

**Subject: New Zoning By-law – Final Draft**

**File Number: ACS2025-PDB-PS-0020**

**Report to Joint Planning and Housing Committee and Agriculture and Rural  
Affairs Committee on December 17, 2025**

**and Council on January 28, 2026**

**Submitted on December 1, 2025 by Derrick Moodie, Director, Planning Services**

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**Ward: City Wide**

**Objet : Nouveau *Règlement de zonage* – Dernière version provisoire**

**Numéro du dossier : ACS2025-PDB-PS-0020**

**Rapport présenté à la réunion conjointe du Comité de la planification et du  
logement et au Comité de l'agriculture et des affaires rurales**

**le 17 décembre 2025**

**et au Conseil municipal le 28 janvier 2026**

**Déposé le 1 décembre 2025 par Derrick Moodie, directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

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**Quartier : À l'échelle de la ville**

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the staff recommended amendments to Document 1 – Final draft of the new Zoning By-law and Zoning Map (Documents 1A through 1C, inclusive) by approving the following:**
  - a. Document 2 – Staff-recommended changes to correct errors in the final draft of the Zoning By-law;**
  - b. Document 3 – Staff-recommended amendments to the Zoning Map of the draft Zoning By-law; and**
  - c. Document 4 – Staff-recommended Changes to Provisions – Changes of Intent in the final draft of the new Zoning By-law;**
- 2. Approve Document 1 – Final draft of the Zoning By-law and Zoning Map (Documents 1A through 1C, inclusive), as amended by Recommendation 1;**
- 3. Direct staff to incorporate into the draft Zoning By-law for third reading all zoning by-law amendments to Zoning By-law 2008-250, decisions made by the Minister of Municipal Affairs and Housing and all Ontario Land Tribunal decisions approved since March 20, 2025;**
- 4. Approve the Work Plan for aligning exceptions, schedules and other zone code suffixes with the new Zoning By-law and Volumes 1, 2A, 2B and 2C of the Official Plan, as described in Document 8, and direct staff to begin that work following approval of the new Zoning By-law and in accordance with the review of secondary plans directed by the Housing Task Force Report and Housing Acceleration Plan;**
- 5. Direct staff to monitor electric vehicle car ownership and report back to Council in 2031 to determine if the rates in Section 611 – Electric Vehicle Parking Space Provisions should be modified to accommodate rates of electric vehicle ownership in Ottawa;**
- 6. Direct staff to monitor development under the new Zoning By-law and report to Council by Q1 2028 concerning the impact of the new Zoning By-law on building permits issued for new dwelling units by designation and transect, analyze the types of development approvals under the**

***Planning Act*** that have been requested under the new Zoning By-law, identify and make recommendations regarding changes that may be needed to the new Zoning By-law to maintain the intent of the Official Plan and support the construction of housing in the city;

7. Direct staff to complete a study of the land use impacts of data centres and determine if policies in the Official Plan are needed to guide their location and report back to Council by Q2 2027;
8. Direct staff to evaluate permissions for small-scale, neighbourhood commercial uses in the new Zoning By-law, determine if enough has been done to support those uses, and return to Council in Q2 2027 with recommendations; and
9. Receive for information Document 5 – Administrative Matters, Document 6 – Transition and Continuation provisions in Sections 109 and 110 for in-process and approved development applications, and for exceptions, schedules and zone code suffixes, Document 7 – Previous Motions and Directions from Committee and Council, Document 9 – Evolving Neighbourhood Overlay, Document 10 – Minimum Parking Rates – Update, Document 11 - Implementation of On-Site Stormwater Management and Adequate Water and Wastewater Service Provisions in Section 201, Document 12 – Ottawa Public Health comments on the final Draft of the Zoning By-law, Document 13 – Digital Twin Update, Document 14 – Zone code conversion details for the Final Draft of the Zoning By-law, Document 15 - As-We-Heard-It Reports, and Document 16 - Final draft of new Zoning By-law (Track-changes version).

## **RECOMMANDATION DU RAPPORT**

Qu'à leur réunion conjointe, le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales recommandent au Conseil municipal :

1. d'approuver les modifications que le personnel recommande d'apporter à la pièce 1 (Dernière version provisoire du nouveau *Règlement de zonage* et de la Carte de zonage) (pièces 1A à 1C inclusivement), en approuvant ce qui suit :

- a. la pièce 2 (Changements recommandés par le personnel pour corriger les erreurs de la dernière version provisoire du nouveau *Règlement de zonage*);
  - b. la pièce 3 (Modifications que le personnel recommande d'apporter à la Carte de zonage de la version provisoire du *Règlement de zonage*);
  - c. la pièce 4 (Changements que le personnel recommande d'apporter aux dispositions – Modifications de l'intention dans la dernière version provisoire du nouveau *Règlement de zonage*);
2. d'approuver la pièce 1 (Dernière version provisoire du *Règlement de zonage* et de la Carte de zonage) (pièces 1A à 1C inclusivement) dans la version modifiée dans la recommandation 1;
  3. de demander au personnel d'intégrer dans la version provisoire du *Règlement de zonage*, pour la troisième lecture, toutes les modifications apportées au *Règlement de zonage* (n° 2008-250), les décisions adoptées par le ministère des Affaires municipales et du Logement et toutes les décisions du Tribunal ontarien de l'aménagement du territoire approuvées depuis le 20 mars 2025;
  4. d'approuver le Plan de travail pour faire concorder les exceptions, les annexes et les autres suffixes des codes de zone avec le nouveau *Règlement de zonage* et avec les volumes 1, 2A, 2B et 2C du Plan officiel selon les modalités exposées dans la pièce 8, et de demander au personnel d'entamer ces travaux après l'approbation du nouveau *Règlement de zonage* et conformément à l'examen des plans secondaires demandé dans le Rapport du Groupe de travail sur l'innovation en matière de logement et sur le plan d'accélération de création de logements;
  5. de demander au personnel de la Ville de surveiller la propriété des voitures électriques et d'en rendre compte au Conseil municipal en 2031 afin de savoir s'il faut modifier les taux de l'article 611 (Dispositions relatives aux places de stationnement pour les véhicules électriques pour tenir compte des taux de propriété des voitures électriques à Ottawa);
  6. de demander au personnel de la Ville de surveiller les demandes d'aménagement déposées dans le cadre du nouveau *Règlement de zonage* et de rendre compte au Conseil municipal, d'ici au premier trimestre de

2028, de l'impact du nouveau *Règlement de zonage* sur les permis de construire délivrés pour les nouveaux logements selon leur désignation et leur transect, d'analyser les types d'approbations des projets d'aménagement délivrés en vertu de la *Loi sur l'aménagement du territoire* et demandées dans le cadre du nouveau *Règlement de zonage*, de définir et de déposer des recommandations sur les changements que l'on pourrait devoir apporter au nouveau *Règlement de zonage* afin de préserver l'intention du Plan officiel et de permettre de construire des logements sur le territoire de la Ville;

7. de demander au personnel de réaliser une étude des impacts des centres de données sur l'aménagement du territoire et de déterminer s'il faut adopter les politiques du Plan officiel pour en guider la localisation et d'en rendre compte au Conseil municipal d'ici au deuxième trimestre de 2027;
8. de demander au personnel d'évaluer les autorisations délivrées pour les aménagements commerciaux de quartier à petite échelle dans le nouveau *Règlement de zonage*, de déterminer si on a consacré suffisamment d'efforts pour justifier ces aménagements et d'en rendre compte au Conseil municipal au deuxième trimestre de 2027 en lui soumettant des recommandations; et
9. de prendre connaissance, pour information, de la pièce 5 (Questions administratives), de la pièce 6 (Dispositions transitoires et prorogatoires des articles 109 et 110 pour les demandes d'aménagement en cours d'études et approuvées, de même que pour les exceptions, les annexes et les autres suffixes des codes de zone), de la pièce 7 (Motions et directives précédentes du Comité et du Conseil municipal), de la pièce 9 (Surzone des quartiers évolutifs), de la pièce 10 (Nombre minimum de places de stationnement – Mise à jour), de la pièce 11 (Mise en œuvre des dispositions de l'article 201 relativement à la gestion des eaux pluviales sur les sites et à l'adéquation des services d'aqueduc et de gestion des eaux usées), de la pièce 12 (Commentaires de Santé publique Ottawa sur la version provisoire du *Règlement de zonage*), de la pièce 13 (Le point sur le Jumeau numérique), de la pièce 14 (Détails de la conversion des codes de zone pour la dernière version provisoire du *Règlement de zonage*), de la pièce 15 (Rapports sur « Ce que nous avons entendu ») et de la pièce 16 (Dernière version provisoire du nouveau *Règlement de zonage*) (version en mode de suivi des modifications).

## EXECUTIVE SUMMARY

Following two years of consultations on policies in the new Official Plan, and three more years of public consultations on the draft Zoning By-law, this report recommends approval of the final draft of the new Zoning By-law and Zoning Map, included in Document 1 of this report.

The draft Zoning By-law is foundational to the City's comprehensive strategy to address housing supply and housing affordability and is a key component of the [Housing Innovation Task Force Report and Housing Acceleration Plan](#) approved by City Council on October 8, 2025. The new Zoning By-law will streamline zoning regulations and implement a wide range of policy directions in the new [Official Plan](#).

Housing is identified as a strategic focus for the 2023-2026 Term of Council. This priority has been advanced through a number of initiatives and funding programs that are supported by the directions in the new Zoning By-law. The new Zoning By-law also creates new opportunities for economic development across the city, as described in the Background section of this report.

This report provides an overview of the changes in the final draft of the new Zoning By-law that was released on September 8, 2025. In addition, the report includes staff recommended changes to the final draft of the Zoning By-law. The majority of staff recommended changes are minor in nature. Document 2 recommends changes to correct errors in the text of the draft Zoning By-law. Document 3 recommends changes to the draft Zoning Map. Document 4 includes staff-recommended changes that modify the intent of the draft By-law.

Following approval by Council, the new Zoning By-law will come into effect gradually as appeals to the Ontario Land Tribunal are resolved. Provisions in the new Zoning By-law that are not appealed will come into effect once an Ontario Land Tribunal hearing is held and the Tribunal declares the unappealed sections of the new Zoning By-law to be in effect. For provisions in the new Zoning By-law that are appealed, the related provisions in the current Zoning By-law will continue to apply, with the most restrictive provisions in either the new Zoning By-law or Zoning By-law 2008-250 prevailing until the appeals are resolved. The transition provisions in Section 110 concerning interpretation of exceptions and schedules will not come into effect until they are declared in effect by the Ontario Land Tribunal. Information related to administrative matters and transition and continuation provisions is included in Document 5 and Document 6.

## Council Direction

On [December 11, 2019](#), Council directed Zoning staff to begin preparations to implement the policies of the new Official Plan in a new Zoning By-law. A Work Plan for the new Zoning By-law was brought to Council for approval on [January 27, 2021](#). An updated work plan and budget was approved by Council on [November 10, 2021](#).

On [July 6, 2022](#), Council endorsed objectives and strategies in the [Zoning Implementation Report](#) to guide the development of the new Zoning By-law.

When Draft 1 and Draft 2 of the new Zoning By-law were received by Council, various motions and directions to staff were approved. Those directions are summarized in Document 7 – Previous Motions and Directions from Council.

## Public Consultation

The [Engage Ottawa](#) project page for the new Zoning By-law provides an overview of consultations and information shared with the public to-date. Below is a summary of reports released to Council, information shared, and consultation events and dates:

- A report was released in [April 2022](#). The report provided an overview of contemporary zoning issues and challenges.
- In July 2022, the [Zoning Implementation](#) report was approved by City Council. The report presented strategies for implementing policies in the Official Plan, including how the new Zoning By-law must provide the potential to achieve the quantity and quality of dwellings specified in the Official Plan.
- On [November 4, 2022](#), the Official Plan was approved by the Minister of Municipal Affairs and Housing. The *Planning Act* directs that municipalities should implement official plan policies in municipal zoning by-laws within three years of the official plan policies coming into effect.
- In [March 2023](#), seven discussion papers and corresponding surveys were released. Also in March 2023, information was included on the project page relating to Bill 23, *More Homes Built Faster Act, 2022* regarding the requirement for all municipalities in Ontario to permit two additional dwelling units for each principal dwelling unit in a detached, semi-detached or townhouse dwelling.
- In [August 2023](#), the Form and Function report and survey was released. This report discussed issues related to regulations for low-rise infill development in Neighbourhoods.

- In September 2023, [three in-person Public Open Houses](#) were held to provide an overview of key policies in the Official Plan that will be implemented in the new Zoning By-law.
- A [virtual Public Open House](#) was held in October 2023. The [information material](#) presented at these Open Houses was published on the project page in November 2023.
- Public consultations on Draft 1 of the new Zoning By-law began in 2024 with the release of the [April 29, 2024](#) report. Following release of Draft 1 of the new Zoning By-law on May 31, 2024, a citywide public open house was held on [June 20, 2024](#).
- During July, August and September 2024, [virtual Public Open Houses](#) were held including 24 breakout rooms, one break-out room for each ward.
- A Q3 2024 status update on the project was brought to Planning and Housing Committee on [September 11, 2024](#), and published on the Engage Ottawa page for the project.
- In September, October and November 2024, [five in-person workshops](#) were held in locations throughout the city.
- A Q4 2024 status update on the project was brought to Planning and Housing Committee on [December 4, 2024](#), and published on the Engage Ottawa page for the project.
- As-We-Hear-It reports for the citywide virtual open house and the virtual information sessions were published on the Engage Ottawa project page in early December 2024.
- On [March 20, 2025](#), Draft 2 of the Zoning By-law was released for public consultation purposes. On [April 16, 2025](#), Draft 2 of the Zoning By-law was received by Council.
- Citywide, [virtual public open houses](#) were held on May 29 and June 3, 2025, and an [in-person public open house](#) was held on June 2, 2025.
- The commenting period for the [public and technical circulation](#) for Draft 2 was from May 2 to June 30, 2025. Staff continued to receive and respond to comments after June 30, 2025.
- On [September 8, 2025](#), the final draft (Draft 3) of the Zoning By-law was released for public consultation purposes.

- Citywide, [virtual open houses](#) were held on September 17 and September 25, 2025. were held on September 23 and September 29, 2025.
- The commenting period for the [public and technical circulation](#) for the final draft was from September 8 to October 3, 2025. Staff continued to receive and respond to comments after October 3, 2025.
- Document 15 includes an As-We-Hard-It Report of comments received since the release of the final draft of the Zoning By-law on September 8, 2025.

## RÉSUMÉ

Après avoir mené des consultations pendant deux ans sur les politiques du nouveau Plan officiel et des consultations publiques pendant plus de trois ans sur les versions provisoires du *Règlement de zonage*, nous recommandons, dans ce rapport, d'approuver la dernière version provisoire du nouveau *Règlement de zonage* et de la Carte de zonage, reproduits dans la pièce 1 du présent rapport.

La version provisoire du *Règlement de zonage* est essentielle à la stratégie globale adoptée par la Ville pour assurer l'offre et l'abordabilité des logements et représente une importante constituante du [Rapport du Groupe de travail sur l'innovation en matière de logement et sur le plan d'accélération de création de logements](#), approuvés par le Conseil municipal le 8 octobre 2025. Le nouveau *Règlement de zonage* viendra simplifier les règlements d'application du zonage et mettre en œuvre la multitude de politiques-cadres du nouveau [Plan officiel](#).

Le logement est défini comme une priorité stratégique du mandat 2023-2026 du Conseil municipal. On a fait la promotion de cette priorité dans le cadre d'un certain nombre d'initiatives et de programmes de financement qui sont étayés par les orientations exposées dans le nouveau *Règlement de zonage*, qui crée aussi de nouvelles perspectives de développement économique sur tout le territoire de la Ville, selon les modalités décrites dans la section Contexte de ce rapport.

Ce rapport donne une vue d'ensemble des changements apportés dans la dernière version provisoire du nouveau *Règlement de zonage*, qui a été publiée le 8 septembre 2025. En outre, ce rapport comprend les changements que le personnel recommande d'apporter à la dernière version provisoire du *Règlement de zonage*. La majorité des changements recommandés par le personnel de la Ville ont un caractère mineur. Dans la pièce 2, on recommande d'apporter des changements afin de corriger les erreurs relevées dans le texte de la version provisoire du *Règlement de zonage*. Dans la pièce 3, on recommande d'apporter des changements à la version provisoire

de la Carte de zonage. La pièce 4 comprend les changements que le personnel recommande d'apporter pour modifier l'intention de la version provisoire du Règlement.

Lorsque le Conseil municipal l'aura approuvé, le nouveau *Règlement de zonage* produira ses effets peu à peu, lorsque les appels seront tranchés devant le Tribunal ontarien de l'aménagement du territoire. Les dispositions du nouveau *Règlement de zonage* qui ne feront pas l'objet d'un appel produiront leurs effets lorsque le Tribunal ontarien de l'aménagement du territoire aura tenu son audience et qu'il aura déclaré que les articles du nouveau *Règlement de zonage* qui n'auront pas fait l'objet d'un appel produiront leurs effets. Pour les dispositions du nouveau *Règlement de zonage* qui auront fait l'objet d'un appel, les dispositions apparentées de la version actuelle du *Règlement de zonage* continueront de produire leurs effets, et les dispositions les plus restrictives du nouveau *Règlement de zonage* ou du *Règlement de zonage* (n° 2008-250) primeront tant que les appels n'auront pas été tranchés. Les dispositions transitoires de l'article 110 sur l'interprétation des exceptions et des annexes n'entreront en vigueur que lorsque le Tribunal ontarien de l'aménagement du territoire aura déclaré qu'elles produisent leurs effets. L'information se rapportant aux questions administratives et aux dispositions transitoires et prorogatoires est reproduite dans la pièce 5 et dans la pièce 6.

### **Directives du Conseil municipal**

Le [11 décembre 2019](#), le Conseil a demandé au personnel de l'Unité de zonage d'entamer les préparatifs de la mise en œuvre des politiques du nouveau Plan officiel dans un nouveau *Règlement de zonage*. Le plan de travail du nouveau *Règlement de zonage* a été soumis à l'approbation du Conseil municipal le [27 janvier 2021](#). La version à jour du plan de travail et du budget a été approuvée par le Conseil municipal le [10 novembre 2021](#).

Le [6 juillet 2022](#), le Conseil municipal a entériné les objectifs et les stratégies dans le [Rapport sur la mise en œuvre du zonage](#) pour orienter l'élaboration du nouveau *Règlement de zonage*.

Lorsque le Conseil a pris connaissance de la première et de la deuxième versions provisoires du nouveau *Règlement de zonage*, il a approuvé différentes motions et directives destinées au personnel de la Ville. La pièce 7 (Différentes motions et directives du Conseil municipal) fait la synthèse de ces motions et directives.

## Consultation publique

La page du projet du nouveau *Règlement de zonage* sur la plateforme [Participons Ottawa](#) donne une vue d'ensemble des consultations et de l'information échangée jusqu'à maintenant avec le public. Le lecteur trouvera ci-après la synthèse des rapports soumis au Conseil municipal, de l'information communiquée, ainsi que des consultations et des dates auxquelles elles ont eu lieu :

- Un rapport a été publié en [avril 2022](#). Ce rapport donne une vue d'ensemble des problèmes et des difficultés du zonage contemporain.
- En juillet 2022, le Conseil municipal a approuvé le rapport sur la [Mise en œuvre du zonage](#). Ce rapport comprend des stratégies pour mettre en œuvre les politiques du Plan officiel, notamment les moyens grâce auxquels le nouveau *Règlement de zonage* doit permettre d'assurer la quantité et la qualité des logements précisées dans le Plan officiel.
- Le [4 novembre 2022](#), le ministre des Affaires municipales et du Logement a approuvé le Plan officiel. La *Loi sur l'aménagement du territoire* oblige les municipalités à mettre en œuvre les politiques de leur plan officiel dans leur *Règlement de zonage* municipal dans les trois années de la prise d'effet des politiques de leur plan officiel.
- En [mars 2023](#), on a publié sept documents de travail et les sondages correspondants. De plus, en mars 2023, nous avons reproduit l'information sur la page du projet se rapportant de projet de loi 23 (*Loi de 2022 visant à accélérer la construction de plus de logements*) en ce qui concerne l'obligation, pour toutes les municipalités de l'Ontario, d'autoriser l'aménagement de deux logements supplémentaires pour chaque logement principal dans les habitations isolées, jumelées ou en rangée.
- En [août 2023](#), la Ville a publié le Rapport sur la forme et la fonction des immeubles de faible hauteur et le sondage afférent. Ce rapport fait état des problèmes liés aux règlements d'application des aménagements intercalaires de faible hauteur dans les quartiers.
- En septembre 2023, nous avons organisé [trois séances portes ouvertes publiques en présentiel](#) pour donner une vue d'ensemble des grandes politiques du Plan officiel qui seront mises en œuvre dans le nouveau *Règlement de zonage*.
- Une [séance publique « portes ouvertes » en virtuel](#) a eu lieu en octobre 2023. Les [documents d'information](#) présentés dans ces séances portes ouvertes ont été publiés sur la page du projet en novembre 2023.

- Les consultations publiques qui ont porté sur la première version provisoire du nouveau *Règlement de zonage* ont été lancées en 2024 lorsqu'on a publié le rapport du [29 avril 2024](#). Après la publication de la première version provisoire du nouveau *Règlement de zonage*, le 31 mai 2024, le personnel a tenu, le [20 juin 2024](#), une séance publique « portes ouvertes » pour l'ensemble de la Ville.
- En juillet, août et septembre 2024, on a tenu des [séances portes ouvertes en virtuel](#) dans 24 salles de réunion en sous-groupes, à raison d'une séance en sous-groupes pour chaque quartier.
- Un compte rendu de situation pour le troisième trimestre de 2024 a été présenté au Comité de la planification et du logement le [11 septembre 2024](#) et publié dans la page consacrée à ce projet sur la plateforme Participons Ottawa.
- En septembre, octobre et novembre 2024, [cinq ateliers en présentiel](#) ont eu lieu dans des établissements de tout le territoire de la Ville.
- Le [4 décembre 2024](#), un compte rendu sur la situation du projet au quatrième trimestre 2024 a été présenté au Comité de la planification et du logement et publié dans la page du projet sur la plateforme Participons Ottawa.
- Les rapports sur « Ce que nous avons entendu » dans les séances publiques virtuelles « portes ouvertes » et dans les séances d'information virtuelles ont été publiés, au début de décembre 2024, dans la page du projet sur la plateforme Participons Ottawa.
- Le [20 mars 2025](#), la deuxième version provisoire du *Règlement de zonage* a été publiée pour les besoins de la consultation publique. Le [16 avril 2025](#), le Conseil municipal a pris connaissance de la deuxième version provisoire du *Règlement de zonage*.
- Des [séances portes ouvertes en virtuel](#) ont eu lieu dans toute la Ville le 29 mai et le 3 juin 2025, et une [séance portes ouvertes publique en présentiel](#) s'est déroulée le 2 juin 2025.
- La période des commentaires pour les besoins de la [diffusion publique et technique](#) de la deuxième version provisoire s'est déroulée du 2 mai au 30 juin 2025. Le personnel a continué de prendre connaissance des commentaires et d'y donner suite après le 30 juin 2025.
- Le [8 septembre 2025](#), la dernière (et troisième) version provisoire du *Règlement de zonage* a été publiée pour les besoins de la consultation publique.

- Des [journées portes ouvertes en virtuel](#) ont eu lieu pour l'ensemble de la ville les 17 et 25 septembre 2025. Des [journées portes ouvertes en présentiel](#) ont eu lieu les 23 et 29 septembre 2025.
- La période des commentaires pour la [diffusion publique et technique](#) de la dernière version provisoire s'est déroulée du 8 septembre au 3 octobre 2025. Le personnel a continué de prendre connaissance des commentaires et d'y donner suite après le 3 octobre 2025.
- La pièce 15 comprend le Rapport sur « Ce que nous avons entendu », soit les commentaires déposés depuis la publication de la dernière version provisoire du *Règlement de zonage* le 8 septembre 2025.

## BACKGROUND

On [October 27, 2021](#), Council adopted the new Official Plan. On [November 4, 2022](#), the Official Plan was approved by the Minister of Municipal Affairs and Housing. Under the *Planning Act*, municipalities are directed to implement official plan policies within three years of the policies coming into effect. The new Zoning By-law will be brought to Council for approval three years and three months after the Official Plan came into effect.

The draft Zoning By-law recommended for approval in this report is foundational to the City's comprehensive strategy to address housing opportunities and housing affordability, while also streamlining zoning regulations and implement a wide range of policy directions in the new Official Plan.

Ottawa has experienced strong growth and will continue to see strong growth to 2051. In the last 15-years between 2006 and 2021, Ottawa grew by more than 216,000 residents, doubling the growth rate for Toronto and Hamilton<sup>1</sup>. The Ministry of Finance projects a population growth of over 310,000 for each of the next 15-year periods between 2021 to 2036 and 2036 to 2051 for the city of Ottawa<sup>2</sup>.

The new Official Plan provides a strong framework for managing growth across the city, in urban, suburban and rural areas. The new Zoning By-law implements the Official Plan and will ensure that the city is prepared for the coming growth by creating new opportunities for a wider range of housing choices, particularly missing middle housing, and streamlining rules to make it easier for new housing to be built. This modernized

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<sup>1</sup> Statistics Canada. [Table 17-10-0152-01 Population estimates, July 1, by census division, 2021 boundaries](#)

<sup>2</sup> Ontario Data Catalogue. Ministry of Finance. 49 Census Divisions MOF Population Projections, July 1, 2024 to July 1, 2051. Validation date: August 1, 2025.

Zoning By-law reduces barriers and offers flexibility to facilitate increased housing construction. Key elements include:

- Expanded opportunities for housing and housing options with broader permissions, particularly for missing middle built forms across more geographic locations.
- Simpler and easier to use form-based zoning citywide as opposed to by building type.
- Straightforward permissions for mid- and high-rise development close to transit.
- Flexible parking provisions to reflect market need.
- Streamlined rules to achieve gentle density in neighbourhoods.
- Reduce restrictions to support economic opportunities.

Housing is identified as a strategic focus for the 2023-2026 Term of Council. This priority has been advanced through a number of initiatives, including the: implementation and completion of the [Housing Needs Assessment](#), approval of the [Housing Accelerator Funding spending plan](#), Affordable Housing Pipeline Strategy and the Municipal Land Strategy, approval of the [Affordable Housing Community Improvement Plan](#), [mid-point review of the 10-Year Housing and Homelessness Plan](#) and most recently, the [Housing Innovation Task Force Report and Housing Acceleration Plan](#) approved by City Council on October 8, 2025.

From a legislative and funding perspective, the Provincial and Federal governments are steering municipalities towards new zoning frameworks to increase housing supply. The Provincial government has initiated multiple changes to the *Planning Act* to streamline planning approvals and to permit new development opportunities for low-rise building forms in all municipalities across Ontario. The City's [Municipal Housing Pledge](#) with the Province requires the City to make all efforts to enable home builders to construct 151,000 new homes from 2021 to 2031. The new Zoning By-law is identified in the Municipal Housing Pledge as the primary instrument of the municipality's role to improve housing options and construction. The Province established the [Building Faster Fund \(BFF\)](#) to support housing-enabling infrastructure in municipalities that meet the provincial housing targets. The targets were met in 2023, and funding was received by the City in that year. However, despite strong numbers of building permits being issued in 2023 and 2024, the targets were not met and funding from the Province was not received.

The City's [Housing Accelerator Fund \(HAF\)](#) agreement with the Federal government targets reinvesting 90 per cent of Ottawa's \$176 million allocation to support the construction of affordable housing. The agreement includes the consideration of increasing permitted densities in the new Zoning By-law to create longer-term systemic housing opportunities. The draft Zoning By-law delivers or is related to four of the nine objectives in the Ottawa Housing Accelerator Fund action plan. The HAF contribution agreement with CMHC includes the Council adoption of the New Zoning By-Law by the end of 2025. Staff communicated earlier this year to CMHC that Council consideration for adoption of the new Zoning By-law will not occur until January 2026. This updated timeline was acknowledged and accepted by CMHC.

Finally, the new Zoning By-law provides a variety of new provisions and a new framework of commercial zones to support economic development opportunities, citywide. These simplified provisions reduce regulatory frictions that frustrate small businesses that are complementary in neighbourhoods and support liveability.

The Hub, Mainstreet, Neighbourhood Mixed-Use and Minor Corridor Zones eliminate longstanding, arbitrary limitations on the types of businesses that are permitted along busy streets, near transit stations and in existing commercial nodes in neighbourhoods. These limitations originate from decades old, pre-amalgamation zoning by-laws that do not have a policy basis in the Official Plan for limiting the range of businesses permitted. In these zones, a broad range of commercial uses are permitted, where previously they may been limited to only a few uses.

New opportunities and a wider range of housing choices will support economic development in the housing construction sector, while the expanded range of opportunities for housing will give Ottawa a competitive advantage over cities that have fewer opportunities for housing to be built, and a narrower range of housing types permitted. Housing supply and affordability is also a component of economic vitality; a housing shortage reduces the mobility of labor and makes it harder to attract talent.

The new Minor Corridor Zone implements policies in the Official Plan for the Minor Corridor designation. This zone has been applied to over 3500 locations along Minor Corridors that cross through neighbourhoods, citywide. The Minor Corridor Zone provides more locations for entrepreneurs and small businesses to establish themselves and grow, while also providing services to support the day-to-day needs of nearby residents. This zone also implements 15-minute neighbourhood policies in the Official Plan.

The new Zoning By-law expands permissions for home-based businesses, while maintaining the primary residential characteristics of Neighbourhood Zones. An additional employee is permitted in both rural and urban home-based businesses, with corresponding increases in maximum permitted sizes. The Village Enterprise Overlay has been carried forward, which allows larger home-based businesses in central areas of Villages. These provisions support small businesses in their earliest, start-up phases, and provide opportunities for new businesses to develop.

New opportunities have been provided in many zones for businesses that produce food indoors in controlled environments. The provisions permit small-scale indoor food production to allow hospitals, schools and post-secondary institutions to grow food indoors, and large-scale indoor food production is permitted in zones where a light industrial use is permitted. These provisions open the door to small- and large-scale indoor food production in Ottawa.

The transition provisions in Sections 109 and 110 will provide continuity for business owners to allow approved and in-process applications under Zoning By-law 2008-250 to proceed to issuance of building permit. These provisions are essential for businesses that have invested in a planning approval and will provide certainty concerning the continuation of development rights achieved under Zoning By-law 2008-250.

## **DISCUSSION**

### **Summary of changes in the final draft of the Zoning By-law released on September 8, 2025**

The final draft of the Zoning By-law released on September 8, 2025 included revised provisions relating to maximum building height in Neighbourhood Zones, revised provisions for high-rise development in Mainstreet Zones, parking provisions for residential uses in Villages and revised provisions for communal parking lots, as summarized below.

#### Maximum Building Height in Neighbourhood Zones (N1 – N4)

In Draft 1 of the new Zoning By-law, the maximum building height proposed in the N1 and N2 Zones was 8.5 metres (two storeys) in all urban transects. In Draft 2, the maximum height in the Suburban transect was increased to 11 metres, to recognize building heights that are currently permitted in Zoning By-law 2008-250.

In the final draft of the Zoning By-law, a maximum height of 11 metres was applied in the N1- and N2 – Neighbourhood Zones, in all urban transects. This will implement a

general permission for three storeys citywide, except where secondary plan policies require a lower height or where height provisions are in place that limit heights to less than three storeys. Staff notes that height provisions in zone codes that limit height to less than 11 metres in N1 and N2 Zones are relatively rare.

A maximum height of three storeys in N1 and N2 Zones implements Official Plan policies that generally permit three storeys in Neighbourhoods and allow up to four storeys “where appropriate.” A maximum height of three storeys also supports the construction of larger, family-sized dwelling units in four- to six-unit buildings in N1 and N2 zones as a result of the additional floor area available within the third storey. Where a three-storey building is built to accommodate only one or two dwelling units, the three-storey building envelope provides flexibility to allow conversion of the building into a three- or four-unit building in the future.

Building heights are proposed to remain unchanged in the final draft of the Zoning Bylaw in the N3 and N4 Zones:

- in the N3 Zone, the maximum height remains three storeys,
- in the N4 H(11) Zone, the maximum height remains three storeys,
- in the N4 Zone, the maximum height remains four storeys.

#### Building height transition framework for Mainstreet Zones (MS)

As part of the release of Draft 2 of the new Zoning By-law, Council directed staff to consult with the public regarding the maximum height of high-rise buildings, and the setback for the tower portion of a high-rise building from a lot line shared with a low-rise Neighbourhood Zone (N1 – N4). Staff were also asked to consider applying lower heights for high-rise buildings in the Suburban transect, based on distance from existing or planned transit stations. In response to these directions, staff propose the following in the final draft:

- Increase the maximum height for a high-rise building from 27 storeys to 30 storeys.
- Reduce the separation distance for the tower portion of the building from 30 metres to 25 metres and add an additional 1.5 metre setback at the front of the building to give more light to the street.
- In the Suburban transect, limit the height of high-rise buildings to 18 storeys when they are located farther than 600 metres from an existing or planned transit station.

### Minimum parking space rate in Villages

When Council received the report for Draft 2 of the new Zoning By-law, a motion was approved directing staff to incorporate a minimum parking space rate of one parking space per dwelling unit in Village Residential Zones (V1- V5). To implement that motion, staff added a new Section 614 – Minimum Parking Rates in Village Residential Zones to the final draft of the new Zoning By-law.

In keeping with earlier drafts of the Zoning By-law, minimum parking rates have not been included for other parts of the city. However, the draft Zoning By-law includes requirements for visitor parking, generally at a rate of 0.1 spaces per dwelling unit (where the *Planning Act* permits such parking to be required using zoning), and maximum parking rates apply in areas close to transit.

### Residential On-Street Parking Permit Program

To assist with a provision that does not require a minimum for on-site parking in the new Zoning By-law, staff will undertake a study to review the potential for new on-street parking and will provide a report to Council in 2027. [Residential on-street parking permits](#) are currently available in some areas in the Downtown and Inner Urban Transects, and the expansion of this system will be explored following adoption of the new Zoning By-law. This initiative could help accommodate current parking needs while reducing reliance on on-site parking.

### Communal Parking Lot Provisions

Drafts 1 and 2 of the Zoning By-law proposed to permit communal parking lots in Neighbourhoods only in planned unit developments (development with more than two residential buildings on a lot). The communal parking lot provisions intend to provide flexible parking arrangements that optimize the use of parking spaces in one location to accommodate parking from a different location. The final draft intends to increase permissions for communal parking lots in Neighbourhood Zones as follows:

- Must be for another residential use within 400 metres of the property.
- Must be an interior (not corner) lot.
- No more than one drive aisle with one row of parking spaces on each side is permitted.
- 30 per cent of the lot must be soft landscaped.

- Must provide an opaque screen between the parking lot and the side and rear lot lines.
- Must not be in the Downtown transect or within 600 metres of a rapid transit station.

### Changes affecting Rural Zones

Rural zones in the Zoning By-law drafts have remained generally consistent with the intent of the provisions of the current Zoning By-law 2008-250. However, organizational changes were made to the structure of Rural zones to simplify them while maintaining their general intent, and to implement the new Provincial Planning Statement, 2024:

- The AG – Agricultural Zone was modified to permit two additional dwellings on lots larger than 1 ha in accordance with PPS, 2024.
- The Rural Industrial and Logistics Zone reflects the updated definition of “area of employment” in the *Planning Act*. Office and Institutional uses are not permitted in areas of employment under the *Planning Act*, and commercial uses are only permitted if they are accessory to a permitted use.
- The depth of the Mineral Aggregate Separation Overlay was revised in the final draft. Sensitive land uses are not permitted with 150 metres of a Sand and Gravel Resource Area, reinstating the distance in the current Zoning By-law. Sensitive land uses are not permitted within 300 metres of a Bedrock Resource Area. This distance was reduced from 500 metres as proposed in Draft 2, however it is greater than the distance in the current Zoning By-law to reduce risks to life and health.

Distance from Overlay (metres)	Zoning By-law 2008-250 / Draft 1	Draft 2	Final Draft
Bedrock Resource Overlay	210	500	300
Sand and Gravel Resource Overlay	150	300	150

### **Summary of staff-recommended changes in the final draft of the Zoning By-law**

Most of the changes recommended by staff to the final draft of the Zoning By-law are minor in nature. Document 2 includes staff-recommended text changes to correct errors and omissions in the final draft of the Zoning By-law. Document 3 recommends Zoning Map changes. Document 4 recommends changes that result in a change of intent to a provision in the text of the draft Zoning By-law.

### Changes to correct errors in the text of the draft Zoning By-law

The changes recommended by staff to correct errors in the text of the draft Zoning By-law are included in Document 2. These changes include: corrections to wording, clarifications to definitions, minor revisions to purpose statements, and wording changes that clarify provisions, but do not alter their intent.

### Changes to the draft Zoning Map

Staff-recommended changes to the Zoning Map are included in Document 3 and are colour-coded in three tables in the document:

- Blue: Changes to the Zoning Map to correct errors are in the first table and include changes to implement Ontario Land Tribunal decisions, reinstating missing height (H) suffixes, zone conversions that were done in error or inadvertently, corrections to exceptions or schedules, reinstating split zoning for institutional sites and changes to city-owned stormwater ponds or parks that impact the entire property.
- Orange: Changes to the Zoning Map where there is a change of intent are included in the second table. This table includes changes to zone codes relating to policy implementation or for recognizing existing uses that are not recognized in the current Zoning By-law.
- Green: Minor technical changes are in the third table. This table includes small zone boundary changes to match property lines, EP – Environmental Protection Zone boundary changes to align them with boundaries of environmental designations in the Official Plan, correcting zone polygons in the right-of-way, merging polygons with the same zone codes, and removing exceptions that are proposed to be deleted. These categories of technical changes are summarized in the table and affect multiple properties or are citywide.

### Changes to the text of the draft Zoning By-law where there is a change of intent

Document 4 includes staff-recommended changes to the text of the draft Zoning By-law where there is a change proposed to the intent of the provision. A change is proposed to the Neighbourhood zone provisions with respect to vertically attached dwellings (for example, semi-detached or townhouse), to limit the maximum number of principal vertically attached units in the N1 and N2 zones, as well as the N3 zones in the Outer Urban transect. Since semi-detached and townhouse dwellings are required to permit up to two additional dwelling units on each separate parcel of urban residential land per

Section 35.1 of the *Planning Act*, this ensures the intent of these zones maintains the maximum number of units permitted in a building.

### **Action items in the Housing Acceleration Plan that will be implemented in the draft Zoning By-law**

The [Housing Acceleration Plan](#) (Acceleration Plan) includes 53 action plan items to address the specific housing challenges facing Ottawa, while maintaining a holistic, balanced view that considers all aspects of city-building. Five of the Acceleration Plan items (items 1, 35, 46, 47 and 52) relate to the new Zoning By-law.

**Item 1** in the Acceleration Plan directs the new Zoning By-law to eliminate barriers and offer flexibility to facilitate increased housing construction, expanded opportunities for housing with broad permissions, simpler, form-based zoning provisions, and flexibility on parking to reflect market need. The simpler, streamlined provisions in the draft Zoning By-law for the Neighbourhood and Mixed-Use zones implement these directions. The draft Zoning By-law does not include minimum parking requirements for the urban areas of the city.

**Item 35** directs the new Zoning By-law to permit residential uses in conjunction with institutional uses, such as places of worship, to eliminate costly zoning by-law amendment applications. The provisions in the draft Zoning By-law in Section 1101-Institutional Zones implement this action by permitting dwelling units when they are on the same lot as an institutional use in the Institutional zone. This maintains the intent of locating institutional uses within the Institutional Zone while permitting new opportunities for housing.

**Item 46** directs the new Zoning By-law to eliminate barriers to modular and prefabricated housing methods, including flexibility regarding height limits to support modular housing development. This direction is implemented through a staff-recommended change to Section 801 included in Document 4 of this report, that permits an additional 0.5 metres of building height for each floor of a modular construction building, with additional provisions to ensure the maximum number of storeys in the zone is not exceeded. Modular construction forms have standard floor-to-ceiling heights that in some cases may exceed heights used in other forms of construction, and this provision will provide additional flexibility to accommodate such forms.

**Item 47** directs the new Zoning By-law to increase the potential for gentle density in neighbourhoods. The Neighbourhood Zone provisions for maximum building height and

maximum density implement the direction in item 47. The Neighbourhood Zone provisions proposed in the final draft of the Zoning By-law will create new opportunities for gentle density in neighbourhoods throughout the city.

**Item 52** directs the new Zoning By-law to increase maximum building heights to support intensification in strategic growth areas such as Hubs and along Mainstreets. The provisions for the Hub and Mainstreet Zones implement the maximum building heights in the Official Plan for the Hub and Mainstreet Corridor designations. Maximum building heights in secondary plan areas have been increased in accordance with the maximum heights permitted by secondary plan policies to the extent possible, given the complexity of secondary plan policies. Staff will continue to review building heights in secondary plan areas to confirm heights have been properly implemented and will initiate omnibus zoning reports following approval of the new Zoning By-law to ensure conformity with secondary plan policies.

Finally, as part of the approval of the [Housing and Innovation Task Force Report and Housing Acceleration Plan](#), a recommendation was approved directing staff to review the draft Zoning By-law to confirm there are permissions to support residential development that is oriented to serve the needs of seniors.

As directed, staff reviewed the range of housing options in the draft Zoning By-law that can serve the needs of seniors. The draft Zoning By-law includes new permissions to implement policies in [Section 4.2.4](#) of the Official Plan that require retirement homes, residential care facilities and cooperative or shared accommodation arrangements, such as rooming houses, to be permitted in any zone where a residential use is permitted. Residential uses are permitted in Neighbourhood and Mixed-Use Zones throughout the city.

To implement the policies in Section 4.2.4 of the Official Plan, a continuum of housing arrangements that can support housing options for seniors are proposed in Part 7 and Part 8 of the draft Zoning By-law. The coach house permissions in Section 701 and the number of dwelling units permitted in a building in Neighbourhood Zones in Section 801 permit a senior to live within a coach house (a separate dwelling unit in a small building located in the rear yard of a property), or in a separate dwelling unit within the principal building on a property. These provisions provide new options for dwelling units in neighborhoods throughout the city in independent living arrangements for seniors, as well as new options to allow seniors to live on the same property as family members in separate, independent dwelling units. The draft Zoning By-law also permits seniors to live together in co-living arrangements, where they have separate bedrooms but share

kitchen and/or bathroom facilities in one building. These living arrangements are permitted through the provisions in Section 707 for rooming units and rooming houses, and the provisions for oversize dwelling units in Section 709, which allow up to eight bedrooms in a dwelling, subject to conditions. The provisions in Section 709 and the number of dwelling units permitted in a building in Section 801 in Neighbourhood Zones support multi-generational living arrangements.

Section 705 of the draft Zoning By-law permits a retirement home and a residential care facility in any zone where a residential unit is permitted. These land uses provide housing options for seniors ranging from separate dwelling units or rooming units in retirement homes where little to no assistance with daily living is needed, to living arrangements in residential care facilities where supportive in-house care is provided, including ongoing medical and nursing care, counselling, recreational and personal services.

In total, these permissions support a broad spectrum of housing options to service seniors with different needs and housing preferences.

### **Site Plan Control By-law Update**

On [October 8, 2025](#) as part of the consideration of the [Housing Acceleration Task Force Report and Housing Acceleration Plan](#), a motion was approved by Council (Motion No. 2025-66-05) giving direction that Site Plan Control By-law (No. 2014-256), “be amended to increase the exemption to a maximum of 12 residential dwelling units.” If amendments are needed to align the maximum number of dwelling units permitted in a building in a Neighbourhood Zone (specifically the N3 Zone that limits the number of units in a building to ten) with development exempt from Site Plan Control, such amendments will be made following amendments to the Site Plan Control By-law being approved by Council. The Housing Acceleration Plan directs staff to return to Planning and Housing Committee before the end of this term of Council, regarding thresholds for exemptions from Site Plan Control By-law (No. 2014-256). In addition, this issue will be considered in the context of proposals by the Province in [Bill 60](#) and [ERO listing 025-1101](#) regarding the municipal use of enhanced development standards at the lot level (outside of buildings).

### **Impact of new Zoning By-law on delegated authority for Minor Zoning By-law amendment applications**

Implementing the new Zoning By-law will broaden the category of minor zoning by-law amendment applications delegated to staff, however such applications will still be

subject to policies in the Official Plan that limit increases to building height through a minor zoning amendment process.

On [November 13, 2024](#), Council amended the Official Plan to delegate minor zoning by-law amendment applications to staff. The amendment satisfied a condition of the [Housing Accelerator Fund](#) agreement with the Federal government. The amendment changed the procedures for minor zoning by-law amendment applications by allowing such applications to be processed by staff under delegated authority, provided the applicable ward councillor does not withdraw delegated authority.

The amendment to the Official Plan maintained the categories of development that can be considered a minor zoning by-law amendment, however new policies were added that limit how much additional height can be requested under this application type. Previously, minor zoning by-law amendment applications were limited to performance regulations only (a numerical standard in the Zoning By-law), but there was no limit to how much height could be requested through such an application. To ensure that requests to amend the zoning by-law remain minor under this new process, thresholds were added to [policy 11.6.5 a\)](#) of the Official Plan to limit increases to building height, as follows:

- a) Modifications to performance regulations only, provided no request results in:
  - i) a maximum building height exceeding three storeys within a Neighbourhood designation; or four storeys within the Evolving Overlay;
  - ii) in all other designations, exceeds the lesser of five storeys, 15 metres, or 25 per cent of the permitted building height rounded down to the nearest half-metre;

Currently, adding a land use is not permitted to occur through a minor zoning by-law amendment application. For example, permitting a semi-detached dwelling in a zone that does not permit a semi-detached dwelling would not be within the scope of a minor zoning by-law amendment application.

Under the new Zoning By-law, residential land uses are not regulated using dwelling type categories, such as detached dwelling or semi-detached dwelling. When the new Zoning By-law comes into effect, residential land uses will be regulated on the basis of various performance regulations such as the maximum number of units in a building, maximum density on the lot, maximum building height and setbacks from lot lines. A property owner may apply for a minor zoning by-law amendment to modify any of the performance regulations. As noted, the policies in Section 11.6.5 a) of the Official Plan

limit the amount of increased height that is possible through a minor zoning by-law amendment application.

Whereas under the current Zoning By-law a major rezoning would be needed to permit a semi-detached dwelling in a zone that only permits detached dwellings, under the new Zoning By-law, a minor zoning by-law application may be submitted to allow the equivalent of a semi-detached dwelling under the new Zoning By-law. While this additional flexibility may increase the number of applications that are eligible to proceed as a minor zoning by-law amendment application, the limitations on increases to building height in the Official Plan will continue to apply. Applications that seek to increase building height beyond what is permitted in the Official Plan will require a major zoning by-law amendment application.

With regard to minor changes to development standards, it is noted that a recommendation was approved as part of the [Housing Acceleration Plan](#) to undertake a review of the delegated authority and Terms of Reference for the Committee of Adjustment and report back to Council by Q4, 2026. In addition, the Province is considering as-of-right variations from setback requirements in zoning by-laws in [ERO listing 025-0463](#).

### **Administrative Matters**

Information about administrative matters concerning the operation of the current Zoning By-law 2008-250 and the new Zoning By-law 2026-50, before and after approval by Council, is provided in Document 5 – Administrative Matters. This document provides administrative details regarding enactment and operation of the new Zoning By-law for the following phases of the new Zoning By-law project:

- During public consultations up to the day before enactment of the new Zoning By-law.
- The date of enactment up to the date all appeals of the new Zoning By-law are fully resolved.
- After the date that all appeals of the Zoning By-law are fully resolved.

**Transition and Continuation provisions in Sections 109 and 110 for in-process and approved development applications, and interpretation for exceptions, schedules and other zone code suffixes**

Transition and continuation provisions are provisions in a by-law that deal with in-progress and approved development applications, such as a zoning by-law amendment, minor variance, site plan control or plan of subdivision application, so that they can continue to be dealt with under the Zoning By-law in effect at the time the application was made, even if a new Zoning By-law comes into effect. The new Zoning By-law refers to these provisions as “Transition Provisions” and “Continuation Provisions”. These provisions are found in Section 109 - Transition for Complete Applications and in Section 110 - Continuation of Approved Applications.

The provisions in Sections 109 and 110 allow in-process and approved development applications under the *Planning Act* that were made under Zoning By-law 2008-250 to continue to issuance of building permit as if Zoning By-law 2008-250 is in effect. Property owners will have five years to complete in-process development applications and obtain a building permit. Property owners will have three years to obtain a building permit using applications approved under the *Planning Act* during the time Zoning By-law 2008-250 was in effect. Document 6 provides further details about the transition and continuation provisions in Sections 109 and 110 of the draft Zoning By-law.

Section 110 also includes provisions to guide interpretation of exceptions, schedules and other zone code suffixes on the Zoning Map during the time they are under review following approval of the new Zoning By-law. There are separate provisions for properties, depending on whether they are located *inside* or *outside* a secondary plan or area-specific policy area. Document 6 provides further details concerning interpretation of exceptions, schedules and other zone code suffixes on the Zoning Map.

#### Interpretation of exceptions, schedules and other zone code suffixes for properties located *outside* secondary plan and area-specific policy areas

For properties *located outside of secondary plan and area-specific policy areas* that are subject to an exception, schedule, or other zone code suffix, a staff-recommended change is included in Document 4 to revise Section 110 to specify the most permissive provisions apply from the primary zone, subzone, exception, schedule and other zone code suffixes in a zone code. However, the provisions in Section 110 specify that the most permissive provisions will not apply in certain circumstances, such as in Neighbourhood Zones (N1 – N6), where exceptions, schedules and other suffixes will continue to apply. Additional provisions in Section 110 are proposed to ensure the provisions in exceptions, schedules and all zone code suffixes outside of secondary plan areas remain in conformity with the Official Plan.

The proposed approach will produce a simpler, more consistent regulatory framework citywide, that implements the policies in the Official Plan for areas *outside of secondary plan and area-specific policy areas*. The proposed approach will shorten the length of time needed to align exceptions, schedules and zone code suffixes with the new Zoning By-law and will allow staff to reduce the number of exceptions that have been carried forward from previous zoning by-laws dating from as early as the 1960s. This approach is consistent with item 1 of the [Housing Acceleration Plan](#), that supports simpler, form-based zone provisions.

Interpretation of exceptions, schedules and other zone code suffixes for properties located inside secondary plan and area-specific policy areas

Exceptions, schedules and other zone code suffixes that apply to properties located *inside* secondary plan and area-specific policy areas will operate *as if Zoning By-law 2008-250 remains in effect*. A review of exceptions, schedules and other zone code suffixes in secondary plan and area-specific policy areas is planned on a priority basis in 2026 and 2027. Until the work to review exceptions, schedules and other zone code suffixes in secondary plan and area-specific policy areas is completed, the provisions in the exceptions, schedules and other zone code suffixes in Zoning By-law 2008-250 will apply as if that by-law remains in effect.

For properties *located inside secondary plan and area-specific policy areas*, exceptions, schedules and other zone code suffixes must be reviewed on a site-by-site basis to determine if the provisions in the secondary plan have been implemented and to align them with the terminology, provisions and section numbers in the new Zoning By-law, and the intent of the relevant policies.

Work has already been undertaken to align maximum building heights as set out in secondary plan policies, as far as possible. However, it was not possible to fully implement height policies in secondary plan areas, or to align all provisions in exceptions, schedules and other suffixes in zone codes, in particular when building heights are conditional on complicated performance standards set out in secondary plan policies, or where other provisions in the current zone codes limit development potential when there is no secondary plan policy reason for such limitations. Until the work to review exceptions, schedules and other suffixes in zone codes in secondary plan and area-specific policy areas is completed, the provisions in Zoning By-law 2008-250 will apply as if that by-law remains in effect.

Further to zoning implementation in secondary plan areas, item 6 of the [Housing Accelerator Report and Housing Acceleration Plan](#) directs staff to undertake a

comprehensive review of secondary plans with an aim to streamline and remove old and outdated secondary plans, and report to Committee in early Q1 2026. In addition, the Provincial government is seeking feedback on proposed legislative and regulatory changes in association with the *Fighting Delays, Building Faster Act, 2025*. Proposed Provincial changes include requiring [official plans](#) to be a singular, comprehensive document for the entire municipality, including potentially prohibiting the use of secondary or site-specific plans.

Staff will monitor the status of the review of secondary plans directed by the Housing Acceleration Plan and the proposed changes to official plans associated with the *Fighting Delays, Building Faster Act, 2025* to determine how zoning implementation of secondary plans could be affected.

### **Previous Motions and Directions from Council**

Document 7 provides a summary of all motions and directions to staff relating to the draft Zoning By-law. It includes motions arising from Draft 2 of the By-law and a motion arising from the Housing Innovation Task Force and Acceleration Plan report ([ACS2025-SI-SPO-0002](#)). No motions or directions were received with respect to Draft 1 of the By-law.

### **Work Plan for aligning exceptions, schedules and zone code suffixes with the new Zoning By-law**

Exceptions, schedules and other zone code suffixes contain provisions that:

- Modify the provisions in the Zone or Subzone.
- Supersede a general provision in Part 2, a specific-use provision in Part 3, a general setback provision in Part 4, and Overlay provision in Part 5, a parking-related provision in Part 6 or a housing-related provisions in Part 7.
- May or may not implement policies in a secondary plan or area-specific policy area.

Exceptions, schedules and other zone code suffixes are often used in combination, with the exception, schedule and other suffixes being dependent on one another for full implementation of the intent of the zone code. For this reason, it is not possible to modify an exception in a zone code without doing a thorough review to determine if a schedule or other suffix must also be changed to align with the change to the exception. Each individual zone code having an exception, schedule or other suffix must be reviewed on a site-by-site basis. In addition, since exception provisions modify provisions in other parts of the By-law, it is not possible to update the terminology and

intent in exceptions, schedules and other suffixes until the terminology and intent they are modifying in other parts of the By-law are finalized and approved by Council.

A review of exceptions, schedules and zone code suffixes is planned on a priority basis during 2026 and 2027 to align them with the intent of the new Zoning By-law and the Official Plan. Until the review can be completed, continuation provisions in Section 110 will allow the continued operation of these complex provisions, as discussed in the Transition Provisions section of this report. For details about the Work Plan and principles proposed to guide the review of exceptions, schedules and other zone code suffixes during 2026 and 2027, please see Document 8.

### **Timely correction of errors following approval of the new Zoning By-law**

Given the scope of the new Zoning By-law project, and the level of detail involved in implementing a new Zoning By-law, it is anticipated errors will be identified in the new Zoning By-law following enactment and is a typical post-approval process when rewriting major documents, such as the new Official Plan. Staff will be prepared to bring omnibus zoning by-law amendment reports to Council in a timely manner to correct errors in the new By-law.

### **Evolving Neighbourhood Overlay**

Over the course of the public consultations on the draft Zoning By-law, many comments and questions were received concerning implementation of the Evolving Neighbourhood Overlay policies in Section 5.6 of the Official Plan. Document 9 provides information concerning the strategy used in the draft Zoning By-law to implement the Evolving Neighbourhood Overlay policies. This includes the underlying methodology used to determine the extent of the Overlay for the purposes of applying higher-density Neighbourhood zone designations as-of-right, as well as what Neighbourhood primary zones were applied by transect based on whether a property is located inside or outside the Evolving Neighbourhood Overlay.

### **Minimum Parking Space Rates – Update**

Document 10 outlines the parking provisions that are currently applicable in Ottawa, including minimum and maximum parking space rates, and areas of the city where the *Planning Act* does not permit parking to be required in a Zoning By-law. The document provides additional information on what the removal of minimum parking space rates actually means and how a choice-based parking approach based on market demand works in the context of future development. This document also speaks to parking

management measures introduced in the new Zoning By-law and potential future initiatives for addressing parking space supply.

### **Stormwater Management and Adequate Water and Wastewater Services**

Section 201 of the draft Zoning By-law implements requirements for on-site stormwater management and a review of adequacy of water and wastewater servicing. Document 11 provides information about implementation of Section 201 as part of a building permit application where site plan control is not required for the development proposed, as well as the approach for reviewing adequacy of water and wastewater services as part of a building permit application.

### **Retranslation of French version of new Zoning By-law**

Once the new Zoning By-law is approved by Council, the new By-law will be re-sent to Translation Services for a quality control review to ensure terminology accurately reflects the intent of the By-law, and that the terms are used in a consistent manner throughout the By-law. The English version of the By-law is considered the definitive version for legal purposes. The retranslation is being undertaken to ensure a high quality of service for francophone residents.

### **Summative comments from Ottawa Public Health on the final draft of the new Zoning By-law**

Document 12 describes the collaboration between Ottawa Public Health and the new Zoning By-law team on new health-supportive zone provisions. This document provides a summative statement from Ottawa Public Health concerning the draft Zoning By-law.

### **Digital Twin Update**

Information concerning the [Digital Twin](#) is included in Document 13 to provide an update on the expected timelines and functionality of the Digital Twin. The Digital Twin is an interactive, three-dimensional, digital replica of buildings and infrastructure in Ottawa.

### **Zone Code conversion details for the final draft of the Zoning By-law**

Document 14 includes an overview of zone codes in the current Zoning By-law 2008-250 and the analogous conversion to new zone codes used in the draft Zoning By-law.

### **As-We-Heard-It Reports**

Document 15 includes As-We-Heard-It Reports for public engagement events and submissions received since the release of the final draft on September 8, 2025.

### **Final draft of new Zoning By-law (Track-changes version)**

A track-changes version of the final draft of the new Zoning By-law is included in Document 16 for information purposes to document all changes made to the draft since the release of Draft 1 of the new Zoning By-law in May 2024.

### **Provincial Planning Statement, 2024**

The final draft of the new Zoning By-law is consistent with the Provincial Planning Statement, 2024. The final draft of the Zoning By-law implements the Provincial Planning Statement, 2024 by:

- Providing an orderly framework to support development and growth in the city.
- Providing the as-of-right permissions to achieve intensification targets.
- Protecting agricultural lands, the environment, public health and safety.

### **CONSULTATION**

Public consultations on the draft Zoning By-law began in 2023 with the release of the Zoning Best Practices Review and the Zoning Implementation Report and release of seven discussion papers. Since the start of the project residents engaged through submitting emails to the project inbox, completing surveys, and attending virtual and in-person open houses. The project has hosted 25 in-person and virtual open houses during the three drafts of the proposed zoning By-law, including seven virtual open houses with breakout rooms to host ward specific presentations for all 24 of Ottawa's Wards. Over 8,000 residents submitted questions, or comments to the project's email inbox. Staff released seven As-We-Heard-It reports summarizing feedback and comments at each step of the project. Details on engagement for the final draft of the Zoning By-law are found in Document 15, as well as all previous As-We-Heard-It reports for the duration of the project.

Consultation on the new Zoning By-law builds on the comprehensive community engagement on the City of Ottawa's new Official Plan undertaken in 2019 through 2022. Between these subsequent projects, the City has conducted over 80 in-person and virtual engagement opportunities and received thousands of comments from residents.

Engagement for final draft consisted of two in-person open houses at the EY Centre on September 23 and at the Ottawa Conference and Event Centre on September 30. Two citywide virtual open houses were hosted September 17 and September 25.

Through this multi-year engagement process, staff received feedback from residents, community associations, industry stakeholders, and advisory bodies. This input directly contributed to improvements and refinements incorporated into the final draft. Key adjustments informed by consultation include refining the maximum number of permitted units in certain Neighbourhood Zones, confirming an 11-metre height limit in the N4 Zone, modifying the boundary of the Evolving Neighbourhood Overlay, and provisions for communal parking lots. Public feedback also informed adjustments to height transition provisions and tower setback requirements in Mainstreet Zones, strengthening the compatibility framework for areas experiencing growth.

### **Advisory Committees and Working Groups**

#### *New Zoning By-law Councillor Sponsor Group*

The New Zoning By-law Councillor Sponsors Group (CSG) was established to support and champion the project. The 2022-2026 Term of Council members include Councillors Jeff Leiper, Glen Gower, Laine Johnson, David Hill, and Catherine Kitts. City membership comprised of the General Manager of the Planning, Development and Building Services Department, along with relevant members of the new Zoning By-law team.

From July 2024 to February 2025, the team met seven times with the CSG to provide updates on key issues and public consultation strategies.

#### *FCA-GOHBA Working Group*

From June to December 2024, the Zoning team engaged with representatives from the Federation of Citizens Associations (FCA) and the Greater Ottawa Home Builders Association (GOHBA) to discuss and consult on rural and suburban provisions, infill development, high-rise buildings, and hubs and corridors.

#### *Ambassadors Working Group*

The project team met for a second time with Ambassadors Working Group, a body representing 11 traditionally underrepresented equity and inclusion communities established originally during consultation for the new Official Plan. This group provides Planning staff advice and insight to address key topics on equity in land use planning. For Draft 1, discussions with Working group members focused on rural, walkable communities and mobility accessibility concerns.

#### *Accessibility Advisory Committee*

Staff presented to the Accessibility Advisory Committee on May 26, 2025.

#### *Planning Advisory Committee*

Staff presented to the Planning Advisory Committee on February 22, 2024, December 17, 2024 and October 16, 2025.

### **RURAL IMPLICATIONS**

Rural implications are explained in the “Changes affecting Rural Zones” section of the Discussion section of this report.

### **COMMENTS BY THE WARD COUNCILLORS**

This is a citywide report.

### **LEGAL IMPLICATIONS**

As noted in the report, where a zoning by-law is adopted and one or more provisions are appealed to the Ontario Land Tribunal, the *Planning Act* states initially that the by-law does not come into force until all the appeals have been dealt with. However, the *Planning Act* goes on to state that the Tribunal may make an order providing that the provisions in the by-law not in issue in appeal come into force. Such an order will be sought at the first case management conference with respect to any appeals that are filed. This approach was successfully taken with respect to By-law 2008-250.

### **RISK MANAGEMENT IMPLICATIONS**

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

### **ASSET MANAGEMENT IMPLICATIONS**

The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. While the New Zoning By-law does not address City assets directly, and therefore does not have direct asset management implications, the implementation of policy directions in the new

Official Plan provides input to the development of levels of service, and therefore informs future asset management work at the City.

### **FINANCIAL IMPLICATIONS**

The financial implications of the change are not known at this time. In accordance with the policy directions in the Official Plan, the new Zoning By-law supports intensification which leads to pressure on existing infrastructure. Future cost pressures would be identified through long-range plans and future development charge background studies. There are also implications on development fees, including building code fees, development charges, planning fees, that cannot be estimated at this time. For example, under the current Zoning By-law a major rezoning would be needed to permit a semi-detached dwelling in a zone that only permits detached dwellings, under the new Zoning By-law, a minor zoning by-law application may be submitted. In the event that revenues are inconsistent with past trends and targets are not met, volumes will be reviewed annually, and fees may be adjusted through future budget processes.

### **ACCESSIBILITY IMPACTS**

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

### **SUPPORTING DOCUMENTATION**

Document 1A – Final draft of the text Zoning By-law

Document 1B – Final draft of Exceptions

Document 1C – Final draft of Schedules

Document 2 – Staff recommended changes to correct errors in the final draft of the Zoning By-law

Document 3 – Staff-recommended amendments Zoning Map of the Draft Zoning By-law

Document 4 – Staff-recommended amendments to the Zoning Map of the draft Zoning By-law

Document 5 – Administrative Matters

Document 6 – Transition and Continuation provisions in Sections 109 and 110 for in-process and approved development applications, and for exceptions, schedules and zone code suffixes

Document 7 – Previous Motions and Directions from Committee and Council

Document 8 - Work Plan for aligning exceptions, schedules and other zone code suffixes with the new Zoning By-law

Document 9 – Evolving Neighbourhood Overlay

Document 10 – Minimum Parking Rates – Update

Document 11 – Implementation of On-Site Stormwater Management and Adequate Water and Wastewater Service Provisions in Section 201

Document 12 – Ottawa Public Health comments on the final Draft of the Zoning By-law

Document 13 – Digital Twin Update

Document 14 – Zone code conversion details for the Final Draft of the Zoning By-law

Document 15 – As-We-Heard-It Reports

Document 16 - Final draft of new Zoning By-law (Track-changes version)

## **CONCLUSION**

Staff recommend that the Joint Committee and Council approve the final draft of the Zoning By-law and Zoning Map included as Document 1 (Documents 1A through 1C), as amended by the staff-recommended changes to the text of the By-law and Zoning Map in Documents 2, 3 and 4.

## **DISPOSITION**

Planning, Development and Building Services Department to prepare the final by-law and complete all administrative steps relating to approval, and notice of passing of the new Zoning By-law in accordance with the requirements of the *Planning Act*.