

Planning Committee

Thursday, June 24, 2021

9:30 AM

Statutory public meetings are required under the Planning Act, Section 17, 22, 26 and 34 and convened in accordance with Subsection 88 of the Procedure By-law, to consider the following report:

City of Ottawa Zoning By-law 2008-250: Omnibus Amendments – Q2 2021

Report Number: ACS2021-PIE-EDP-0027

This meeting will be held through Electronic Participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by as amended by the *COVID-19 Economic Recovery Act, 2020*.

This Meeting may be viewed online on the Ottawa City Council YouTube Channel
https://www.youtube.com/channel/UCUR3i_hvk3-3i8vtrPg6v1Q

Public Delegations

City Hall is temporarily closed to help stop the spread of COVID-19. There are several ways the general public can provide submissions to the Members of Committee and Council for the **June 24, 2021** meeting, as follows:

a) Submit comments in writing:

To submit comments in writing, email the Committee Coordinator (melody.duffenais@ottawa.ca). **In order to ensure that written comments can be provided to the Committee prior to the meeting, the deadline for submitting written comments is 4:00 PM on the last business day prior to the meeting, being Wednesday, June 23.**

Comments received after this time will be forwarded to Members of Committee and Council as soon as possible, and prior to Council's final consideration of the item on **July 7, 2021** but may not be received by Committee members prior to the **June 24, 2021** meeting.

b) Submit verbal comments in advance of the meeting:

Call the Committee Coordinator **by 4:00 PM on the last business day prior to the meeting, being Wednesday, June 23.** to have comments transcribed (613-580-2424, x20113).

c) Register to speak for up to five minutes during the Committee meeting:

- i. Register by phone no later than 4:00 PM on the last business day prior to the meeting, being Wednesday, June 23:**

You may contact the Committee Coordinator 613-580-2424, x20113. Please see further details below for those wishing to make visual presentations to the committee.

ii. **Register by email - no later than one hour prior to the start time set for the meeting, being 8:30 AM on Thursday, June 24:**

You may contact the Committee Coordinator (melody.duffenais@ottawa.ca) prior to 8:30 AM. on Thursday, **June 24, 2021**. Please see further details below for those wishing to make visual presentations to the committee.

Notwithstanding the deadlines noted above, public delegations are requested to register as soon as possible in order to facilitate an orderly registration process and meeting. They must include their name, telephone number and email address (if available). Registration is required so that the Coordinator may provide Zoom meeting information to the speaker. Upon receipt of registration to speak at the meeting, delegates will be provided the Zoom meeting details and password.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline telephone. A toll-free number will be provided for this purpose.

The following information is provided for your consideration and guidance during remote participation in the meeting:

- As screen-sharing will not be enabled for participants during this meeting, those delegates who wish to provide a visual presentation (PowerPoint or other) **are required** to register to speak and provide those materials to the committee coordinator **prior to 4:00 PM on the last business day prior to the meeting** (Wednesday, June 23).. The committee coordinator will share your presentation from her screen as you speak.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- You may also follow along on YouTube until you are called upon to speak (a separate device is best if you are calling on a cell), but you must mute that feed when you are called on to speak, in order to prevent feedback. Please note there may be a 5-30 second delay between the live meeting and what you see on YouTube.
- If you join the Zoom meeting through your phone, please **Do Not Put the Phone on Hold at Any Time**, as this will result in broadcasting “hold music” online once your mic function is unmuted

- To optimize call quality when using a laptop, a headset with microphone is best if available to you; otherwise, whether using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- If you are having technical difficulties on Thursday, **June 24, 2021** you may contact the Clerk's Office at 613-580-2424, x20113.
- If you enable your camera, you will appear to meeting-participants and on the YouTube stream.
- Please do not share the Zoom meeting details with anyone or post through social media.
- Public delegations will be provided five (5) minutes in which to make their comments once called upon to speak. Questioning of / debate with the members (or staff) is not permitted. If you have questions, you may state them during your five minutes. Your comments must be directly related to the content of the report(s) to which you are speaking. The committee members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- You are welcome to send written comments for the committee's consideration, either in addition to your oral presentation or in lieu of (both are given equal consideration by the committee), prior to the meeting. Please refer to the information provided above on how to submit written comments/presentations.
- When your five minutes are up and after answering any questions that may be directed to you, the Committee Coordinator will put you back in the 'attendee lobby' on mute, where you can listen to the remainder of the discussion on the item. When the item is concluded, you may be disconnected from the Zoom meeting.

For more information, please contact the Committee Coordinator directly at 613-580-2424, x20113 or melody.duffenais@ottawa.ca.

Notwithstanding all of the above, the Rules of procedure as set out in the proceedings [Procedure By-law](#) will be followed.

Réunion du Comité de l'urbanisme

Jeudi, 24 juin 2021

9 h 30

Les réunions publiques sont obligatoires en vertu des articles 17, 22, 26 et 34 de la Loi sur l'aménagement du territoire et sont convoquées conformément au paragraphe 88 du Règlement de procédure dans le but d'examiner le rapport suivant :

Règlement de zonage de la Ville d'Ottawa (n° 2008-250) : modifications d'ordre général – T2 2021

Numéro du rapport : ACS2021-PIE-EDP-0027

La participation à cette réunion se fera par voie électronique, conformément à l'article 238 de la Loi de 2001 sur les municipalités, dans sa version modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

La réunion pourra être visionnée en ligne sur la chaîne youtube du Conseil municipal d'Ottawa : <https://www.youtube.com/channel/ucgl9ryupmqb7pytqtarnyka>

Intervenants du public

L'hôtel de ville est temporairement fermé pour freiner la propagation de la COVID-19. Le grand public peut présenter des commentaires en vue de la réunion du **24 juin 2021** de l'une ou l'autre des façons suivantes :

a) Commentaires écrits :

Pour soumettre vos commentaires écrits, envoyez un courriel à l'adresse à la **coordonnatrice de comité (melody.duffenais@ottawa.ca)**. **Pour qu'ils parviennent au Comité à temps, les commentaires doivent être soumis au plus tard à 16 h, le dernier jour ouvrable précédant la réunion, soit le mercredi, 23 juin**. Veuillez noter que les commentaires **n'ayant pas été reçus dans les délais** seront traités par le coordonnateur, puis transmis à tous les membres du Conseil dès que possible, avant l'examen final du point **le mercredi 7 juillet 2021** mais qu'il se peut qu'ils ne soient pas communiqués au Comité de l'urbanisme avant sa réunion du 24 juin.

b) Commentaires oraux en prévision de la réunion :

Vous pouvez appeler la coordonnatrice de comité au 613-580-2424, poste 20113, **au plus tard à 16 h, le dernier jour ouvrable précédant la réunion, soit le mercredi, 23 juin**, pour faire transcrire vos commentaires.

c) Inscription pour prendre la parole (maximum de cinq minutes) pendant la réunion :

- i. Inscription par téléphone **au plus tard à 16 h, le dernier jour ouvrable précédant la réunion, soit le mercredi, 23 juin** :

Vous pouvez appeler la coordinatrice de comité au 613-580-2424, poste 20113. Veuillez consulter les précisions ci-après si vous souhaitez faire une présentation visuelle au Comité.

- ii. Inscription par courriel **au plus tard une heure avant le début de la réunion, soit le jeudi 24 juin à 8 h 30** :

Vous pouvez communiquer avec la coordonnatrice de comité par courriel (**melody.duffenais@ottawa.ca**) au plus tard **le jeudi le 24 juin 2021 à 8 h 30**. Veuillez consulter les précisions ci-après si vous souhaitez faire une présentation visuelle au Comité.

Malgré les échéances indiquées ci-dessus, nous encourageons les intervenants à s'inscrire le plus tôt possible pour faciliter le processus d'inscription et l'organisation de la réunion. Ils doivent fournir leur nom, numéro de téléphone et adresse courriel (s'ils en ont une). L'inscription est requise pour recevoir le lien Zoom et le mot de passe.

Dès réception de votre demande d'inscription, la coordonnatrice vous enverra avant la réunion les renseignements et le mot de passe Zoom. Veuillez noter qu'il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion. Un téléphone cellulaire ou filaire convient également. Un numéro sans frais vous sera communiqué à cette fin.

Vous trouverez ci-dessous des précisions concernant la réunion virtuelle :

- Le partage d'écran ne sera pas autorisé durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (PowerPoint ou autre) **doivent** s'inscrire et fournir les fichiers à la coordonnatrice **au plus tard à 16 h, le dernier jour ouvrable précédant la réunion, soit le mercredi, 23 juin**. La coordonnatrice partagera la présentation à partir de son écran lors de l'intervention.
- Lorsque vous vous joindrez à la réunion, par téléphone ou par Internet, vous serez admis comme participant. Il n'y aura pas de salutations. Vous pourrez entendre la réunion et voir l'orateur (si votre appareil le permet), mais votre micro sera désactivé jusqu'à ce que vous preniez la parole.
- Vous pourrez également suivre la réunion sur YouTube en attendant d'intervenir (il est préférable d'utiliser un appareil distinct si vous appelez d'un cellulaire), mais il vous faudra couper le son au moment de parler pour éviter tout effet Larsen. Veuillez noter qu'il peut y avoir un décalage de 5 à 30 secondes entre la réunion et la vidéo YouTube.

- Si vous participez par téléphone, **prière de ne jamais mettre l'appel en attente**, car cela activerait une « musique d'attente » même si votre micro est coupé.
- Afin d'optimiser la qualité de l'appel si vous utilisez un ordinateur portable, privilégiez un casque d'écoute avec micro si possible. Si vous utilisez le micro de votre ordinateur portable ou un téléphone cellulaire, parlez directement dans le combiné et évitez d'utiliser le haut-parleur.
- Si vous rencontrez des difficultés techniques le jeudi, **24 juin 2021**, vous pouvez communiquer avec le Bureau du greffier municipal à 613-580-2424, poste 20113.
- Si vous activez votre caméra, vous apparaîtrez sur l'écran des participants et sur YouTube.
- Prière de ne pas communiquer les renseignements Zoom relatifs à la réunion et de ne pas les publier sur les médias sociaux.
- Les intervenants du public auront cinq (5) minutes pour formuler des commentaires lorsqu'on les invitera à prendre la parole. Il ne sera pas permis de poser des questions aux membres (ou au personnel) ni de débattre avec eux. Si vous avez des questions, vous pourrez les poser lors des cinq minutes qui vous seront octroyées. Vos commentaires doivent être directement liés aux rapports sur lesquels porte votre intervention. Les membres du Comité pourront vous poser des questions complémentaires, donner leurs commentaires ou demander au personnel de vous répondre.
- Nous vous invitons à envoyer vos commentaires écrits aux membres du Comité, à la place ou en plus de votre intervention orale (les deux seront équitablement examinés), avant la réunion. Pour savoir comment soumettre un commentaire ou une présentation, reportez-vous à la rubrique ci-dessus.
- Une fois les cinq minutes écoulées, et après que vous ayez répondu à toutes les questions, la coordonnatrice de comité vous remettra dans le «lobby des participants» de Zoom, où vous pourrez écouter le reste de la discussion sur le point. Lorsque l'élément est terminé, vous pouvez être déconnecté de la réunion Zoom.

Pour en savoir plus, vous pouvez communiquer directement avec la coordonnatrice de comité, Melody Duffenais, coordonnatrice de comité (613) 580-2424, poste 20113, melody.duffenais@ottawa.ca:

Nonobstant ce qui précède, les Règles de procédure énoncées dans le [Règlement de procédure](#) s'appliqueront.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 June 2021 / 24 juin 2021**

and / et

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
28 June 2021 / 28 juin 2021**

**and Council / et au Conseil
7 July 2021 / 7 juillet 2021**

**Submitted on June 10, 2021
Soumis le 10 juin 2021**

**Submitted by
Soumis par:
Don Herweyer**

**Director / Directeur, Economic Development and Long Range Planning /
Développement Économique et Planification à long terme, Planning,
Infrastructure and Economic Development Department / Direction 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-0027

**SUBJECT: City of Ottawa Zoning By-law 2008-250: Omnibus Amendments – Q2
2021**

**OBJET: Règlement de zonage de la Ville d'Ottawa (n° 2008-250) :
modifications d'ordre général – T2 2021**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend that Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4.
2. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4.
3. That Planning and Agriculture and Rural Affairs Committees approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of July 7, 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 apportées au Règlement de zonage (n° 2008-250), comme l'illustre le document 1 et le précisent les documents 2 et 4.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications apportées au Règlement de zonage (n° 2008-250), comme l'illustre le document 1 et le précisent les documents 3 et 4.
3. Que le Comité de l'urbanisme et le Comité de l'agriculture et des affaires rurales donnent leur approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du 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 7 juillet 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

Assumptions and Analysis

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

Public Consultation

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

RÉSUMÉ

Hypothèses et analyse

Le présent rapport recommande des modifications visant à changer certaines dispositions et à corriger des erreurs mineures dans le Règlement de zonage de la Ville d'Ottawa. Ces modifications ont été présentées dans un même rapport de façon à rendre la modification du règlement municipal plus efficace.

Consultation publique

Les membres du public ont été consultés conformément à la Loi sur l'aménagement du territoire et au Plan officiel.

BACKGROUND

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

Provincial Policy Statement

The proposed amendments are consistent with the Provincial Policy Statement 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 by correcting errors and omissions to ensure the effective implementation of the Official Plan through the City of Ottawa Zoning By-law.

DISCUSSION

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

| Amendments for review by Planning Committee | |
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| I Item | II Summary of Amendment |
| 173 Greenfield Avenue – Reference to Correct Exception Ward 17 – Shawn Menard | <p>The City introduced zoning amendments in 2015 to lands along Main Street and Hawthorne Avenue to implement the Traditional Mainstreet policies in the Official Plan. The lands were inadvertently rezoned to TM7[2182] by By-law 2015-59, where the intention was to rezone to TM7[2192].</p> <p>An amendment is needed to correct the zoning map to reflect the actual intent of staff. This intent was properly outlined in the Report to Council dated November 13, 2014 (ACS2014-PAI-PGM-0227).</p> |
| 4-48 Hawthorne Avenue (South side only) and 223 Echo Drive) – Traditional Mainstreet Exception Provision Ward 17 – Shawn Menard | <p>An amendment is needed to relocate a provision added to the incorrect exception by By-law 2020-299. The provision was meant to apply to the subject lands.</p> <p>The provision deals with residential and non-residential uses on the TM12[1839] H(14.5) portion of Hawthorne Avenue between Echo Drive and Main Street. The provision is clearly meant to be in Column V of exception 1839 but was inadvertently added to 1893, which is completely unrelated.</p> |
| 520 Preston Street and 930 Carling Avenue – Hospital Site Amendments | <p>Council approved an Official Plan Amendment and Zoning By-law amendment on June 13, 2018 (ASC2018-PIE-PS-0056) to permit a hospital on these lands. By-law</p> |

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| <p>Ward 16 – Riley Brockington and Ward 17 – Shawn Menard</p> | <p>2018-198 rezoned the lands Institutional Subzone 2 (I2), subject to exception 2491 and a holding provision.</p> <p>Three (3) amendments are required to fulfill the original intent of Council and conform to the 2018 Official Plan Amendments.</p> <ol style="list-style-type: none"> 1. The O-Train Trillium Line has a north-south trench that bisects 520 Preston Street and 930 Carling Avenue. There is an O-Train station, and future LRT station, where the trench intersects Carling Avenue, just east of Preston Street. The portion of the trench through these lands is currently split-zoned down the middle: zoned MC F(1.5) to the west and O1[356] to the east. The trench was originally intended to be rezoned I2[2491]-h with the surrounding lands, in order to allow a parking garage to be constructed over the trench. An amendment is required to rezone the O-Train trench the same as the abutting lands to satisfy the original intent of Council. The current O-Train and future LRT station is required to be meaningfully integrated into the design of the Hospital. <p>The trench is designated “Greenway” in the Preston Carling Secondary Plan. The proposed amendment is consistent with the applicable policies. Specifically, the master plan for Hospital development accommodates multi-use pathways that connect to the Greenway.</p> <ol style="list-style-type: none"> 2. The Hospital site is composed of three separate parcels of land, but the Hospital is being developed as though they are one site. The zoning by-law currently does not allow this, so an amendment to exception 2491 is required to make the lands “one lot for zoning purposes.” 3. The lands are designated Mixed Use Centre in the City’s Official Plan where the intent is to have buildings along the street creating pedestrian friendly, |
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| | <p>compact mixed uses. The Preston Carling Secondary Plan designates this area “Hospital Area” and requires that development have an “urban design and architecture addressing the urban edge of Carling Avenue and Preston Street” (s. 4.1.8). The Secondary Plan encourages animated building edges, including continuous at-grade retail and commercial frontages along Preston Street (s. 4.2.4) and Carling Avenue (s. 5.2.3) with the aim of improving the public realm.</p> <p>The current 6 metre setback from Preston and Carling cannot accommodate a building form that conforms with the Secondary Plan and Official Plan. An amendment to exception 2491 is required to permit a 0-metre setback along Preston Street and Carling Avenue in order to achieve a desirable building orientation. This setback is consistent with other properties along Preston and Carling.</p> |
| <p>183 Britannia Road – Environmental Protection Zone</p> <p>Ward 7 – Theresa Kavanagh</p> | <p>An amendment is required to rezone a portion of the lands from EP to R1O to have a unified zoning on the property that is consistent with other properties on the east side of Britannia Road.</p> <p>The subject lands to be rezoned are part of a closed road allowance and share the same EP zoning as the City-owned lands to the east of the property. There is no reason to believe that the EP zoning was intended to remain on this parcel when it was not similarly maintained on other portions of the closed road allowance.</p> <p>This amendment will create a straight zoning line along the property line with R1O to the west and EP to the east.</p> |
| <p>5 Orchard Drive – Arterial Mainstreet Exception</p> | <p>Council passed By-law 2020-215 rezoning the lands Arterial Mainstreet Subzone 9, subject to exception 2640 and Schedule 416 on June 26, 2020 to permit a mixed use subdivision (ACS2020-PIE-PS-0003). The lands are</p> |

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| Ward 6 – Glen Gower | <p>located on the south side of Hazeldean Road, west of Fringewood Drive.</p> <p>By-law 2020-215 and the report to Council did not include a provision that was necessary to give effect to the approved plan. An amendment to exception 2640 is required to exempt the lands from the minimum building frontage provision in order to permit the plan to proceed as approved.</p> |
| <p>200 Lees Avenue – Building Height</p> <p>Ward 17 – Shawn Menard</p> | <p>An amendment is required to impose a height limit on the property where there currently is none. The lands are zoned TD3[2029], and the effect of the exception is to eliminate both minimum and maximum height restrictions on the property. This was unintentional. An amendment to exception 2029 will impose a 100 metre, or 30 storey, height limit on the property, which conforms with Schedule B of the Old Ottawa East Secondary Plan.</p> |
| <p>149 King George Street – Schedule</p> <p>Ward 13 – Rawlson King</p> | <p>An amendment is needed to correct a schedule reference in the body of exception 1461 and to clarify existing language. The lands are zoned R3M[1461] S218, however Column III of the exception refers to schedule 244 rather than 218.</p> <p>Further, an amendment is needed to change “supervised heroin injection site” to “supervised injection site” to clarify the intent of the permitted use.</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 and 13</p> | <p>The R4 Phase 2 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. One effect of that report was supposed to be to rezone former R4P lands to the new R4-UD zones. 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>A subsequent anomaly amendment in April of 2021 corrected this oversight on most former R4P zones in the city; however, that anomaly report missed a block of</p> |

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| | <p>former R4P lands around Putman Avenue, leaving them R4-UC instead of bringing them to R4-UD. It also missed a block of former R4P lands on Laurier Avenue between Goulburn and Marlborough, leaving them R4-UC[480] instead of bringing them to R4-UD[480].</p> <p>This amendment corrects the error by rezoning those lands to R4-UD and R4-UD[480], respectively, as intended by the R4 Phase 2 report.</p> <p>This is a technical amendment within the meaning of Official Plan Policy 5.2.3.3(a) ("where further amendments are required to fully implement an approved recommendation of City Council to amend the Official Plan or Zoning By-law.")</p> |
| <p>480 Aquaview Drive – Parkland Dedication Rezoning</p> <p>Ward 19 – Catherine Kitts</p> | <p>An amendment is needed to rezone a parcel of land that was dedicated to the City to fulfill a new plan of subdivision's parkland dedication obligation.</p> <p>The lands within the plan of subdivision, registered plan 4M-1665, were rezoned on September 11, 2019 to give effect to the planned development. However, the lands at 480 Aquaview Drive formed part of a different subdivision plan from 2002 and were therefore not rezoned at the same time. The required parkland dedication of the recent subdivision included these lands.</p> <p>The City-owned lands are currently zoned DR and are to be rezoned O1 to allow for a park.</p> |
| <p>Lands North of Jock River – Floodplain Overlay</p> <p>Ward 3 – Jan Harder</p> | <p>An amendment is required to remove a portion of land located north of the Jock River between Highway 416 and the Fraser-Clarke Drain from the floodplain mapping in accordance with permits issued and updated mapping from the Rideau Valley Conservation Authority.</p> |
| <p>7 Galt Street (1040 Bank Street)</p> | <p>An amendment to the existing exception is needed to permit a portion of the underground parking garage to project above grade whereas the existing building height and setback, Schedule 376 would not allow it.</p> |

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| <p>Ward 17 – Shawn Menard</p> | <p>A Zoning By-law amendment was passed by Council for this property on December 13, 2017, rezoning the property to TM[2429] S376, where Schedule 376 sets out the required building setbacks and maximum building heights. The new zoning would permit the development of condominium and townhouse dwellings with shared underground parking, on the same lot as the existing church.</p> <p>The Zoning By-law amendment and the plans associated therewith were approved by the Local Planning Appeal Tribunal on April 9, 2020. The development is now at the site plan approval stage, and it was noticed by staff that a portion of the proposed underground parking garage on the northwest corner of the property is a few inches above grade, extending into a yard required by Schedule 376.</p> <p>The proposed amendment would exempt this portion of the parking garage from Schedule 376, giving effect to the plans as originally approved.</p> <p>For added clarification, the applicant proposes to construct a landscaped area with stone planters above the underground parking garage. Those stone planters, while built up from the underground garage and out from the main building, are considered “landscaped area” for zoning purposes and are not subject to Schedule 376.</p> |
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Items for review by Agriculture and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included in Document 1. Zoning details are included for reference in Document 3.

| Amendments for review by Agriculture and Rural Affairs Committee | |
|--|----------------------------|
| I Item | II Summary of Amendment |

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| <p>Table 217 – Rural Commercial Zone Provisions</p> <p>Wards 5, 19, 20 and 21</p> | <p>Table 217 outlines the performance standards for buildings in the parent Rural Commercial (RC) zone. The table does not state whether each standard is a minimum or maximum, which is not consistent with other performance standards tables elsewhere in the by-law.</p> <p>An amendment is needed, for the purpose of consistency and clarity, to qualify each standard as either a minimum or a maximum.</p> |
| <p>4350 McNeely Road – Floodplain Overlay</p> <p>Ward 19 – Catherine Kitts</p> | <p>An amendment is needed to update the boundary of the 100-year floodplain in accordance with direction from South Nation Conservation (SNC). An application to develop 4350 McNeely Road triggered an updated survey for the property and some of the surrounding lands. The survey indicated that the floodplain boundary had changed since it was last surveyed in 1991, and a permit was issued by the SNC for the development in accordance with the revised boundary.</p> <p>This amendment will align the City’s floodplain mapping with that of the conservation authority.</p> |
| <p>4960 Canon Smith Road</p> <p>Ward 5 – Eli El-Chantiry</p> | <p>Consent was granted on March 4, 2020 to sever this property, then zoned Agricultural, into two parcels, where one would contain existing residential and accessory structures and the second would be surplus agricultural land. One condition of that decision was to rezone the agricultural land to prohibit new residential development, and that rezoning was passed by Council on October 14, 2020 by By-law 2020-296.</p> <p>The severed parcel, containing the residential use, has an area of 4.3 hectares but due to the shape of the parcel only has a 16 metres lot width, whereas the by-law requires 30 metres. This deficiency in width was meant to be addressed by the aforementioned zoning by-law amendment but was inadvertently omitted.</p> <p>An amendment is needed now to regularize the lot width on the severed parcel. It should be noted that the consent has not yet been perfected, but it is due to lapse</p> |

| | |
|---|---|
| | before this report is heard by Council. Should the consent lapse and the severed land not formally become its own parcel of land, then this amendment will not proceed. |
| 950 Thomas A. Dolan Parkway Ward 5 – Eli El-Chantiry | An amendment is needed to amend the boundary of the Constance Creek Floodplain at this property to remove a portion that is not connected to the larger adjacent floodplain area. The Mississippi Valley Conservation Authority has completed an analysis of the subject area with respect to existing floodplain volumes and elevations. The analysis confirms that the exclusion of this area from the floodplain should not affect the Constance Creek Floodplain and the established regulatory floodplain elevation. |

Items for review by Planning Committee and Agriculture and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included in Document 1. Zoning details are included for reference in Document 4.

| Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee | |
|---|--|
| I Item | II Summary of Amendment |
| City Wide – Section 142 Maximum Setbacks for Coach Houses | <p>An amendment is required to facilitate the provision of coach houses on properties subject to a utility easement without the requirement for a minor variance.</p> <p>The coach house provisions of the zoning by-law set a maximum setback of 1 metre, which may be unattainable where a utility easement exists along the property line. The proposed amendment would allow for a greater setback where such an easement exists, to the degree required to accommodate the easement, to eliminate the barrier of needing to obtain a minor variance in such situations.</p> |

| | |
|--|--|
| <p>City Wide – Stacked Bicycle Parking</p> | <p>An amendment is needed to codify the City’s position on stacked bicycle parking solutions that have formed part of several recent development applications. The City encourages the provision of ample bicycle storage to promote active transport and welcomes innovative methods to supply those spaces.</p> <p>Stacked bicycle parking is a two-tier parking solution, with one tier at ground level and a second tier directly above it, which can be accessed using moving parts such as ramps and levers. The design of stacked bicycle parking generally results in half of the provided spaces being on the first tier, and half on the second tier.</p> <p>The proposed amendment would define stacked bicycle parking and allow same to contribute to the required bicycle parking space rates. The minimum length and width of each space will be the same as for other horizontal bicycle parking spaces, and the minimum aisle width to access the spaces is maintained.</p> <p>The proposed amendment will treat the second tier of a stacked bicycle parking system similarly to vertical parking spaces, and limit the cumulative amount of upper tier and vertical spaces to 50% of the required spaces, which will ensure that at least 50% of the required spaces will be horizontal spaces at ground level, as is currently the case.</p> |
|--|--|

RURAL IMPLICATIONS

Rural Implications are explained in Documents 3 and 4.

CONSULTATION

Public notification was undertaken in accordance with the *Planning Act* and the Official Plan for the City of Ottawa. No comments were received.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report - not applicable.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in 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 Zoning Details for review by Planning Committee

Document 3 Zoning Details for review by Agriculture and Rural Affairs Committee

Document 4 Zoning Details for review by Planning Committee and Agriculture and Rural Affairs Committee

Document 5 Consultation Details

DISPOSITION

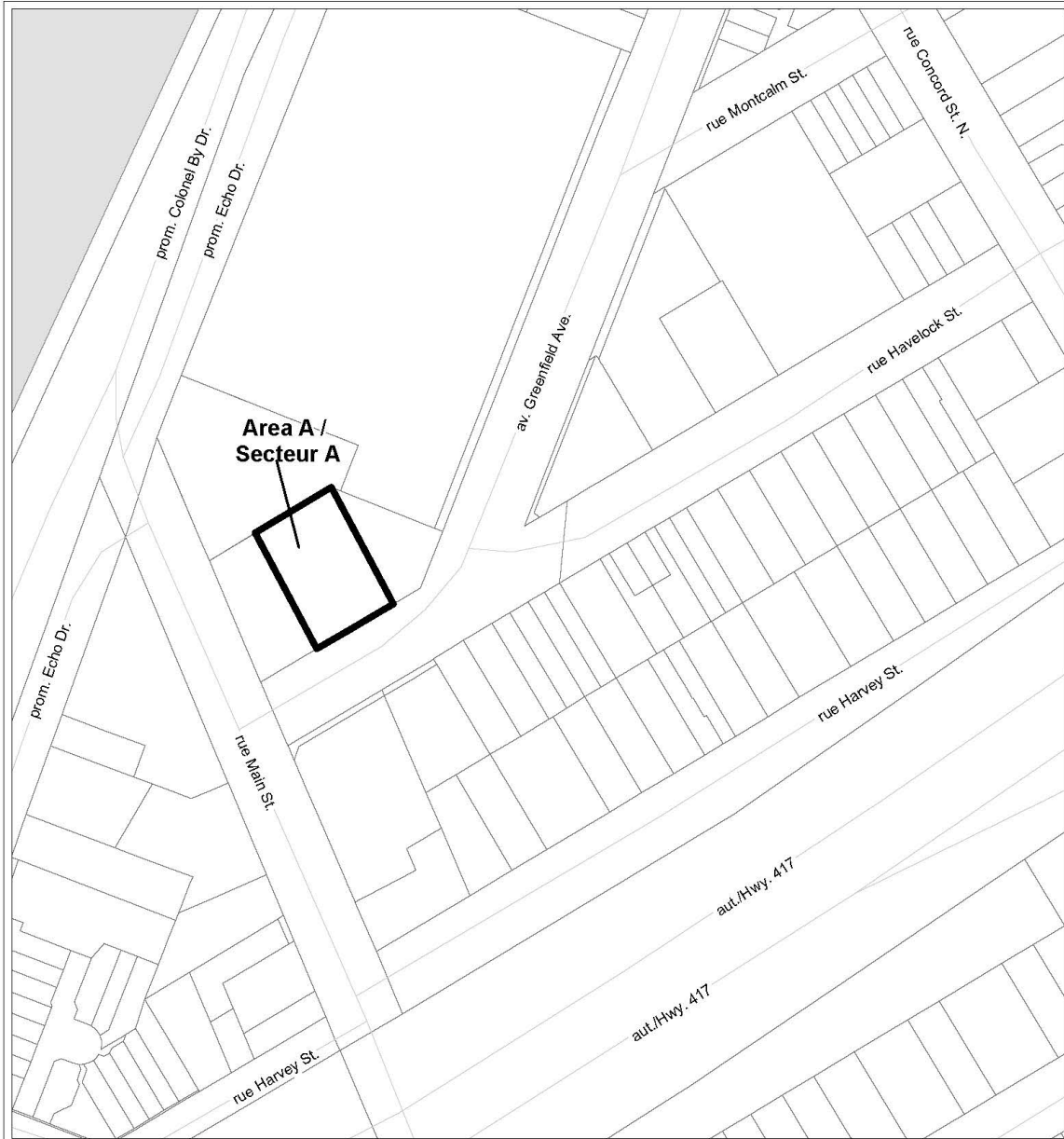
Office of the City Clerk, Council and Committee Services, to notify, Program Manager, Assessment Section, Billing, Assessment and Tax Policy Unit, Deputy City Treasurer Revenue Branch (26-76).




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.

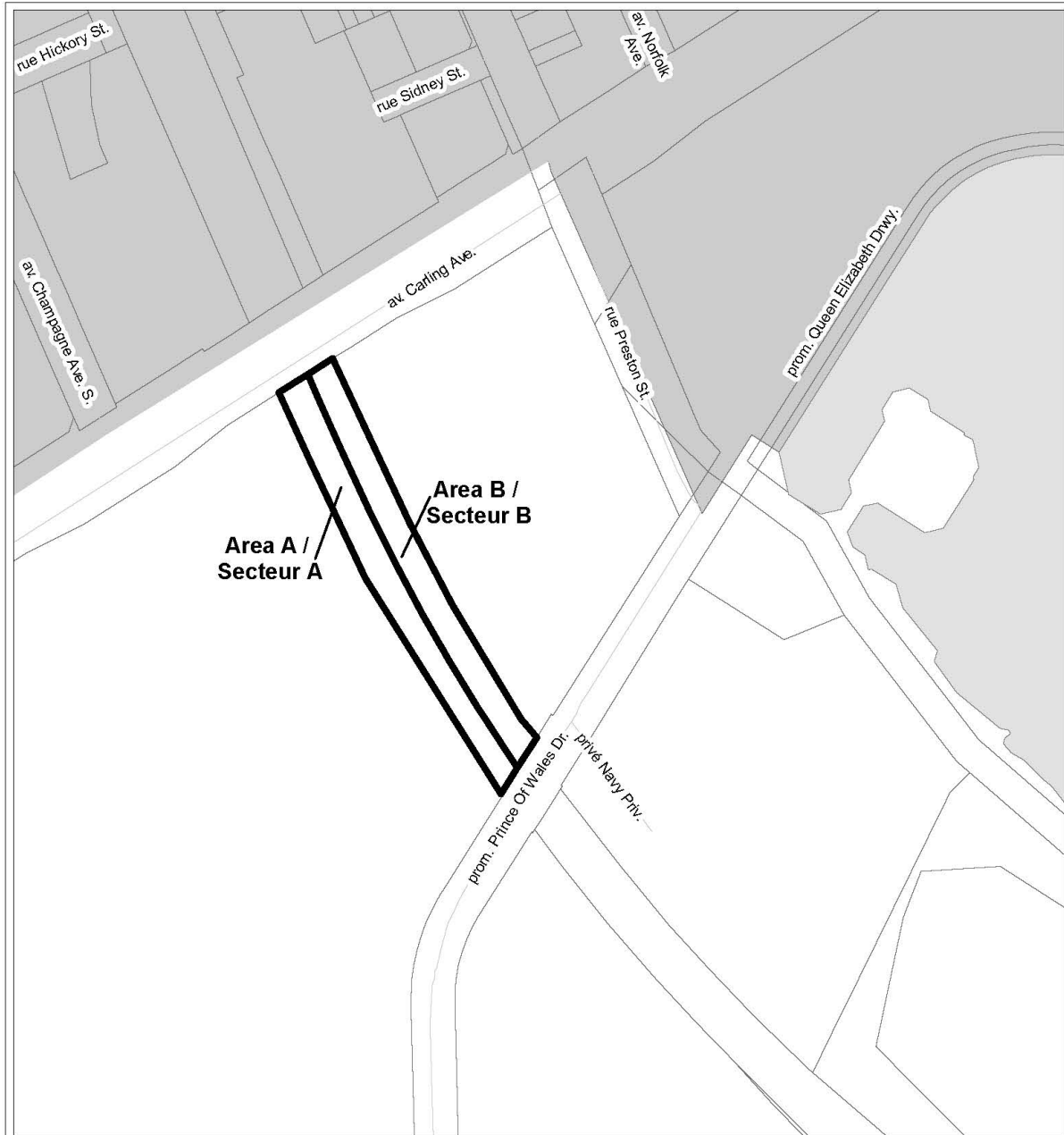
Planning Operations Branch, Planning Services to undertake the statutory notification.






Document 1A – Location Maps – 173 Greenfield Avenue



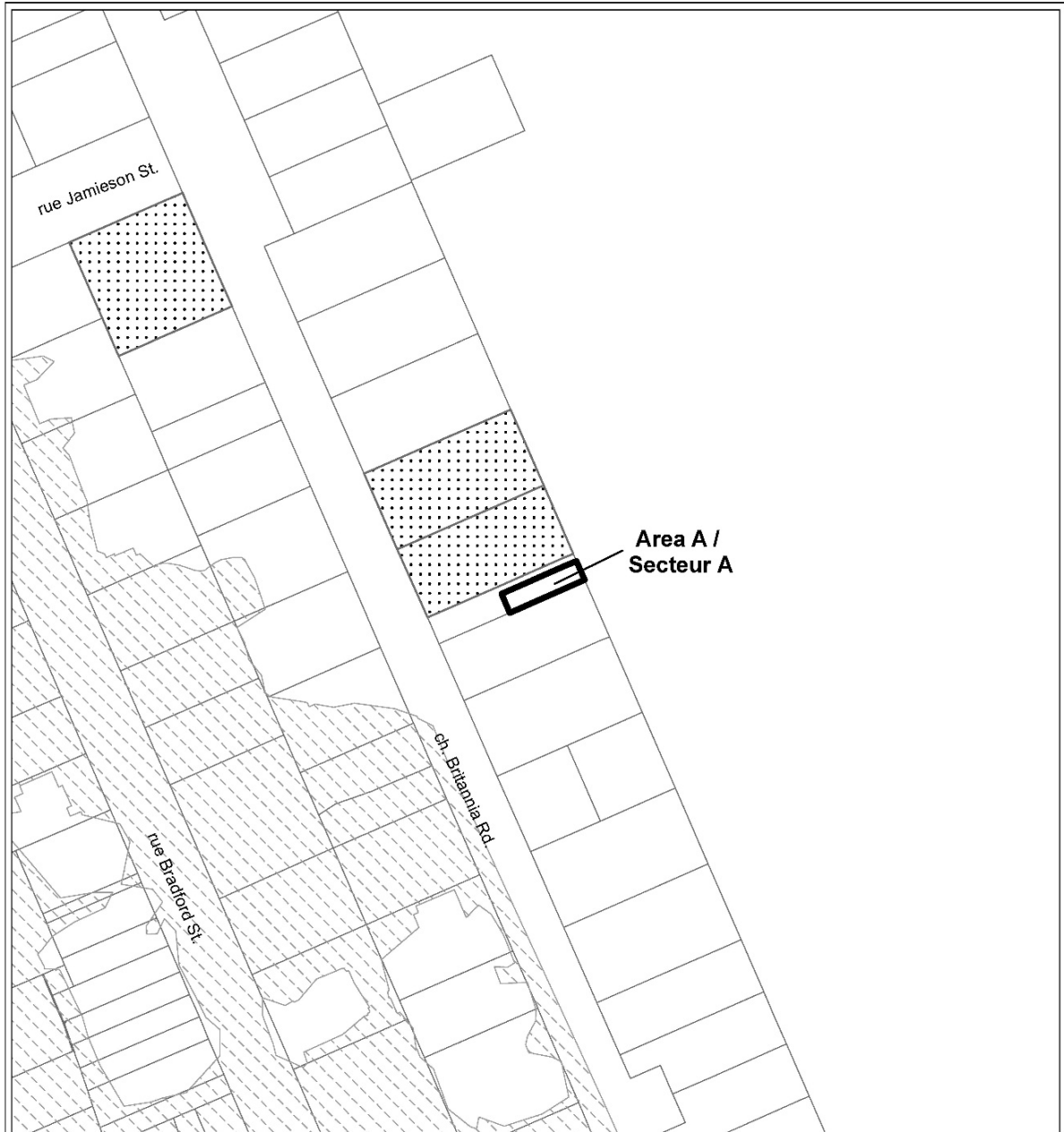
| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0698-D | 173 av. Greenfield Avenue | |
| I:\CO\2021\Zoning\Greenfield_173 | |  Area A to be rezoned from TM7[2182] to TM7[2192] Le zonage du secteur A sera modifié de TM7[2182] à TM7[2192] | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | | Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139) | |
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| REVISION / RÉVISION - 2021 / 05 / 05 | |  | |


Document 1B – Location Maps – 520 Preston Street and 930 Carling Avenue



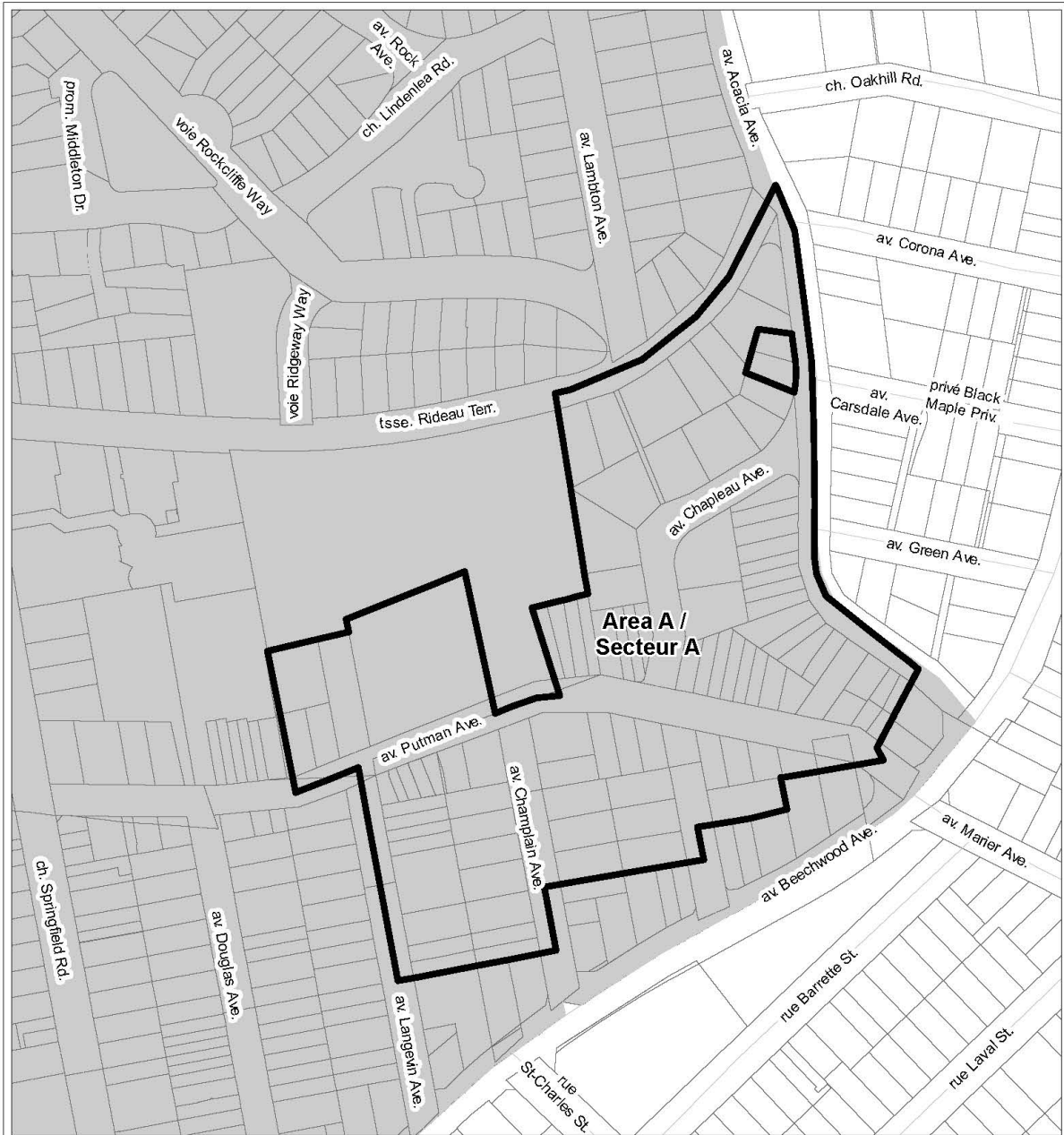
| | | | |
|--|-----------|---|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0699-D | 850 av. Carling Avenue | |
| I:\CO\2021\Zoning\Carling_850 | |  | Area A to be rezoned from MC F(1.5) to I2[2491]-h Le zonage du secteur A sera modifié de MC F(1.5) à I2[2491]-h |
| ©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY | |  | Area B to be rezoned from O1[356] to I2[2491]-h Le zonage du secteur B sera modifié de O1[356] à I2[2491]-h |
| ©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CEI N'EST PAS UN PLAN D'ARPENTAGE | |  | Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139) |
| REVISION / RÉVISION - 2021 / 05 / 05 | |  | |



Document 1C – Location Maps – 183 Britannia Road



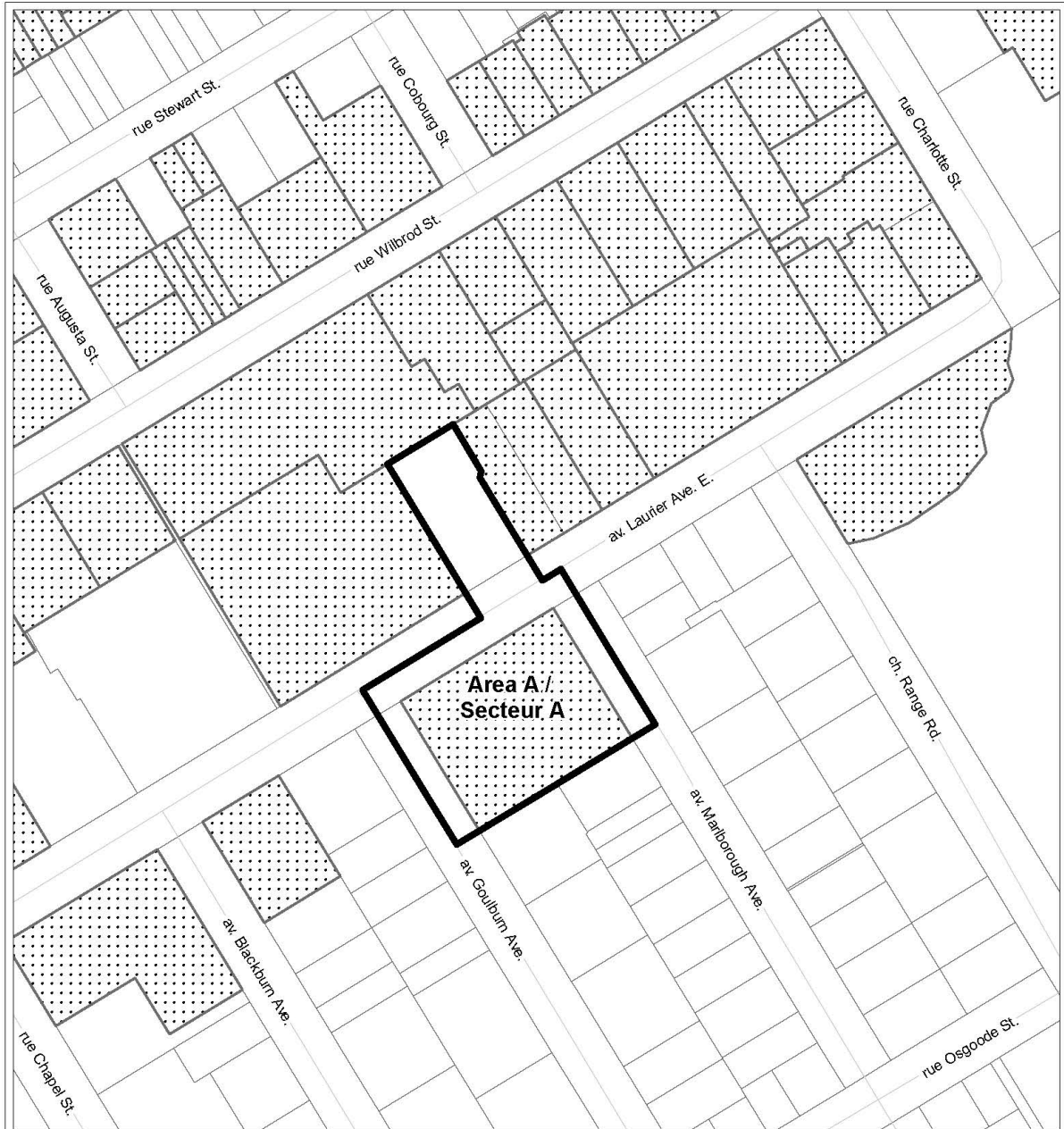
| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 185 CHEMIN BRITANNIA ROAD | |
| D02-02-21-0035 | 21-0701-Y | Area A to be rezoned from EP to R10 Secteur A devant être rezoné de EP à R10 | |
| I:\CO\2021\Zoning\Britannia183 | |  Heritage (Section 60) Patrimoine (Article 60)  Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58) | |
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| REVISION / RÉVISION - 2021 / 04 / 30 | |  | |





Document 1D – Location Maps –Lands Near Putman Avenue and Chapleau Avenue



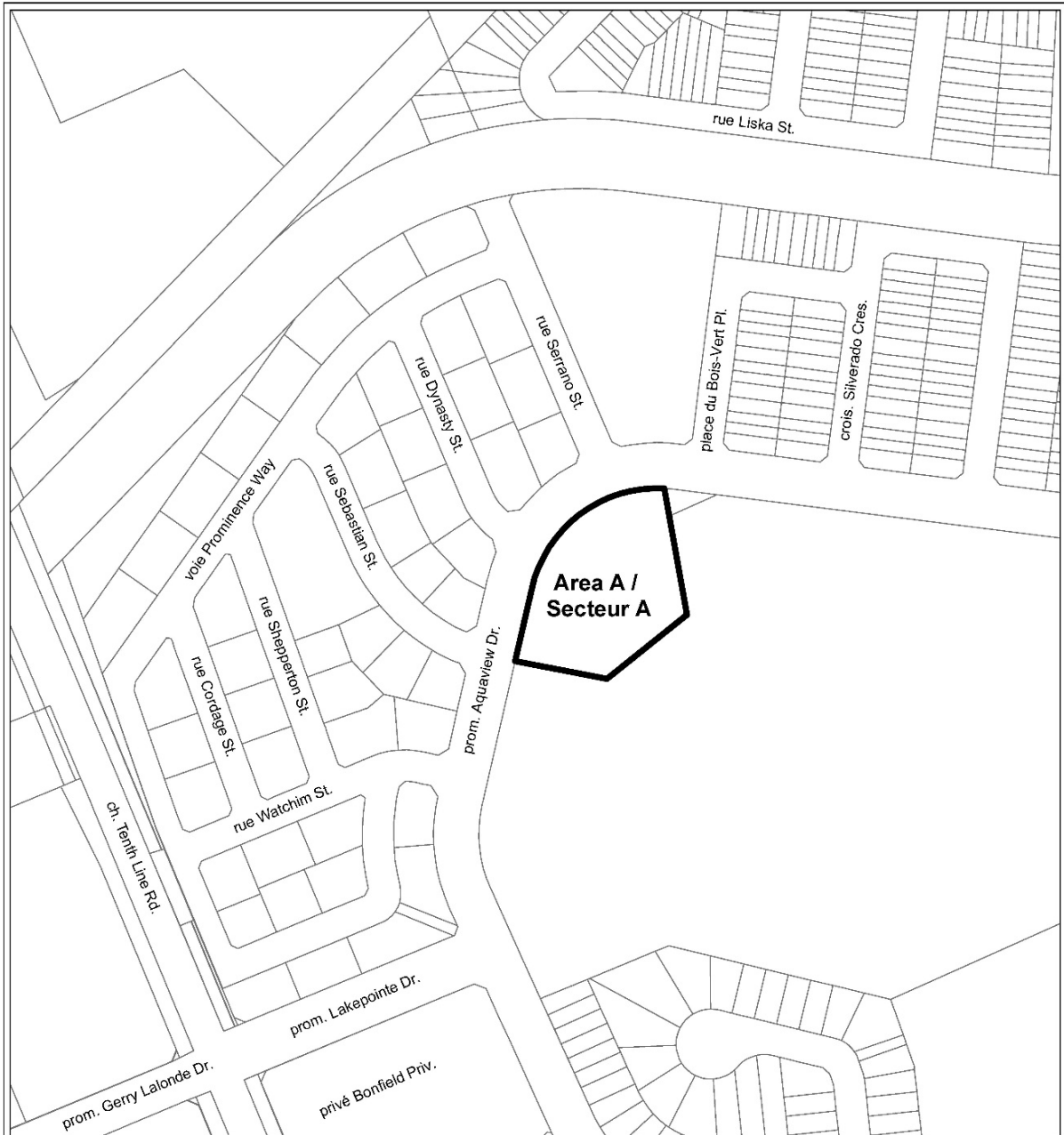
| | | | |
|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0691-D | | |
| I:\CO\2021\Zoning\Chapleau_23 | | | |
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| REVISION / RÉVISION - 2021 / 04 / 28 | | <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> <div style="border: 1px solid grey; width: 20px; height: 10px; margin-bottom: 5px;"></div> </div> <div> <p>Area A to be rezoned from R4UC to R4UD Le zonage du secteur A sera modifié de R4UC à R4UD</p> <p>Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)</p> </div> </div> | |
| | |  | |


Document 1E – Location Maps – 404, 405 Laurier Avenue East



| | | | |
|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| 404, 405 Laurier Avenue E | | 404, 405 Laurier Avenue E | |
| D02-02-21-0035 | 21-0690-D |  Area A to be rezoned from R4UC[480] to R4UD[480] Le zonage du secteur A sera modifié de R4UC[480] à R4UD[480] | |
| I:\CO\2021\Zoning\Laurier_404_405 | |  Heritage (Section 60) Patrimoine (Article 60) | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | | Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139) | |
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| REVISION / RÉVISION - 2021 / 04 / 28 | | | |

Document 1F – Location Maps – 480 Aquaview Drive



| | |
|---|-----------|
|  | |
| D02-02-21-0035 | 21-0689-Y |
| I:\CO\2021\Zoning\River622 | |
| <small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> | |
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| REVISION / RÉVISION - 2021 / 04 / 30 | |





LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 480 PROM. AQUAVIEW DRIVE

Area A to be rezoned from DR to O1
 Secteur A devant être rezoné de DR à O1

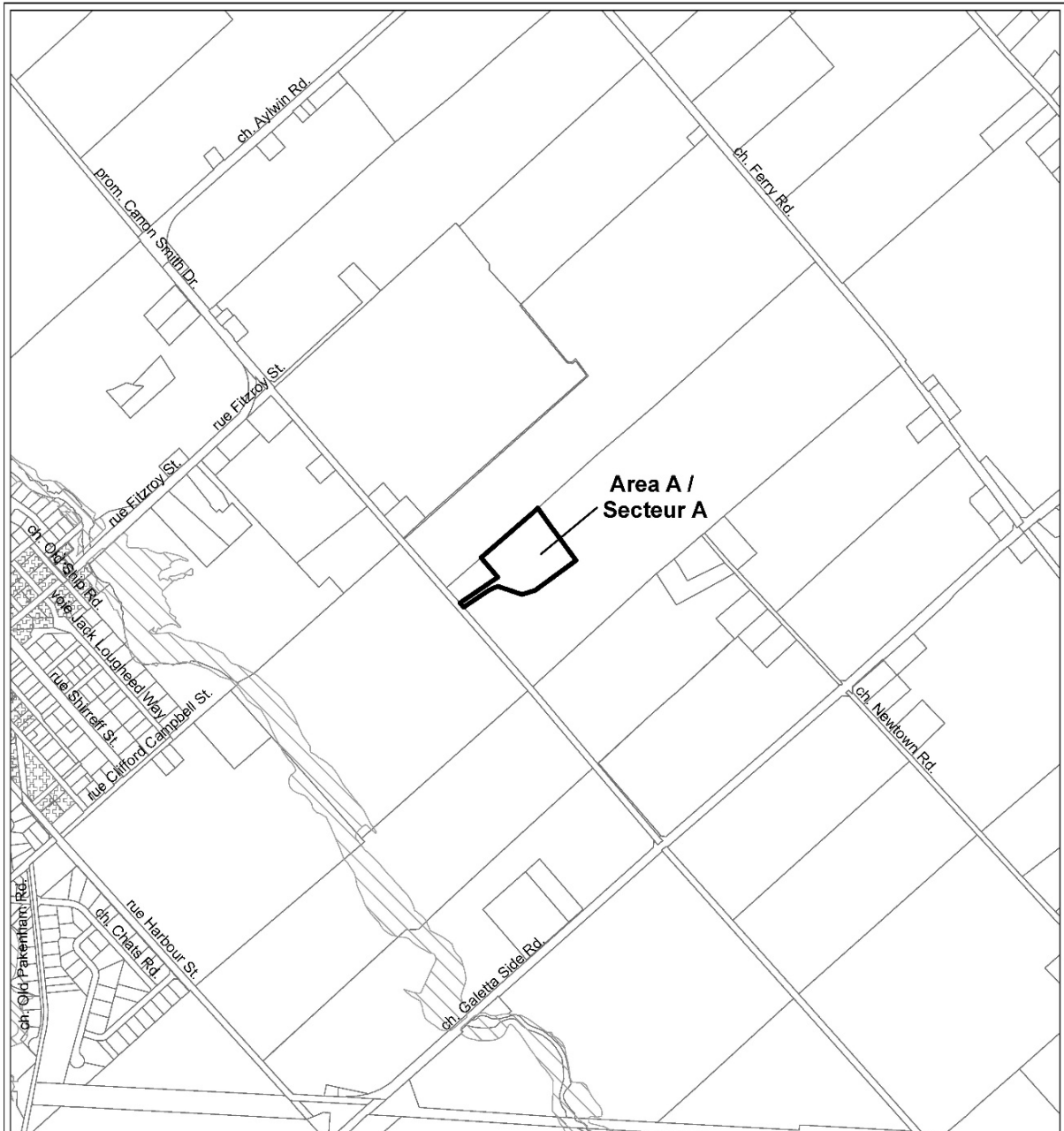






Document 1G – Location Maps – 4350 McNeely Road



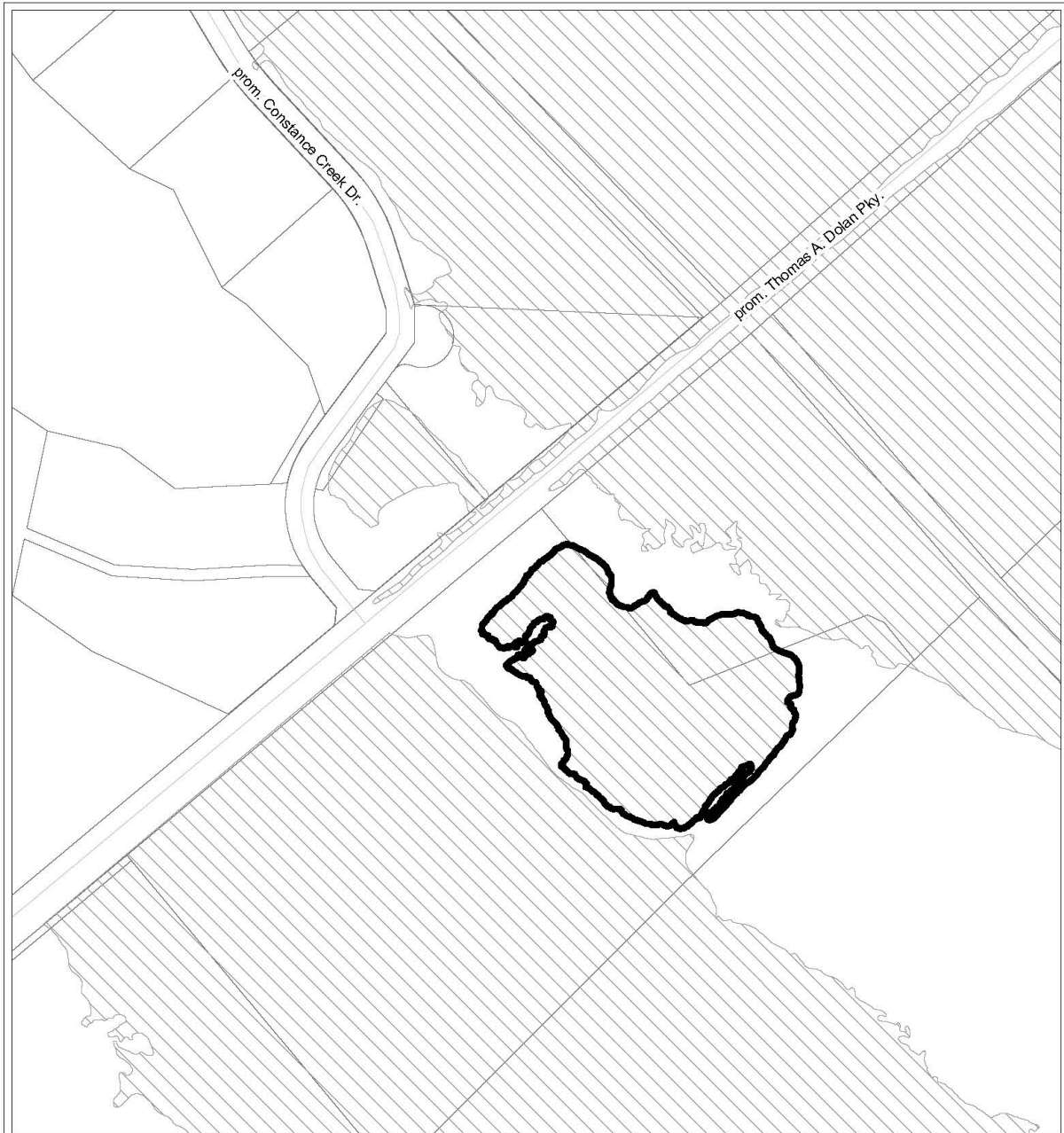
| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0703-D | 4350 McNeely Road Pin 145510003 | |
| I:\COV2021\Zoning\McNeely_4530 | | | |
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| ©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. Ceci N'EST PAS UN PLAN D'ARPENTAGE. | | | |
| REVISION / RÉVISION - 2021 / 05 / 03 | |  Area to be removed from Flood Plain Overlay Secteur à supprimer de la zone sous-jacente de plaine inondable |  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) |
| | | |  |





Document 1H – Location Maps – 3960 Canon Smith Drive



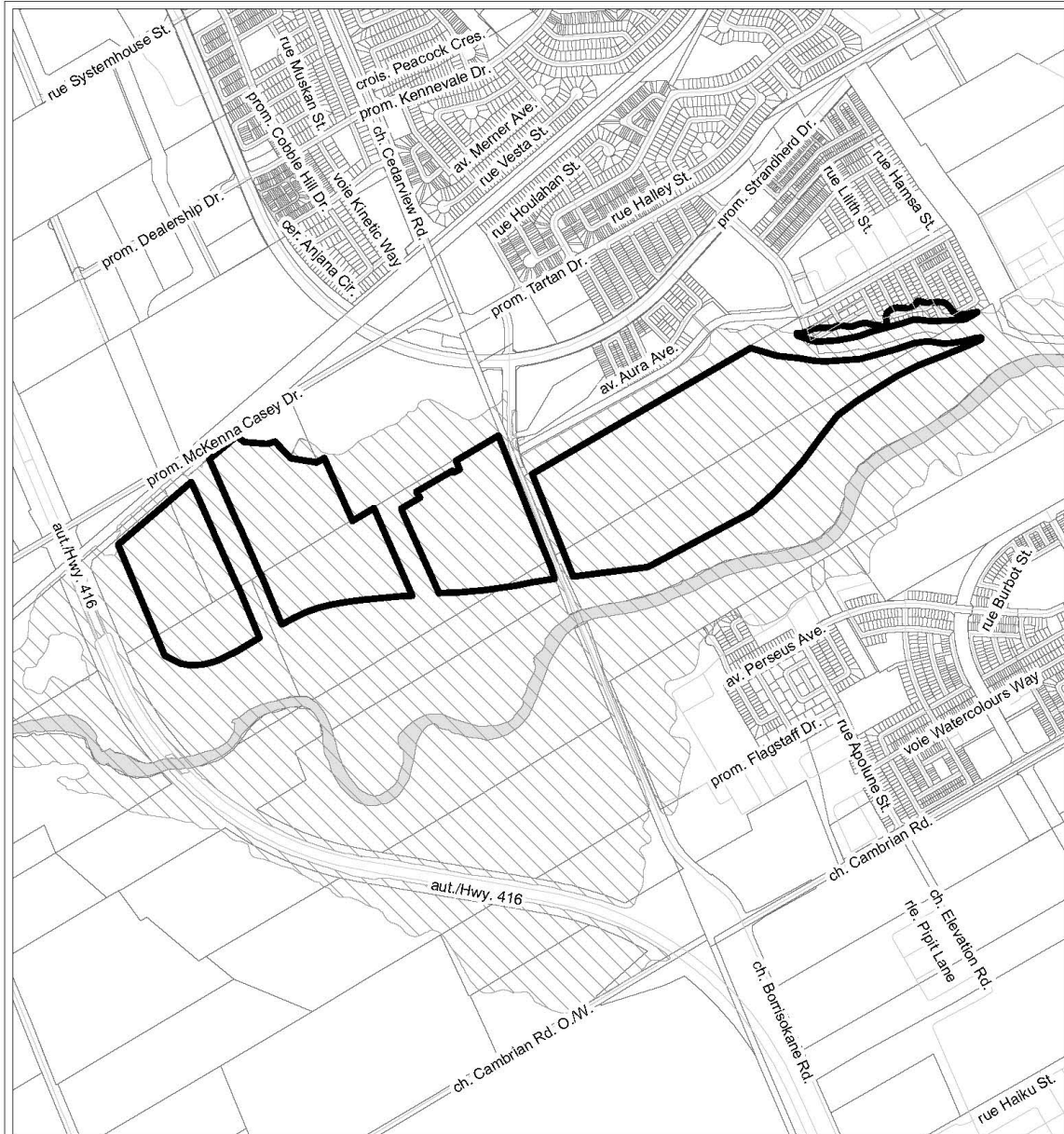
| | | | |
|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0745-Y | Area A to be rezoned from AG to AG[XXXr] Secteur A devant être rezoné de AG à AG[XXXr] | |
| I:\CO\2021\Zoning\CanonSmith4690 | | <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) </div> <div style="width: 40%;">  Village Residential Enterprise (Section 128A) / Zone sous-jacente résidentielle de village - Entreprise (article 128A) </div> </div> | |
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| REVISION / RÉVISION - 2021 / 05 / 12 | |  | |

Document 1I – Location Maps – 950 Thomas A. Dolan Parkway



| | | | |
|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0767-D | 920, 950 prom. Thomas A. Dolan Parkway | |
| I:\CO\2021\ZKP\ThomasDolan_950 | |  Area to be removed from Flood Plain Overlay Secteur à supprimer de la zone sous-jacente de plaine inondable | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | |  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) | |
| REVISION / RÉVISION - 2021 / 05 / 14 | |  | |

Document IJ – Location Maps – Lands North of Jock River



| | | | |
|--|-----------|---|---|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0035 | 21-0809-D | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Area to be removed from Flood Plain Overlay Secteur à supprimer de la zone sous-jacente de plaine inondable </div> <div style="width: 45%;">  Existing Flood Plain (Section 58) / Plaine inondable (Article 58) </div> </div> | |
| I:\CO\2021\Zoning\NorthJockRiver | | | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | | | |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small> | | | |
| REVISION / RÉVISION - 2021 / 05 / 21 | | | |
| | | |  |

Document 2 – Zoning Details for review by Planning Committee

Amendments are proposed with the general intention of the following:

| Zoning Details for review by Planning Committee | |
|--|---|
| I Item | II Zoning Details |
| 173 Greenfield Road – Reference to Correct Exception Ward 17 – Shawn Menard | -Rezone the lands as shown in Document 1A. -Amending column V of Exception 2192 by replacing the text, “R4M” with the text, “R4UD” |
| Hawthorne Avenue – Traditional Mainstreet Exception Provision Ward 17 – Shawn Menard | Amend section 239 – Urban Exceptions by deleting the following text from Column V of exception 1893 and adding it to Column V of exception 1839: “-When not a residential use listed in 198(12) and when located in the TM12 zone, residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Hawthorne Avenue and the non-residential uses on the ground floor must face Hawthorne Avenue.” |
| 520 Preston Street and 930 Carling Avenue – Hospital Site Amendments Ward 16 – Riley Brockington and Ward 17 – Shawn Menard | i. Rezone the lands as shown in Document 1B. ii. Amend section 239 – Urban Exceptions by adding the following to Column V of exception 2491: “-The lands are treated as one lot for by-law purposes; -Minimum setback from Carling Avenue and Preston Street: 0 metres.” |
| 183 Britannia Road – Environmental Protection Zone Ward 7 – Theresa Kavanagh | Rezone the lands as shown in Document 1C. |

| | |
|--|--|
| <p>5 Orchard Drive – Arterial Mainstreet Exception</p> <p>Ward 6 – Glen Gower</p> | <p>Amend Section 239 – Urban Exceptions by adding the following to exception 2640:</p> <p>“-Section 186(9)(c)(i) does not apply to Area A on Schedule 416.”</p> |
| <p>200 Lees Avenue – Building Height</p> <p>Ward 17 – Shawn Menard</p> | <p>Amend Section 239 – Urban Exceptions by adding the following to exception 2029:</p> <p>“-Maximum building height: 100 metres or 30 storeys.”</p> |
| <p>149 King George Street – Schedule</p> <p>Ward 13 – Rawlson King</p> | <p>Amend Section 239 – Urban Exceptions, exception 1461, by:</p> <ul style="list-style-type: none"> – Replacing the reference to “Schedule 244” with “Schedule 218”; and – Deleting the word “heroin” after the word “supervised” and before the words “injection site.” |
| <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>Rezone the lands as shown in Documents 1D and 1E.</p> |
| <p>480 Aquaview Drive – Parkland Dedication Rezoning</p> <p>Ward 19 – Catherine Kitts</p> | <p>Rezone the lands as shown in Document 1F.</p> |
| <p>Lands North of Jock River – Floodplain Overlay</p> <p>Ward 3 – Jan Harder</p> | <p>Rezone the lands as shown in Document 1J.</p> |
| <p>7 Galt Street (1040 Bank Street)</p> | <p>Amend Section 239 – Urban Exceptions, exception 2429 by adding the following text to Column V: “- Schedule 376 does not apply to the portion of the</p> |

| | |
|------------------------|--|
| Ward 17 – Shawn Menard | underground parking garage that is above grade at the northwest corner of the property.” |
|------------------------|--|

Document 3 – Zoning Details for review by Agriculture and Rural Affairs Committee

Amendments are proposed with the general intention of the following:

| Amendments for review by Agriculture and Rural Affairs Committee | |
|--|---|
| I Item | II Zoning Details |
| Table 217 – Rural Commercial Zone Provisions Wards 5, 19, 20 and 21 | Amend Part 13, Table 217 by adding the word “minimum” to rows (a), (b), (c), (d), (e) and (f) and by adding the word “maximum” to rows (g) and (h). |
| 4350 McNeely Road – Floodplain Overlay Ward 19 – Catherine Kitts | Rezone the lands as shown in Documents 1G. |
| 4960 Canon Smith Road Ward 5 – Eli El-Chantiry | <ol style="list-style-type: none"> 1. Rezone the lands as shown in Document 1H. 2. Amend Section 240 – Rural Exceptions by adding a new exception XXXr with provisions similar in effect to the following: <ul style="list-style-type: none"> ○ In Column II, add the text AG[XXXr] ○ In Column V, add the text: “Minimum lot width: 16 metres.” |
| 950 Thomas A. Dolan Parkway Ward 5 – Eli El-Chantiry | Rezone the lands as shown in Document 1I. |

Document 4 – Zoning Details for review by Planning Committee and Agriculture and Rural Affairs Committee

Amendments are proposed with the general intention of the following:

| Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee | |
|---|---|
| I Item | II Zoning Details |
| City Wide – Maximum Setbacks for Coach Houses | <p>Amend Section 142 – Coach Houses by adding a new clause 8(e) as follows:</p> <p>“(e) Where an easement exists which prevents a coach house from complying with a maximum setback, the maximum setback may be increased only to such a point so as to accommodate the easement, and 0% fenestration is permitted on any wall less than 4 m from a property line that also faces that property line.”:</p> |
| City Wide – Stacked Bicycle Parking | <p>-Amend Section 54 by adding a new definition as follows:</p> <p>“Stacked Bicycle Parking means a two-tier bicycle parking solution comprised of horizontal spaces with one tier of parking spaces at ground level and a second tier of parking spaces directly above it, equipped with a mechanical device providing ground level access.”</p> <p>-Delete subsection 111(11) and replace it with the following:</p> <p>“(11) A maximum of 50% of the bicycle parking spaces required by this by-law may be vertical or on the upper tier of stacked bicycle parking; the rest must be horizontal spaces at ground level.”</p> |

Document 5 – Consultation Details

Public notification was undertaken in accordance with the Council-approved Public Notification and Public Consultation Policy. No comments were received.