

Residential Fourth Zoning Strategy

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Presentation Overview

- Outline the R4 review process to date
- Explain the proposed zoning strategy
- Go over next steps
- Answer questions





City of Ottawa: R1 to R5 Zones

- Interim Control By-laws
- Wards
- R1
- R2
- R3
- R4A to R4L
- R4M1 to R4Z
- R5

Zones marked with an asterisk (*) denote presence of an exception, schedule and/or suffix that modifies provisions of the zone. Consult Geo-Ottawa for details

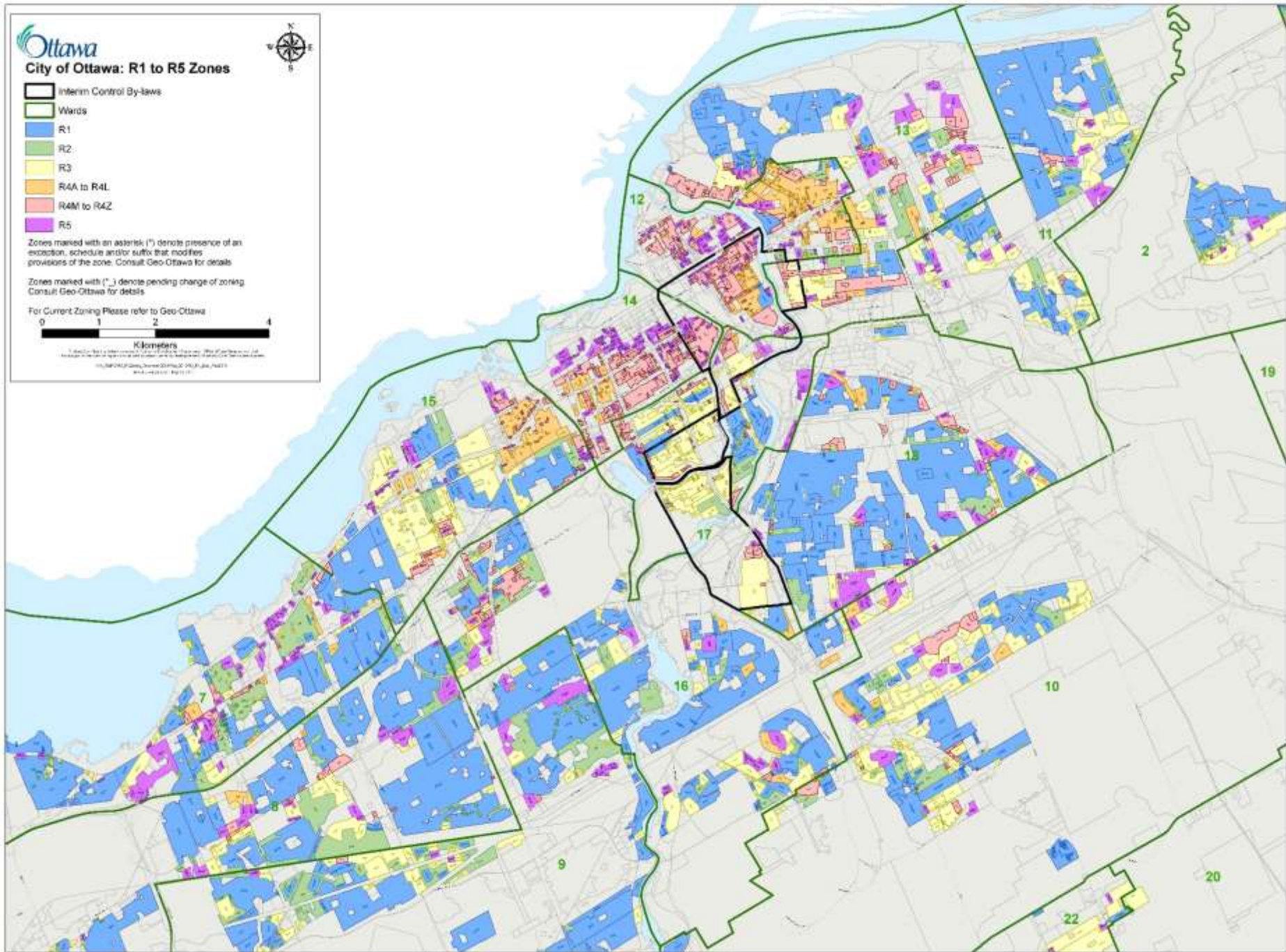
Zones marked with (*) denote pending change of zoning. Consult Geo-Ottawa for details

For Current Zoning Please refer to Geo-Ottawa



Kilometers

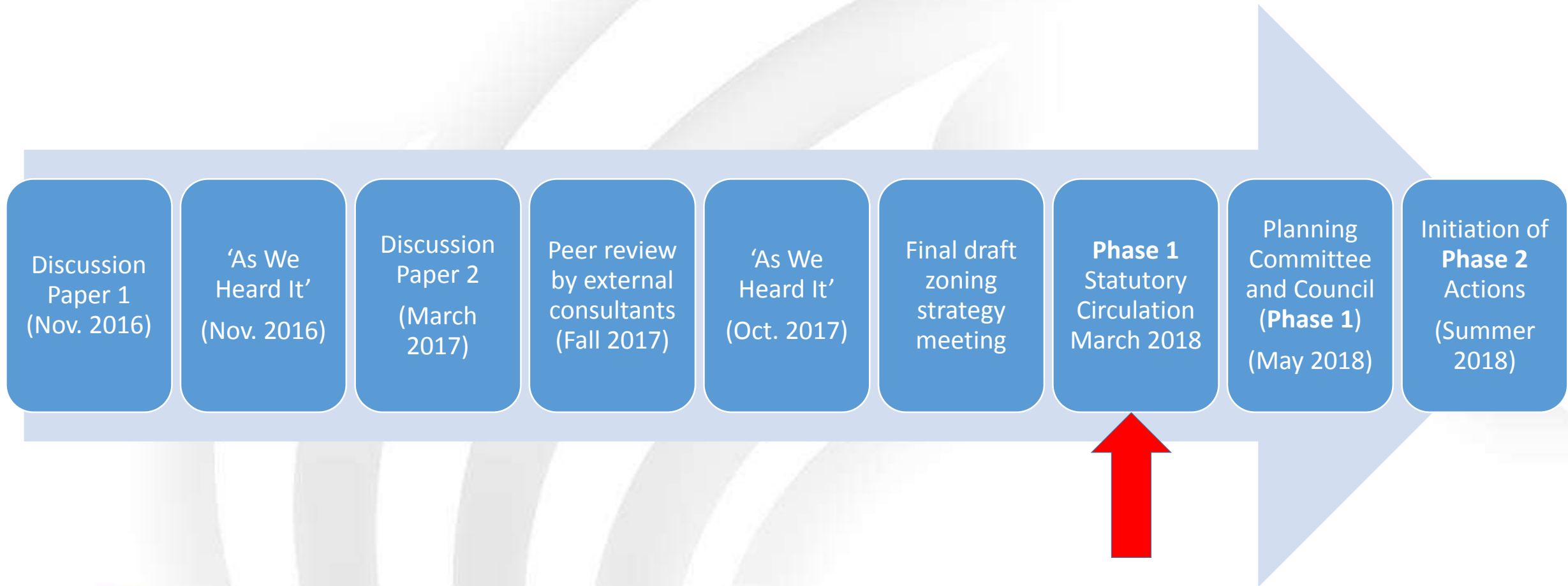
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Purpose of R4 Review

- *To ensure that new low-rise multiple unit buildings in established communities respect and fit with their urban context, while still providing the opportunity for a gradual and appropriate increase in density and affordable housing choices*

Progress to Date



What we heard

“The definitions and rules regarding rooming houses need to be cleaned-up and clarified.”

“More must be done to encourage a mix of unit sizes, as this offers opportunities for more diverse demographics”

“We support permitting oversized dwelling units, but only in detached dwellings,”

“We disagree with the requirement to force indoor garbage storage for any project that is not subject to Site Plan Control”

“Any development with 4 or more units, or with 10 or more bedrooms in total, or exceeding 3,500 ft², should be subject to site plan control.”

“Committee of Adjustment applications are frequently used to achieve a virtual rezoning of a property”

“We would encourage By-law officers to exercise their authority regarding non-compliant low-rise apartments”

“We recommend that zoning tools be used to extend the protection of our existing heritage building stock”

“The City should focus on the most desirable envelope rather than an arbitrary unit count “

Zoning Proposal Overview

- A wide range of actions are being proposed including restrictions to development and incentives to encourage compatible development. These actions would be implemented in a phased approach:
 - *Phase 1:* Immediate measures that will close the door on excessive-bedroom buildings and address pressing building performance issues
 - To be considered by Council in June 2018
 - *Phase 2:* Will examine more fundamental land economics issues driving growth in the R4 family of zones and the challenges of long-term growth, affordability and housing supply of the City
 - To be initiated summer 2018 and delivered through 2019 and 2020
- Not just a zoning strategy. Coordinated city approach (zoning, by-law, enforcement fire, building code, committee of adjustment)

Phase 1 Actions: Bedroom Counts

Action: Restrict the number of bedrooms in a Dwelling Unit in a multi-unit building to a maximum of 4 bedrooms per unit

- Four bedroom limit provides a reasonable limit on bedroom density
 - Currently no limit on number of bedrooms
- Four bedroom limit large enough to accommodate the vast majority of Ottawa households
 - Only 8% of households in Canada are made up of 5 or more people, only 3% of households are made up of 6 or more people
- A major rezoning application will be required to permit an oversized dwelling unit in a multi-unit building



Phase 1 Actions: Over-Sized Dwelling Units

Action: Permit Over-Sized Dwelling Units to a maximum of 8 bedrooms as-of-right in detached dwellings only, in any residential zone

- Would accommodate rare instance of households, including extended families, that need more than four bedrooms.



Phase 1 Actions: Definitions

Action: Clarify bylaw definitions

- Single housekeeping unit means a person or group of people who:
 - i. may or may not be related;
 - ii. live together as a household; and
 - iii. exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the dwelling unit



Phase 1 Actions: Definitions (cont.)

Action: Clarify bylaw definitions

- Over-sized Dwelling Unit means a residential unit that:
 - i. is used or intended for use as a residential premises by a single housekeeping unit and not more than three roomers or boarders; and
 - ii. contains more than four, but no more than eight bedrooms.



Phase 1 Actions: Definitions (cont.)

Action: Clarify bylaw definitions

- Rooming house means a residential unit that:
 - i. is not used or intended for use as a residential premises by a single housekeeping unit; or
 - ii. contains more than eight bedrooms



Phase 1 Actions: Dwelling Unit vs Rooming House

		Occupancy	
		<i>Single Housekeeping Unit</i>	<i>NOT a Single Housekeeping Unit</i>
Number of bedrooms	1	"Dwelling Unit"	"Rooming House"
	2		
	3		
	4		
	5	"Over-sized Dwelling Unit" (allowed only in a detached dwelling)	"Rooming House"
	6		
	7		
	8	"Rooming House"	
	9		
	10		
	11		
	12+		

Phase 1 Action: Garbage management

Action: Require an enclosed garbage storage of a min. 7m² in floor area for multi-unit buildings with 3+ dwelling units, with a minimum 1.5m clear unobstructed access provided to street curb for all buildings over 400 m² in total floor area

- 7m² Provides for two wheeled recycling bins; a wheeled organics bin; and several wheeled garbage bins
- 1.5 meters provides adequate space to be able to move garbage, recycling or organics bins from garbage storage in the back to the curb



Phase 1 Action: Amenity Space

Action: Amend the amenity area requirements to allow for a functional garbage enclosure to occur in a rear yard

- Amenity area requirements intended to ensure usable green space for smaller apartment buildings
- Requirements did not assume any other demands on rear-yard space such as garbage storage

Phase 1 Actions: Landscaping requirements

Action: Remove the 30% landscaping requirement from application to low-rise apartments of up to 12 units as the original intent of the 30% requirement is now served with more precision by the amenity space and other Infill requirements.

Phase 2 Actions

- Consider design controls and oversight on new development through Site Plan Control to support integration into established neighbourhoods:
 - Continue “Site Plan Lite” in Sandy Hill neighbourhood through Phase 2;
 - Develop new “Exterior Design Control” criteria for Industry and Staff;
 - Revise “Urban Design Guidelines for Low-Rise Neighbourhoods”;
 - Enforce new zoning requirements on an as-needed basis through consideration of Site Plan Control for applications not following intent of the Phase 1 actions; and
 - Consider mandatory “Site Plan Lite” requirements for over-sized low-rise typologies.

Phase 2 Actions

- Undertake a “Missing middle low-rise” housing typology review to consider opportunities and constraints to developing good-quality, family-oriented multi-unit housing and developing appropriate standards and policies to encourage it:
 - Request for Proposal to be developed in late 2018 to seek a consultant to assist with development of this piece;
 - Model of various low-rise building forms and consider minimum design requirements to allow for effective and compatible low-rise typologies; and
 - Recommend how zoning standards may change to accommodate and encourage proper and compatible low-rise building typologies.

Phase 2 Actions

- Review the Development Charges By-Law to consider how rates may be changed to favour family-style apartment units and capture costs of density;
- Identify possible changes to Development Review, Building Code Services and Committee of Adjustment internal processes to close procedural loopholes and improve coordination and communication;
- Examine harmonization between the Zoning By-Law and Rooming House licensing requirements to support effective enforcement;
- Review the City Cash-In-Lieu of Parkland policies to look for opportunities to capture full value for parkland contributions;
- Review Secondary Dwelling Units zoning provisions to ensure it is meeting its intent; and,
- Update the “Urban Design Guidelines for Low-Rise Infill Housing” to provide clear, graphical guidance for development of compatible low-rise infill housing.

Next Steps/Opportunities for comment

- Comments on zoning proposals: **February 28th**
- Statutory Circulation and Comment Period for Phase 1 proposals: **March**
- Planning Committee for Phase 1 proposals: **May**
- Full Council for Phase 1 proposals: **June**
- **Initiate Phase 2: Summer 2018**
- **Target completion for Phase 2 actions: 2019-2020**