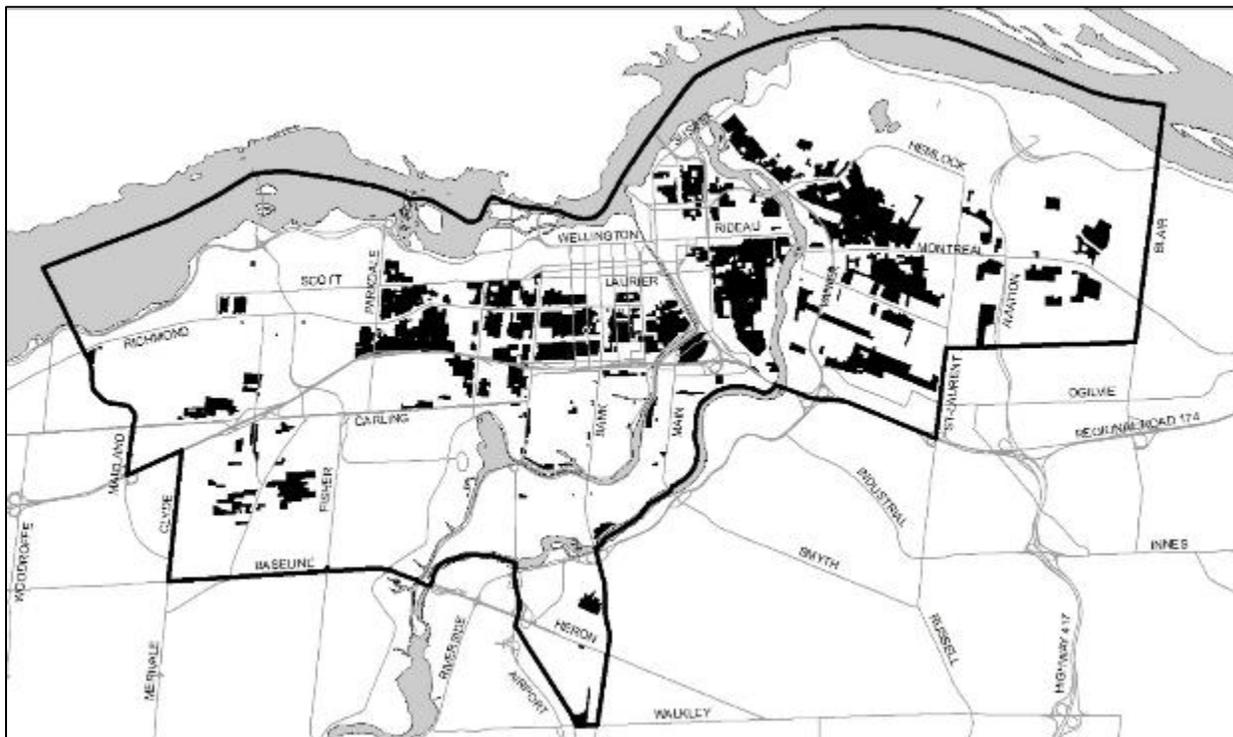


## CITY OF OTTAWA NOTICE OF APPLICATION OF A ZONING AMENDMENT

In accordance with Section 34(10.7)(a) of the *Planning Act* and Section 3.(1) of Ontario Regulation 545/06, notice is hereby provided that a zoning by-law amendment proposal is being considered by the Planning, Infrastructure and Economic Development Department of the City of Ottawa.

### LANDS SUBJECT TO THE PROPOSAL

The Zoning By-law Amendment proposal contains changes relevant to the R4 (Residential Fourth Density) zones within Wards 12, 13, 14, 15, 16 and 17. These zones are shown in black on the attached map.



### PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT

The R4 Phase 2 Zoning Review will help to improve housing affordability and choice in neighbourhoods in and around downtown by enabling and encouraging the development of small, affordable and context-sensitive infill apartment dwellings within the current R4 zone.

The proposed zoning changes will:

- Revise the lot width and area standards to permit as-of-right low-rise apartment buildings to be developed without the need for lot consolidation or variances;
- Enable buildings of eight to twelve units, within the currently permitted envelope and height limits, on R4 lots that otherwise would have been restricted to three or four units. These changes will tend to produce more affordable and adaptable one-, two- and three-bedroom apartments, instead of the large but expensive units encouraged by the current zoning;
- Introduce basic design standards to the zoning, including requirements for facade articulation and for doors, windows and balconies facing the street. This will help to ensure that new apartment buildings are not anonymous and faceless boxes, but instead integrate with and contribute to the public realm;
- Modify current amenity area requirements to focus on intensive, quality greenspace and trees more appropriate to an urban site and context; and,
- Ensure that surface parking is not permitted to replace, encroach upon or degrade the green spaces, trees, walkways and other functional areas needed to ensure a compatible infill apartment building.

The proposed zoning changes will apply only to lands currently zoned R4, and only within a defined part of the inner urban area (being generally Wards 12 through 17.)

## **RELATED PLANNING APPLICATIONS**

N/A

## **FURTHER INFORMATION**

For more information about this matter, including information about preserving your appeal rights, contact:

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[tim.moerman@ottawa.ca](mailto:tim.moerman@ottawa.ca) or [R4zoning@ottawa.ca](mailto:R4zoning@ottawa.ca)

Additional information, including a more detailed map showing proposed zoning changes, can also be obtained through the project website, [ottawa.ca/R4zoning](http://ottawa.ca/R4zoning).

## **SUBMISSION REQUIREMENTS**

The City of Ottawa would like to receive any comments concerning this proposal. Please forward comments to the above-noted planner via mail, telephone, facsimile or e-mail by **May 8, 2020**. Comments received will be considered in the evaluation of the proposal.

Dated at the City of Ottawa this 3rd day of April 2020.