

Subject: Zoning Omnibus Amendments – Q4 2024

File Number: ACS2024-PDB-PSX-0040

Report to Planning and Housing Committee on 4 December 2024

Report to Agriculture and Rural Affairs Committee on 5 December 2024

and Council 11 December 2024

**Submitted on November 28, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Mitchell LeSage, Planner III(T), Policy Planning

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Ward: City Wide

Objet: Modifications d'ordre général – 4e trimestre de 2024

Dossier : ACS2024-PDB-PSX-0040

Rapport au Comité de la planification et du logement le 4 décembre 2024

Rapport au Comité de l'agriculture et des affaires rurales le 5 décembre 2024

et au Conseil le 11 décembre 2024

**Soumis le 28 novembre 2024 par Derrick Moodie Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

Personne ressource : Mitchell LeSage, Urbaniste, Politiques de la planification

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and detailed in Document 2.
2. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1 and detailed in Document 2.
3. That Planning and Housing and Agriculture and Rural Affairs Committees approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of December 11, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250) indiquées dans le document 1 et exposées en détail dans le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250) indiquées dans le document 1 et exposées en détail dans le document 2.
3. Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales donnent leur approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 11 décembre 2024 »,

à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

This report recommends amendments be made to the City of Ottawa Zoning By-law to fix errors and improve clarity of certain provisions.

Staff Recommendation

Planning staff recommend approval of the omnibus amendments to the City of Ottawa Zoning By-law 2008-250.

The amendments modify certain provisions and correct minor errors in the City of Ottawa Zoning By-law to align the by-law's intent and effect. These amendments have been combined in an Omnibus Zoning By-law report as a means of efficiently modifying the by-law.

Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan.

RÉSUMÉ

Le présent rapport recommande des modifications du *Règlement de zonage* de la Ville d'Ottawa en vue de corriger des erreurs et de clarifier certaines dispositions.

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver les modifications générales du Règlement de zonage (no 2008-250) de la Ville d'Ottawa.

Ces modifications visent à changer certaines dispositions et à corriger des erreurs mineures dans le Règlement de zonage de la Ville afin d'en clarifier le sens et l'objet. Elles ont été présentées dans un même rapport de façon à rendre la modification du règlement plus efficace.

Consultation publique

La consultation publique s'est déroulée conformément à la Loi sur l'aménagement du territoire et au Plan officiel.

BACKGROUND

This report addresses a variety of topics that will result in multiple amendments to the City of Ottawa Zoning By-law. These amendments include changes to general provisions and site-specific exceptions. The report will modify the intent of certain provisions and correct minor errors.

DISCUSSION

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

| Amendments for review by Planning and Housing Committee and Agricultural and Rural Affairs Committee | |
|--|--|
| I Item | II Summary of Amendment |
| Utility Installation Clause 91(1)(e) and Hydro Line setbacks | <p>Clarification is needed with regards to equipment for utilities as being exempt from the provisions of the by-law.</p> <p>With regards to Hydro Lines, there is conflict between the required setbacks in zoning and those required by Hydro. There are situations where a maximum setback applies in zoning, whereas, the required setback for Hydro is sometimes greater than that maximum. As such, it is proposed to add an exemption from maximum setbacks to match those required by Hydro.</p> |
| Table 101 Row R24 | An amendment is needed to the parking exemptions that apply to additional dwelling units to add “townhouse dwelling” as being exempt. This is as per Provincial direction resulting from Bill 23. |

| Amendments for review by Planning and Housing Committee | |
|---|---|
| I Item | II Summary of Amendment |
| Table 162B - Endnote 1 | An amendment is needed to address a discrepancy between a setback as it relates to an apartment in Planned Unit Development versus being a standalone building. The setback for an apartment built in a PUD is more restrictive than if it was built as a standalone building. It is proposed to have the setbacks be the same. |
| 845 Champlain Street – Exception 2937 | An amendment is needed to remove the word vegetation from an exception that limits heights in a corner sight triangle as it was not meant to apply to the mature trees in that location. |
| 6 Edgewater Street Ward 23 | An amendment is needed to remove a remnant portion of the lands that were inadvertently left in the IG2 zone as a result of a mapping error. The sliver of land zoned IG2 (General Industrial Subzone 2) zone is proposed to be rezoned to AM2 H(20) (Arterial Mainstreet Subzone 2, height suffix of 20 metres) to correct this error. |
| Riverside South Secondary Plan - Subzone MC17 duplication Ward 22 | An administrative error occurred where two separate subzones were assigned the same subzone number. To correct this error it is proposed to rename the subzone created for the MC17 – Mixed Use Centre Subzone 17 used in the Riverside South area to MC19 – Mixed Use Subzone 19. The provisions will remain the same. |
| 1525 Carling Avenue Ward 15 | An amendment is needed to rezone a remnant portion of lands subject to an incorrect zone code, resulting from a mapping error. The lands are proposed to be rezoned from AM5[20] H(26) (Arterial Mainstreet Subzone 5, Exception 20, Height Suffix 26) to AM (Arterial Mainstreet Zone). |

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|---|---|
| <p>200 Baribeau Street</p> <p>Ward 12</p> | <p>An amendment is needed to address an error concerning interior side yard setback requirements. As a result of additional lands being provided as parkland in the development at this address, an issue arose with the application of a side yard setbacks. The exception that applies to this property states a setback of 6.4m is required and this was to apply where development abuts the existing, neighbouring, residential properties. It was not meant to apply where the new park is being proposed. It is proposed that wording be added to clarify the 6.4 m setback does not apply when abutting a park.</p> |
| <p>1211 Old Montreal Road and Part of 3296 Levrier Walk</p> <p>Ward 1</p> | <p>An amendment is needed to rezone a portion of the lands from R3Z-Residential Third Density Subzone Z to Environmental Protection Zone (EP). A portion of the land that was slated to be used for a utility installation is no longer required.</p> |
| <p>801 Eagleson Road – Exception 226</p> <p>Ward 23</p> | <p>An amendment is needed to clarify the intent of a provision in exception 226 related to gross leasable floor area. A provision was brought forward from the former zoning that used the term gross floor area when it should have also included gross leasable floor area.</p> |
| <p>100 Argyle Avenue – Exception 2694</p> <p>Ward 14</p> | <p>An amendment is needed to clarify provisions related to the Floor Space Index. In 2021, a zoning by-law amendment was approved to remove the floor space index from this property. The floor space index was removed from the zone code, however the provisions did not address the floor space index reference in Table 187(g). As such, it is proposed to add wording to exception 2694 to exempt this property from the Floor Space Index reference in Table 187(g).</p> |

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|-----------------------------------|---|
| Subclauses 65(6)(b)(ii) and (iii) | An amendment is needed to the provisions in Section 65 concerning permitted projections to clarify where balconies project into yards to confirm that subclauses 65(6)(b)(ii) and (iii) apply only to rear yards. |
|-----------------------------------|---|

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

| Amendments for review by Agriculture and Rural Affairs Committee | |
|--|---|
| I Item | II Summary of Amendment |
| 6579 & 6591 Fernbank Road Exception 89r Ward 21 | An amendment is needed to rectify a consolidation error that occurred when provisions from the former by-law were brought forward into Zoning By-law 2008-250. A storage yard use, including a salvage yard was permitted in the former zoning and was carried forward as a storage yard, limited to a salvage yard. It is proposed to reinstate other storage yard permissions, not just a salvage yard. |
| 2260 Stagecoach Road – Leaf and Yard Waste Composting Ward 20 | An amendment is needed to allow the existing leaf and yard waste composting facility. An error occurred where the area that was approved by the Ministry for this use was not fully rezoned. It is proposed to rezone a portion of this property to match what was approved by the Ministry. |
| 430 Windy Lane Ward 21 | An amendment is needed to rezone this property from Open Space (O1) to Village Third Density, Subzone B, with special exception (V3B[737r]). A mapping error occurred where the lot containing a dwelling was accidentally rezoned O1 instead of V3B [737r]. |
| 4497 O’Keefe Court – Exception 401r | An amendment is needed to remove provisions related to a holding symbol. Some of the conditions for removal are related to the former South Nepean Secondary Plans that no |

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| Ward 3 | longer exists. As such, it is proposed to remove those conditions. |
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CONSULTATION

Official Plan

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

Planning rationale

These amendments are needed to ensure effective and consistent application of the Zoning By-law.

Provincial Policy Statement

The proposed amendments are consistent with the Provincial Planning Statement 2024, 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 explained in Document 2.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with the recommendations of this report.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0055) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Maps

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Staff recommend the approval of this report to ensure the intent of the Zoning By-law is met and to remedy errors as efficiently as possible.

DISPOSITION

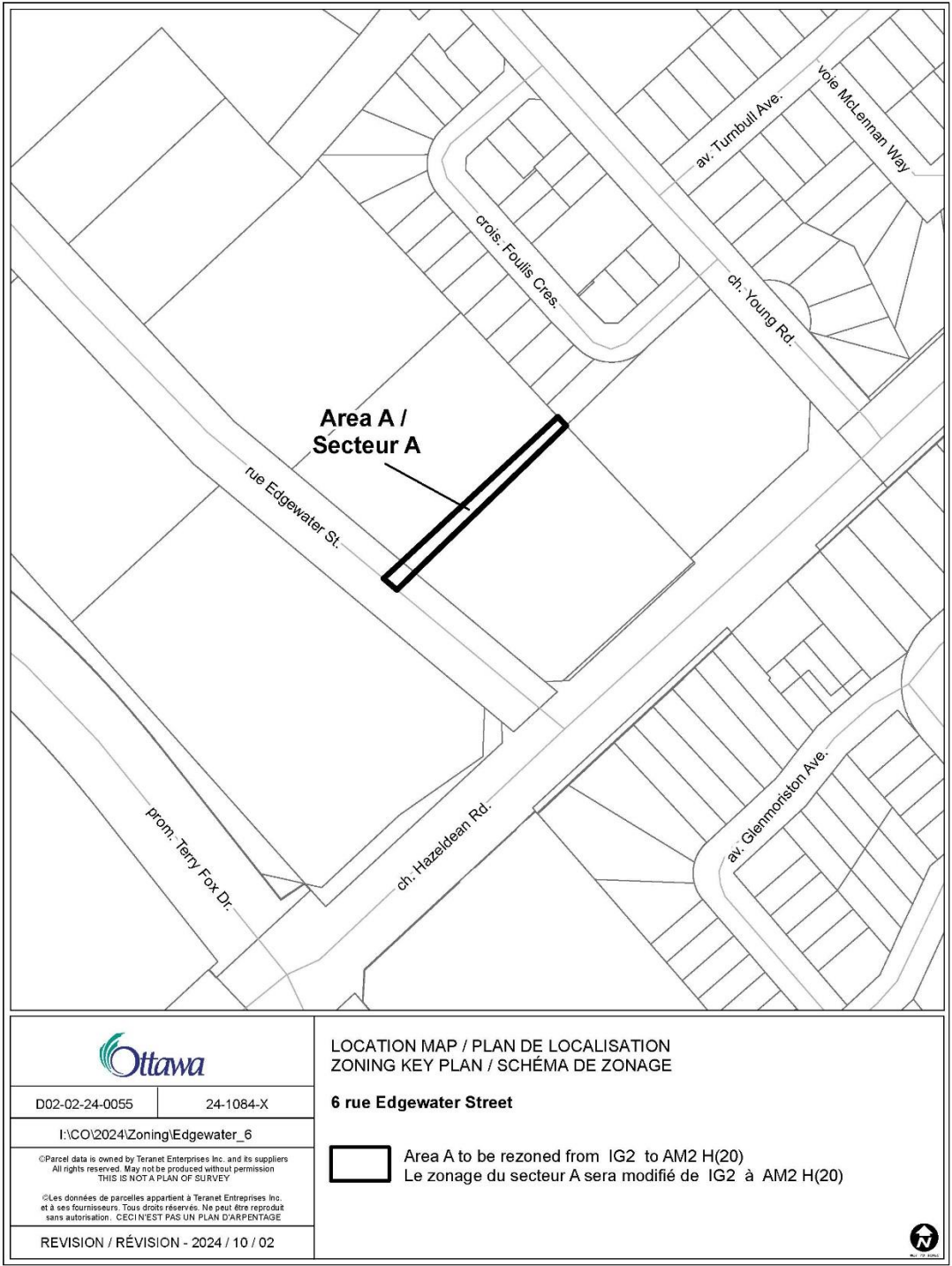
Office of the City Clerk, Council and Committee Services to Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

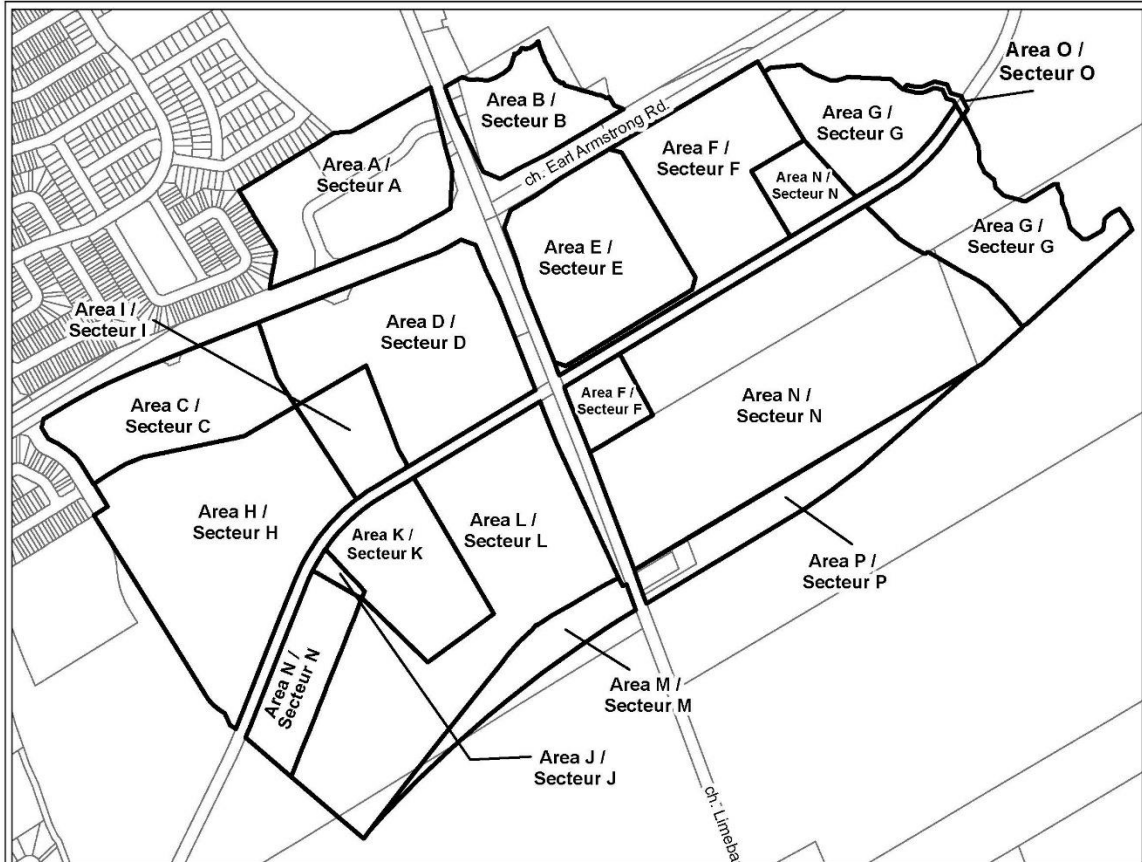
Zoning and Interpretations Unit, Policy Planning Branch, Planning Development and Building Services to prepare the implementing by-law and forward to Legal Services.

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






Legend / Légende

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| <p>Area A to be rezoned from MC17[2956] S269 to MC19[2956] S269 Area B to be rezoned from MC17[2957] S269 to MC19[2957] S269 Area C to be rezoned from MC17[2952] to MC19[2952] Area D to be rezoned from MC17[2951] S269-h to MC19[2951] S269-h Area E to be rezoned from MC17[2953] S269 to MC19[2953] S269 Area F to be rezoned from MC17[2952] S269-h to MC19[2952] S269-h Area G to be rezoned from MC17[2952] S269 to MC19[2952] S269 Area H to remain L2[2954] S269 Area I to remain L2[2954] S269 Area J to be rezoned from I1A/MC17[2955] S269-h to I1A/MC19[2955] S269-h Area K to be rezoned from I1A/MC17[2955] S269-h to I1A/MC19[2955] S269-h Area L to be rezoned from MC17[2951] S269-h to MC19[2951] S269-h Area M to be rezoned from MC17[2951] S269-h to MC19[2951] S269-h Area N to be rezoned from MC17[2952] S269-h to MC19[2952] S269-h Area O to remain O1 Area P to be rezoned from MC17[2952] S269-h to MC19[2952] S269-h</p> | <p>Secteur A devant être rezoné de MC17[2956] S269 à MC19[2956] S269 Secteur B devant être rezoné de MC17[2957] S269 à MC19[2957] S269 Secteur C devant être rezoné de MC17[2952] à MC19[2952] Secteur D devant être rezoné de MC17[2951] S269-h à MC19[2951] S269-h Secteur E devant être rezoné de MC17[2953] S269 à MC19[2953] S269 Secteur F devant être rezoné de MC17[2952] S269-h à MC19[2952] S269-h Secteur G devant être rezoné de MC17[2952] S269 à MC19[2952] S269 Secteur H reste à L2[2954] S269 Secteur I reste à L2[2954] S269 Secteur J devant être rezoné de I1A/MC17[2955] S269-h à I1A/MC19[2955] S269-h Secteur K devant être rezoné de I1A/MC17[2955] S269-h à I1A/MC19[2955] S269-h Secteur L devant être rezoné de MC17[2951] S269-h à MC19[2951] S269-h Secteur M devant être rezoné de MC17[2951] S269-h à MC19[2951] S269-h Secteur N devant être rezoné de MC17[2952] S269-h à MC19[2952] S269-h Secteur O reste à O1 Secteur P devant être rezoné de MC17[2952] S269-h à MC19[2952] S269-h</p> |
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| REVISION / RÉVISION - 2024 / 10 / 31 | |

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 1515, 1424 CHEMIN EARL ARMSTRONG ROAD
 4689, 4705 CHEMIN LIMEBANK ROAD
 PART OF / PARTIE DE 980, 1420, 1423 CHEMIN EARL ARMSTRONG ROAD
 PART OF / PARTIE DE 4700, 4776 CHEMIN LIMEBANK ROAD

 Areas to be rezoned as per Legend
 Secteurs devant être rezonés conformément à la légende







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LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

Part of / Partie de 1525 av. Carling Ave

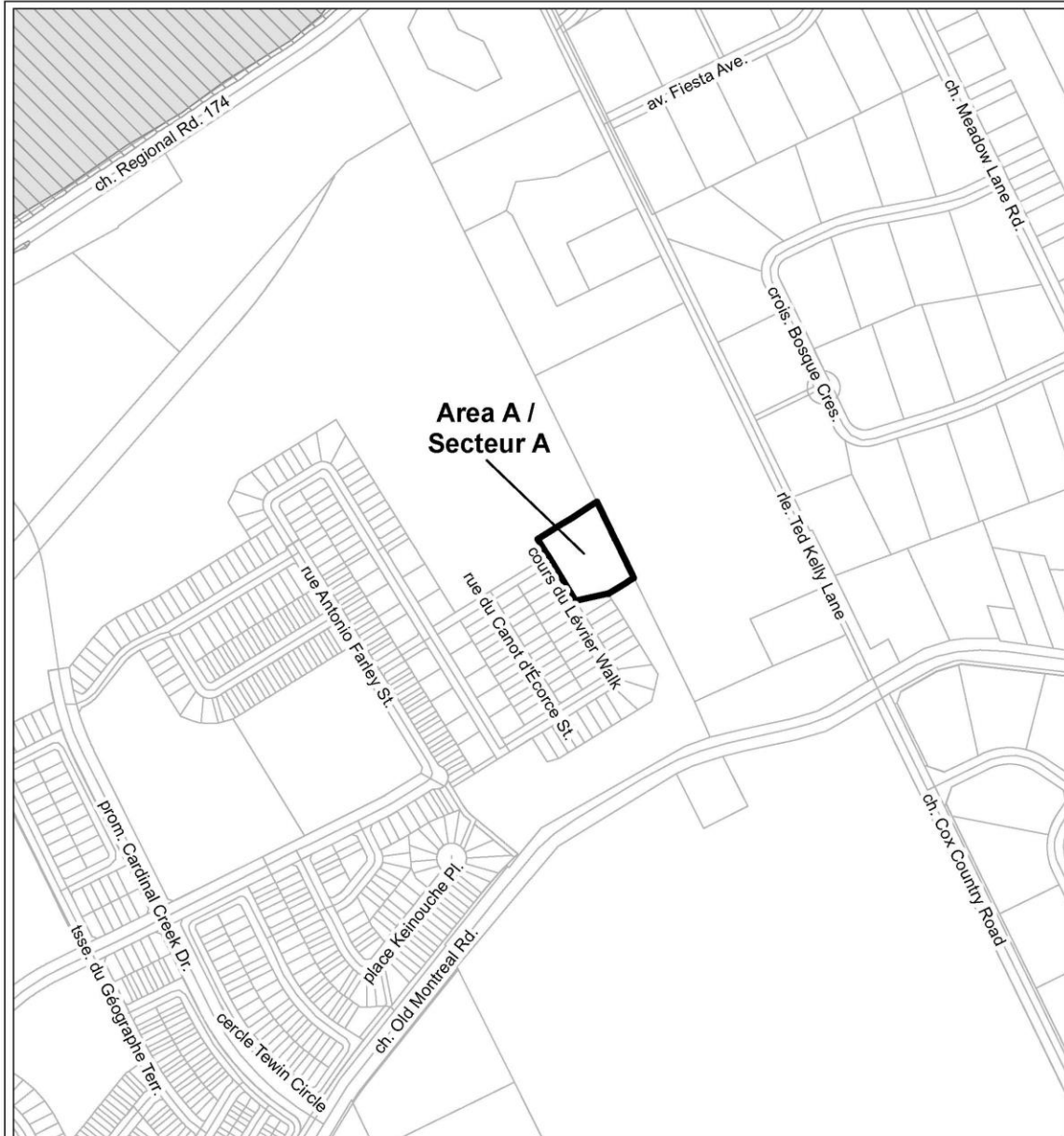




Area A to be rezoned from AM5[20] H(26) to AM
Le zonage du secteur A sera modifié de AM5[20] H(26) à AM

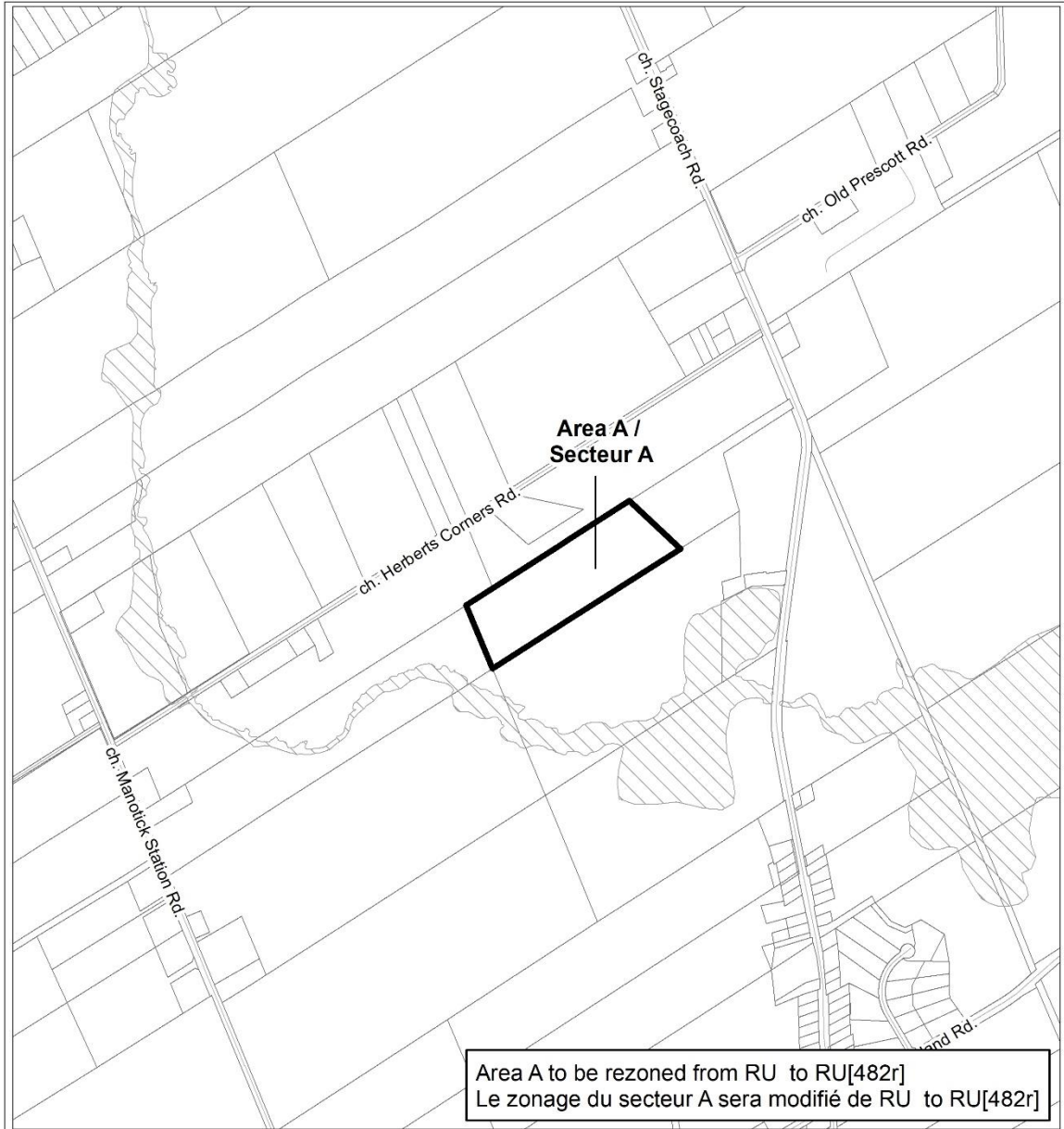



Mature Neighbourhoods Overlay (section 139)
Zone sous-jacente de quartiers établis (article 139)





| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-24-0055 | 24-1090-X | Part of / partie de 3296 cours Levrier Walk | |
| I:\CO\2024\Zoning\Levrier_3296 | |  Area A to be rezoned from R3Z to EP Le zonage du secteur A sera modifié de R3Z à EP | |
| <small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small> | |  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) | |
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LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

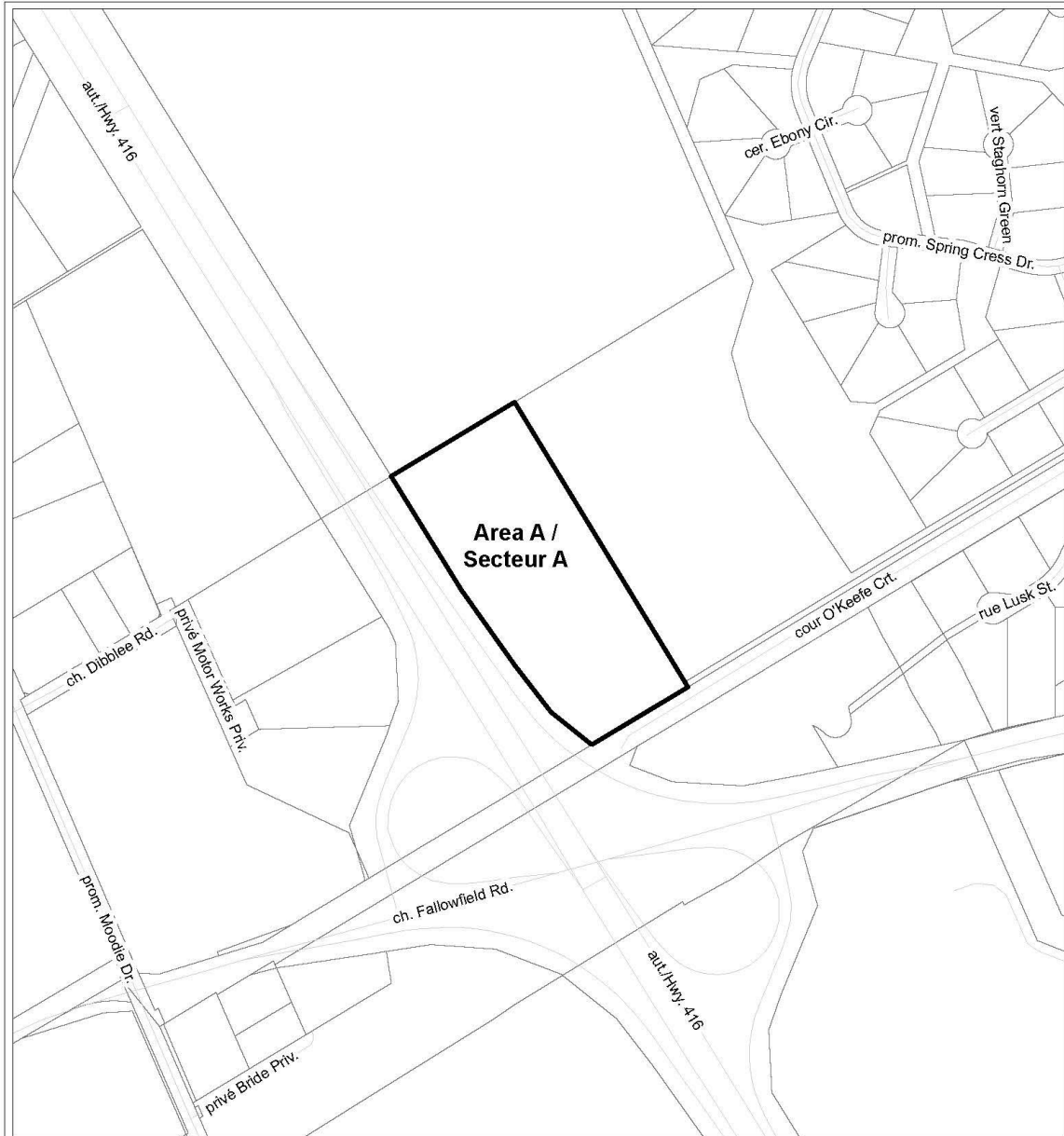
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 Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)





| | | | |
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|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-24-0055 | 24-1098-X | 430 ruelle Windy Lane | |
| I:\CO\2024\Zoning\Windy_430 | |  Area A to be rezoned from O1 to V3B[737r] Le zonage du secteur A sera modifié de O1 à V3B[737r] | |
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| REVISION / RÉVISION - 2024 / 10 / 04 | |

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

4497 cour O'Keefe Court



Area A to be rezoned from RG[401r]-h to RG[401r]
Le zonage du secteur A sera modifié de RG[401r]-h à RG[401r]



Document 2 – 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 |
| Utility Installation Clause 91(1)(e) and Hydro Line setbacks | Amend Clause 91(1)(e) by replacing the text, “not subject to the provisions of this Section” with the text, “not subject to the provisions of this By-law”. Amend Section 91 by adding a new subsection, (7), with the text, "Where a maximum yard setback and a minimum required setback from hydro infrastructure both apply, the maximum setback in the zoning by-law is deemed to be increased to the minimum setback required from hydro infrastructure" |
| Table 101 Row R24 | Amend Table 101, Row R24 by adding the text, “townhouse dwelling” to the list of land uses in Column I. |

Amendments are proposed with the general intention of the following:

| Zoning details for review by Planning and Housing Committee | |
|---|--|
| I Item | II Zoning details |
| Table 162B - Endnote 1 | Amend Table 162B – Endnote 1.(b) by replacing the text, “7.5” with the text, “6”. |
| 845 Champlain Street – Exception 2937 | Amend Column V of Urban Exception 2937 by replacing the text, “but not limited to, buildings, structures or vegetation” with the text, “but not limited to, buildings, or structures”. |
| 6 Edgewater Street | Amend the zoning map as shown in Document 1. |
| Riverside South Secondary Plan - Subzone MC17 duplication | Amend the zoning map as shown in Document 1. Amend Section 192 by replacing the second 192(17) subsection with 192(19), and update references to the second MC17 subzone to the MC19 subzone, as applicable. |
| 1525 Carling Avenue | Amend the zoning map as shown in Document 1. |
| 200 Baribeau Street | Amend Column V of Urban Exception 2761 by replacing the text, “Minimum interior side yard setback: 6.4 m” with the text, “Minimum interior side yard setback: <ul style="list-style-type: none"> i. where abutting a residential zone containing dwelling units: 6.4m ii. where abutting a park: 1.2m” |

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| 1211 Old Montreal Road and Part of 3296 Levrier Walk | Amend the zoning map as shown in Document 1. |
| 801 Eagleson Road – Exception 226 | Amend Column V of Urban exception 226 by adding the following text after the text, “no single retail store or retail food store may exceed 4,650 m ² of gross floor area”: “-Maximum Gross Floor Area and Maximum Gross Leasable Floor Area: 4,650 m ² ” |
| 100 Argyle Avenue – Exception 2694 | Amend Column V of Urban exception 2694 by adding the following text, “Table 187(g) does not apply,” |
| Table 65(6)(b)(ii) and (iii) | Amend Table 65(6)(b)(ii) and (iii) by replacing the text, “maximum projection” with the text, “maximum rear yard projection” wherever it appears. |

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 |
| 6579 & 6591 Fernbank Road Exception 89r | Amend Column IV of Rural Exception 89r by deleting the text, “limited to a salvage yard”. |
| 2260 Stagecoach Road – Leaf and Yard Waste Composting | Amend the zoning map as shown in Document 1. |
| 430 Windy Lane | Amend the zoning map as shown in Document 1. |
| 4497 O’Keefe Court – Exception 401r | Amend the zoning map as shown in Document 1. Amend Column V of Rural Exception 401r by deleting the text, “the holding symbol may only be removed by amendment to this by-law following submission and approval of a site plan application that shows development is complementary to its gateway function and to the Prestige Business Park designation of the Secondary Plan of South Nepean Urban Areas 9 and 10” Amend Column II of Rural Exception 401r by deleting the text, “-h” |

Document 3 – Consultation Details

Notification and Consultation Process

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

Clarification requests concerning the deletion of provisions in exception 401r that reference a secondary plan that is no longer in effect, the renumbering of MC17 subzone and endnote 1 of Table 162 were received. However, no amendments to those provisions were required.