



## Omnibus Zoning By-law Amendments Summary

Applicant: City-Initiated

Date Submitted:

Comments due date: Oct. 27, 2019

File N°: D02-02-19-0107

Ward Councillor: All Wards

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### Omnibus Zoning Amendment (FILE # D02-02-19-0107) Proposals

The Omnibus Zoning report will recommend amendments to modify the intent of certain provisions and to correct minor errors in the Zoning By-law. These amendments have been combined in an Omnibus Zoning report as a means of efficiently modifying the By-law. Additional items to correct errors in the Zoning By-law may be added on a priority basis. The following amendments to the Zoning By-law are proposed:

#### Amendments affecting the urban area:

##### **1826 Robertson Road Exception 1278**

An amendment is needed to clarify conflicting provisions. Exception 1278 applies to this property, but the AM zone's provisions conflict with the exception wording. The exception will be removed from the property and deleted.

##### **Exceptions 2283, 2284, 2285, 2286, 2287, 2288**

An amendment is needed to clarify the intent of separation distances between towers. The intent of the tower separations in the South Key to Blossom Park, Bank Street Secondary Plan was to ensure distance between towers over 9 storeys. The definition of tower in the zoning by-law now includes anything over a podium, which could include a two storey building, depending on their form. Language is needed to clarify that the separation distances are only to apply to towers over 9 storeys.

**Exception 2328**

An amendment is needed to add the use, 'Planned unit development'. When exception 2328 was implemented there was the inadvertent prohibition of the planned unit development use.

**Exception 2361**

As a result of a zoning by-law amendment, exception 2361 no longer exists. As such, it should be removed.

**Exception 2557**

Exception 2557 needs clarification to apply a setback above the first storey of 1.5 metres.

**Exception 2566**

Exception 2566 needs clarification as a result of conflicting provisions between the Mature Neighbourhood Overlay and the Traditional Mainstreet Zone.

**364, 366, 368, 370, and 372 Queen Elizabeth Drive to rectify an anomaly that resulted from the declaration of the condominium**

Through the condominium process a small sliver of land resulted a 0.54 m deficiency in a setback for the existing building. As such, an amendment for a reduction in the side yard setback is required to account for the unforeseen deficiency as a result of the plan of condominium.

**Parking lot at Stadium 300 Coventry Road**

An amendment is needed to add the use 'parking lot'. It is proposed that non-accessory parking at the Stadium could be expanded to include parking in support of off-site events in the core and daily/weekly/monthly paid parking to offset the City's operating costs for the stadium. The parking lot is conveniently located in the core of the city with easy access to public transit, light rail and Highway 417. The large capacity of the parking lot is currently underutilized.

**Museum 3080 Richmond Rd**

An amendment is needed to add the use, 'museum' to the Fairfield Historic House lands to regularize how it is currently being used.

**Merivale Road**

As a result of the Merivale (North) Community Design Plan, the implementing zoning failed to permit the reuse of the existing buildings for commercial purposes along the Traditional Mainstreet zone. As such, a provision needs to be added that would allow commercial uses in the existing buildings.

**Part 187 Boetler**

As a result of a road reconstruction project that involved the realignment of King Edward ramps from the McDonald Cartier Bridge (2007-2008), the subject property is now split

zoned with two unique sets of performance standards for the parcel. Specifically, the parcel has two sets of standards with respect to floor space index (FSI) which proves a significant challenge in trying to design a development concept for the site that balances the interest of the property owner and the City's. As well, given the presence of City of Ottawa infrastructure and an easement in our favor, the design challenges for the site are further compounded. The intent is to regularize the properties performance standards to create a zoning for the site that allows for a more appropriate FSI.

### **Gas bar/ service Station at the corner of Palladium and Campeau Drive**

An amendment is needed to add the uses, gas bar and automobile service station. The lands are a remnant triangular parcel, left after the realignment of Palladium Drive and Campeau Drive with a roundabout. The lands to the east and south are developed as the Tanger Outlets. The additional permitted gas bar and automobile service station uses provide opportunities to meet the everyday needs of the growing community.

### **Home-based business and home-based daycare in Traditional Mainstreet (TM) zones**

An amendment is needed to clarify where uses are listed. Home-based business and home-based daycare are listed as non-residential uses in the TM zone provisions. They are residential uses and should be listed under permitted residential uses.

### **Traditional Mainstreet provisions**

An amendment is required to clarify that subsections 197(3) to 197(14) apply to the uses listed in 197(1) and 197(2).

### **Exception 2172**

An amendment is needed for exception 2172, as the text of the hold provisions of the exception were accidentally removed despite the hold still applying to other lands. As such, it is proposed that the text of the hold provisions will be reinstated within the exception.

### **Section 143 Waste management**

An amendment is needed to clarify the wording to make sure it is understood as to where the provisions for waste management are to apply.

### **Prohibition of Shipping Containers as permanent accessory structures in the urban area.**

Shipping containers as permanent accessory structures are not suitable in residential and mixed-use zones owing to their impact on neighbourhood character and soft landscaping. This amendment will ban them from the following zones, except as temporary uses during a time of construction or special event: R1, R2, R3, R4, R5, TM, AM, GM, MC, MD, I1, I2, LC, and TD zones.

### **Amendments affecting the rural area:**

#### **3931 Rideau Valley Drive**

An amendment is needed to correct an error so that the zoning matches the Official Plan designation and so that the City can move forward with converting the land to parkland.

#### **Exception 226r**

An amendment is needed to restore the use, 'dwelling unit, limited to a caretaker's house' to the zoning as it was not carried forward from the previous zoning that would have permitted it.

#### **Fairmile View Park**

An amendment is needed to rezone three parcels adjacent to Fairmile View Park at 2429 Fairmile Road to expand the park use.

#### **Moodie Drive from Agricultural Zone (AG3) to Rural General Industrial Zones (RG) 2726, 2760, 2775, 2782 Moodie Drive**

An amendment is needed to implement changes made to Schedule R14 by Official Plan Amendment 180. This will result in rezoning three properties on Moodie Drive from Agricultural Zone (AG3) to Rural General Industrial Zones (RG). This will change land use permissions from primarily agriculture uses to rural light industrial uses.

### **Amendments affecting both the rural and urban areas:**

#### **Stacked Dwelling Definition**

The definition of Stacked Dwelling needs to be amended to account for stacked dwellings that are not in a paired format.

#### **Solar Panels**

An amendment is needed to add solar panels as a permitted projection above height limit.

#### **Pedway / Bridges between buildings**

This proposed amendment will clarify that buildings that are connected above grade only by features such as bridges, pedways, or other similar connections that do not contain gross floor area or gross leasable floor are considered separate buildings.

### **Approval Timelines & Authority**

A Zoning By-law amendment report is expected to go to Planning Committee, Agriculture and Rural Affairs Committee, and City Council in the fourth quarter of 2019.



## How to comment on these proposals

The City of Ottawa would like to receive any comments concerning this proposal. Please forward comments to the undersigned planner via mail, telephone, facsimile or e-mail by October 27, 2019. Comments received will be considered in the evaluation of the proposal.

## Stay Informed and Involved

Register for future notifications about this application and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File No. D02-02-19-0107 in the subject line.

If you wish to be notified of the decision of Council on the proposed zoning by-law, you must make a written request to me. My contact information is below. Should you have any questions, please contact me.

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## SUBMISSION REQUIREMENTS

If a person or public body does not make oral submissions at a public meeting (meeting date, time and location to be determined) or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting (meeting date, time and location to be determined) or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Authority Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

