

1. City of Ottawa Zoning By-law 2008-250 Technical Anomalies: Infill and R4 Phase II
- Erreurs d'ordre technique dans le Règlement de zonage 2008-250 de la Ville d'Ottawa : aménagements intercalaires et zone R4, Phase II

Committee recommendations, as amended

That Council approve:

1. amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 2, as amended by the following:
 - that the words “Despite subsection 139(3)(a)(ii),” be added to the beginning of subsection 139 (3) (b), immediately prior to the words, “the garage or carport may not be more than 0.6 m closer ... (etc.)” in Column II of the table in Document 2 of the Report;
2. that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.

Recommandations du Comité, telles que modifiées

Que le Conseil approuve :

1. les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans le document 2, dans sa version modifiée par ce qui suit :
 - que les mots « Despite subsection 139(3)(a)(ii), » seront ajoutés au début de l’alinéa 139(3)b), juste avant le passage « the garage or carport may not be more than 0.6 m closer ... (etc.) » dans la deuxième colonne du tableau figurant dans le document 2 du rapport;
2. qu’aucun nouvel avis ne soit donné en vertu du paragraphe 34 (17) de la *Loi sur l’aménagement du territoire*.

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated March 29, 2021 (ACS2021-PIE-EDP-0015)

Rapport du Directeur, Développement Économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 29 mars 2021 (ACS2021-PIE-EDP-0015)

2. Extract of draft Minutes, Planning Committee, April 8, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 avril 2021

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 8, 2021 / 8 avril 2021**

**and Council / et au Conseil
April 14, 2021 / 14 avril 2021**

**Submitted on March 29, 2021
Soumis le 29 mars 2021**

**Submitted by
Soumis par:
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Director/Directeur,
Economic Development and Long Range Planning / Développement Économique
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générale de la planification, de l'infrastructure et du développement économique**

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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2021-PIE-EDP-0015

**SUBJECT: City of Ottawa Zoning By-law 2008-250 Technical Anomalies: Infill
and R4 Phase II**

**OBJET: Erreurs d'ordre technique dans le Règlement de zonage 2008-250 de
la Ville d'Ottawa : aménagements intercalaires et zone R4, Phase II**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve amendments to**

Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 2.

2. That Planning Committee 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 April 14, 2021", 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 l'urbanisme recommande au Conseil d'approuver les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, en tant que « brève explication », dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier 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 14 avril 2021 », 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

Assumption and Analysis

This report recommends amendments to modify provisions of the Infill and R4 Phase II zoning to clarify the intent and fix minor technical errors in the City of Ottawa Zoning By-law.

Public Consultation

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

Plan.

RÉSUMÉ

Hypothèse et analyse

Le présent rapport recommande des modifications aux dispositions relatives aux aménagements intercalaires et à la zone R4, Phase II, afin d'en clarifier le sens et de corriger des erreurs techniques mineures dans le Règlement de zonage de la Ville d'Ottawa.

Consultation publique

Une consultation publique a été organisée conformément à la *Loi sur l'aménagement du territoire* et au Plan officiel.

BACKGROUND

This report addresses technical amendments to the City of Ottawa Zoning By-law as a result of the recent Infill (Report ACS2020-PIE-EDP-0033, PC September 24, 2020, Council October 14, 2020) and R4 Phase II (Report ACS2020-PIE-EDP-0015, PC August 27, 2020, Council September 9, 2020) reports. The report will clarify the intent of certain provisions and correct minor errors.

Provincial Policy Statement

The proposed amendments are consistent with the Provincial Policy Statement (PPS) 2020, promoting efficient development and land use patterns while undertaking a coordinated, integrated and comprehensive approach for planning matters within the municipality.

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.

DISCUSSION

Items related to the R4 Phase II and Infill reports are summarized in the table below. These are technical amendments within the meaning of Official Plan Policy 5.2.3.3. as referenced in Document 3. They clarify the intent and fix small errors to fully implement the recommendations Council. Zoning and location maps are included in Document 1. Zoning details are included in Document 2.

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
<p>Part 17 (Zoning Map)</p> <p>Former R4P zones that were previously rezoned to R4-UC pursuant to the R4 Phase 2 Zoning Review (ACS2020-PIE-EDP-0016)</p> <p>Wards 12-17</p>	<p>The R4 Phase II Zoning Review established new zoning standards for buildings including low-rise apartment dwellings in R4 zones in the inner-urban area, which were adopted by Council on October 14, 2020. Among the goals specified in the report were:</p> <p><i>"(The R4-UD subzone)..replaces those existing (R4 subzones) that allow apartment buildings up to 14.5 metres in height. R4-UD would continue to allow such apartments and heights on lots of 15 metres width (450 square metres area) or greater..."</i></p> <p>The R4P subzone allows 14.5m height in such cases. However, an error in mapping resulted in the R4P zones in the study area being rezoned to the new R4-UC subzone rather than the R4-UD subzone as directed.</p> <p>This amendment corrects the error by rezoning those R4-UC lands, i.e. the ones that previously were R4P, by rezoning them to R4-UD. Lands that were not originally zoned R4P are not affected by this amendment. Any zoning exceptions, schedules or suffixes already in place are carried forward.</p> <p>One of the affected parcels, 65 Acacia, is shown rezoned from R4-UC to R4-UD[2646]. This is because, in addition</p>

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
	to the error noted above, this site was also the subject of a nearly-concurrent site-specific amendment that rezoned it from R4P to R4P[2646], which was then overwritten by the R4 Zoning Review. Since the intent of the R4 Review was to rezone R4P sites to R4-UD, as well as to carry forward any exceptions in place, the appropriate zoning for the site is R4-UD[2646.]
Table 137 (Amenity Area) City-wide	<p>Table 137 establishes amenity area requirements for various kinds of development.</p> <p>The R4 Phase II report amended amenity area requirements for low-rise apartment dwellings in the new R4-UA through R4-UD zones. However, after the report was completed and circulated, it was discovered that the recommendations would amend the incorrect provision (row (4) of table 137, which related to non-residential zones, rather than row (11) which related to residential zones.)</p> <p>The correct amendment to row (11) was then introduced and applied through a motion at Planning Committee; however, the incorrect amendment to row (4) remained in the report and was applied through the amending By-law 2020-290. (Row (4) was also renumbered to Row (3) due to the deletion of an earlier row in the table.)</p> <p>Upon further investigation, it was discovered that the row 4/row11 error followed an earlier error introduced to row 4 through an Omnibus amendment in 2016, which had the effect of inadvertently removing amenity area requirements from non-residential zones.</p>

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
	The proposed change corrects both the error introduced in R4 Phase II, and the earlier error from 2016 and restores the intent of the zoning with respect to amenity area requirements for low-rise apartment dwellings in non-residential zones.
Part 17, Zoning Map Restore recent R5 zoning that was inadvertently overwritten by the R4 Phase 2 amendment a month later Ward 14 – north-west corner of Gilmour Street and O'Connor Street	The north-west corner of Gilmour and O'Connor was the subject of a site-specific amendment from R4T[479] to R5B[2650] H(22) which was concluded in September 2020. However, the broader R4 Phase II amendment was developed concurrently and ended up being adopted a month later. The R4 Phase II amendment included that site in an area-wide amendment to R4-UD[479], inadvertently over-writing the intended R5 zone that had been adopted by Council a month earlier. This amendment restores the R5B[2650] H(22) zoning to the site as intended by the site-specific amendment.
Table 162A R4 Subzone Standards City-wide	<p>The recent R4 Phase II zoning amendment rezoned all R4 lands in the inner-urban area to one of four successor urban R4 zones.</p> <p>The affected lands had previously been governed by sixteen separate subzones. Of these, six subzones (R4E, R4H, R4I, R4K, R4O, and R4P) existed only within the study area, and therefore have been completely removed from the zoning map. A seventh subzone, R4R, was found to have not applied to any lands in the City in the first place.</p> <p>Since these seven subzones no longer have any effect, this amendment would delete them from the text of the Zoning By-law, making the remaining zones easier to</p>

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
	navigate and the Zoning By-law easier to use.
<p>Part 17 (Zoning Map)</p> <p>Rezone 273 Ste. Anne from R4-UA to TM3[2515] H(11) -h</p> <p>273 rue Ste. Anne, Ward 12</p>	<p>Several parcels comprising a site at the corner of rue. Ste. Anne and Montreal Road in Vanier were rezoned through a site-specific application in 2018. These rezonings included 273 Ste. Anne, which was rezoned from R4E to a TM zone.</p> <p>That 2018 rezoning was appealed. In keeping with the City's usual practice when amendments are under appeal, the zoning on 273 Ste. Anne continued to be shown as R4E.</p> <p>The R4 Phase II amendment then rezoned all R4E lands to the new R4-UA zone, including 273 Ste. Anne. However, while that report was being finalized, the appeal against the 2018 rezoning from R4E to TM3[2515] H(11)-h was dismissed, bringing the Traditional Mainstreet zoning into force.</p> <p>As a result, the site-specific intent for this parcel (TM zoning) decided by Council two years previously was overwritten by the R4 review which zoned the lands R4-UA.</p> <p>This technical amendment restores the TM zoning decided by Council for the site as intended by the 2018 amendment.</p>
<p>Table 162A, Column VI</p> <p>Maximum building height for low-rise apartment dwelling up</p>	<p>The R4 Phase II Zoning Review established new zoning standards for buildings including low-rise apartment dwellings in R4 zones in the inner-urban area. The approved recommendations in the staff report ACS2020-PEI-EDP-0016 included a maximum height of 11 metres</p>

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
to 8 units in the R4-UD zone. Wards 12-17	for low-rise apartment dwellings up to eight units. However, a clerical error in the adopting by-law 2020-290 resulted in a maximum height of 10m for such buildings in the R4-UD zone. This amendment corrects that error and establishes an 11m height limit.
Subsection 229(1), VM (Village Mixed-Use) Zone Restore "rooming house" as a permitted use, inadvertently deleted as part of the 2018 R4 Phase 1 amendments, and delete "rooming unit" as originally intended. Rural area (villages)	The 2018 R4 Phase 1 amendment was intended, among other goals, to clarify the definitions and uses in the Zoning By-law to better identify and regulate rooming houses. Part of the intent as described in the report was to "...Remove the zoning distinction between a rooming house and a group of rooming units as defined land uses... (and) replace every instance of 'rooming unit', when it appears in the list of permitted land uses in any zone, with the use 'rooming house,' [assuming 'rooming house' was not already a permitted use.]" However, the by-law as adopted deleted "rooming house" from the permitted uses in the VM zone and left "rooming unit," instead of the other way around. This amendment restores "rooming house" as a permitted use and deletes "rooming unit," fulfilling the original intent of the 2018 amendment.
Clause 161(1)(d) Restore seven-rooming unit limit rooming houses in junior R4 zones R4-UA and R4-UB.	The R4 Phase 2 report replaced the so-called "Junior R4" zones (R4A through R4L) in the study area with one of two successor zones, R4-UA and R4-UB. The junior R4's restrict rooming houses to seven rooming units or less, and no intention to remove this restriction from the successor R4-UA and R4-UB zones was

R4 Phase II Technical Amendments	
I Item	II Summary of Amendment
Wards 12-17	<p>proposed in consultations or the staff report.</p> <p>However, the relevant provision mentions only R4A-R4L, not the two new Junior R4's that replace those zones within the R4 study area.</p> <p>This amendment makes clear that the restriction on rooming units also applies to R4-UA and R4-UB.</p> <p>(Conversely the new R4-UC and R4-UD zones are successors to the "senior" R4M-R4ZZ zones where no such limit applied.)</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
<p>Section 156, Table 156A</p> <p>R1 Subzone Provisions</p> <p>Replace references to Endnote 6 of Table 156B with Endnote 7 of Table 156B, and vice versa</p> <p>City-wide</p>	<p>Endnote 6 and 7 of Table 156B for the R1 subzones both deal with rear yard setbacks, and direct that properties located within Schedule 342 are subject to Section 144 of the By-law to determine rear yard setbacks. In the case of corner lots, Section 144 states that the rear yard setback otherwise prescribed in the applicable subzone applies.</p> <p>Endnote 7 also has the additional provision of "25% of lot depth but need not exceed 7.5 m" in situations where the setback set out by Section 144 does not apply (i.e. areas outside the Greenbelt, as well as corner lots).</p> <p>Endnote 7 was intended to apply to subzones with a rear yard setback of "varies" in Table 156A whereas Endnote 6</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
	<p>was intended to apply to subzones with a specified rear yard setback distance in 156A. However, in the adopted By-law 2020-288, the opposite occurred, such that subzones subject to Endnote 6 effectively do not specify any minimum rear yard setback where Section 144 does not apply.</p> <p>This amendment will ensure that the correct endnote applies to the correct subzones as were originally intended, clarifying the intent of how rear yard setbacks in R1 zones should be applied.</p>
<p>Section 160 – Table 160A</p> <p>Long Semi-Detached requirements – R3EE zone</p> <p>City-wide</p>	<p>As part of this amendment, the minimum lot widths and sizes for long semi-detached dwellings was generally set at 10 metres. This is consistent with the direction first set out in the original Mature Neighbourhoods By-law (By-law 2012-147), which stated that long semi-detached dwellings, where permitted, are subject to a 10 m lot width.</p> <p>However, the minimum lot width and area for the R3EE zone was mistakenly set at 15 metres and 450 square metres, respectively.</p> <p>It was intended for long semis to be subject to a 10 m lot width and 300 square metre lot area requirement (i.e. 10 metres by a standard lot depth of 30 metres), as is presently the case for R2 and R3 zones that permit this land use. This change is to ensure these requirements line up with the underlying intent.</p>
<p>Section 139(2)(c)</p> <p>Minimum separation</p>	<p>Section 139(2)(c) requires that driveways other than shared driveways must be separated at least 0.15 m from</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
<p>requirements for driveways for semi-detached or townhouse dwellings that are not severed</p> <p>All R1-R4 zoned properties located inside the Greenbelt (i.e. in Wards 7-18)</p>	<p>any lot line, to avoid the appearance of “double driveways” spanning multiple lots.</p> <p>This did not address situations where a semi-detached or townhouse dwelling is located on an unsevered lot, since in that situation there is no lot line between the individual semi-detached or townhouse units.</p> <p>Imposing a minimum 0.3 m separation between individual driveways on unsevered semi-detached or townhouse dwellings is consistent with the above intent, and ensures this separation is always applicable.</p>
<p>Section 140(4)</p> <p>Exemptions from the requirement for Streetscape Character Analysis</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	<p>Subsections 140(3) and 140(4) are intended to set out the situations in which a Streetscape Character Analysis (SCA) is required, for properties within the Mature Neighbourhoods Overlay. Subsection (4), more specifically, sets out situations where an SCA is not required.</p> <p>In general, the SCA is intended to regulate three elements of a residential use building:</p> <ul style="list-style-type: none"> • Whether or not a driveway is permitted, and the permitted type of driveway; • Whether or not a front-facing attached garage is permitted; and • Whether the principal entrance into the building is required to face the street <p>This is explicitly acknowledged in Subsection 140(3), which states in part that an SCA is required for:</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
	<p>“(a) a new residential use building;</p> <p>(b) an addition to an existing residential use building, where the addition abuts the front yard or corner side yard;</p> <p>(c) a modification to an existing residential use building that includes:</p> <p style="padding-left: 40px;">(i) the removal of a principal entranceway that faces the front lot line or side lot line abutting a street; or</p> <p style="padding-left: 40px;">(ii) the addition or expansion of an attached garage or carport that faces the front lot line or side lot line abutting a street; or</p> <p>(d) the addition or expansion of a driveway or parking space in the front yard or corner side yard.”</p> <p>As such, it is not intended for an SCA to be required for modifications to an existing building that do not result in new or expanded driveways, new or expanded attached garages, nor the removal of an existing street-facing entrance. However, while Subsection (4) does provide for a number of cases where an SCA is not required, including for new developments where no on-site parking is proposed and a street-facing entrance is provided, it does not take additions to existing buildings into consideration.</p> <p>Staff have encountered examples of front yard additions to existing buildings that have been subject to the requirement for an SCA despite not resulting in</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
	modifications to existing driveway, garage, or entranceway locations. As it is not the intent for an SCA to be required in these cases, it is proposed to add a new clause to explicitly state that an SCA is not required where these elements are not being created or impacted.
<p>Section 140, Table 140A</p> <p>Streetscape Character Analysis: Remove reference to Section 140(8)(c) for Character Group A for attached garages</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	<p>In the case of a Streetscape Character Analysis, a property with Character Group A as the dominant character for attached front-facing garages is not permitted to contain a front-facing attached garage or carport.</p> <p>Section 140(8)(c) refers to provisions for front-facing attached garages or carports. Therefore, the reference to this section in Character Group A is unnecessary.</p>
<p>Section 140, Table 140A</p> <p>Streetscape Character Analysis: Front facing garage provisions for Character Group B for attached garages</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	<p>A property with Character Group B for attached garages in a Streetscape Character Analysis is permitted a front-facing attached garage or carport. However, Section 139(3) sets out a number of additional provisions for attached garages for residential properties inside the greenbelt, which includes the Mature Neighbourhoods Overlay.</p> <p>Presently, Character Group B of Table 140A refers to Section 139(4) when it is intended to refer to Section 139(3) as noted above. This amendment is intended to clarify the intent of the requirements for attached garages in the Mature Neighbourhoods Overlay.</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
<p>Section 140, Table 140B</p> <p>Streetscape Character Analysis: Change driveway provisions to refer to maximum driveway restrictions in Table 139(3)</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	<p>Character Group C for parking and driveway provisions in the Streetscape Character Analysis, which permits double-wide driveways where such is the dominant pattern, is intended to be subject to the maximum driveway restrictions of Section 139. These driveway restrictions are addressed in Table 139(3) and provide that (among other things) a double-wide driveway is not permitted on lots less than 15 metres in width.</p> <p>Presently, Character Group C refers to Section 139(12), which does not exist in the By-law as adopted. Therefore, it is intended to amend this reference to refer to Table 139(3) which sets out the maximum driveway restrictions.</p>
<p>Section 144(3)</p> <p>Rear yard setbacks where not abutting R1-R4 zones</p> <p>All R1-R4 zoned properties located inside the Greenbelt (i.e. in Wards 7-18)</p>	<p>The revised Section 144 incorporates setback requirements for R1-R4 zoned properties inside the Greenbelt, including the rear yard setback requirements that were previously introduced in 2015 (By-law 2015-228).</p> <p>Where a property does not abut an R1-R4 zone at the rear lot line, the intent is that the applicable setback requirement is as per the underlying zoning. However, Section 144 does not explicitly state this, and instead only addresses cases where a property does abut such a zone at the rear.</p> <p>With this in mind, it is proposed to insert an additional clause to clarify that the underlying rear yard setback requirement applies where the property abuts a zone other than a R1, R2, R3, or R4 zone at the rear.</p>
Section 65, Table 65	Section 65 allows balconies on lots less than 30.5 m in

Infill Technical Amendments	
I Item	II Summary of Amendment
Prohibit rear balcony projections on lots under 23.5 m in depth City-wide	<p>depth to project up to 1.2 m into rear yards. However, the approved By-law was intended to prohibit balcony projections into rear yards on lots less than 23.5 m in depth, to address shallow lots where the minimum required rear yard setback is less than 6 m in depth.</p> <p>This direction originated via a motion approved at the Planning Committee meeting of September 24th (where By-laws 2020-288 and 289 were considered), and therefore it is necessary to amend this regulation to be consistent with Council direction.</p> <p>In addition, some clarity is required to the wording to ensure that the prohibition on rear yard balconies on lots of these depths applies only to balconies and not similar features at ground level, such as decks.</p>
Section 139(3) Front-facing Garages and Carports All properties within the Mature Neighbourhoods Overlay	Clarification is needed in where an additional setback is to apply to garage doors, particularly in relation to the setback for a landing or porch.
Section 145 Long Semi-Detached Provisions Amend minimum width of flag lot	<p>The provisions of this section are one of the subjects of the appeal of this By-law by the Greater Ottawa Home Builders' Association (GOHBA), specifically the minimum lot width of 3 m for the pole portion of a flag lot for a long semi-detached dwelling.</p> <p>The intent of the 3 m lot width is to ensure sufficient space for the servicing laterals leading to the rear unit. In</p>

Infill Technical Amendments	
I Item	II Summary of Amendment
City-wide	<p>discussions with engineering staff as well as GOHBA, it was acknowledged that a 2.2 m wide “flagpole” lot is sufficient for this purpose and can be reduced to 1.7 m where two separate flag lots abut each other.</p> <p>As this represents a clarification of the intent of the long semi-detached dwelling regulations, it can be addressed through this report in accordance with Section 5.2.3.3 of the Official Plan.</p>
<p>Section 139(2)</p> <p>Parking on lots abutting open and travelable lanes</p> <p>All R1-R4 zoned properties located inside the Greenbelt (i.e. in Wards 7-18)</p>	<p>Section 139(2)(d) states that where a property abuts an “open and travelable” lane, any parking that is provided must be accessed only from the lane and cannot be accessed from a street.</p> <p>The provisions of this section are one of the subjects of the appeal of this By-law by the Greater Ottawa Home Builders’ Association (GOHBA). In particular, concerns were expressed with respect to what constitutes an “open and travelable lane”.</p> <p>It is intended to add a new provision, 139(2)(e), to clarify that lanes subject to this provision are specifically those that are open and either maintained directly by the City, or alternatively are subject to an agreement registered on title with respect to the maintenance of the open lane.</p> <p>As this represents a clarification of the intent of the provisions for parking abutting City-owned lanes, this can be addressed through this report in accordance with Section 5.2.3.3 of the Official Plan.</p>

Staff have reviewed the report recommendations and have determined they are consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no Rural Implications

CONSULTATION

Public notification was undertaken in accordance with the *Planning Act* and the Official Plan for the City of Ottawa.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report – not applicable.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

SUPPORTING DOCUMENTATION

Document 1 Location Maps

Document 2 Technical Amendment for R4 Phase 2 Zoning Details and Infill

Document 3 Consultation Details

DISPOSITION

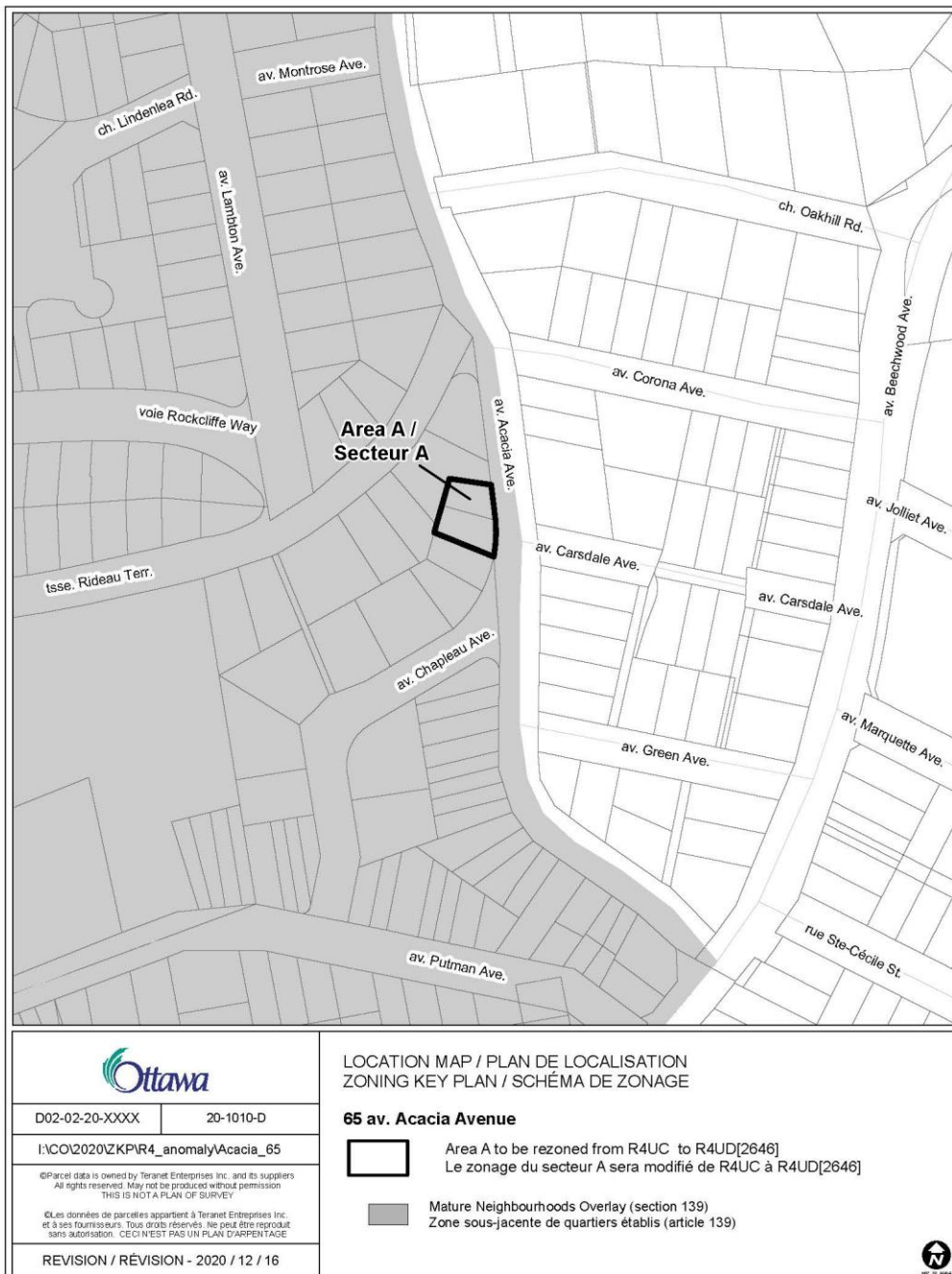
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department, to forward the implementing by law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Maps

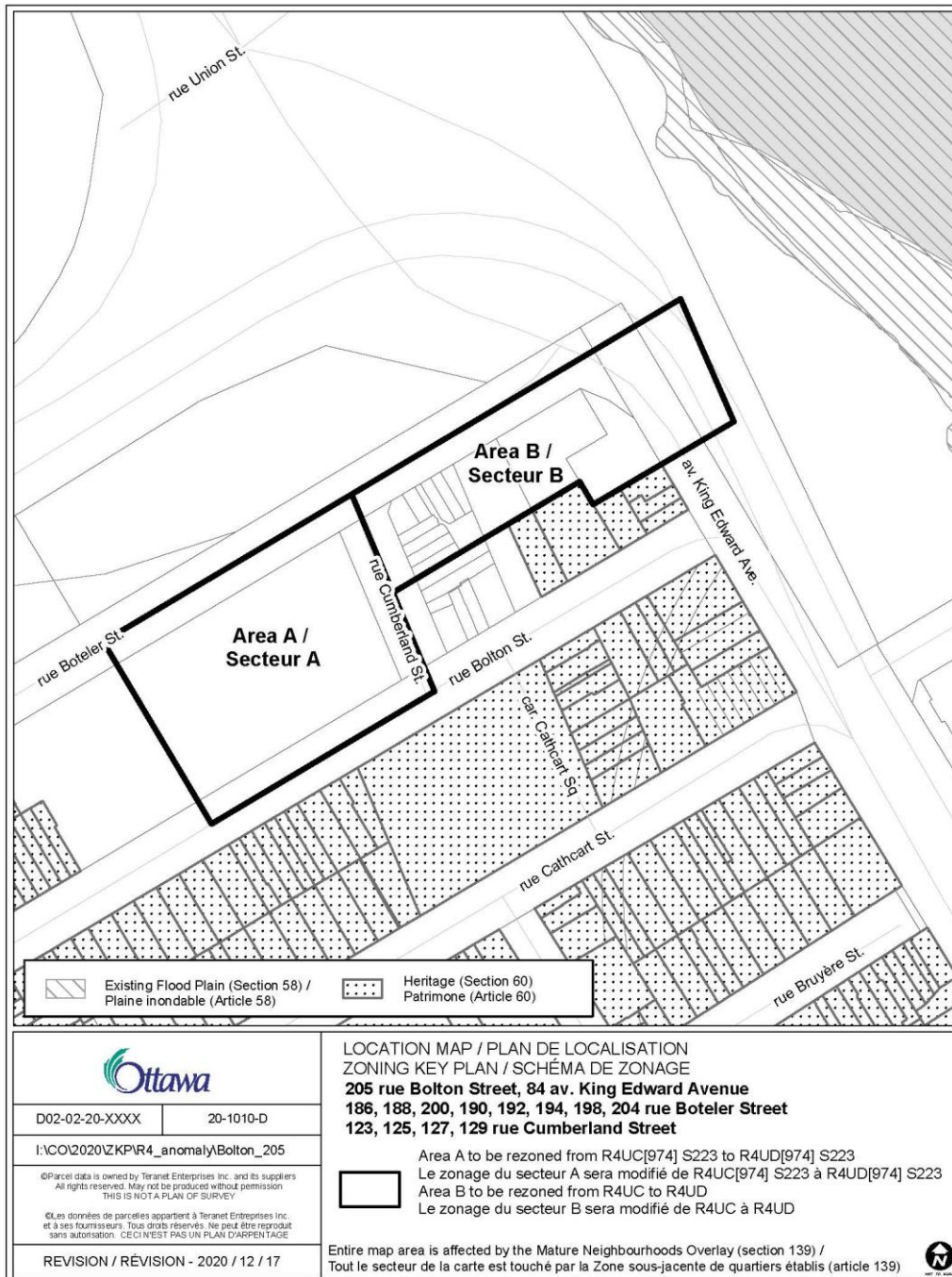
Location Map – 1A



Location Map – 1B



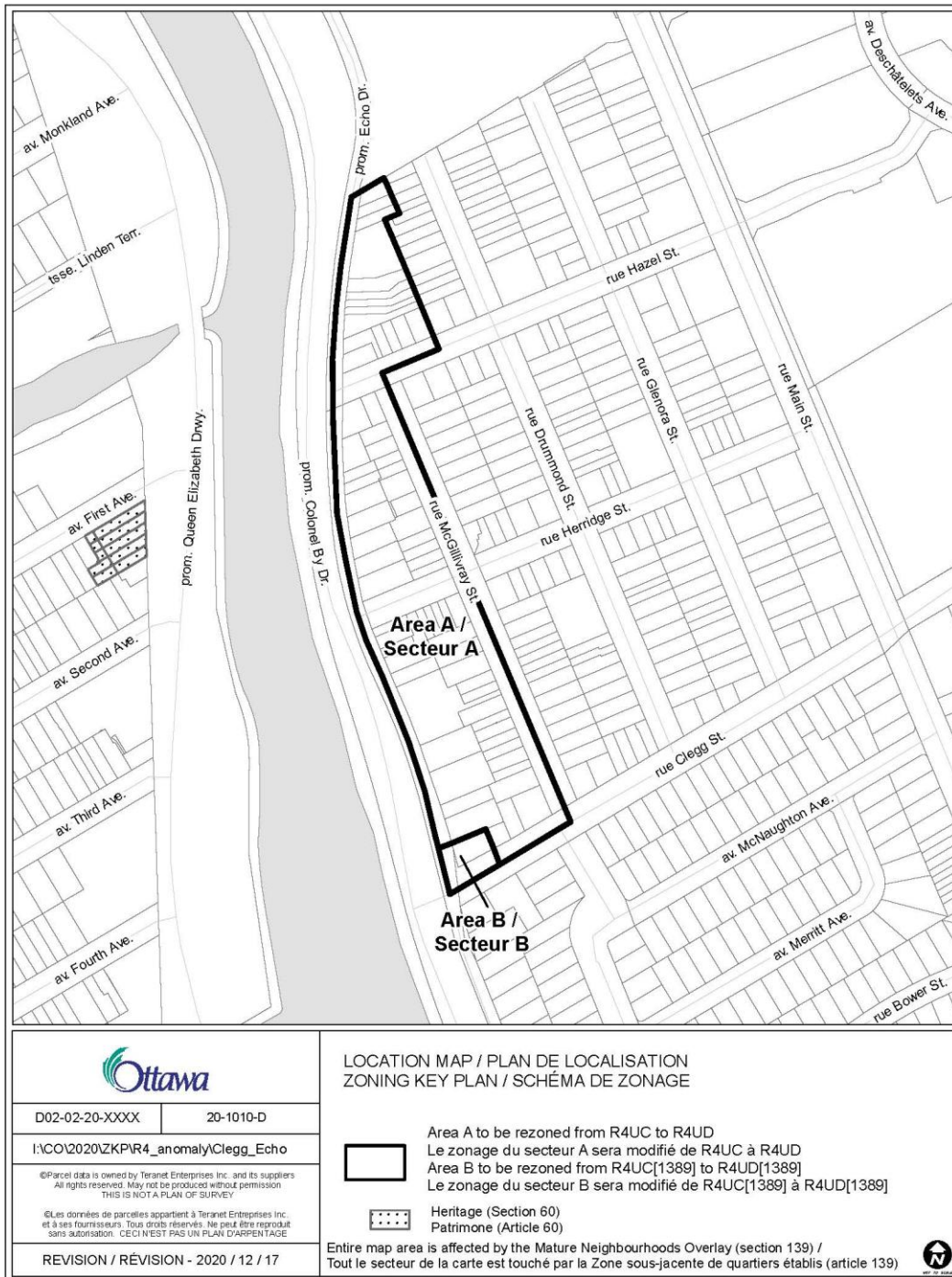
Location Map – 1C



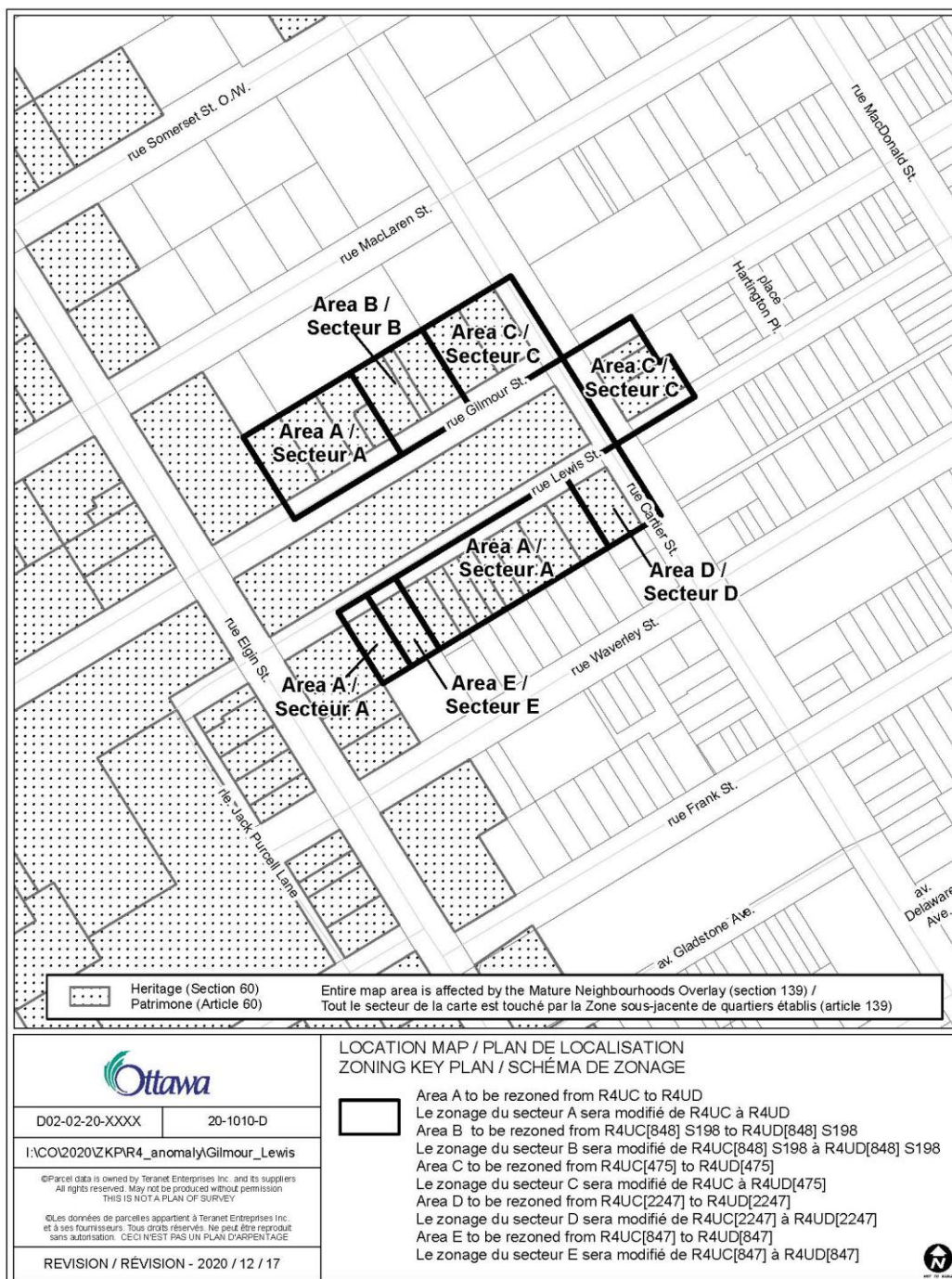
Location Map – 1D



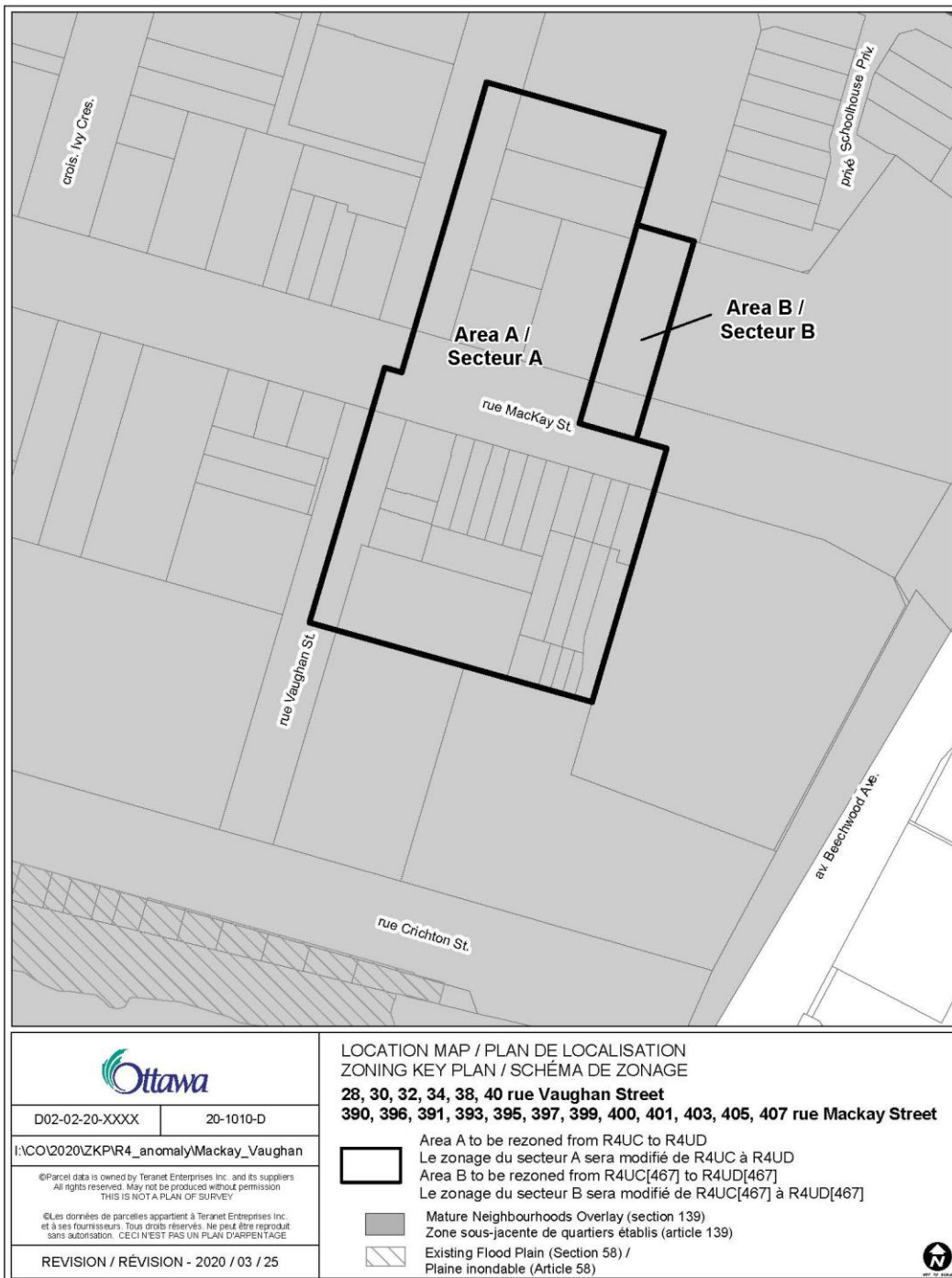
Location Map – 1E



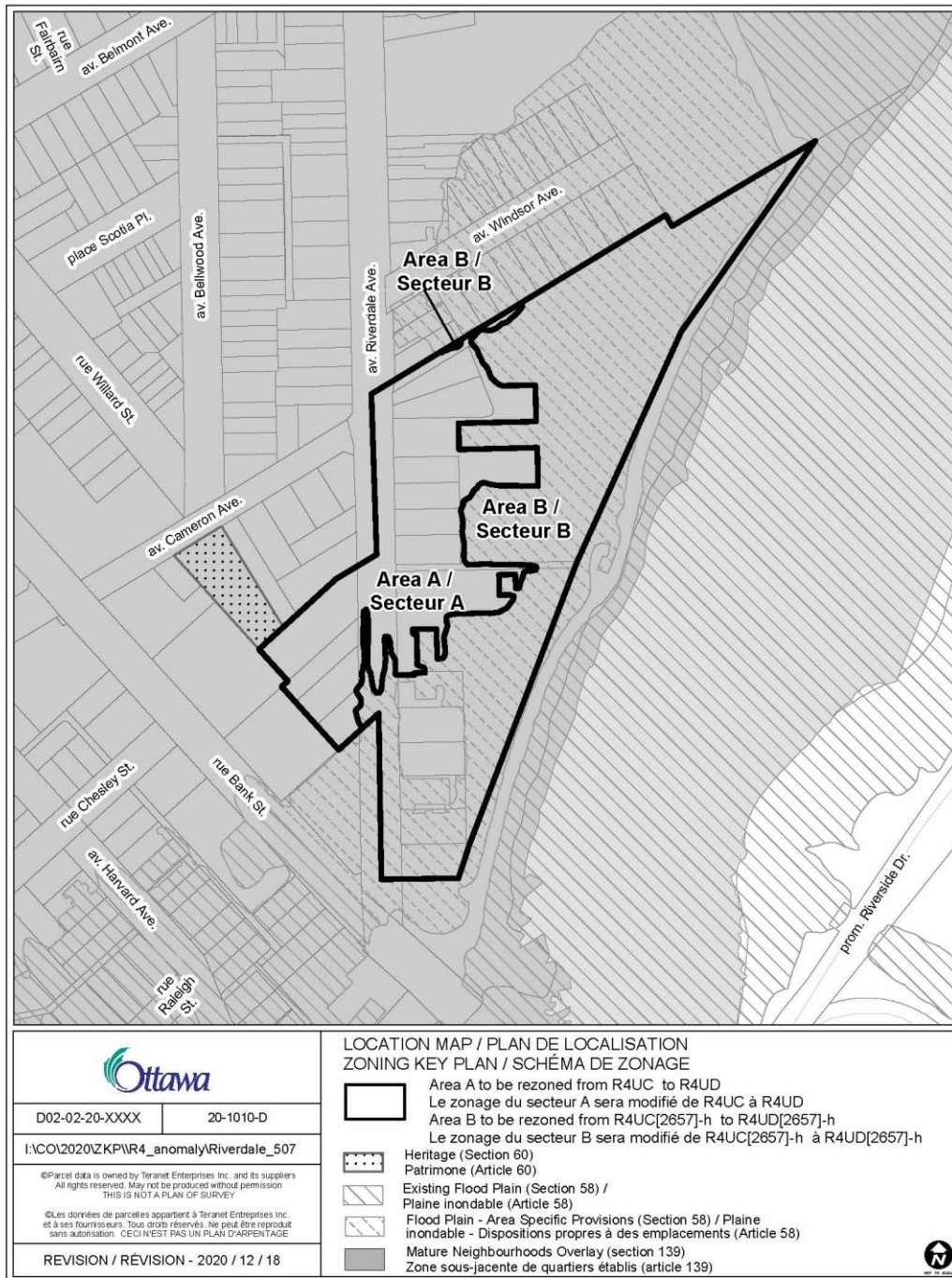
Location Map – 1F



Location Map – 1G



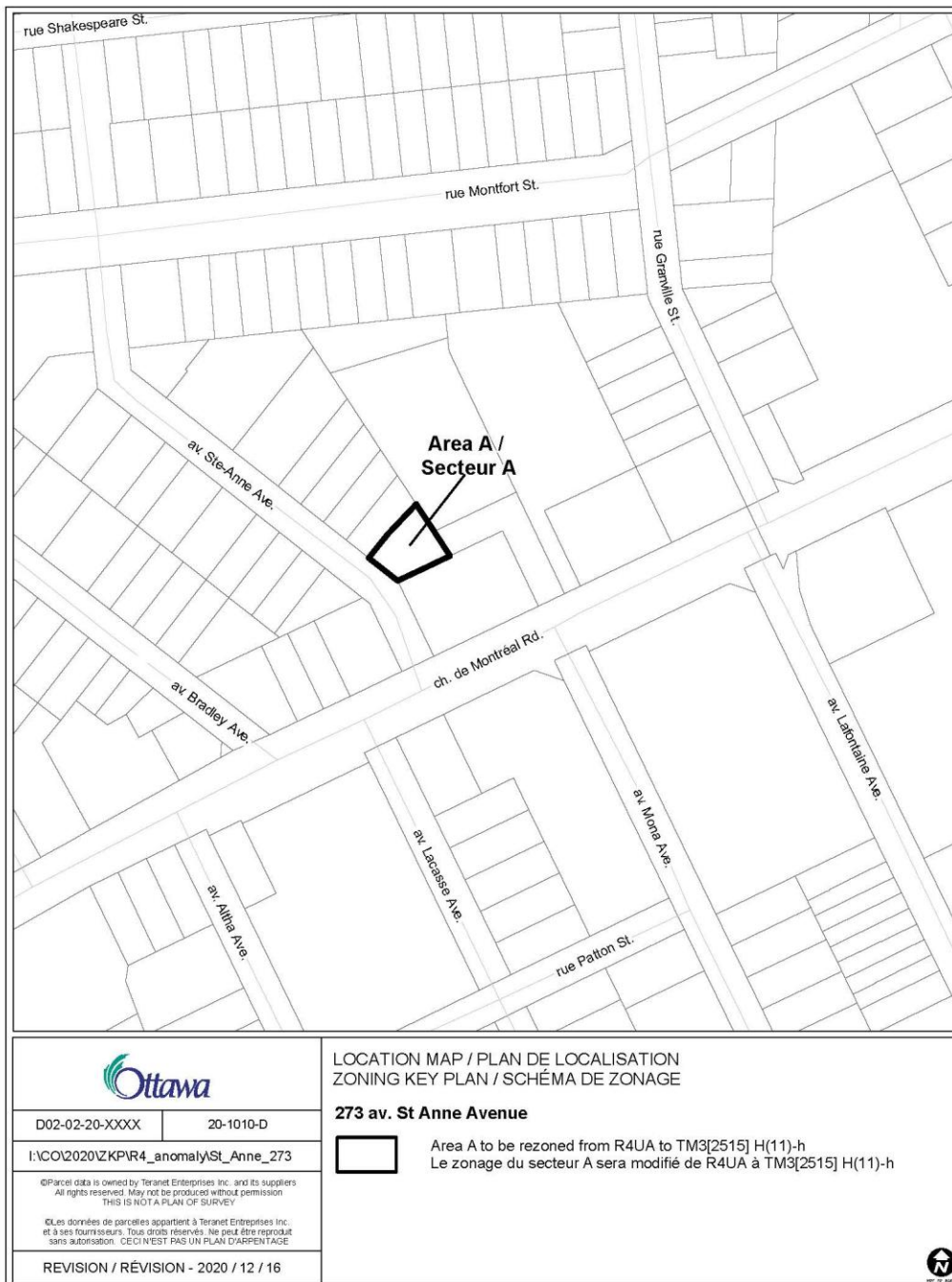
Location Map – 1H



Location Map – 1I



Location Map – 1J



Document 2 – Zoning details for review by Planning Committee

Amendments are proposed with the general intention of the following:

Technical Amendments - R4 Phase II Zoning details for review by Planning Committee	
I Item	II Zoning details
Part 17 (Zoning Map) Former R4P zones that were previously rezoned to R4-UC pursuant to the R4 Phase 2 Zoning Review (ACS2020-PIE-EDP-0016) Wards 12-17	Amend Part 17 (Zoning Map) as shown in Document 1 – Location Map 1A through 1H.
Table 137 (Amenity Area) City-wide	Amend Table 137 as follows: Amend Row 3 by deleting the words "Low-rise apartment dwelling of more than 4 units in any zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones" and replacing them with the words "Low-rise Apartment Dwelling of more than 4 units in any zone other than a Residential Zone." Amend Row 11 by deleting the words "of more than 4 units", and by adding the word "residential" prior to the text, "zone other than the..."
Amend Part 17 (Zoning Map) as shown in Document 1I.	Amend Part 17 (Zoning Map) as shown in Document 1 – Location Map 1I.
Table 162A R4 Subzone Standards	Amend Table 162A by deleting the R4E, R4H, R4I, R4K, R4O, R4P, and R4R subzones.

Technical Amendments - R4 Phase II Zoning details for review by Planning Committee	
I Item	II Zoning details
City-wide	
Table 162A (R4-UA, R4-UB and R4-UC zones) Add footnote references to explicitly activate footnotes 21 and 22 Wards 12-17	Amend Table 162A by adding the words "21, 22" to Column XI (Endnotes) in every row governing the R4-UA, R4-UB and R4-UC subzones.
Part 17 (Zoning Map) Rezone 273 Ste. Anne from R4-UA to TM3[2515] H(11) -h 273 rue Ste. Anne, Ward 12	Amend Part 17 (Zoning Map) as shown on Document 1J.
Table 162A, Column VI Maximum Building Heights for low-rise apartment dwellings up to 8 units	Amend Table 162A, Column VI (maximum building height, metres) R4-UD subzone for "low-rise apartment dwelling, maximum 8 units" by deleting the number 10 and replacing it with the number 11.
Subsection 229(1), VM (Village Mixed-Use) Zone Restore "rooming house" as a permitted use, inadvertently deleted as	Amend Subsection 229(1) by deleting the words "rooming unit" and replacing them with the words "rooming house."

Technical Amendments - R4 Phase II Zoning details for review by Planning Committee	
I Item	II Zoning details
part of the 2018 R4 Phase 1 amendments, and delete "rooming unit" as originally intended.	
Clause 161(1)(d) Restore limits on size of rooming houses in junior R4 zones R4-UA and R4-UB. Wards 12-17	Amend clause 161(1)(d) by adding the words ", R4-UA and R4-UB" after the words "R4A-R4L" so that it reads (d) in the case of a rooming house in the R4A-R4L, R4-UA and R4-UB zones.

Amendments are proposed with the general intention of the following:

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
Section 156, Table 156A R1 Subzone Provisions Replace references to Endnote 6 of Table 156B with Endnote 7 of Table 156B, and vice	Amend Table 156A by re-numbering all references to Endnote 6 to Endnote 7, and by renumbering all references to Endnote 7 to Endnote 6.

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
versa City-wide	
Section 160 – Table 160A Long Semi-Detached requirements – R3EE zone City-wide	Amend Table 160A, R3EE zone by changing the minimum required lot width for long semi-detached dwellings to 10 metres, and the minimum required lot area for long semi-detached dwellings to 300 square metres.
Section 139(2)(c) Minimum separation requirements for driveways for semi-detached or townhouse dwellings which are not severed All R1-R4 zoned properties located inside the Greenbelt (i.e. in Wards 7-18)	Amend Section 139(2)(c) to add the following as clause (iii): <i>Where a semi-detached or townhouse dwelling is not severed, Section 139(2)(c) applies to individual driveways serving each unit, such that the driveways must be separated from each other by at least 0.3 m.</i>
Section 140(4) Exemptions from the requirement for Streetscape Character Analysis All properties within the	Amend Section 140(4) by adding a new clause as clause (d), so that it reads as follows: “(4) Despite (3), no Streetscape Character Analysis is required where the residential use building: (a) includes no driveway or attached garage or carport, and includes a principal entrance facing the

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
Mature Neighbourhoods Overlay	<p>front lot line or side lot line abutting a street;</p> <p>(b) is on a lot that is part of a Plan of Subdivision and faces a new public street on which there is no established residential streetscape character, for any building permit issued within five years of subdivision registration; or</p> <p>(c) fronts onto and has access from a private way within a Planned Unit Development, <i>or</i></p> <p><i>(d) after the addition or modification, no front-facing principal entranceway is removed and no driveways, attached garages or carports are added or expanded."</i></p>
<p>Section 140, Table 140A</p> <p>Streetscape Character Analysis: Remove reference to Section 140(8)(c) for Character Group A for attached garages</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	Amend the second column of Table 140A by deleting all references to Subsection 140(8)(c).
<p>Section 140, Table 140A</p> <p>Streetscape Character</p>	Amend the third column of Table 140A, clause (i) by amending the reference to "Subsection 139(4)" to "Subsection 139(3)".

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
<p>Analysis: Front facing garage provisions for Character Group B for attached garages</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	
<p>Section 140, Table 140B</p> <p>Streetscape Character Analysis: Change driveway provisions to refer to maximum driveway restrictions in Table 139(3)</p> <p>All properties within the Mature Neighbourhoods Overlay</p>	<p>Amend the fourth column of Table 140B by changing the reference to “Subsection 139(12)” to “Table 139(3)”.</p>
<p>Section 144(3)</p> <p>Rear yard setbacks where not abutting R1-R4 zones</p> <p>All R1-R4 zoned properties located inside the Greenbelt</p>	<p>Amend Section 144 by adding the following as 144(3)(b):</p> <p><i>“Where a lot’s rear lot line abuts any zone other than an R1, R2, R3, or R4 zone, the minimum yard setback is as prescribed in each subzone noted in the Part VI, Residential Subzone tables.”</i></p>

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
(i.e. in Wards 7-18)	
Section 65, Table 65 Prohibit rear balcony projections on lots under 23.5 m in depth City-wide	<p>Amend Section 65 by replacing row (6)(b) of Table 65 with the following:</p> <p><i>(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:</i></p> <p><i>(i) (6) (a) applies, and</i></p> <p><i>(ii) On a lot with a depth of between 23.5m and 30.5m, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum projection is:</i></p> <p><i>(1) 1.2 m above the first floor.</i></p> <p><i>(iii) Where a lot has a depth of 23.5m or less, the maximum projection is 0m above the first floor;</i></p> <p><i>(iv) In all other cases, the maximum projection is 2 m, but no closer than 1 m from any lot line.</i></p> <p><i>(v) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.”</i></p>
	<p>Amend Section 139(3) by replacing it with the following:</p> <p>(3) Any garage or carport facing the front lot line or side lot</p>

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
	<p>line abutting a street is subject to the following:</p> <p>(a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either:</p> <p>(i) the principal entrance; or</p> <p>(ii) the front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.</p> <p>(b) the garage or carport may not be more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or</p> <p>(c) Within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A.</p>
<p>Section 145</p> <p>Long Semi-Detached Provisions</p> <p>Amend minimum width of flag lot</p> <p>City-wide</p>	<p>Modify 145(4) as follows:</p> <p>(4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion, as measured from the original lot's interior side lot line, is as follows:</p> <p>a) where a flag lot abuts another flag lot at the side lot line, 1.7m;</p> <p>b) in all other cases, 2.2 m.</p>
Section 139(2)	Modify 139(2) to add an additional provision as 139(2)(e):

Technical Amendments – Infill Zoning details for review by Planning Committee	
I Item	II Zoning details
Parking on lots abutting open and travelable lanes All R1-R4 zoned properties located inside the Greenbelt (i.e. in Wards 7-18)	(e) For the purposes of (d), "open and travelable" means a lane that is owned by the City and used for vehicular access, and that is: (i) maintained by the City, or (ii) subject to an agreement registered on title with respect to the maintenance of the lane.

Document 3 – Public Consultation and Notification Details

Public circulation of the proposed amendments was not required prior to the statutory public notification of the Planning Committee meeting, as the zoning changes contained in this report are all technical amendments within the meaning of Policy 5.2.3.3 of the Official Plan:

- (a) where further amendments are required to fully implement an approved recommendation of City Council to amend the Official Plan or Zoning By-law;
- (b) to carry forward in the Zoning By-law, the regulations of the former municipalities' zoning by-laws, where required, to accurately harmonize those regulations;
- (c) to amend the language of a provision so as to clarify its intent; or
- (d) to eliminate unnecessary redundancies and out dated references.

Notification of these public meetings was carried out in accordance with policies in Section 5.2.3.3 of the Official Plan for amendments to correct errors in the Zoning By-law.