



How Could My Neighbourhood Change Under the New Zoning By-Law?

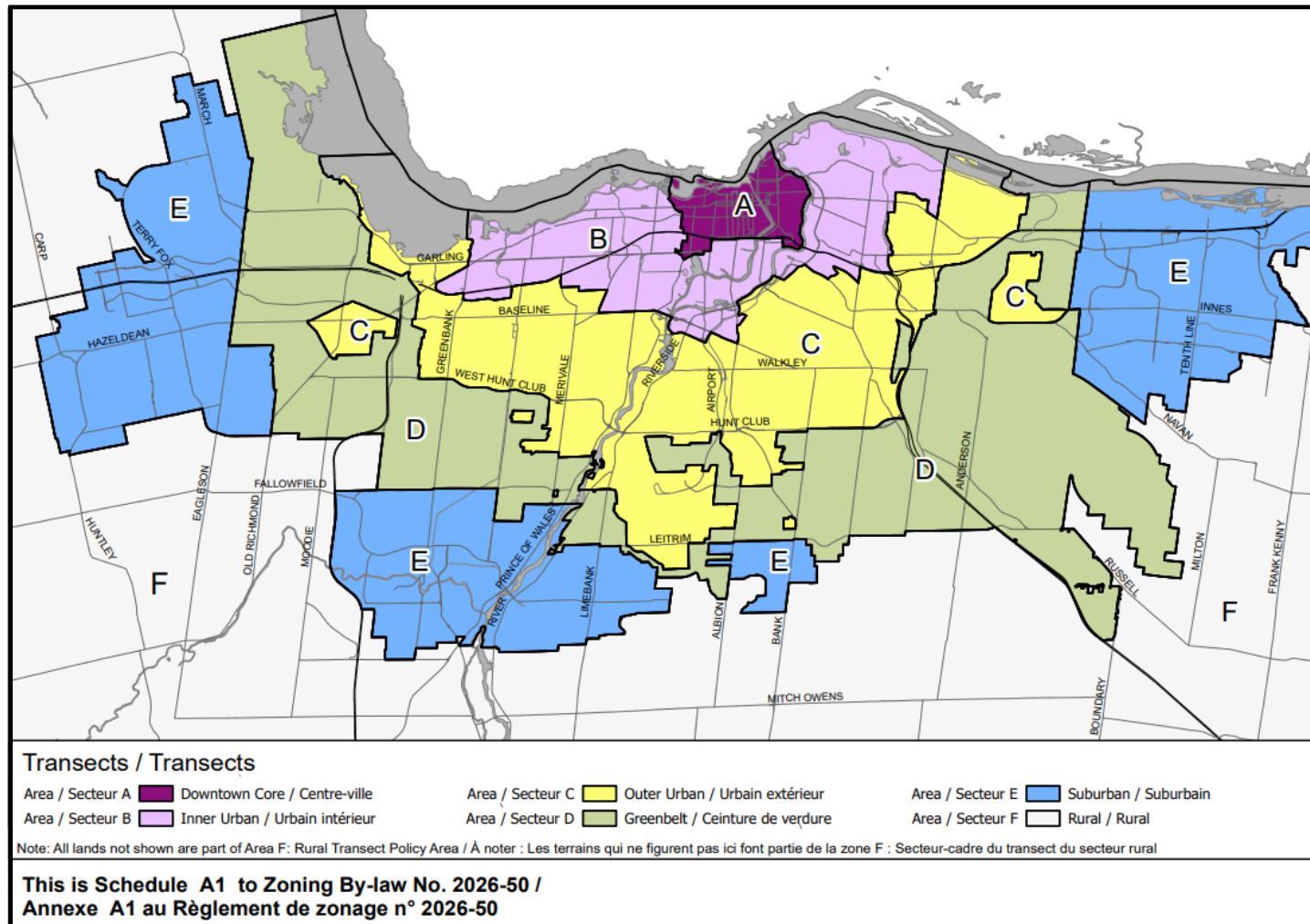
Transect-Specific Renderings Showing Potential New Development

The City of Ottawa is developing a new comprehensive Zoning By-law, in order to implement the policies in the new Official Plan, approved in 2021, which will guide development and growth until 2046. The Zoning By-law is a set of regulations that sets rules on what can be built on a given property, including but not limited to the size and height of permitted buildings. A major goal of the new By-law is to provide more flexibility for a larger range of housing forms as-of-right, reducing the need to seek specific permission through a Zoning By-law amendment or a Minor Variance application.

The updated rules and regulations presented in the final draft of the new Zoning By-law will change what's permitted to be built on the lot where you live, on your street and in your neighbourhood.

Through the Official Plan, the city and its neighbourhoods are divided into six concentric policy areas called transects, including the Downtown, Inner Urban, Outer Urban, Greenbelt, Suburban and Rural transects. Each transect represents a different gradation in the type of built environment and planned function of the lands within it, and its evolution over the lifespan of the Official Plan. Infill development occurs citywide and each transect will experience some level of new development following the approval of the new Zoning By-law.

The renderings in this document illustrate how new residential permissions in Neighbourhoods and mixed-use permissions along Minor Corridors will impact neighbourhood growth in the Inner Urban, Outer Urban and Suburban transects over the next 20 years. The renderings were created to help residents visualize the changes coming to their neighbourhoods.



The Inner Urban transect covers neighbourhoods such as Westboro, Hintonburg, Old Ottawa South and Vanier and features Minor Corridors such as Churchill Avenue, Gladstone Avenue, Donald Street and Sunnyside Avenue.

The Outer Urban transect covers neighbourhoods such as Bells Corners, City View, Alta Vista and Rothwell Village and features Minor Corridor such as Iris Street, Meadowlands Drive and Pleasant Park Road.

The Suburban transect covers neighbourhoods such as Beaverbrook, Old Stittsville, Half Moon Bay, Riverside South and Convent Glen and features Minor Corridors such as Huntmar Drive, Castlefrank Road, Chapman Mills Drive, Tenth Line Road, Jeanne d'Arc Boulevard.

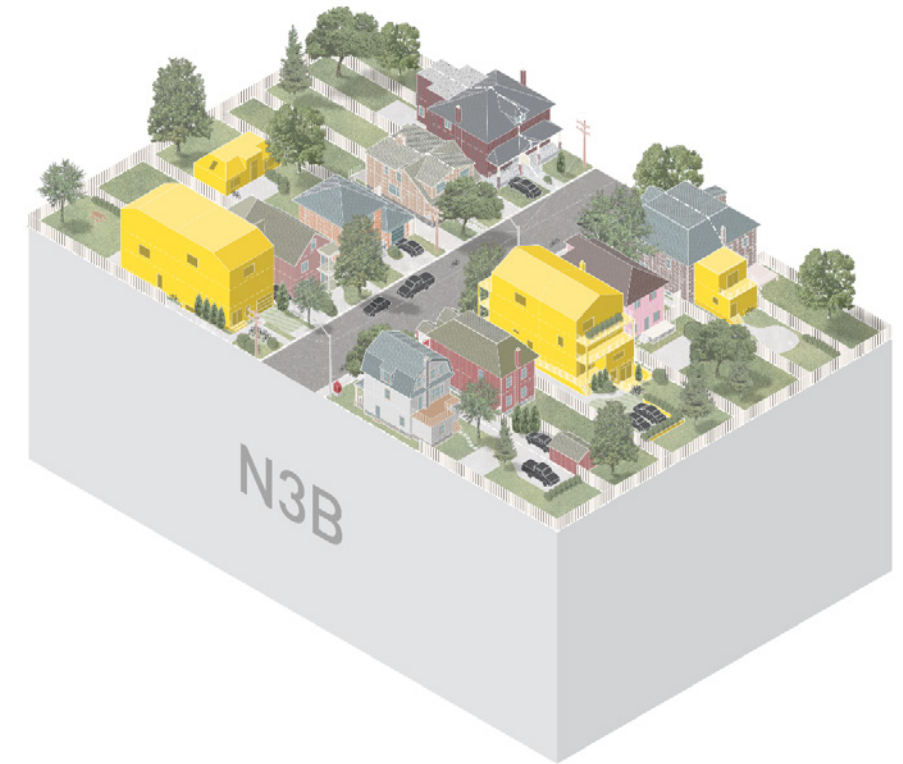
Schedule A1 of the new Zoning By-law shows the location of each transect in the city. Area B in pink represents the Inner Urban transect, Area C in the yellow represents the Outer Urban transect and Area E in the blue represents the Suburban transect.

INNER URBAN TRANSECT – N3B ZONE



This image represents a typical street in the Inner Urban transect that is proposed to be zoned N3B, with a mix of building types including semi-detached dwellings and a single detached house.

The yellow building shows a new three-storey building in the context of the existing N3B streetscape, demonstrating new zoning permissions. The N3 Zone will permit three-storey residential buildings, containing up to 10 dwelling units.



Multi-residential buildings up to three storeys will be permitted on a street in the N3B zone. N3-zoned neighbourhoods will permit a mix of infill options, including additions and new three-storey residential buildings.

INNER URBAN TRANSECT – N4B ZONE



This image shows a typical street in the Inner Urban transect that is proposed to be zoned N4B, with a mix of building types including a duplex and a single detached house. The yellow building shows a new multi-unit residential building. The N4 Zone is intended to permit a full range of residential housing types, up to four storeys in height.



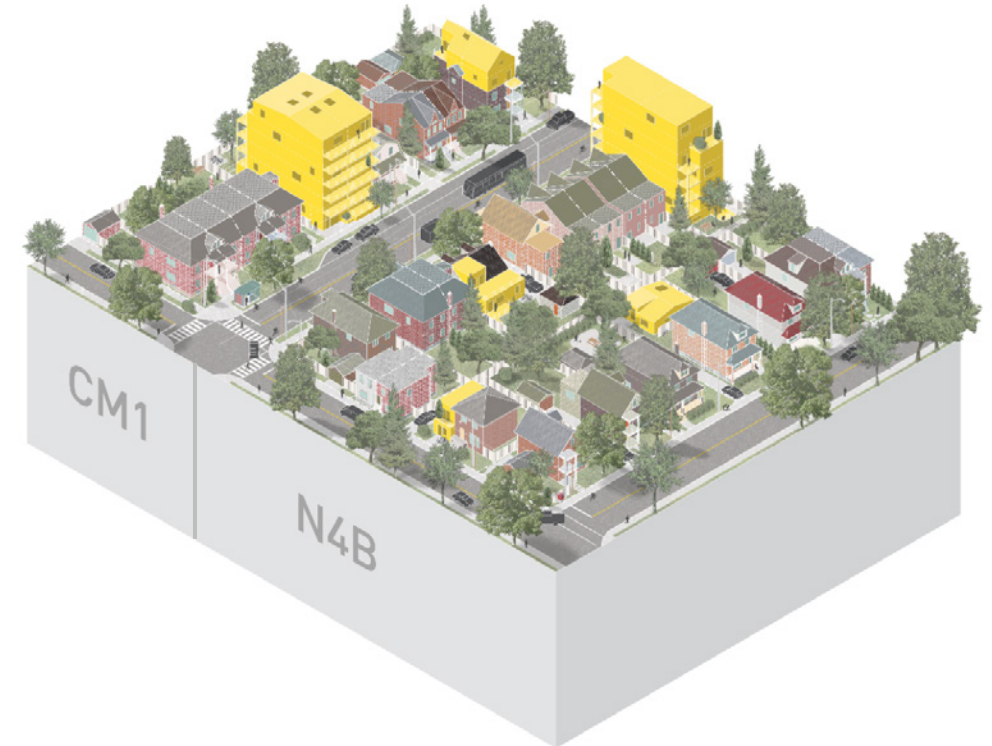
Multi-residential buildings up to four storeys will be permitted on a street in the N4B zone. N4-zoned neighbourhoods will permit a mix of infill options, including additions and new low-rise apartment buildings.

INNER URBAN TRANSECT – CM1 ZONE



This image represents a typical street in the Inner Urban transect that is zoned Minor Corridor 1 – CM1, with a mix of one and two storey buildings.

The CM1 Zone in the Inner Urban transect will permit residential, commercial, or mixed-use buildings up to six storeys in height. The new development in yellow shows a six-storey multi-unit dwelling.



This image shows a CM1 Zone abutting a N4B Zone, with adjacent rear yards. Minor Corridors in the Inner Urban transect are generally intended to permit residential and mixed-use buildings up to six storeys in height. This image highlights the interaction between the CM1 Zone and a nearby Neighbourhood Zone.

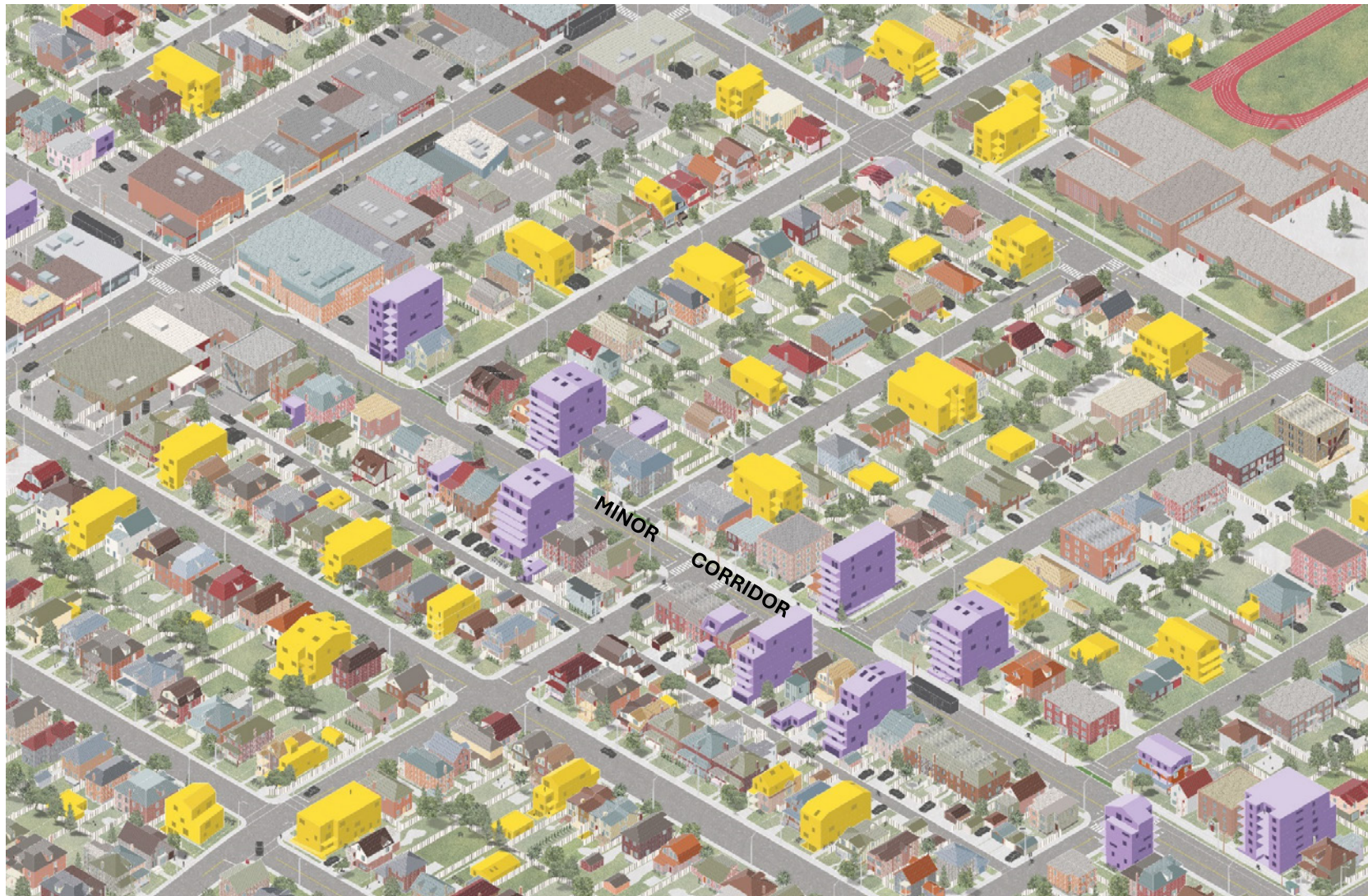
INNER URBAN TRANSECT – NEIGHBOURHOOD VIEW: EXISTING



This image depicts a typical neighbourhood in the Inner Urban transect as it exists today. A mix of single detached, semi-detached, townhouse and low-rise apartment dwellings are represented in this neighbourhood. Over the next 20 years, new development will occur in new ways due to expanded permissions in the new Zoning By-law.

While infill development can include the addition of new buildings on a street, the construction of coach houses and additions to existing homes will occur as well. All of these development types are likely to exist on an N3B street in the Inner Urban transect in the next 20 years.

INNER URBAN TRANSECT – NEIGHBOURHOOD VIEW: IN 2046



This image shows the potential change as a result of the proposed zoning on an Inner Urban transect neighbourhood within a 20-year timeframe. New intensification can come in different forms; many redevelopments will involve new construction but some intensification can also happen in the form of additions to existing buildings as well as other forms of housing such as coach houses.

The buildings in yellow represent the potential new development in this neighbourhood over the next 20 years. Neighbourhoods in the Inner Urban transect are generally zoned N3 or N4

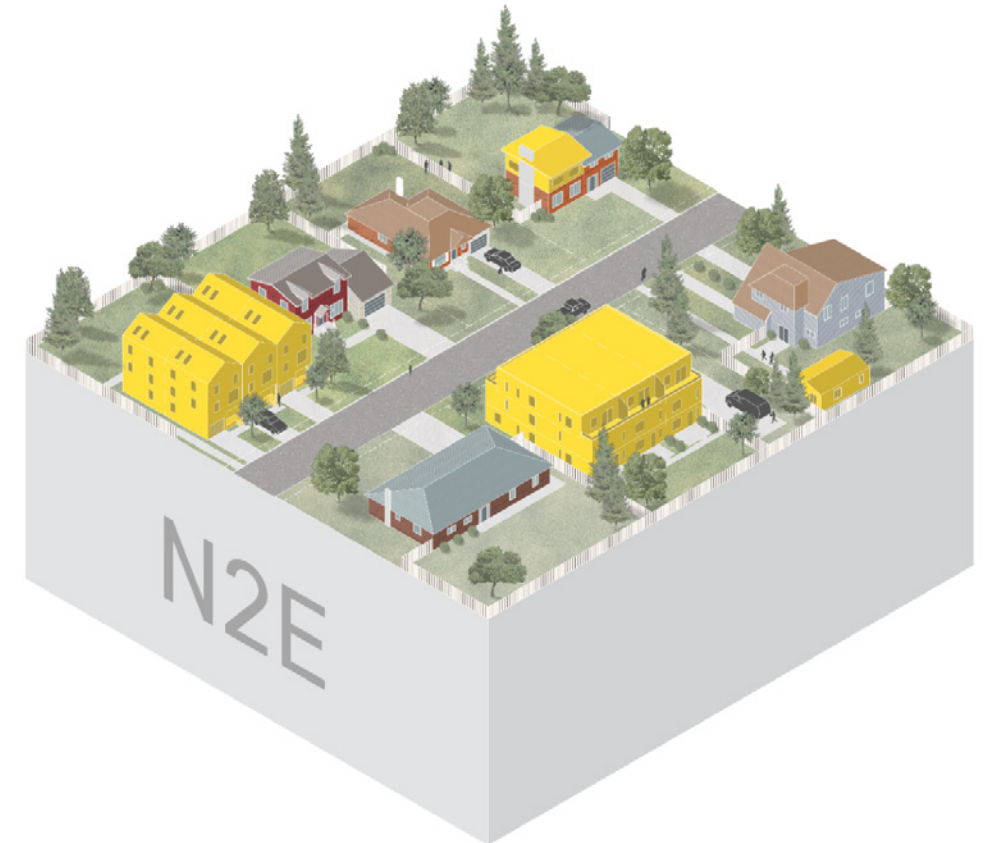
The purple buildings show the potential development along the Minor Corridor which runs through the Neighbourhood. The maximum building height for Minor Corridors in the Inner Urban transect is 6 storeys.

OUTER URBAN TRANSECT – N2E ZONE



This image represents a typical street in the Outer Urban transect that is proposed to be zoned N2E, currently occupied by mostly single detached houses. The N2 Zone will permit three-storey residential buildings, containing up to 6 dwelling units.

The new development in yellow shows a three-storey townhouse dwelling and a second storey addition to an existing dwelling.



Sixplexes up to three storeys in height will be permitted on a street in the N2E zone. N2-zoned neighbourhoods will permit a mix of infill options, including coach houses and new six-unit residential buildings.

OUTER URBAN TRANSECT – N3D ZONE



This image represents a typical street in the Outer Urban transect that is zoned N3D, with a mix of one and two storey buildings. The N3 Zone will permit three-storey residential buildings, containing up to 10 dwelling units.

The new development in yellow shows a three-storey multi-unit dwelling and a second storey addition to an existing house.



Multi-residential buildings up to three storeys will be permitted on a street in the N3B zone. N3-zoned neighbourhoods will permit a mix of infill options, including coach houses and new three-storey residential buildings.

OUTER URBAN TRANSECT – CM2 ZONE



This image represents a typical street in the Outer Urban transect that is zoned Minor Corridor 2 - CM2, with a mix of one and two storey buildings. The CM2 Zone in the Outer Urban transect will permit residential, commercial, or mixed-use buildings up to six storeys in height. The new development in yellow shows a six-storey multi-unit dwelling.



This image shows a CM2 Zone abutting a N2E Zone, with adjacent rear yards. Minor Corridors in the Outer Urban transect are generally intended to permit residential and mixed-use buildings up to six storeys in height. This image highlights the interaction between the CM2 Zone and a nearby Neighbourhood Zone.

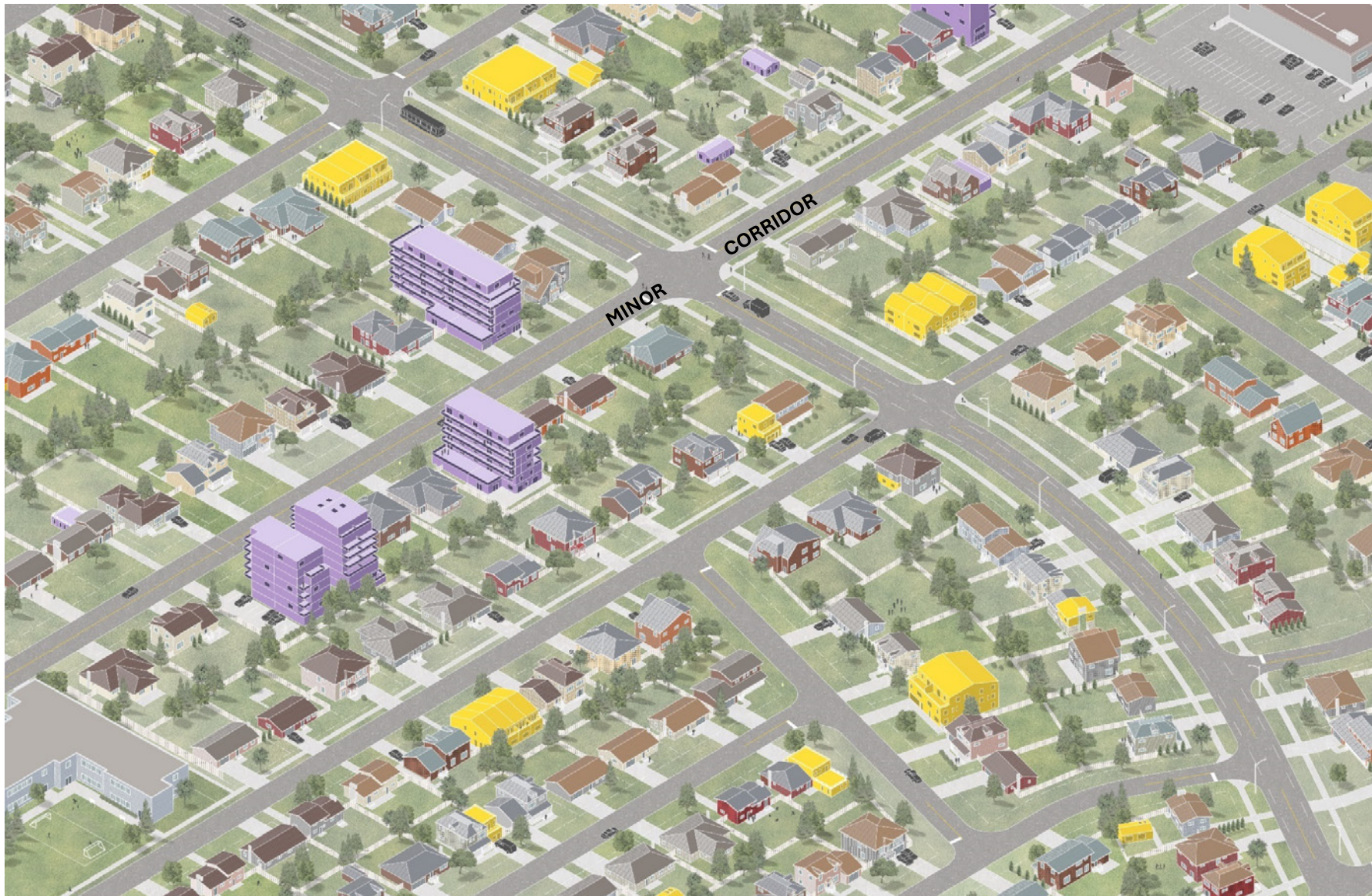
OUTER URBAN TRANSECT – NEIGHBOURHOOD VIEW: EXISTING



This image depicts a typical neighbourhood in the Outer Urban transect as it exists today. A mix of single detached, semi-detached and townhouse dwellings are represented in this neighbourhood. Over the next 20 years, new development will occur in new ways as a result of expanded permissions in the new Zoning By-law.

While infill development can include the addition of new buildings on a street, the construction of coach houses and additions to existing homes will occur as well. All of these development types are likely to exist in a neighbourhood in the Outer Urban transect in the next 20 years.

OUTER URBAN TRANSECT – NEIGHBOURHOOD VIEW: IN 2046



This image shows the potential change as a result of the proposed zoning on an Inner Urban transect neighbourhood within a 20-year timeframe. New intensification can come in different forms; many redevelopments will involve new construction but some intensification can also happen in the form of additions to existing buildings as well as other forms of housing such as coach houses.

The buildings in yellow represent the potential new development in this neighbourhood over the next 20 years. Neighbourhoods in the Outer Urban transect are generally zoned N2 or N3.

The purple buildings show the potential development along the Minor Corridor which runs through the Neighbourhood. The maximum building height for Minor Corridors in the Outer Urban transect is 6 storeys and these may be residential or mixed-use buildings.

SUBURBAN TRANSECT – N1E ZONE ON A CUL-DE-SAC



This image represents a cul-de-sac street in the Suburban transect that is zoned N1E, with a mix of one and two storey buildings. The N1 Zone will permit three-storey buildings, containing up to four dwelling units.

The new development in yellow shows a three-storey dwelling and a second storey addition to an existing house.



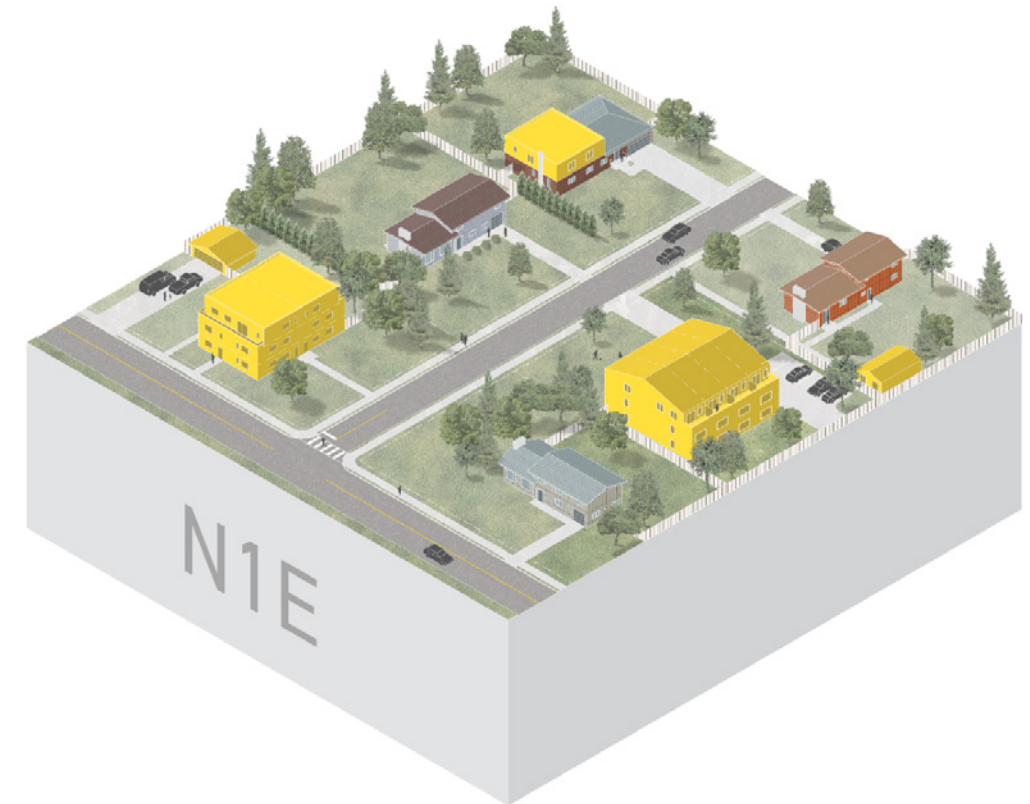
Fourplexes up to three storeys will be permitted on a street in the N1E zone. N1-zoned neighbourhoods will permit a mix of infill options, including coach houses and new three-storey residential buildings with up to four dwelling units.

SUBURBAN TRANSECT – N1E ZONE WITH WIDER LOTS



This image represents a typical street in the Suburban transect that is zoned N1E, with a mix of one- to two-storey residential buildings. These lots are wider and generally represent older suburban neighbourhoods. The N1 Zone will permit three-storey buildings, containing up to four dwelling units.

The new development in yellow shows a three-storey dwelling and additions to existing houses.



Multi-residential buildings up to three storeys will be permitted on a street in the N1E zone. N1-zoned neighbourhoods will permit a mix of infill options, including coach houses and new three-storey residential buildings with up to four dwelling units.

SUBURBAN TRANSECT – N1E ZONE WITH NARROWER LOTS



This image represents a typical street that is zoned N1E in the Suburban transect, with a mix of one- to two-storey residential buildings. These lots are narrower and represent more recently constructed suburban neighbourhoods. The N1 Zone will permit three-storey buildings, containing up to four dwelling units.

The new development in yellow shows a three-storey dwelling and additions to existing houses.



Multi-residential buildings up to three storeys will be permitted on a street in the N1E zone. N1-zoned neighbourhoods will permit a mix of infill options, including coach houses and new three-storey residential buildings with up to four dwelling units.



SUBURBAN TRANSECT – NEIGHBOURHOOD VIEW: EXISTING



This image depicts a typical neighbourhood in the Suburban transect as it exists today. A mix of single detached, semi-detached and townhouse dwellings are represented in this neighbourhood. Over the next 20 years, new development will occur in new ways as a result of expanded permissions in the new Zoning By-law.

While infill development can include the addition of new buildings on a street, the construction of coach houses and additions to existing homes will occur as well. All of these development types are likely to exist in a neighbourhood in the Suburban transect in the next 20 years.

SUBURBAN TRANSECT – NEIGHBOURHOOD VIEW: IN 2046



This image shows the potential change as a result of the proposed zoning on an Inner Urban transect neighbourhood within a 20-year timeframe. New intensification can come in different forms; many redevelopments will involve new construction but some intensification can also happen in the form of additions to existing buildings as well as other forms of housing such as coach houses.

The buildings in yellow represent the potential new development in this neighbourhood over the next 20 years. Neighbourhoods in the Suburban transect are generally zoned N1 or N2.