



MEMO / NOTE DE SERVICE

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TO: Chairs and Members of the Agricultural and Rural Affairs Committee, and the Planning and Housing Committee

DESTINATAIRE : Présidents et membres du Comité de l'agriculture et des affaires rurales et du Comité de la planification et du logement

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DATE: September 11, 2024

11 septembre 2024

FILE NUMBER: ACS2024-PDB-PS-0044

**SUBJECT: Q3 2024 – New Zoning By-law Review Status Update
OBJET : Troisième trimestre de 2024 – Le point sur l'examen du nouveau
*Règlement de zonage***

PURPOSE

This memorandum provides members of Committee with public feedback received up to July 30, 2024, on the draft Zoning By-law (please see the As-We-Hear-It reports attached as Documents 1 and 2). This memorandum also presents key issues that have been identified to-date. For these issues, the March 2025 report for the second draft of the new Zoning By-law will include options for consideration by Committee and Council. Council's decisions on these options will be incorporated in the final draft of the Zoning By-law, for Council approval in December 2025. Bringing these options to Council supports our commitment to a collaborative and responsive process. Staff will provide another update on consultation in Q4 2024.

BACKGROUND

On April 29, 2024, staff presented a [report](#) to Committee that provided an overview of the first Draft 1 of the new Zoning By-law. Following the release of that report, the draft Zoning By-law and Zoning Map were released to the public on the [New Zoning By-law Engage Ottawa](#) page on May 31, 2024.

Public consultations on Draft 1 of the new Zoning By-law are currently ongoing. Draft 2 of the new Zoning By-law is scheduled for release in March 2025. Draft 3 of the new Zoning By-law is scheduled to be brought to Joint Committee and Council in Q4 2025.

DISCUSSION

Options for key issues in Draft 2 of the new Zoning By-law

The following key issues have been identified through the consultation process to-date.

Issue 1: Maximum Building Height in N1 and N2 Zones

Under the current Zoning By-law the maximum building height for R1 and R2 zones inside the Greenbelt is generally 8.5 metres. However, outside the Greenbelt in the Suburban transect, R1 and R2 zones are generally permitted a maximum height of 11 metres. In Draft 1 of the new Zoning By-law, staff proposed applying a maximum building height of 8.5 metres in N1 and N2 zones, city-wide.

Members of the development industry proposed increasing the height limit for these zones to 11 metres. Increasing the maximum permitted height improves the development feasibility of additional dwelling units, especially on narrow lots. Despite Bill 23, which allows two Additional Dwelling Units on serviced lots for a total of three

dwelling units, there are lots where a maximum building height of 8.5 metres would restrict the number of dwellings that could be developed on the lot.

The two options that staff are currently considering for Draft 2 are:

1. Retain the status quo of permitting a maximum of 8.5 meters in N1 and N2 zones city-wide;
2. Examine the feasibility and impact of permitting a maximum building height of 11 metres in all N1 and N2 zones city-wide. Adding height suffixes that limit maximum building height to less than 11 metres would be proposed to address neighbourhoods that are characterized by lower building heights.

Issue 2: Minimum Parking Rates for Villages

Draft 1 of the new Zoning By-law proposed the elimination of minimum parking space rates and transition to a choice-based approach. This approach empowers property owners with the flexibility to provide parking that meets the specific demands of a proposed development.

Feedback from the initial consultation on the draft Zoning By-law, including insights from Council Members, indicates that removing parking minimums may present implementation challenges in Villages where transportation alternatives to personal vehicles are limited. To address these concerns, staff are considering proposing an option to apply minimum parking space rates in rural Villages. Information about minimum parking space rates and their impact on the cost of development was presented in [Document 9](#) of the April 29, 2024 report that introduced draft 1 of the new Zoning By-law.

Issue 3: Maximum Driveway Width in Villages

Maximum driveway width provisions ensure permeable space exists in residential areas for soft landscaping and trees. These natural elements assist with on-site stormwater management and reduces the urban heat island effect.

The provisions for maintaining maximum driveway widths in rural areas were unintentionally omitted in the Draft 1 of the new Zoning By-law. The existing Zoning By-law stipulates a maximum driveway width of 50 per cent of the lot width for all residential zones, which includes Village and rural residential zones. Despite this, Rural exceptions have been applied in several newer subdivisions, permitting driveways to surpass this 50 per cent threshold.

Staff are considering carrying forward the maximum driveway width provisions for the rural transect in the current Zoning By-law into Draft 2 of the new Zoning By-law.

Feedback from consultations include concerns about sufficient parking availability in certain village residential areas. Staff are reviewing other options for parking provisions for Draft 2 of the Zoning By-law such as:

1. Revising the maximum lot width allowed on narrow lots in Village Residential zones;
2. Removing the maximum driveway width provision in specific Village areas.

Issue 4: Building height transition framework

Provisions for building height transition were included in the first draft of the mixed-use zones, affecting MS – Mainstreet Corridor zones and the edges of H – Hub zones.

Staff will be proposing several options for achieving appropriate height transition from mid-rise and high-rise development to adjacent low-rise zones for Council's consideration. These options will vary the distance that a mid-rise or high-rise building must be set back from a lot line shared with a low-rise residential zone, and may also propose different maximum height permissions in mixed-use zones.

Public Consultation and As-We-Heard-It Reports

The consultation process for Draft 1 of the new Zoning By-law and Zoning Map began on May 31, 2024. The project team has been actively engaging with residents, community organizations and the development industry.

Since the launch of Draft 1 at the end of May, the project's engagement page has attracted nearly 24,000 visits, and over 300 detailed comments and inquiries have been received, as of July 30, 2024. An As-We-Heard-It report that summarizes submissions sent to the project email at newzoning@ottawa.ca is attached as Document 1.

On June 20, 2024, a city-wide virtual Information session was held with over 325 residents in attendance. The questions and feedback from the June 20 session are attached as Document 2.

A series of virtual ward-specific meetings were held throughout the summer, with the final sessions scheduled to conclude by mid-September. The comments and feedback received will be included in an As-We-Heard-It report to be issued in Q4 2024.

Additionally, staff will be holding several in-person consultations being planned for October 2024.

Additionally, staff continue to engage in working group discussions with the Greater Ottawa Home Builders' Association (GOBHA) and the Federation of Citizens' Associations (FCA), and further discussions are planned in the fall with various organizations, including the City's Ambassadors Working Group.

The active consultation phase for Draft 1 is set to conclude at the end of October. After that time, staff will continue to welcome comments received through the various means available on the project webpage.

Original signed by

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cc: Wendy Stephanson, City Manager

Vivi Chi, Interim General Manager, Planning, Development and Building Services
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SUPPORTING DOCUMENTATION

1. Document 1 – As-We-Heard-It Report – Project In-Box - received to July 30, 2024
2. Document 2 – As-We-Heard-It Report - City-wide public information session June 20, 2024