

3. Site Plan Control By-law – Technical Amendment

**Règlement régissant la réglementation du plan d'implantation –
Modification technique**

**Agriculture and Rural Affairs Committee and Planning Committee
Recommendation**

That Council approve a technical amendment to the Site Plan Control By-law to exclude areas below the first floor for a single-detached, semi-detached, townhouse, or multiple-attached dwelling unit when calculating gross floor areas.

**Recommandation du Comité de l'agriculture et des affaires rurales et du
Comité de l'urbanisme**

Que le Conseil approuve une modification technique au Règlement régissant la réglementation du plan d'implantation visant à exclure la superficie sous le premier étage d'une habitation isolée, jumelée, en rangée ou multifamiliale contiguë lors du calcul de la surface de plancher hors œuvre brute.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 22, 2019 (ACS2019-PIE-PS-0092)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 août 2019 (ACS2019-PIE-PS-0092)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, September 5, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 5 septembre 2019

3. Extract of draft Minutes, Planning Committee, September 12, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 septembre 2019

**Report to
Rapport au:
Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
5 September 2019 / 5 septembre 2019**

and / et

**Planning Committee
Comité de l'urbanisme
12 September 2019 / 12 septembre 2019**

**and Council
et au Conseil
25 September 2019 / 25 septembre 2019**

**Submitted on 22 August 2019
Soumis le 22 août 2019**

**Submitted by
Soumis par:
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Infrastructure and Economic Development Department / Direction générale de la
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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2019-PIE-PS-0092

SUBJECT: Site Plan Control By-law – Technical Amendment

**OBJET: Règlement régissant la réglementation du plan d'implantation –
Modification technique**

REPORT RECOMMENDATION

That Planning Committee and Agriculture and Rural Affairs Committee recommend Council approve a technical amendment to the Site Plan Control By-law to exclude areas below the first floor for a single-detached, semi-detached, townhouse, or multiple-attached dwelling unit when calculating gross floor areas.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme et le Comité de l'agriculture et des affaires rurales recommandent au Conseil d'approuver une modification technique au *Règlement régissant la réglementation du plan d'implantation* visant à exclure la superficie sous le premier étage d'une habitation isolée, jumelée, en rangée ou multifamiliale contiguë lors du calcul de la surface de plancher hors œuvre brute.

BACKGROUND

On February 27, 2019, Council approved an amendment to the Site Plan Control By-law to implement new rules for site plan exemption and review ([ACS2019-PIE-PS-0009](#)). The amended by-law has been in place since then.

DISCUSSION

The Site Plan Control (SPC) By-law exempts a residential building of up to three units in the SPC Inner Area and rural area, six units in other areas, with a maximum gross floor area of 600 square metres. The intention is to exempt for example a three-unit townhouse building with each unit of up to 200 square metres above-grade areas. The SPC By-law refers to the Zoning By-law for definition of terminologies. Based on the definition within the Zoning By-law, gross floor area includes below-grade areas such as basements, which was not the intention of the SPC By-law.

This report recommends Council approve a technical amendment to the Site Plan Control By-law to exclude areas below the first floor for a single-detached, semi-detached, townhouse, or multiple-attached dwelling unit when calculating gross floor area, as detailed in Document 1. This technical amendment will not be applicable to a

duplex or a triplex building, that the basement area of a duplex or a triplex building would still be calculated as part of the gross floor area.

Provincial Policy Statement

Staff initiated this report and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

The proposed technical amendment would be applicable to all rural areas.

CONSULTATION

This is a technical amendment – not applicable.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report – not applicable.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Prosperity: EP2 – Support growth of local economy.
- Service Excellence: SE1 – Improve the client experience through established service expectations

SUPPORTING DOCUMENTATION

Document 1 Amendment to the Site Plan Control By-law

DISPOSITION

Planning, Infrastructure, and Economic Development Department to forward the recommendations approved to Legal Services. Legal Services to prepare the implementing by-laws and forward to City Council.

Document 1 – Amendment to the Site Plan Control By-law

The Site Plan Control By-law 2014-256 is hereby amended as set out below:

1. After Section 2 (“Definitions”), subsection 1, paragraph “g.”, insert new paragraph “h.” as set out below and renumber the three subsequent paragraphs to “i.”, “j.”, and “k.”, respectively:

“h. Gross Floor Area has the same meaning as defined under section 54 of the City of Ottawa Zoning By-law, as amended, save and except in circumstances where development is proposed for a single-detached, semi-detached, townhouse, or multiple-attached dwelling unit, in which case the measurement of gross floor area shall also exclude those areas below the first floor that are associated with the principal unit.”
2. Remove “Gross Floor Area” from the list of terms in Schedule A to the by-law.