

1. **New Zoning By-law – Draft 1**  
**Nouveau Règlement de zonage – Version provisoire 1**

**Committee Recommendation(s)**

That Council approve the following:

1. **Receive this report, which provides an overview of the first draft of the new Zoning By-law for public consultation purposes; and**
2. **Authorize future public meetings concerning the new Zoning By-law to occur at Joint Planning and Housing, and Agriculture and Rural Affairs Committee**

**Recommandation(s) du comité**

Que le Conseil municipal approuve ce qui suit:

1. **prenne connaissance de ce rapport, qui donne une vue d'ensemble de la première version provisoire du nouveau *Règlement de zonage* pour les besoins de la consultation publique;**
2. **autorise que les prochaines séances publiques sur le nouveau *Règlement de zonage* se déroulent pendant la réunion conjointe du Comité de la planification et du logement et du Comité de l'agriculture et des affaires rurales.**

Documentation / Documentation

1. Report from the Director, Planning Services, Planning, Development and Building Services Department, dated April 18, 2024 (ACS2024-PRE-PS-0064).

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 18 avril (ACS2024-PRE-PS-0064).

2. Extract of draft Minutes, Joint Meeting of the Planning and Housing Committee and Agriculture and Rural Affairs Committee, April 29, 2024.

Extrait de l'ébauche du procès-verbal, Réunion conjointe du Comité de la planification et du logement et du Comité de l'agriculture et des affaires rurales, le 29 avril 2024.

**Joint Planning and Housing  
Committee and Agriculture and  
Rural Affairs Committee  
Report 2  
May 15, 2024**

**3 Comité conjoint de la planification et  
du logement et de l'agriculture et  
des affaires rurales  
rapport 2  
le 15 mai 2024**

**Extract of Minutes 2  
Planning and Housing Committee  
and Agriculture and Rural Affairs  
Committee  
April 29, 2024**

**Extrait du procès-verbal 2  
Comité de la planification et du logement  
et de l'agriculture et des affaires rurales  
Le 29 avril 2024**

Nouveau Règlement de zonage – Version provisoire 1

File No. ACS2024-PRE-PS-0064 – City Wide

Carol Ruddy, Program Manager, Zoning & Intensification, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. The following PDBS staff were present and participated in the presentation:

- Jeff Nadeau, Planner III
- Robert Sandercott, Planner III
- Steve Clark, Manager, Business and Technical Support Services

The following staff were also present to respond to questions:

PDBS:

- Vivi Chi, Interim General Manager
- Deborah Lightman, Program Manager, Transportation Policy & Networks
- Tim Rowe, Program & Project Management Officer
- Lesley Collins, Program Manager, Heritage Planning
- Derrick Moodie, Director, Planning Services
- Royce Fu, Manager, Policy Planning

Infrastructure and Water Services:

- Christopher Rogers, Program Manager, Infrastructure Planning

The Committee heard from the following delegations:

1. Angela Keller Hertzog, CAFES\* spoke to the benefits of trees, equity approach to zoning and urban forestry and provided recommendations touching on parking, front yard setbacks and on-site stormwater management.
2. William van Geest, Ecology Ottawa\* spoke to limiting impervious surfaces in order to improve stormwater management and improve tree canopy, noting this is an opportunity to address challenges.
3. Robert Brinker, FCA thanked the zoning team for the work on this file, rebuilding trust with citizens needs to be a driving goal, anchoring the new Zoning Bylaw in the City's public engagement strategy. In person workshops should be available as well as maps of individual wards in print form.
4. Paul Goodkey expressed disappointment with public consultation to date and noted the importance of in-person public engagement sessions.
5. Brandon Lind touched on the goal of developing a tool to solve the angular plane requirements but worries this will significantly restrict development and lead to substantial amendments on a project-by-project basis. As well, more energy efficient buildings and larger units to accommodate families should be kept in mind through these discussions.
6. Carolyn Mackenzie, Walkable Ottawa spoke to the importance of meaningful consultations and truly engaging community stakeholders while using plain English in preparing documentation. Walkable Ottawa looks forward in being engaged during the process and noted Parking continues to be an issue.
7. Dan Rutabingwa, Ecology Ottawa touched on proposed parking minimums, noting parking lots occupy significant space, absorb and emit heat and can contribute to water pollution.

8. Neil Saravanamuttoo\* spoke to 'Junk Zoning' in his neighbourhood which is killing 3 housing units. This type of zoning consists of unnecessary details that can derail the main objective, which is building housing.
9. Jason Burggraaf\*, GOHBA noted the City needs these steps in consideration of population growth and housing demand. Population growth keeps increasing year-over-year so efforts should be doubled.
10. Evan Potter believes the report is a step in the right direction. Commented on how it could stimulate the construction of 3-4 storey apartments as infill projects helping to address the housing crisis and will address the missing middle.
11. David McNicoll\* noted the report is not about housing, but rather about the bigger picture of being on a planet that functions for residents. Consultation should include the Province and Federal Governments with discussions about land use planning.
12. Cheryl Parrott noted that the Official Plan and the New Zoning Bylaw should work together, is pleased to see reference to large dwelling units in the report and would like to see parking maximums implemented and have permit parking. As well, In person consultation is critical.
13. Roy Atkinson\*, Mechanicsville Community Association spoke to the importance of tree protection, minimum setbacks and enforcing landscape plan proposals with developers.
14. Heather Pearl\*, Champlain Park Community Association spoke to the need for 15-minute neighbourhoods across the city, for more green infrastructure, minimum 6 metre setbacks to allow for tree volume. Concerns expressed with potential new small commercial uses removing housing and the effect noise and fumes would have on neighbourhoods.

15. Paul Johanis, Greenspace Alliance outlined positives in the draft report touching on gentle intensification across the entire urban area, establishment of commercial activity in newly densified areas, flexibility for setting structures on infill development and preserving existing trees; adequate conditions for front and rear yard setbacks for planting new trees; ensures soil volumes are sufficient to support the growth of trees and zoning that aligns and supports the Official Plan greenspace designations.

*[ Individuals / groups, as marked above, either provided comments (\*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk. ]*

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 22, 2024 from Peter Bramah
- Email dated April 23, 2024 from Eric Hannah
- Email dated April 24, 2024 from Ashley Jackson
- Email dated April 26, 2024 from Jason Burggraaf, GOHBA
- Email dated April 26, 2024 from Mithea Murugesu, Forum Asset Management
- Email dated April 26, 2024 from David Mennie
- Email dated April 26, 2024 from Heather Pearl
- Email dated April 26, 2024 from Mithea Murugesu
- Email dated April 26, 2024 from Roy Atkinson
- Email dated April 26, 2024 from Marion Hale
- Email dated April 28, 2024 from Corey Peabody
- Email dated April 28, 2024 from David McNicoll
- Email dated April 29, 2024 from David Mennie

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

**That the Joint Planning and Housing Committee, and Agriculture and Rural Affairs Committee recommend that Council approve the following:**

- 1. Receive this report, which provides an overview of the first draft of the new Zoning By-law for public consultation purposes; and**
- 2. Authorize future public meetings concerning the new Zoning By-law to occur at Joint Planning and Housing, and Agriculture and Rural Affairs Committee.**

**Carried**