



## Document 10 - Neighbourhood (N1-N6) Zones and Provisions

The Neighbourhood (N1 through N6) zones implement the policies in [Section 6.3](#) of the Official Plan for the Neighbourhood designation and will replace the Residential (R1 through R5) zones in the current Zoning By-law 2008-250.

[Policy 4.2.1](#) of the Official Plan states that the Zoning By-law shall permit a range of housing options by, "primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology." Given this policy direction, the intent of the Neighbourhood zones is to permit a full range of housing options and to establish standards focused on regulating density, built form, height and massing, while also ensuring functional aspects of development such as landscaped area, paths of travel to the rear yard and waste management are regulated through appropriate provisions.

### Converting Residential (R) Zones to New Neighbourhood (N) Zones

The process of reviewing the Residential (R) Zones and establishing new Neighbourhood (N) Zones is complex, and the conversion of this zoning is anticipated to be iterative over the multiple drafts of the new Zoning By-law to be released for public review. The general approach to establishing the new N Zones includes:

- Reviewing and converting the current 140+ R Zones and Subzones to a smaller number of new N Zones and Subzones;
- Ensuring that the Zone conversion permits equal or higher density development, depending on the neighbourhood context and character as directed by the new Official Plan, such as location of a neighbourhood within a specific Transect, and whether the Evolving Neighbourhood Overlay applies to guide the evolution of a neighbourhood from suburban to more urban built form as areas experience redevelopment, infill, and intensification over time;
- Introducing more flexibility for the types of residential development permitted in each new N Zone, with more focus on regulating permitted densities and built form on a site, rather than regulating permitted dwelling types such as single detached, semi-detached, townhouse, and low-rise apartment dwellings; and
- Establishing functional standards for site development that consider and do not remove existing zoning permissions.

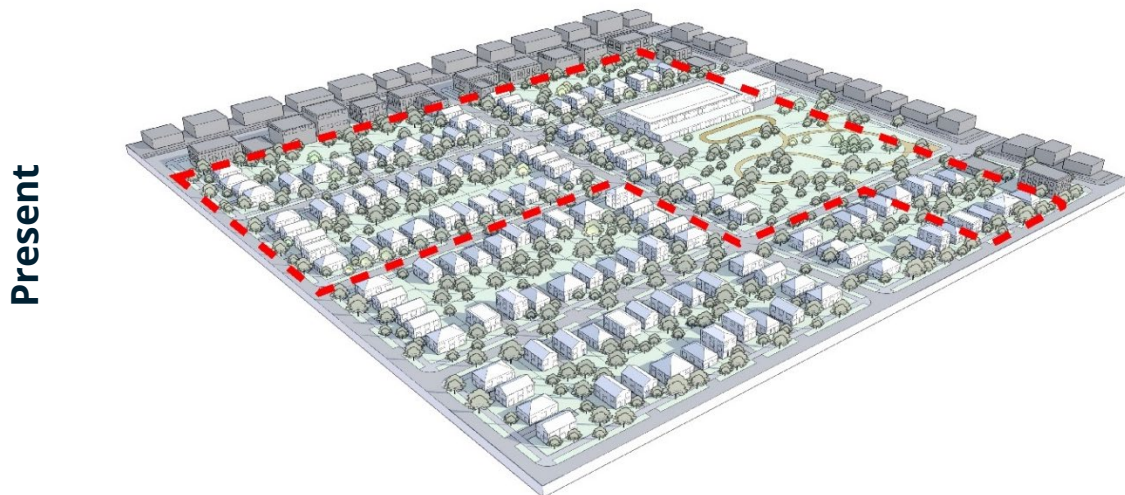


## Gradual Evolution

Infill development occurs on a lot-by-lot basis, which means that even major zoning reform will result in gradual shifts to the overall built form. The following diagrams show how Neighbourhoods might evolve over the life of the Official Plan, which has a planning horizon of 2046.

Data from building permit applications in Ottawa for existing neighbourhoods shows that on average, fewer than one out of every hundred lots in a neighbourhood will be redeveloped each year. Those lots being redeveloped will be highlighted with yellow or blue buildings in the following diagrams. The red dashed line is the boundary of the Evolving Neighbourhood Overlay.

### Inner Urban Neighbourhood





2046



Outer Urban Neighbourhood

Present





2046



## Current Residential Zones in Zoning By-law 2008-250

The R1 through R5 zones in the current Zoning By-law include over 140 residential zones and subzones. Each of these zones has further regulations that vary based on the type and form of dwelling proposed (for example, there are different standards for a detached dwelling and a triplex in the same subzone for lot size, building setbacks, and building height).

These subzone-specific regulations are further superseded by zone and area-specific regulations, depending on where a given property is located. For example, properties located in neighbourhoods inside the Greenbelt are subject to an additional series of regulations included in Sections 139 and 144 of the current Zoning By-law 2008-250.

## Proposed Neighborhood Zones in the draft Zoning By-law

The Neighbourhood zones in the draft Zoning By-law are proposed to be structured into six primary zones regulating permitted height and density, and six subzones regulating physical elements of the built form and streetscape character, including lot width, front and side yard setbacks. This ensures a more streamlined and easy-to-follow zone and subzone structure compared to the current Zoning By-law 2008-250, as well as also linking zones and subzones to a distinct "density" and "urban-suburban character" regime.

### Primary Zones – Density



The primary Neighbourhood zones (N1, N2, N3, N4, N5 and N6) will regulate density, the maximum number of units permitted on a lot, using a units per hectare (UPH) calculation. This measure was chosen as it is scalable to different lot sizes – such that larger lots may accommodate more dwelling units. Small lots are not necessarily considered non-conforming but would permit fewer dwelling units as-of-right. Setbacks for buildings and maximum building height provisions must also be met for development to be permitted.

The N1 through N4 zones are the successor to the low-rise R1 through R4 zones. As the Neighbourhoods designation is intended to be predominantly low-rise (four storeys or less), the N1 through N4 zones will be the predominant zones used in the Neighbourhood designation.

The UPH maximums proposed for the N1 through N3 zones will be higher than the density targets set out in the Official Plan by transect, and significantly higher in the case of the N3 zone. Higher density maximums are necessary in zoning (which applies at the level of the individual lot) so that, in aggregate, neighbourhood-level densities can meet the density targets in Table 3b of the Official Plan. More detail on how units-per-hectare density is applied, and how this compares to density targets in the Official Plan, are detailed below.

The N5 and N6 zones are successors to the R5 zone. The N5 zone will permit mid-rise buildings up to a maximum of nine storeys, and the N6 zone will permit high-rise buildings ten storeys or higher. Unlike the N1 through N4 zones, development in the N5 and N6 zones will be regulated based on the maximum building height rather than the maximum density.

As policies for the Neighbourhood designation in the Official Plan generally permit a maximum height of four storeys, the N5 and N6 zones are proposed to apply only to lots that are presently zoned R5, or to recognize existing mid- and high-rise buildings.

All Neighbourhood zones will permit four dwelling units on a lot, except where the lot is not serviced by municipal water and sewer systems. This permission will accommodate the changes to the *Planning Act* made through Bill 23, which requires all municipalities to permit at least three dwelling units on any "parcel of urban residential land," as well as commitments made by Council to consider permitting four dwelling units per lot as part of the consultations on the draft Zoning By-law, and initiatives to support the federal Housing Accelerator Fund application.

## Measuring Density in Units Per Hectare

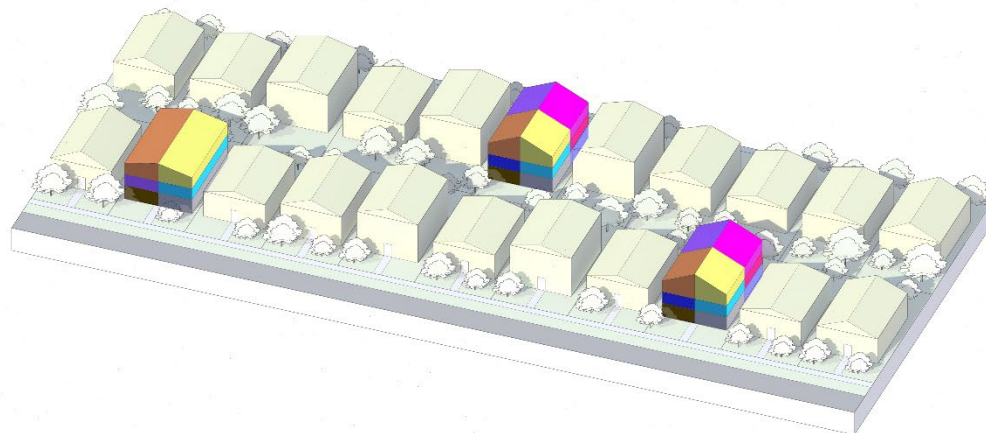
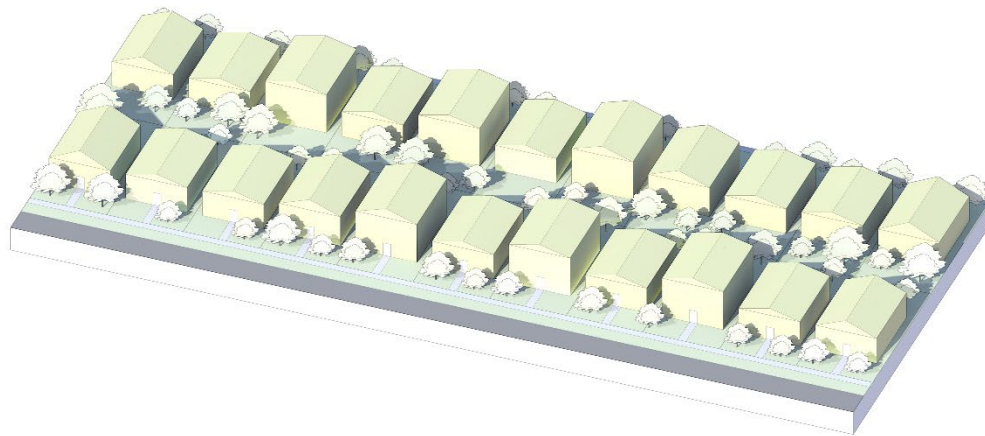


The density of development on a lot measured in dwelling units per hectare (UPH) can be calculated by dividing 1 hectare (10,000 square metres) by the lot area, multiplied by the number of units in the development.

$$\text{Dwelling units per hectare} = \frac{10,000 \text{ square metres}}{\text{lot area in square metres}} \times \text{number of dwelling units}$$

[Table 3b](#) of the Official Plan includes density targets for the Neighbourhood designation as follows: 80 to 120 units per hectare in the Downtown transect, 60 to 80 units per hectare in the Inner Urban transect, and 40 to 60 units per hectare in the Outer Urban and Suburban transects.

*The diagram below shows a hypothetical neighbourhood block one hectare in size, composed of 22 lots, each lot with one detached dwelling on it. Each of the lots is 450 square metres. This block has a density of 22 units per hectare.*



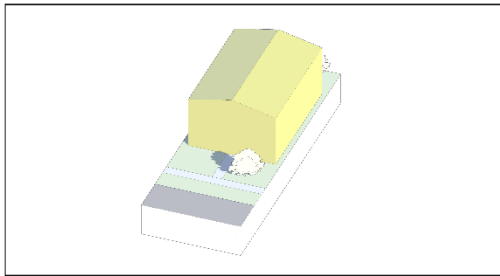


*The diagram above illustrates how the density of the block increases if three lots are redeveloped with six-unit buildings. A six-unit building on a 450 square metre lot has a density of approximately 130 units per hectare. Adding three six-unit buildings to this block represents a net increase of 15 units on the block, increasing the overall density of the block from 22 units per hectare to 37 units per hectare. This is why, to meet Official Plan density targets at a neighbourhood level, zoning must permit higher densities at a site level.*

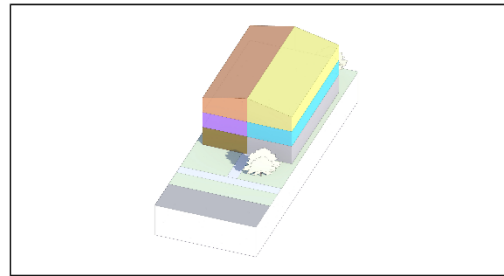
The maximum densities permitted in the proposed N1 through N3 zones exceed the targets for Neighbourhoods in Table 3b of the Official Plan. This is to account for the fact that the on average area-wide increases to density will be lower than the maximum permitted. For example, as illustrated above, each of the lots was redeveloped with a six-unit building. It is relatively common to see a detached dwelling replaced by a two, three or four-unit building, instead of a six-unit building. For these reasons, it is necessary to permit densities that are higher on a per-lot basis than the transect-wide targets in Table 3b of the Official Plan.



**Lot Level**

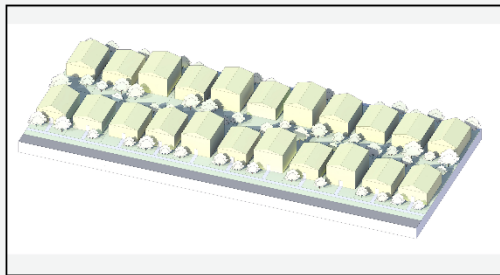


Density	Min. Units
22 units per hectare	1

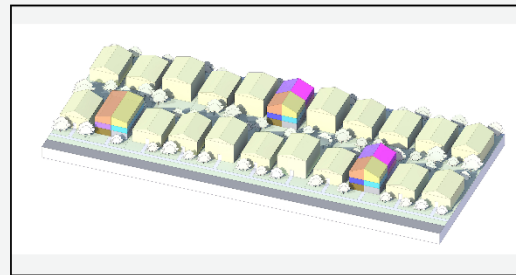


Density	Min. Units
130 units per hectare	6

**Block Level**

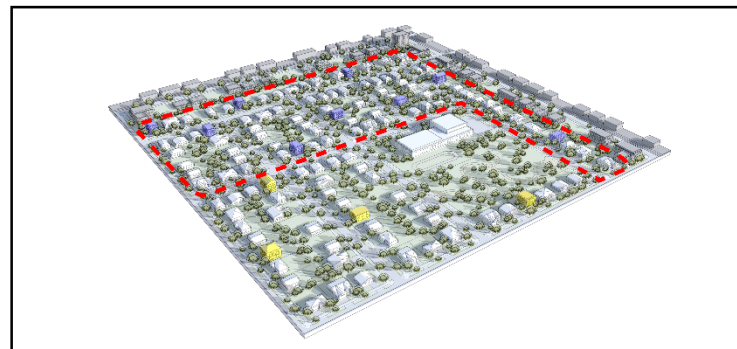


Density	Min. Units
22 units per hectare	22



Density	Min. Units
49 units per hectare	49

**Neighbourhood Level**



Density	Min. Units
60 to 80 units per hectare	60

Combining the previous two diagrams above, this diagram illustrates a flow of density levels and the number of units at the lot, block, neighbourhood level for low-rise zones (N1-N4).

At the block level, a hypothetical neighbourhood block one hectare (10,000m<sup>2</sup>) in size, composed of 22 lots, each lot with one detached dwelling on it, has a density of 22 units





*per hectare. By increasing the density on the same 22 lots on a block, a six-unit building, with a density of approximately 130 units per hectare, and an additional two 12-unit buildings of 260 units per hectare can be added to the block. This will give us a block composed of 49 units with a density of 49 units per hectare. As we scale up to the neighbourhood level, a minimum of 60 units will be provided, with a density of 60 to 80 units per hectare, depending on the number of units provided on a lot.*



## Subzones and Neighbourhood Character

Zoning can regulate certain built form elements of the character of neighbourhoods, including the size and location of buildings, the front and side yard setbacks and the lot width.

In the Downtown and Inner Urban areas of the city, development is characterized by smaller lot widths and front yard setbacks, with buildings located closer to the street; Table 6 of the Official Plan refers to these attributes as being urban in character. In the Outer Urban and Suburban areas of the city, development is characterized by larger lots with deeper front yard setbacks. Table 6 of the Official Plan refers to these attributes as being suburban in character.

Subzones A through F are introduced to the primary Neighbourhood zones to reflect this continuum of existing characteristics in accordance with Official Plan direction. Subzone A reflects neighbourhoods that have the most urban characteristics, and subzone F reflects neighbourhoods that have the most suburban characteristics.

These subzones establish six standards for building setbacks in the city. The standards apply in each of the primary zones, which establish the maximum density and maximum building height for the zone. For example, building setbacks in subzone B apply to **all** primary zones that include a B in the zone code. This means that the building setbacks and minimum lot width for subzone B apply in the N1B, N2B, N3B, N4B, N5B, and N6B zones.

For neighbourhoods that have exception provisions that currently apply under Zoning By-law 2008-250, those provisions have been maintained and appear on the draft Zoning Map. All exceptions will be reviewed to determine if they need to be carried forward, deleted or modified to accord with the provisions in the draft Zoning By-law.

## Subzone Provisions

The subzones use the following mechanisms to regulate character of new development in neighbourhoods:

**Minimum lot width.** This is the key difference between urban and suburban character. Lots in mature urban neighbourhoods, such as in the Downtown Core and Inner Urban transects, are generally smaller and narrower than those in the Outer Urban and older Suburban neighbourhoods. Narrow lots can also be characteristic of newer suburbs that have been developed to urban development standards.



Where multiple buildings exist on a lot that each front on a public street (arranged side-by-side facing the street instead of one in front of the other), such as townhouses, the minimum lot width will apply to each building on that lot, such that the established parcel fabric is appropriately reflected.

**Front yard setbacks.** Front yard setbacks are a contributing factor to the character of a neighbourhood, with smaller front yard setbacks typical of a compact, urban character, and larger setbacks typical of suburban character. Front yard setbacks provide a means for ensuring there is sufficient space for soft landscaping, which is necessary for the retention and growth of front yard trees and street trees.

**Side yard setbacks.** Side yard setbacks are primarily functional in nature, as they ensure appropriate space for exterior access to rear yards, including for bicycle parking and waste storage. However, side yard setbacks also contribute to the character of neighbourhoods. Urban subzones will have smaller side yard setbacks, with the side yards primarily serving functional purposes. Suburban subzones will set out larger side yard setbacks beyond what is functionally required, to recognize the amount of space between buildings on adjacent lots that is typical of the “suburban” character.

### *Draft Neighbourhood Zone and Subzone Provisions*

Provisions for N1, N2, N3, N4, N5 and N6 Primary Zones						
Subzone	N1	N2	N3	N4	N5	N6
(i) Maximum Density (Units Per Hectare)	60	150	250	n/a	n/a	n/a
(ii) Maximum Building Height (m)	8.5	8.5	11	14.5	30	As per suffix or schedule

Provisions for Subzones A-F to N1, N2, N3, N4, N5, and N6 Zones						
Subzone	A	B	C	D	E	F
(i) Minimum Lot Width (m)	6	7.5	10	15	18	24.5

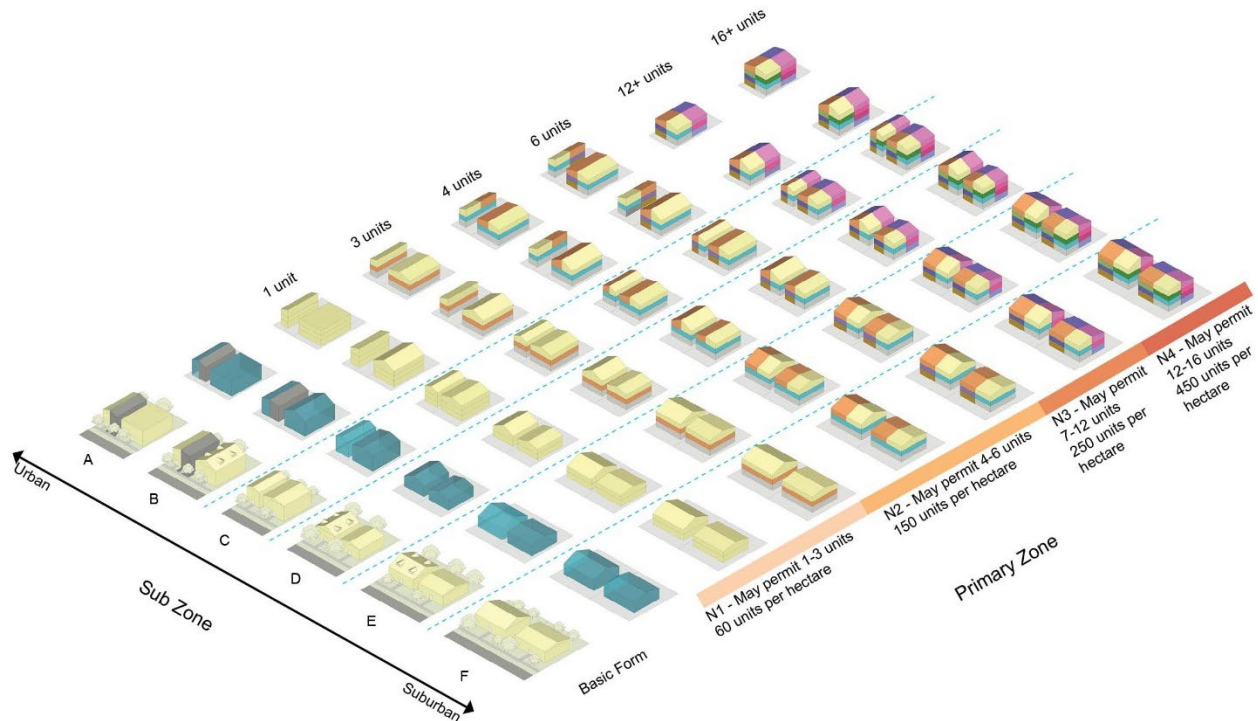


Provisions for Subzones A-F to N1, N2, N3, N4, N5, and N6 Zones						
Subzone	A	B	C	D	E	F
(ii) Minimum Lot Width per Vertically Attached Unit (m)	4.5	5.6	6	7.5	9	9
(iii) Minimum Front Yard Setback (m)	3	3	4.5	6	6	6
(iv) Minimum Exterior Side Yard Setback (m)	3	3	3	4.5	4.5	6
(v) Minimum Total Interior Side Yard Setback (m)	1.8	2.4	2.4	3	3.6	9
(vi) Maximum Building Width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum Rear Yard Setback	<b>*varies - based on lot depth and zoning of abutting property</b>					

The above tables present the draft provisions for the N1 through N6 primary zones, and subzones A through F. Each of the six primary zones may be paired with each of the six subzones.

For example, N1B and N3B are different primary zones: in the N1B zone, the maximum density is 60 units per hectare and the maximum building height is 8.5 metres, while in the N3B zone, the maximum density is 250 units per hectare and the maximum building height is 11 metres. But both are subject to the lot width and building setbacks that apply in subzone B. The primary zone governs height and density; the subzone governs building spacing and required yards.

Please note these are draft provisions and may change through the review and consultation process.



The above diagram illustrates the lot sizes, built form, and densities contemplated in the Neighbourhood primary zones and subzones. The subzones vary in terms of permitted lot width, as shown in the tables on the previous page, however the above diagram generally assumes 30 m deep lots as is typical for many neighbourhoods. For example, the subzone D shows 15 m wide x 30 m deep (450 sq m) lots. As per Official Plan direction, provided the minimum setbacks as well as built form and functional requirements are met, the new Zoning By-law provides flexibility in terms of the number of units permitted within that form.

## Neighbourhood Built Form

Accompanying these primary zone and subzone provisions are additional provisions focused on regulating certain aspects of the design of the building and functional aspects of the development on the lot. This is in accordance with Official Plan direction to focus primarily on these aspects of housing development.

Built form regulations apply to the design, size, and height of residential buildings. These regulations are intended to ensure that new infill “fits” with the established neighbourhood patterns while allowing for flexibility with respect to the number of dwelling units on the lot. Examples of proposed built form standards include provisions



for building depth, minimum façade articulation (a requirement to step in or recess walls to avoid unarticulated facades) and a minimum fenestration provision (minimum area of windows). The provisions for façade articulation and fenestration will be similar to those that currently apply in the Downtown Core and Inner urban transects for lots in the R4UA-UD subzones in Zoning By-law 2008-250, see diagram below.



The provisions for rear yard setbacks establish consistent formulas based on lot depth, which depend on whether a property abuts other residential lots or non-residential lots (usually 25% or 28% of lot depth in the former case, or 25% of lot depth but no greater than 7.5 m in the latter case).

In the Suburban Transect, there will be provisions that regulate the minimum setback of garages from front and exterior side lot lines, to ensure sufficient space to park a vehicle in front of the garage without encroaching on the City right-of-way.

## **Neighbourhood Site Functional Standards to replace the Streetscape Character Analysis**

Provisions for functional standards ensure the necessary functions of residential buildings, such as waste management, are adequately addressed on-site. Provisions for functional standards will include minimum front and rear yard soft landscaped area, functional paths of travel to the rear yard and waste management/storage requirements.

The Official Plan sets out explicit direction with respect to guiding the evolution towards “urban” built form and streetscape character, including within the Downtown Core and



Inner Urban Transects as well as more generally within the Evolving Neighbourhood Overlay.

The current Zoning By-law 2008-250 requires a Streetscape Character Analysis (SCA) to regulate certain attributes of residential development in certain parts of the Downtown Core and Inner Urban Transect, shown in the current Zoning By-law as the Mature Neighbourhoods Overlay. The SCA provides parking and landscaping provisions associated with the location of parking and driveways. For example, allowing driveways to be widened, particularly on narrow lots, can negatively impact the availability and protection of street trees. However, the feedback received since the implementation of the SCA is that it is cumbersome both to complete and review. A SCA requires an analysis of up to 21 lots along the same street as the subject property, and specifically determines permissions for driveway widths, attached garages, and front entranceway location. The SCA will not be carried over into the proposed new Zoning By-law. The elements that the SCA currently regulates, namely the presence or absence of on-site parking and attached garages, will be shifted to a focus in the new Zoning By-law on whether there is adequate soft landscaping to support front yard trees and street trees. This shift is also in response to the direction in the Official Plan direction to evolve to a more urban built form in certain parts of Neighbourhoods, particularly within the Downtown Core transect.

In place of the SCA, the new Zoning By-law will implement functional standards for Neighbourhoods as follows:

- Regulations concerning driveways and attached garages will be included in the parking provisions of the draft Zoning By-law. In general, driveway permissions are proposed to be tied to lot width, with the provisions that currently apply in Section 139 of Zoning By-law 2008-250 being carried forward in the draft Zoning By-law.
- One front yard parking space is proposed to be permitted on lots 10 metres in width or greater, whereas the current Zoning By-law generally prohibits front yard parking.
- The built form standards proposed to apply to the Neighbourhood zones will include requirements for at least one principal entrance to face the street.

Waste management standards are necessary to ensure that appropriate garbage and recycling storage is provided on-site, particularly in cases where the Solid Waste



Management Guidelines set out a need for container collection as opposed to curbside collection (typically in the case of buildings with six dwelling units or more).

Related to functional standards is the need to address tree planting and tree retention. Soft landscaped area provisions provide minimum requirements for the soil volume necessary for the growth and retention of trees. In front yards for neighbourhoods within the Greenbelt, the contiguous area of soft landscaping requirement currently required in the current Zoning By-law will be carried forward in the draft Zoning By-law. Generally, between 30 and 40 per cent of the front yard will be required to be soft landscaped, depending on lot width and front yard setback.

It is also proposed to require a contiguous area of soft landscaping in rear yards, equivalent to 25 per cent of the rear yard. Additionally, it is proposed to require at least 30 cubic metres of soil volume to support the growth or retention of at least one mid-sized tree in rear yards.

## **Evolving Neighbourhood Overlay**

The Evolving Neighbourhood Overlay is comprised of areas located within either 400 metres of a Hub designation, or within 150 metres of a Mainstreet Corridor designation on the Official Plan. Properties with frontage on a Minor Corridor as shown in the [B-series schedules](#) of the Official Plan are also within the Evolving Overlay as potential areas for evolution towards a more urban form and density of development, as detailed in [Section 5.6.1](#) of the Official Plan. As such, areas subject to the Evolving Neighbourhood Overlay will be given higher-order Neighbourhood zones that permit additional density, and in some cases, permissions for full four-storey building heights.

Areas of the Neighbourhood designation that are not subject to the Evolving Neighbourhood Overlay are the "interiors" of neighbourhoods, whereas areas within the Overlay can be considered "edges" of neighbourhoods. Properties located within the Evolving Overlay as shown in the B-series schedules of the Plan, but outside of reasonable walking distances from the Mainstreet Corridor, are proposed to be considered part of the "interior" of the neighbourhood for the purposes of applying proposed zoning designations. This would mean that they would be given the same density and subzone permissions as the remainder of the neighbourhood.

The Evolving Neighbourhood Overlay distances as determined by [Section 5.6.1](#) of the Official Plan are based on as-the-crow-flies distances from Hubs, Corridors, and rapid





transit stations. A major challenge in addressing the Evolving Overlay policies of the Official Plan is in determining, for zoning purposes, what properties are most appropriate to apply the more permissive density and form regulations that it prescribes. For example, there may in some cases be properties located within the Overlay distance, but the actual walking distance is significantly longer as a result of the street pattern. Such properties would in many cases be more appropriately considered as part of the neighbourhood interior.

In general, properties fronting onto a Minor Corridor will receive zoning to implement that designation, however where determined not to be appropriate (e.g. as a result of an applicable Secondary Plan), such properties may receive a Neighbourhood zone that accords with the densities and built form described in the Evolving Overlay policies in [Section 5.6.1](#) of the Official Plan.

## Mapping the Neighbourhood Zones

The process for converting existing residential zones to the new Neighbourhood zones can be broadly summarized in four steps.

### *Step 1: Principal Zone Equivalencies*

The existing primary R zones (R1-R5) were initially carried forward into a corresponding N zone (i.e. R1 to N1, R2 to N2, etc.). The maximum density contemplated for the primary N1-N4 zones is comparable to that of the existing R1-R4 zones, when factoring in permissions for additional dwelling units established through Bill 23 and the current Zoning By-law 2008-250. In particular, the changes to the *Planning Act*, and subsequently the current Zoning By-law as a result of Bill 23 allow three units in any detached, semi-detached, or townhouse dwelling on a serviced urban residential lot. The N1-N4 zones build on this by allowing at least four units per lot, with six units (semi-detached plus two additional units per side) and up typically being contemplated in the N2 zones and higher.

### R# Zone to N# Zone Conversion Table

Current Zoning	Proposed Zoning By-law & Description	
R1	N1	Low-Density Residential
R2	N2	Missing Middle (Low)



<b>R3</b>	<b>N3</b>	Missing Middle (Medium)
<b>R4</b>	<b>N4</b>	Missing Middle (High)
<b>R5</b>	<b>N5</b>	Mid-Rise
	<b>N6</b>	High-Rise

### Step 2: Subzone Conversion Framework

The six proposed subzones (A through F) represent a continuum between urban and suburban built form, as described in Table 6 of the Official Plan. The key attributes noted in Table 6 that are reflected in the proposed subzone structure include minimum lot widths, and minimum front and side yard setbacks.

URBAN	SUBURBAN
Shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationship with the public realm	Moderate front yard setbacks focused on soft landscaping and separation from the right-of-way
Principal entrances at grade with direct relationship to public realm	Principal entrances oriented to the public realm but set back from the street
Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios	Larger lots, and lower lot coverage and floor area ratios
Minimum of two functional storeys	Variety of building forms including single storey typologies
Buildings attached or with minimal functional side yard setbacks	Generous spacing between buildings
Small areas of formal landscape that should include space for soft landscape, trees and hard surfacing	Informal and natural landscape that often includes grassed areas
No automobile parking, or limited parking that is concealed from the street and not forming an integral part of a building, such as in a front facing garage	Private automobile parking that may be prominent and visible from the street

*Table 6 of the Official Plan outlines characteristics of urban and suburban built form.*



Subzones from the current Zoning By-law 2008-250 were grouped along the “urban to suburban” continuum described in Table 6 of the Official Plan. These groupings help to consolidate the large quantity of existing subzones, and will represent the new subzone standards in the draft Zoning By-law.

## Subzone Conversion Table

Zoning By-law 2008-250 Subzones	Subzone (Draft Zoning By-law)
N/A	<b>A – “Most Urban”</b>
<b>R1 Subzones:</b> R1T, R1TT, R1U, R1V, R1VV, R1W, R1X, R1XX, R1Y, R1Z <b>R2 Subzones:</b> R2K, R2L, R2M, R2N, R2O, R2P, R2Q, R2R, R2S, R2T, R2U, R2V, R2Z <b>R3 Subzones:</b> R3N, R3O, R3P, R3Q, R3S, R3T, R3V, R3VV, R3W, R3WW, R3X, R3XX, R3Y, R3YY, R3Z <b>R4 Subzones:</b> R4F, R4J, R4L, R4S, R4T, R4U, R4V, R4X, R4Y, R4Z, R4ZZ, R4UA, R4UB, R4UC, R4UD	<b>B</b>
<b>R1 Subzones:</b> R1Q, R1QQ, R1R, R1S <b>R2 Subzones:</b> R2B, R2C, R2D, R2E, R2F, R2G, R2H, R2I, R2J <b>R3 Subzones:</b> R3A, R3B, R3C, R3D, R3E, R3F, R3G, R3H, R3I, R3J, R3K, R3L, R3M, R3R, R3U <b>R4 Subzones:</b> R4A, R4B, R4C, R4D, R4M, R4N, R4Q	<b>C</b>
<b>R1 Subzones:</b> R1L, R1M, R1MM, R1N, R1O, R1P, R1PP, R1WW	<b>D</b>
<b>R1 Subzones:</b> R1CC, R1D, R1E, R1F, R1FF, R1G, R1GG, R1H, R1HH, R1I, R1II, R1J, R1K <b>R2 Subzone:</b> R2A	<b>E</b>
<b>R1 Subzones:</b> R1A, R1AA, R1B, R1BB, R1C	<b>F – “Most Suburban”</b>

### *Step 3: Apply Transect and Evolving Overlay policies for principal zones*

Areas within the Evolving Overlay will generally be shifted to a higher-density primary zone in accordance with Official Plan direction. In most cases this will result in an N3 zone, and in some cases in an N4 zone in Inner Urban and Downtown Core transects.

For the interiors of neighbourhoods, Official Plan transect policy informs whether the principal zone should be shifted to a higher density. In more central transects, this results in an increase in permitted density.



Where the existing zoning of a property or area allows higher density than would result from the general conversion framework, the existing density permissions were retained. Existing R4 properties will be assigned an N4 principal zone even if they are located in an area assessed as N3; R5 properties would be zoned N5 or N6, depending on their existing density and building height permissions. Where a property is located in the Flood Plain Overlay, the density permitted on the lot will not be increased in the draft Zoning By-law.

The below tables represent the general process for applying the transect and Evolving Overlay policies of the Official Plan to the existing zones to create the N1-N6 zones and subzones. The Downtown Core and Inner Urban Transects generally represent areas where the intent is to shift towards higher density and a more "urban" built form, and thus would be more primarily represented by higher density N zones as a result, including in neighbourhood interiors (e.g. R1 zones being changed to N2 or N3 zones).

*The tables below illustrate how the existing residential zones in Zoning By-law 2008-250 (R1 through R5) were translated into the N-Neighbourhood zones in the new Zoning By-law. The N zones selected implement the transect policies for the Neighbourhood designation and the Evolving Neighbourhood Overlay policies.*

## Downtown Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N4	N3
	R2	N4	N3
	R3	N4	N4
	R4	N4	N4
	R5	N5/N6	N5/N6

## Inner-Urban Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N3	N2



	R2	N3	N3
	R3	N4	N3
	R4	N4	N4
	R5	N5/N6	N5/N6

### Outer-Urban Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N3	N2
	R2	N3	N2
	R3	N4	N3
	R4	N4	N4
	R5	N5/N6	N5/N6

### Suburban Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N2	N1
	R2	N3	N2
	R3	N3	N3
	R4	N4	N3
	R5	N5/N6	N5/N6

*Step 4: Apply transect policy for subzones.*

The policies in [Sections 5.1.1 and 5.2.1](#) of the Official Plan for the Downtown Core and Inner Urban Transects direct that new development will generally be urban in character.



In accordance with this direction, the draft Zoning By-law will assign priority to subzones A, B, and C in the Downtown and Inner Urban Transects.

The policies in [Sections 5.3.1 and 5.4.1](#) of the Official Plan for the Outer Urban and Suburban Transects direct that new development will generally be more suburban in character. In accordance with this direction, the draft Zoning By-law will assign priority to subzones D, E and F in the Outer Urban and Suburban Transects.

*The table below illustrates how the neighbourhood subzones are assigned, starting with the conversion subzone (established in Step 2 above) and modified according to Official Plan policy.*

Conversion Subzone		Downtown and Inner Urban Transects		Outer Urban and Suburban Transects	
		Evolving Overlay	Neighbourhood Interior	Evolving Overlay	Neighbourhood Interior
	A	A	A	A	A
	B	B	B	B	B
	C	B	C	C	C
	D	B	C	C	D
	E	B	D	D	E
	F	B	F	D	F

## Future Work

The new N Zone structure represents a different approach to land use regulation for residential zones in Ottawa. In addition to conducting public consultations, a further step will be required to review the existing exception provisions that apply in N zones. Exception provisions appear as a number in square brackets in a zone code on the [Zoning Map](#). The text for exception provisions is included in [Part 15](#) of the current Zoning By-law. Public consultations and a review of the exception provisions will help to ensure the N zone provisions are responsive to the existing neighbourhood context, and implement the policies for the transects and Evolving Neighbourhood Overlay in the Official Plan.