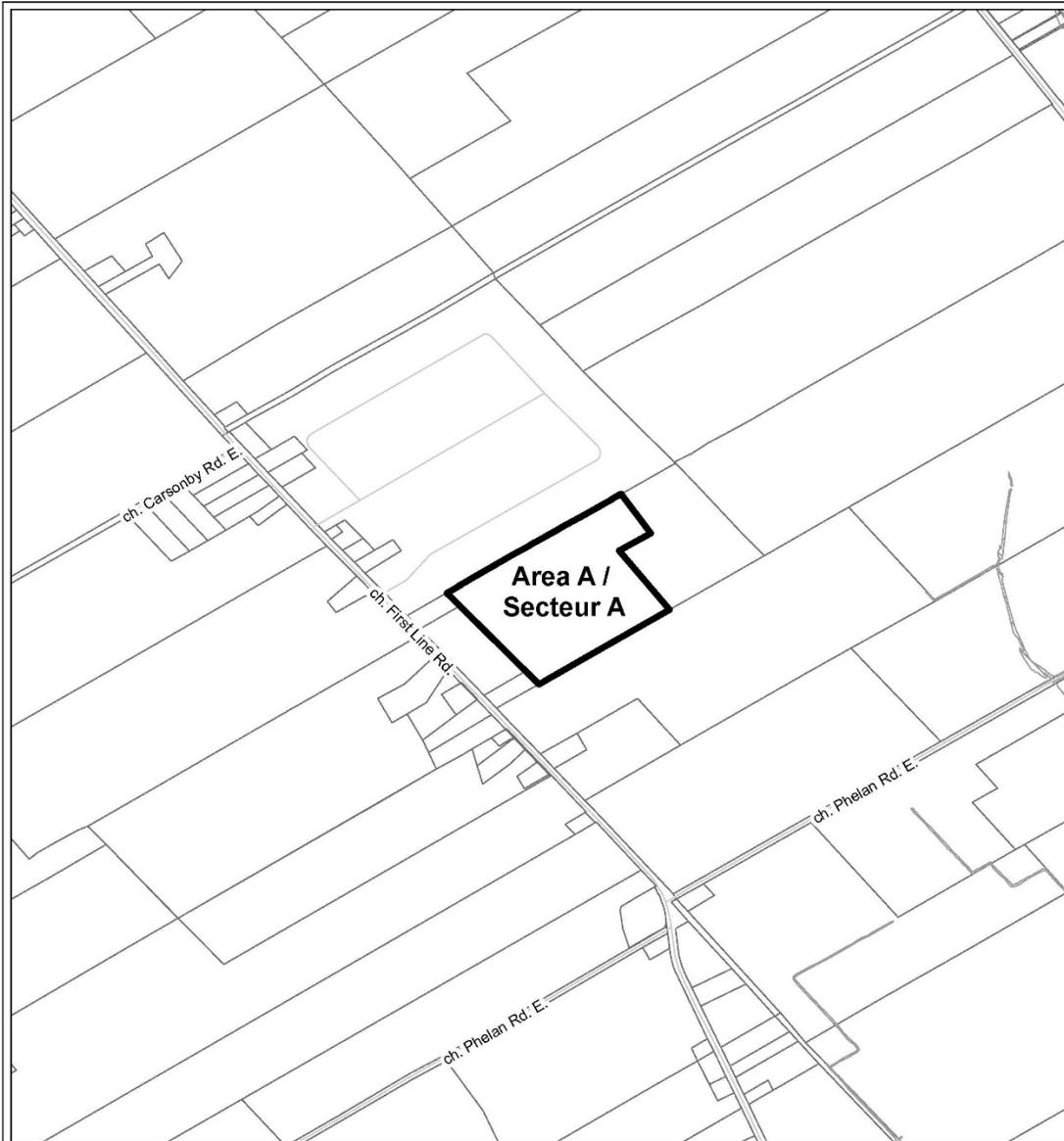
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0122	23-0020-X	1128 rue Parisien Street	
I:\CO\2023\Zoning\Parisien_1128		 Area A to be rezoned from R2N to R2N[xxxx] Le zonage du secteur A sera modifié de R2N à R2N[xxxx]	
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Location Map 1G – 6273 Renaud Road



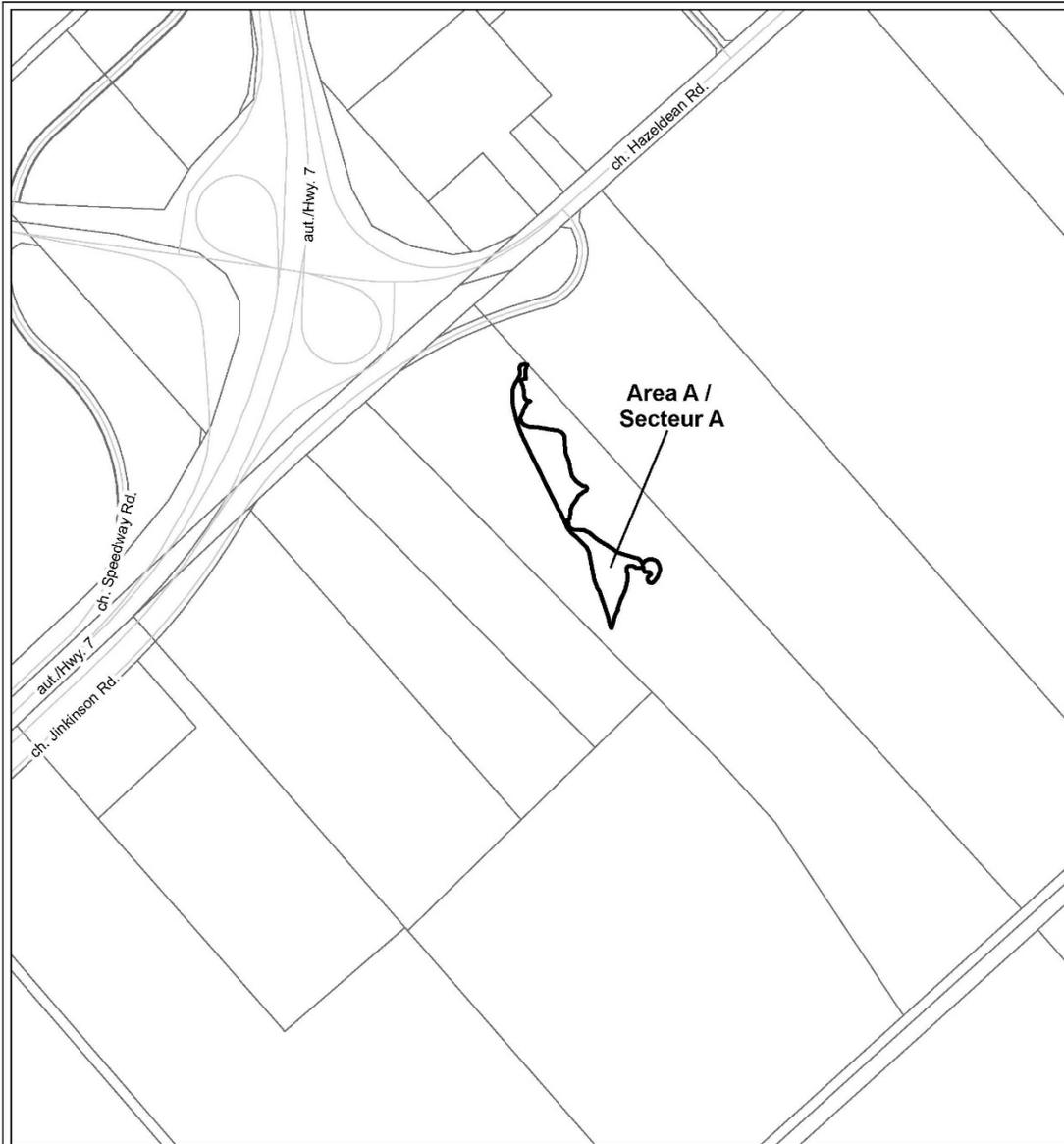
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0122	22-1214-X	6273 chemin Renaud Road	
I:\CO\2022\Zoning\Renaud_6273		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from I1 to I1A Le zonage du secteur A sera modifié de I1 à I1A</p> </div> </div>	
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Location Map 11 – 6151 First Line Road



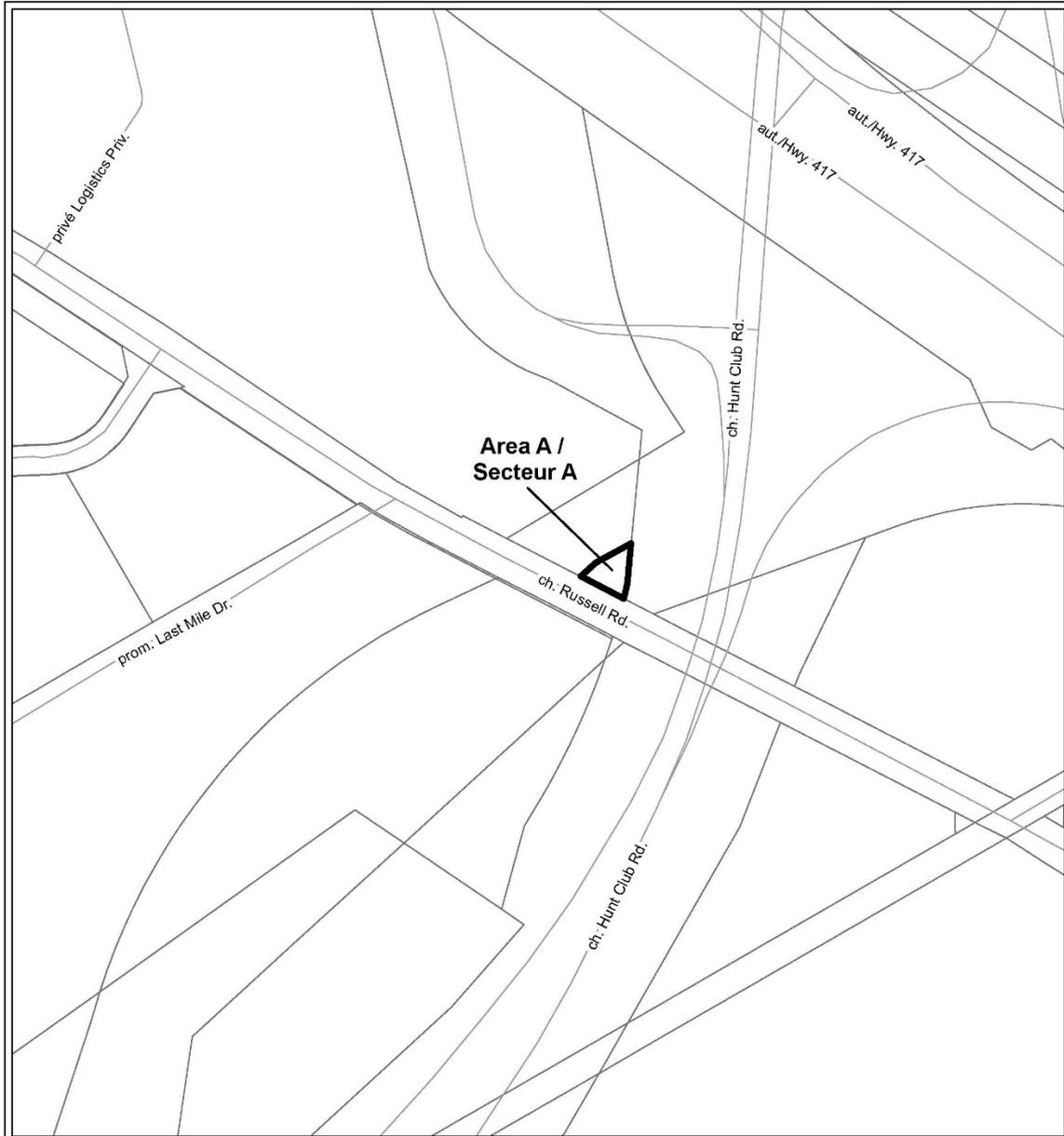
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REVISION / RÉVISION - 2022 / 12 / 19		 Area A to be rezoned from ME2 to RU Le zonage du secteur A sera modifié de ME2 à RU	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			

Location Map 1J – 329 Jinkinson Road



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0122	22-1213-X	329 chemin Jinkinson Road	
I:\CO\2022\Zoning\Jinkinson_329			
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REVISION / RÉVISION - 2022 / 12 / 19		 Area A to be rezoned from EP3 to RU Le zonage du secteur A sera modifié de EP3 à RU	

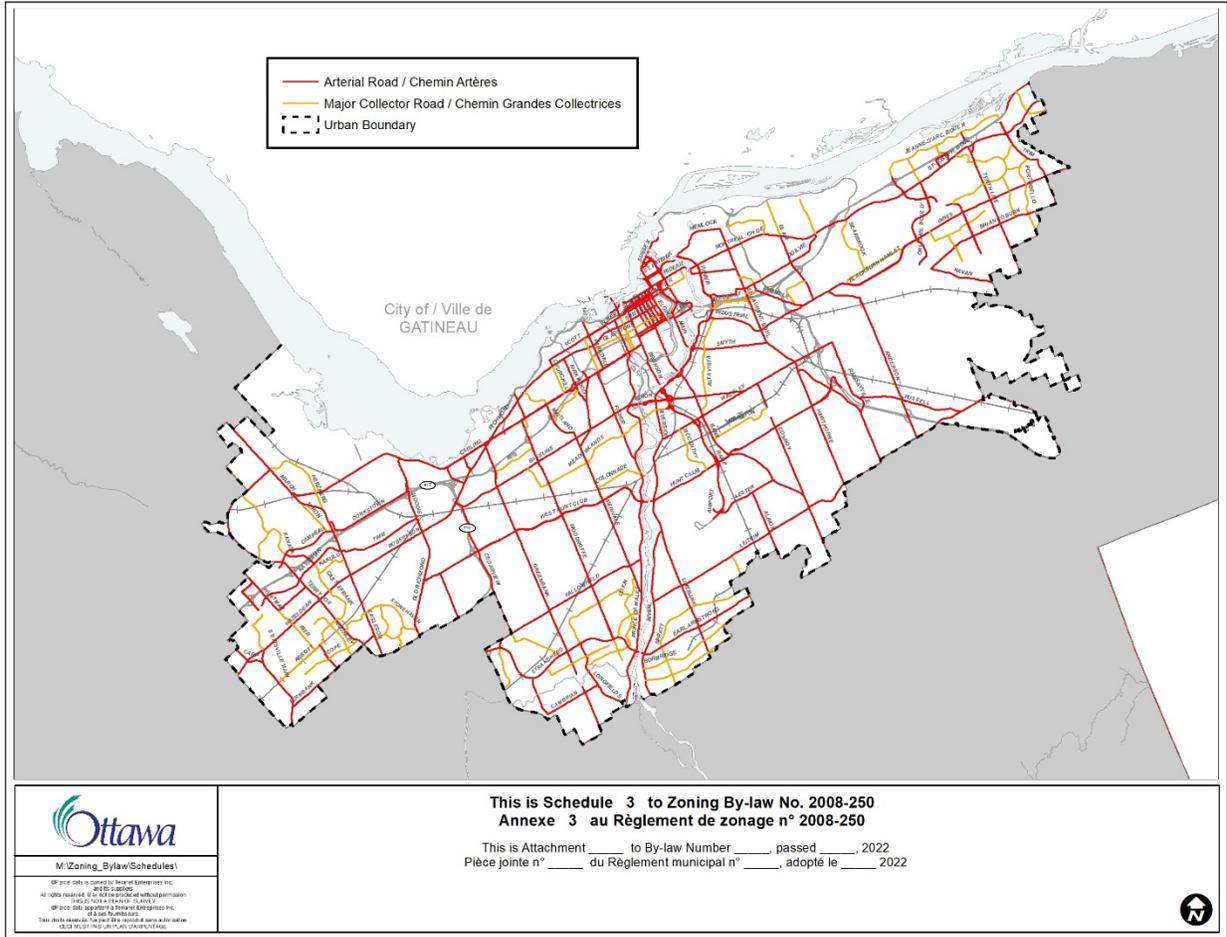
Location Map 1K - 4055 Russell Road



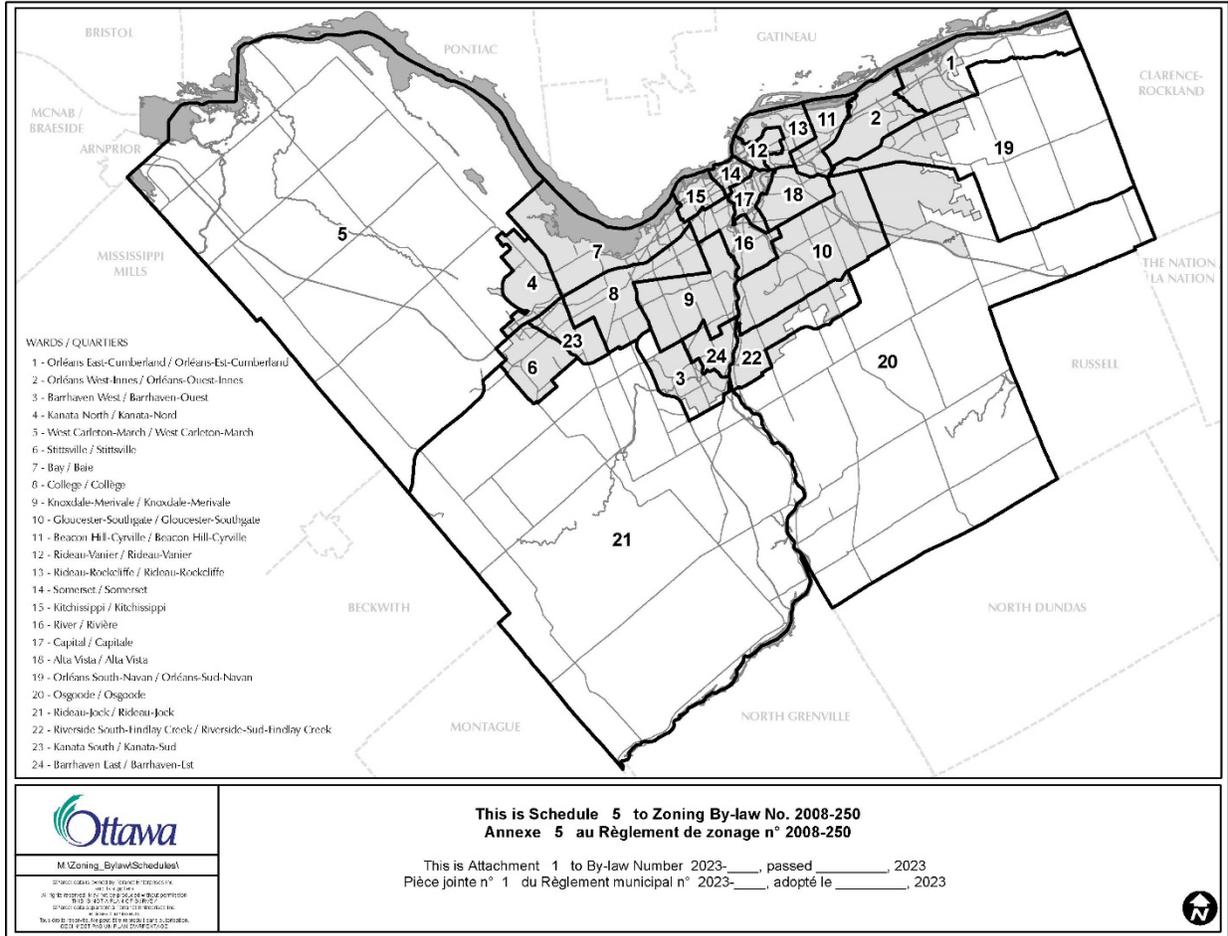
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 4055 chemin Russell Road	
D02-02-22-0122	22-1221-X		
I:\CO\2023\Zoning\Russell_4055			
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		 Area A to be rezoned from AG to IH Le zonage du secteur A sera modifié de AG à IH	
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Document 2 – Schedules

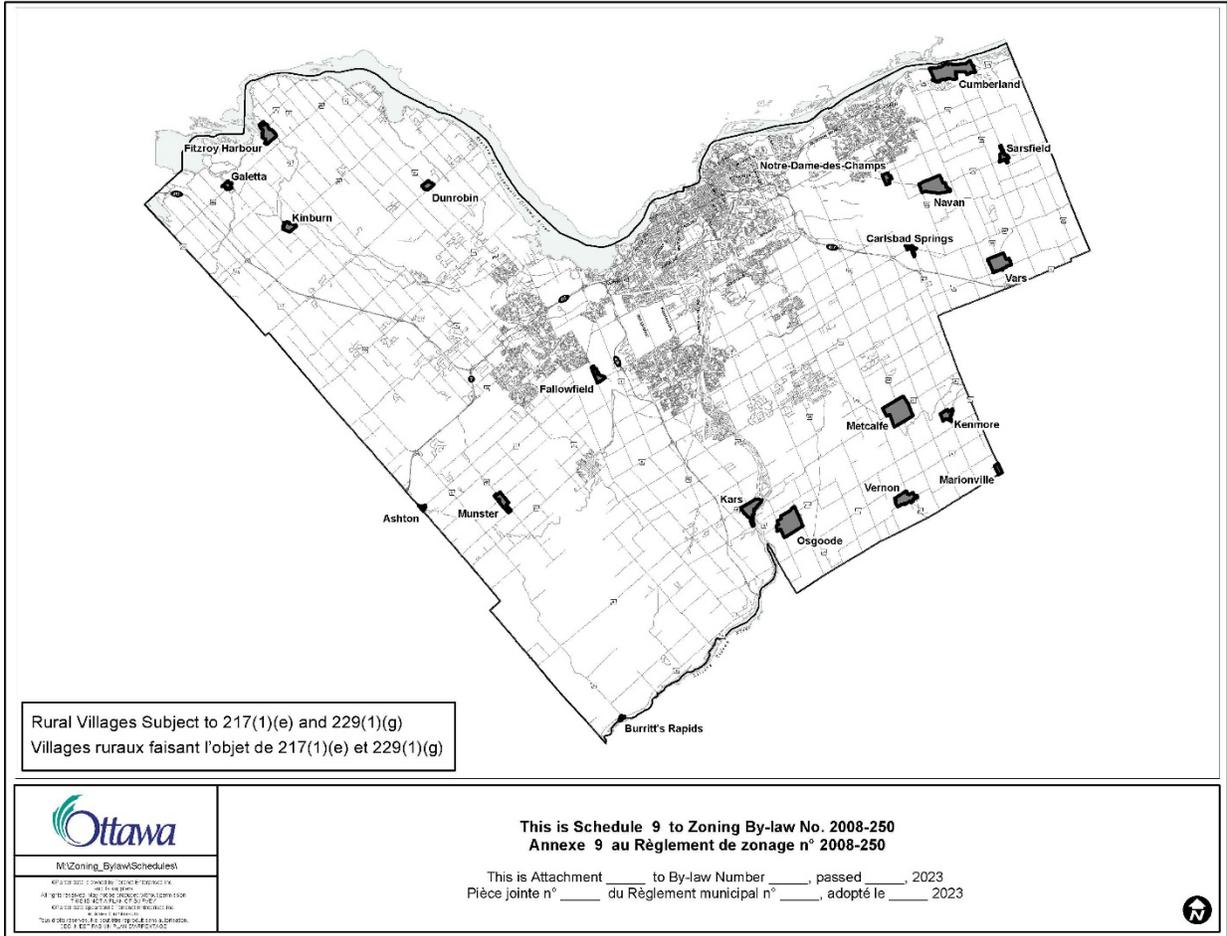
Schedule 2A (regarding Schedule 3 to Zoning By-law 2008-250)



Schedule 2C (regarding Schedule 5 to Zoning By-law 2008-250)



Schedule 2D (regarding Schedule 9 to Zoning By-law 2008-250)



Document 3 – Details of Recommended Zoning

Amendments are proposed with the general intention of the following:

Zoning details for review by Planning and Housing Committee and Agricultural and Rural Affairs Committee	
I Item	II Zoning details
S. 100(3)(a) Driveway Materials	By amending Section 100(3)(a) to add the words “and may include wheel strips with hardened or compacted materials,” after the words “is usable in all seasons.”
S.137 Amenity Area location in PUDs	Amend S.137(6) to replace the words “(1) through (3) of Table 137” with the words “(1), (2), and (11) of Table 137”.
S.137 Amenity Area requirements for Low-rise Apartment dwellings	<p>Amend Table 137 by re-numbering (12) as (13) and adding a new (12) with provisions as follows:</p> <ul style="list-style-type: none"> -- In column I Land Use, add the words “Low-rise apartment dwelling outside of Area A as shown on S321 and in a residential zone other than R4UA, R4UB, R4UC and R4UD”- - In column II, Total Amenity Area, add the words “6m² per dwelling unit, and 10 per cent of the gross floor area of each rooming unit” - In column III, Communal Amenity, add the words “A minimum of 50 per cent of the required total amenity area - In Column IV, Layout of Communal Amenity Area, add the words “Aggregated into areas up to 54m² and where more than one aggregated area is provided, at least one must be a minimum of 54m².” <p>Amend Table 137 row (11) by adding the words, “in Area A as shown on S321” before the words, “in any residential zone...”</p> <p>Amend Section 137 by adding a new subsection (X) to the effect of the following: “Despite Table 137 (12), where a site plan has been approved as of [the date of the passing of this by-law], the amenity area requirement in effect at the time of the complete application may apply.”</p>
Schedule 5 – Ward Boundaries	Replace Schedule 5 of Zoning By-law 2008-250 with Document 2C.

Amendments are proposed with the general intention of the following:

Zoning details for review by Planning and Housing Committee	
I Item	II Zoning details
S.186(11)(n) AM11 – Arterial Mainstreet Subzone 11 - Building Stepbacks	Amend Section 186(11)(n)(i) by adding the words “and a side lot line or rear lot line abutting an R1 or R2 zone,” After the words “R3 zone” Amend Section 186(11)(n)(iii) by adding the words, “and a side lot line abutting an R1 or R2 zone,” After the words, “R4 zone”
1128 Parisien Street	Re-zone the property as shown in Document 1F Add a new exception to this property, R2N[xxx1], with provisions similar in effect to the following: - an attached garage may be project 0.6m closer to the front lot line than the principal entrance; and - Minimum Lot area: 205 square metres
1690 Tenth Line Road	Re-zone the lands as shown in Document 1A.
2275 Mer Bleue Road	Amend Column V of Urban Exception 2156 with provisions similar in effect to the following: Replace the words, “no further than 4m” with the text, “no further than 14m”
339 Cumberland Street	Amend Urban Exception 2542 with provisions similar in effect to the following: Add the following provision to Column V“ – No landscaped buffer is required”
6273 Renaud Road	Rezone the lands as shown in Document 1G
1030 Fern Casey Street	Rezone the lands as shown in Document 1C.
Parts of 2104, 2106, 2108, and 2110 Liska Street	Rezone the lands as shown in Document 1D.
Exception 2350, Exception 2050 and Exception 2084	Amend Column V of Exception 2350 by adding the text, “the lands zoned with exceptions 2084 and 2350 are considered one lot for zoning purposes.” Amend Column V of Exception 2050 by deleting the text, “the lands zoned with exceptions 2084 and 2050 are considered one lot for zoning purposes.” Amend Column V of Exception of Exception 2084 by replacing the text, “2050” with the text, “2350”.
Schedule 3	Replace Schedule 3 of Zoning By-law 2008-250 with Document 2A.
4055 Russell Road	Rezone the lands as shown in Document 1K

Endnote 6 in the R2F zone	Add endnote 6 to columns IX and XI of the Table 158A as it applies to the R2F zone.
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Amendments are proposed with the general intention of the following:

Zoning details for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
Section 109(4) Parking Wards 1, 5, 19, 20, 21	Amend Subsection 109(4) by replacing the text, “and R5 Zones,” with the text, “, R5, V1, V2 and V3 Zones,”
6151 First Line Road	Rezone the lands as shown in Document 1I
Part of 329 Jinkinson Road	Rezone the lands as shown in Document 1J
7577 Village Centre Place	Rezone the lands as shown in Document 1H.
Schedule 9	Replace Schedule 9 of Zoning By-law 2008-250 with Document 2D.
Schedule 4	Replace Schedule 4 of Zoning By-law 2008-250 with Document 2B.

Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment:

Section 137 - Amenity Area Requirements for Low-rise apartment dwellings Outside S321

Greater Ottawa Homebuilders Association (GOHBA) - This could result in some Site Plan Control approved low-rise apartment buildings not meeting amenity area requirements.

Response

Generally, the proposed amendments are more permissive. An additional provision is proposed to ensure low-rise apartments that have received site plan approval remain in compliance with the provisions at the time of the approval.

Comment:

Section 186(11)(n) – Building Height Transition AM11 Subzone

GOHBA - The changes will require, for some lots, additional setbacks for facades facing rear and side lot lines abutting an R1 or R2 zone. This amendment could impact the ability of the City to achieve its objectives for intensification, climate change and affordability, and does not meet objectives of the Official Plan.

Response:

This amendment is a direct result of a Council Motion (ACS2022-OCC-PLC-0009). This amendment is limited to the AM11 subzone, which only affects a limited number of properties along Innes Road in Blackburn Hamlet (i.e. those AM11 properties that abut an R1 or R2 zone on the side, rather than rear). There would be no changes to the requirements for rear lot lines as those provisions already exist.