

Zoning Changes to Regulate Residential Development in the Urban Area Inside the Greenbelt

ACS2020-PIE-EDP-0033

Bay (7), College (8), Knoxdale-Merivale (9),  
Gloucester-Southgate (10), Beacon Hill-Cyrville (11),  
Rideau-Vanier (12), Rideau-Rockcliffe (13),  
Somerset (14), Kitchissippi (15), River (16),  
Capital (17), Alta Vista (18)

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### Report recommendations

1. That Planning Committee receive and consider the following report in substitution for report ACS2020-PIE-EDP-0001 dated April 22, 2020 and Motion No PLC 2020-23/4;
2. That Planning Committee recommend that Council approve the zoning changes detailed in Document 1, to resolve issues and anomalies of the 2015 Infill Zoning Regulations of By-laws 2012-147 and 2015-228, as amended; and
3. 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 October 14, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The following staff of the Planning, Infrastructure and Economic Development department spoke to a presentation and/or responded to questions: David Wise, Program Manager, Zoning and Intensification; Robert Sandercott, Planner II.

In addition to Members of the Committee, the following Councillors, whose wards are impacted by the proposed zoning changes, took part in discussion on the matter: Councillor T. Kavanagh, Councillor M. Fleury and Councillor S. Menard.

Councillor Leiper introduced the following motion:

**Motion N° PLC 2020-30/1**

Moved by Councillor J. Leiper

**WHEREAS Zoning By-law 2008-250 prohibits balconies from projecting into a required rear yard where a lot has a depth of less than 30m; and**

**WHEREAS Report ACS2020-PIE-EDP-0033 document 1 amends Section 65 of Zoning By-law 2008-250 to permit balconies to project a maximum of 1.2m above the first floor on a lot with a depth of less than 30.5m so as to allow for access to outdoor amenity space connected directly to a unit; and**

**WHEREAS concerns have been raised from Community Associations in the inner-urban area that there are existing and potential lots that are substandard in depth and that unreasonable impacts on privacy may occur for existing and future residents in certain lot configurations; and**

**THEREFORE BE IT RESOLVED that Planning Committee recommend to Council to amend Document 1 (Section 65, Table 65, row (6)) to read:**

**(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:**

**(i) 6 (a) applies, and**

**(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:**

**(1) 2 m at or below the first floor and;**

**(2) 1.2 m above the first floor.**

**(iii) Where a lot has a depth of 23.5m or less, the maximum projection is 0m;**

**(iv) In all other cases, the maximum projection is 2 m.**

**(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.**

**AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.**

The committee heard the following four delegations:

- Robert Brinker, Chair, Federation of Citizens Associations (FCA) of Ottawa, supported Councillor Leiper's proposed motion as a step in the right direction in respect of prohibiting rear yard balcony projections on lots of 23.5 m or less, as opposed to the 30.5 m proposed by staff, but suggested that Juliette or recessed balconies would be a better option to preserve much needed area for greenspace. He supported the landscape first approach for front yards with the requirement for soft landscaping.
- Murray Chown, Chair of Infill Council, Greater Ottawa Home Builders' Association (GOHBA), appreciated the productive discussions that had taken place between staff, GOHBA and the FCA since deferral of the item on May 14, and staff's efforts to address concerns and simplify the language in the report. He noted that while GOHBA continues to have some concerns with the details in the By-law as presented, as does the FCA, GOHBA is prepared to live with this amendment in this form, and see how it plays out over next couple of years, recognizing that staff have committed to continued collaboration and monitoring of the effects of these changes to determine whether further adjustments may be required.
- Andy Church, Queensway Terrace North Community Association, suggested the proposed changes are the bare minimum needed to ensure good balance between intensification needs across the city and 'paving over paradise', but are one step more towards smart intensification. He strongly supported the notion of mapping out landscape first and suggested that if a lot is partitioned and a site plan can't deliver the necessary landscape minimums, it should be sent back for revisions instead of being pushed along with slight variances. He noted that soft infrastructure is essential to the wellbeing of people in more densely populated areas. He stressed the importance of consistent application and enforcement of all provisions, and encouraged the City to work with communities and include broader approaches to smart intensification in the upcoming Official Plan that give greater weight to the character of individual neighbourhoods in the planning process, rather than allowing individual decisions to lead to loss of street

character one exception at a time.

- Lynne Bankier, Co-Chair, Champlain Park Community Association (CPCA), spoke in support of the intent of the proposed changes and provisions as they pertain to the Champlain Park Community lot fabric, which address some previously identified issues. She agreed with the FCA's comments with respect to balcony projections, suggesting they could live with the 1.2 m proposed by staff but support Councillor Leiper's proposal for smaller lots. She supported the provisions that respond to the climate emergency, including the requirements for aggregated soft landscaping, and emphasized the importance of enforcement. She strongly supported the specific guidance to be provided to the Committee of Adjustment on minor variance review, noting it is a community concern as to whether the By-law will be well implemented or fail in this regard.

The following correspondence was provided to the committee coordinator between September 14 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on September 24, a copy of which is held on file:

- email dated September 21 from Kathy Vandergrift, Chair of the Planning Committee/Vice-chair of the Board, Queensway Terrace North Community Association
- email dated September 23 from Carol Brascoupe and Laura Urrechaga, Co-chairs, Planning and Zoning Committee, Old Ottawa South Community Association
- email dated September 23 from Jason Burggraaf, Executive Director, Greater Ottawa Home Builder' Association
- Email dated September 23 from Heather Pearl and Lynne Bankier, Co-chairs, Champlain Park Community Association

The committee Carried Motion 30/1, as introduced by Councillor Leiper and outlined above, and Carried the report recommendations as amended by that motion.

Note: Report ACS2020-PIE-EDP-0033, as considered here, was a replacement for Report ACS2020-PIE-EDP-0001, deferred from the Planning Committee meeting on May 14, 2020. The Minutes of the May 14 meeting reflect the oral and written

submissions that were received in respect of report ACS2020-PIE-EDP-0001.

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**Extract of Minutes 23  
Planning Committee  
May 14, 2020**

**Extrait du procès-verbal 23  
Comité de l'urbanisme  
le 14 mai 2020**

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Zoning Changes to Regulate Residential Development in the Urban Area within the Greenbelt

ACS2020-PIE-EDP-0001

Bay (7); College (8); Knoxdale-Merivale (9);  
Gloucester-Southgate (10); Beacon Hill-Cyrville (11);  
Rideau-Vanier (12); Rideau-Rockcliffe (13);  
Somerset (14); Kitchissippi (15); River (16);  
Capital (17); Alta Vista (18)

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### **Report recommendations**

- 1. That Planning Committee recommend to Council that the zoning changes detailed in Document 1 be approved to resolve issues and anomalies of the 2015 Infill Zoning Regulations of By-laws 2012-147 and 2015-288, as amended.**
- 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff provided a presentation and/or responded to questions:

- Planning, Infrastructure and Economic Development department

- David Wise, Program Manager, Zoning and Intensification
- Elizabeth Desmarais, Planner II
- Innovative Client Services department
  - Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

A copy of the staff presentation is held on file.

For the benefit of the pending discussion on the matter and in advance of entertaining delegations, Vice-chair Gower tabled the following amending motion (prepared by staff):

**Motion N° PLC 2020-23/4**

**WHEREAS** report ACS2020-PIE-EDP-0001 recommends zoning changes that will affect all neighbourhoods zoned R1 through R4 in Zoning By-law 2008-250 in the General Urban Area inside of the Greenbelt boundary;

**AND WHEREAS** through discussions with the Greater Ottawa Homebuilders Association it has been deemed advisable to make certain changes to the zoning provisions to further the requirements affecting lands both within and / or beyond the Mature Neighbourhoods Overlay;

**THEREFORE BE IT RESOLVED** that Planning Committee recommend to Council that the following changes be made to Document 1 – Details of Recommended Zoning:

1. Amend Section 9 to add a new subsection (10) to create Transition provisions to apply to all lands zoned R1, R2, R3 and R4 on Schedule 342, as follows:

**“(10) Transition provisions for low-rise residential development affected by By-law 2020-XXX**

**(a) No provisions of amending by-law 2020-XXX act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this**

by-law and such applications may be processed under the provisions in place prior to this amendment.

(b) This subsection is repealed one year after the passing of this by-law.

2. Amend Section 54, definition of front yard parking by replacing the term “undersized” in respect of the driveway providing access from the private approach to the front yard parking space with ”shortened”.
3. Amend Section 54, definition of walkway to add in permission for a walkway from the right-of-way or a private way to an accessory building, structure or use, so that it now reads:

“Walkway means a defined surface on a lot that provides pedestrian access that:

  - a. Runs the depth of the yard in which it is located, from the right-of-way or private way back to a building’s entranceway, or to a communal accessory building or structure containing garbage bins, communal storage such as a bike room or similar accessory use, or
  - b. Is a path providing pedestrian access from a driveway, parking space, or parking lot to a building’s entranceway, or to an accessory building, structure or use.”
4. Amend Item 3, Table 55, row (8) to remove the phrase “and any part of an apartment, mid-rise and apartment, high-rise that is four storeys or less”, to remove the references to three unit dwelling in clauses (d) and (e), to replace the word ‘door’ with ‘enclosure’ and to replace the “1.1 m” maximum landing area with “1.5 m”.
5. Amend Item 12, Subsection XXX (1) Front Yard and Corner Side Yard Setbacks:
  - a. to replace the first word “on” under (1) (b) with “in the case of”, and to replace the specified front and corner side yard setbacks with the general term “yard setbacks” and clarify that the dwelling must align with the actual yard setbacks abutting the streets of the abutting lots, and to specify that S. 135 applies to yard setbacks abutting streets on a through and corner through lot,

b. to reword the paragraph that begins with the phrase “but need not” by modifying the wording so as to clarify that whatever type of yard setback exists on the abutting lot, whether a front yard or a corner side yard, the minimum yard setback of the affected lot need not exceed that which is required in the Residential subzone, and

c. combine clauses (c) and (d), so that Item 12 (1) reads:

“(1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:

(a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting residential lots’ corresponding yard setback abutting the street(s),

(b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting residential lots’ actual yard setbacks abutting each street, and Section 135 applies,

but in no case must the minimum front yard setback or corner side yard setback, as the case may be, exceed the minimum required in the Residential subzone in which the lot is located, and in no case may the setback or setbacks be reduced to less than 1.5 m; and

(c) Where an abutting lot is developed with a non-residential land use or where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential building on the next adjacent lot, which must be no more than 30 m from the subject lot’s closest side lot line.“

6. Amend Item 12, Subsection XXX (2) Interior Side Yard Setback on a Corner Lot clause

(a) to delete reference to a corner lot and to delete the latter part of the provision that begins with the wording “but in no case” and replace the comma with a period; and create a new clause (b), and renumber the current clause (b) to (c), as follows:

“(a) On an interior lot or through lot, where all the dwelling units are fronting on and facing the same street, the interior side yards are as prescribed in each subzone noted in the Part VI, Residential Subzone



**Tables.**

**(b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:**

**(i) the minimum interior side yard setback prescribed in the Residential subzone, or**

**(ii) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or**

**(iii) where only a required minimum total interior side yard is prescribed, the minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback.”**

**7. Amend Item 12, Subsection XXX (4) Rear Yards on Corner Lots to delete the current wording and replace with the following:**

**“Rear Yards on Corner Lots**

**(4) Detached Dwellings**

**(a) In the case of a corner lot in the R1 Zone within Schedule 342 that is not severed, the minimum rear yard setback is that which is required in the Residential Subzone applicable to the lot,**

**(b) in the case of a corner lot in the R1 Zone within Schedule 342 but excluding Area A of Schedule 344, despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if:**

**(i) permission to sever the lot into two lots is granted by the Committee of Adjustment;**

**(ii) only one detached dwelling is built on each of the two severed lots; and**

**(iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is**

the front lot line, and

(c) where a corner lot is severed into two lots in accordance with (b), the following provisions also apply:

(i) where the side lot line abutting a street becomes the front lot line,

(ii) the minimum front yard setback is the same as the corner side yard setback of the subzone,

(iii) the minimum front yard setback for the interior lot is the same as the corner side yard setback of the subzone,

(iv) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,

(v) the corner lot must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone, in addition to all required setbacks, that must be abutting the minimum required rear yard required under (iii).

(d) In the R2, R3 and R4 Zones, in the case of a corner lot where:

(i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.

(ii) a detached dwelling on the severed lot becomes an interior lot and is subject to the minimum rear yard setback required for an Interior or Through Lot under Subsection 139 (3).

8. Amend Item 12, Subsection XXX (5) Rear Yards on Corner Lots to delete the current wording and replace with the following:

**“(5) Dwellings Other than Detached Dwellings**

In the R2, R3 and R4 Zones, on a corner lot in the case of a dwelling other than a detached dwelling, where

(a) all principal dwelling units front on and face the longer street lot line, the minimum required rear yard is 4 m, and

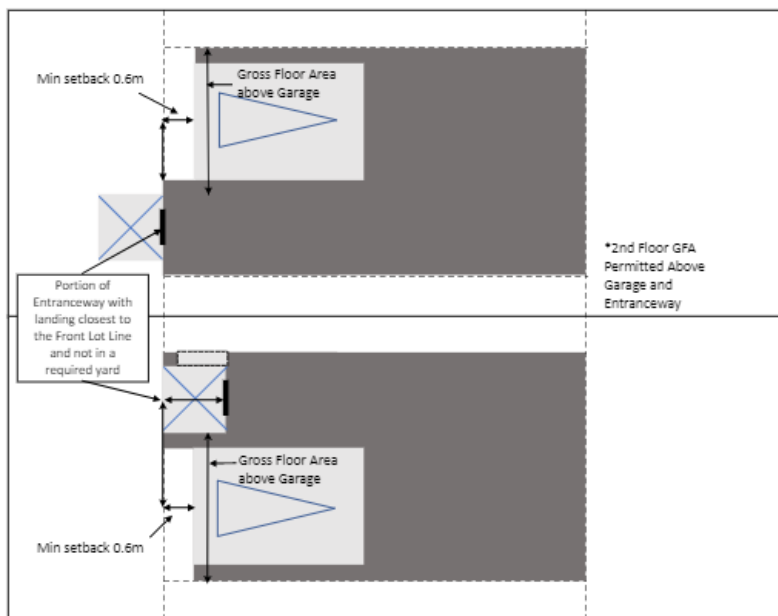
- (b) the principal dwelling units have principal entranceways fronting on and facing different streets, the minimum required rear yard is: 1.2 m, and an Interior Yard area is also required, pursuant to (6) below .”
9. Amend Item 13, Subsection XXX (1) Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1 Zone within the Greenbelt to delete it in its entirety by moving the regulations to Item 12, Subsection XXX (4), clauses (b) and (c) Rear Yards on Corner Lots and to carry forward the Alternative Development Standards in the R1 applicable when a corner lot is severed to create two new lots, each with a detached dwelling, as noted in Item 7 in this Motion.
  10. Amend the title of the Illustration so that it would now read: “Illustration of the Minimum Interior Yard Required on Corner Lots”
  11. Amend Item 15, Subsection 139 (1), Soft Landscaped Area Requirements for all Residential Neighbourhoods zoned R1-R4 within the Greenbelt, as per Schedule 342, to rename the Subsection to “Soft Landscaped Area Requirements for Urban Residential Neighbourhoods zoned R1-R4 located inside the Greenbelt Boundary”, and amend Table 139 (1) to change the name of Column I to “Front Yard / Corner Side Setbacks” and to change the name of Column II to “Minimum Aggregated Soft Landscape Area (% of the Front Yard / Corner Side Yard Areas)”.
  12. Amend Item 15, Subsection 139 (3) Driveways, clause (a), paragraph (i) to clarify that the Streetscape Character Analysis will identify both whether driveways exist or not, and the type of driveway that is dominant, so that the clause will read:

“(i) in the case of a lot located in the Mature Neighbourhoods Overlay, where the Streetscape Character Analysis confirms that the dominant character along a street is firstly, that driveways exist per Character Groups B and C of Table 140 (11), and secondly, that the dominant character consists of single or shared driveways (Character Group B, Table 140 (11)), or of double-wide driveways (Character Group C, Table 140 (11)) pursuant to Subsection 139 (3), clause (b), and”
  13. Amend Item 15, Subsection XXX (3) Driveways, clause (e) to add “crushed

stone or gravel” immediately following the word “concrete”, and to clarify that, in the case where a driveway is designed with interlock brick pavers, should the landscaped area between the two driveways also be developed with pavers, the pattern of these must be different than that of the driveways, so that the clause would now read:

“(e) Where the landscaped area between side-by-side driveways consists of hard landscaping, it must not consist of asphalt, concrete, crushed stone or gravel, or similar non-hard landscaping material, and where the driveways are designed with interlock brick pavers, should the landscaped area between the driveways be created using brick pavers, these must be of a different interlock pattern than those of the driveways.”

14. Amend the Illustration, showing the Minimum Required Attached Garage/Carport Setback under Item 15, Subsection 139 (4) Front-facing Garages and Carports, to show that there could be either a wall or a column next to the attached garage and to add wording that indicates there is gross floor area located above the principal entranceway and the garage, as follows:



15. Amend Item 15, Subsection 139 (5) Walkways, clauses (a), (b), (c) and (d) to change the term “dwelling” to “principal dwelling unit”, and to add “or to a secondary dwelling unit or a coach house” immediately after the words

“dwelling unit”, and to add a comma and the phrase “or to an accessory building or structure” immediately following the words “coach house” in the revised clause(d), and to add a new clause (e) to state that only one walkway is permitted for both a principal dwelling unit and a secondary dwelling unit or coach house, and any other accessory building or structure, so that (d) and (e) would now read:

“(d) on a corner lot, where it extends back from the right-of-way to the principal dwelling unit, or to a secondary dwelling unit or coach house, or to an accessory building or structure on that street frontage on which no driveway is developed.

(e) Only one walkway, permitted under (b), (c), and (d) herein, is permitted to extend back from a right-of-way, and the walkway may be used to access both the principal dwelling unit and the secondary dwelling unit or coach house, and any other accessory building or structure.”

16. Amend Item 15, Subsection 139 (5) Walkways clause (e) to renumber it to (f), to add the following words at the beginning of the sentence, “in addition to clauses (a) through (d),” to add the word “also” following the words “a walkway is”, and to replace the term “triplex” with the term “three unit dwelling”, so that the clause would now read:

“(f) in addition to clauses (a) through (d), in the case of a duplex dwelling, three unit dwelling, stacked dwelling, apartment dwelling, low-rise, rooming house or retirement home, a walkway is also permitted to extend from the right-of-way back to an accessory building containing communal garbage bins, bicycle storage, or similar communal use.”

17. Amend Item 15, Subsection 139 (5) Walkways clause (f) to renumber it to (g) and add in reference to clause (f), so that the clause would now read:

“(g) Despite Subsection 139(5), clauses (b),(c), (d), (e) and (f), no walkway is permitted unless the minimum required aggregated soft landscaped area is met, pursuant to Table 139 (1).”

18. Amend Item 15, Subsection 139 (5) Walkways clause (h) to renumber to it (i) and to clarify that the minimum soft landscaping area required between a walkway and driveway applies to all circumstances in which both a walkway

and a driveway are permitted, and renumber subsequent clauses, as follows:

“(i) A walkway that is permitted under Subsection 139 (5) herein must be separated from a driveway by a minimum area that is 0.6 m in width and runs the entire length of the walkway, with such separation consisting of soft landscaping only.”

19. Amend Item 20, Subsection 140 (11) Driveways and Legal Front Yard Parking, Table 140 (11), the fourth Column, Character Group C, to add that a single driveway or shared driveway is permitted. 20. Amend Item

20. Subsection 140 (12) Driveways and Legal Front Yard Parking, to add a new clause (a), to renumber the subsequent clauses, and to modify clause (b) to refer to Character Group C of Table 140 (11) applicable to as follows:

“(a) Only where driveways are the dominant character as confirmed through the Streetscape Character Analysis process to fall under either or both Character Groups B or C of Table 140 (11), is a driveway permitted, subject to the regulations of Sections 139 and 140.

(b) Only where double-wide driveways are the dominant pattern as confirmed through the Streetscape Character Analysis process as falling under Character Group C of Table 140 (11), is a double-wide driveway permitted, whether by expanding a single-wide driveway or by creating a double-wide driveway.”

21. Amend Item 20, Subsection 140 (13) Driveways and Legal Front Yard Parking to delete the terms “apartment, mid-rise” and “apartment high-rise”.

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

TABLED

The committee heard six delegations:

- Murray Chown, Novatech, and Chair, Urban Infill Council, Greater Ottawa Homebuilders' Association<sup>1</sup>, indicated there is a difference of opinion between staff and the building industry as to what issues associated with infill need to be fixed. He raised concerns that the zoning changes being recommended by staff will not address some of the issues identified by the industry, such as parking, and would renege on certain mediated settlements and agreements.
- Rosaline Hill, Rosaline J. Hill Architect Inc., echoed Mr. Chown's concerns and said that the proposal is complicated and problematic, will compromise successful business models and be a barrier to development and community consultation. She suggested the City needs to be looking at zoning changes from the view of allowing different modes of development to allow intensification and 15-minute neighbourhoods
- Robert Haslett, Haslett Construction Inc., felt the proposal should be deferred for further discussion with the industry. He suggested the recommended changes around rear yard projections go against prior discussions and would not be in good faith
- Allan Bateman, Prestwick Building Corporation<sup>2</sup>, raised concerns about proposed elimination of driveways on 6m lots
- Jennifer Murray, Project Management & Land Development, raised concerns that taking a majority zoning approach on things such as streetscape character will have unintended consequences that effect the entire area inside the Greenbelt, and she questioned the rationale in considering such zoning changes without a clear understanding of the minutiae
- Heather Pearl, Champlain Park Community Association<sup>3</sup>, recommended that, while the infill development zoning issue needs to be addresses, the item should be deferred for further consultation, having had no knowledge of the proposed motion or time to assess it.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's

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<sup>1</sup> Submission held on file

<sup>2</sup> Submission held on file

<sup>3</sup> Submission held on file

website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 7 from Donna (otherwise unsigned)
- Email dated May 8 from Barb Gauthier

Email dated May 12 from Kathy Vandergrift, Chair of Planning Committee, Vice-Chair of Board, Queensway Terrace North Community Association

The staff report (and tabled motion 23/4) was deferred to the June 25 Planning Committee meeting, per the following motion.

**Motion N° PLC 2020-23/5**

Moved by Vice-chair G. Gower

**That Planning Committee approve that the item be deferred to the June 25 Planning Committee meeting, and that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**

DEFERRAL CARRIED, on a division of 8 yeas and 0 nays, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington  
S. Moffatt, A. Hublely and Vice-chair G. Gower, Chair J. Harder

NAYS (0):

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Zoning Changes to Regulate Residential Development in the Urban Area within the Greenbelt

ACS2020-PIE-EDP-0001

Bay (7); College (8); Knoxdale-Merivale (9);  
Gloucester-Southgate (10); Beacon Hill-Cyrville (11);  
Rideau-Vanier (12); Rideau-Rockcliffe (13);  
Somerset (14); Kitchissippi (15); River (16);  
Capital (17); Alta Vista (18)

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*Deferred from the Planning Committee meeting of May 14, 2020*

### Report recommendations

1. That Planning Committee recommend to Council that the zoning changes detailed in Document 1 be approved to resolve issues and anomalies of the 2015 Infill Zoning Regulations of By-laws 2012-147 and 2015-288, as amended.
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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

### Motion N° PLC 2020-26/4

Moved by Vice-Chair G. Gower

**That Planning Committee approve that the item be deferred to the August 27 Planning Committee meeting, and that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**

DEFERRAL CARRIED

August 27, 2020

le 27 août 2020

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Zoning Changes to Regulate Residential Development in the Urban Area within the Greenbelt

ACS2020-PIE-EDP-0001

Bay (7); College (8); Knoxdale-Merivale (9);  
Gloucester-Southgate (10); Beacon Hill-Cyrville (11);  
Rideau-Vanier (12); Rideau-Rockcliffe (13);  
Somerset (14); Kitchissippi (15); River (16);  
Capital (17); Alta Vista (18)

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*Deferred from the Planning Committee meeting of May 14 and June 25, 2020*

**Motion N° PLC 2020-28/1**

Moved by Vice-Chair G. Gower

**WHEREAS report ACS2020-PIE-EDP-0001 recommends zoning changes that will affect all neighbourhoods zoned R1 through R4 in Zoning By-law 2008-250 in the General Urban Area inside of the Greenbelt boundary;**

**WHEREAS through discussions with the Greater Ottawa Homebuilders Association and the Federation of Community Associations certain changes to the zoning provisions to further the requirements affecting lands both within and / or beyond the Mature Neighbourhoods Overlay are being proposed; and**

**WHEREAS staff in Zoning and Intensification have recirculated the revised bylaw and report;**

**THEREFORE BE IT RESOLVED that Planning Committee approve that the item be deferred to the September 24<sup>th</sup>, 2020 Planning Committee meeting.**

DEFERRAL CARRIED