

R4 Zoning Review: Proposed Zoning Amendments
(File # D02-02-20-0018)
(CORRECTED APRIL 17, 2020)

Unless otherwise noted, all of the following amendments are proposed to apply only to current R4 zones within the study area, that is, Wards 12, 13,14, 15 and 17, plus the northern part of Ward 16.

Note: The November [2019 Discussion Paper](#) described a set of proposed zoning changes and the reasoning behind them. Following consultation and feedback through February 2020, the revised proposals presented here differ in several respects from that document. Please see Appendix B for a description of these differences.

Note 2: Due to errors in the April 3 circulation, the deadline for comments has been extended to May 22, 2020. Corrections and additions in this document are in red text.

- (1) Amendments to the Zoning Map
 - (1a) Subject to (1b), amend the zoning map as generally shown on Schedule A [available at Ottawa.ca/R4Zoning] This will replace all current R4 subzones within the study area with one of the four new R4 subzones (R4-UA through R4-UD.)
 - (1b) Maintain all existing Schedules, suffixes and zoning exceptions to the lands where they currently apply.
- (2) Amend all applicable zoning exceptions by deleting density restrictions that conflict with the permitted unit counts under the new R4 subzones.
- (3) Amend Section 137 (Amenity Area) as follows:
 - (3a) Amend Table 137, Column 1, Row 2 by adding the words ", other than the R4-UA, R4-UB, R4-UC and R4-UD zones," after the words "in any Residential zone", so that it reads *"Three-unit Dwelling in any Residential zone, other than the R4-UA, R4-BU, R4-UC and R4-UD zones, within the area shown as Area A on Schedule 321"*
 - (3b) Amend Table 137 by deleting Row 3; and
 - (3c) Amend Table 137, Column 1, Row 4 by replacing the words "other than a residential zone located within Area A on Schedule 321 (By-law 2016-131) with the words "other than the R4-UA, R4-UB, R4-UC and R4-UD zones," so that it reads *"Low-rise apartment dwelling of more than 4 units in any zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones."*
- (4) Amend subsection 161(8) by adding the words "Except in the R4-UA, R4-UB, R4-UC and R4-UD zones, " before the words "thirty percent of the lot" so that it reads
 - "(8) Except in the R4-UA, R4-UB, R4-UC and R4-UD zones, thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types.*

Items (3) and (4) would remove the existing amenity area and landscaped-area calculations from the inner-urban R4 subzones; these will be replaced with specific standards for those zones per item (5).

- (5) Amend Section 161 by adding the following clauses after (whatever the numbering goes up to once the Infill refresh happens):

"Additional standards for multiple-unit dwellings in urban R4 zones

(X1) In the case of a Three-unit Dwelling, Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones:

- (a) Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.
- (b) The minimum area of soft landscaping per (a) must be
 - (i) in the case of a lot of less than 360m² in area, at least 35m²
 - (ii) in the case of a lot equal to or greater than 360m² but less than 450m² in area, at least 50m²
 - (iii) in the case of a lot 450m² or greater, at least 50% of the rear yard.
 - (iv) in all cases, must comprise at least one aggregated rectangular area of at least 25m² and whose width is not more than twice its length, for the purposes of tree planting.
- (c) Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (d) must be softly landscaped.
- (d) The minimum area of soft landscaping in the front yard is per Table X: [ALREADY PROPOSED THROUGH THE INFILL REFRESH.]

Front Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front Yard Area)
< 1.5 m	0% but all lands within the front yard and within the corner side yard that are not used by driveways and walkways, where these are permitted, must consist of soft landscaped area.
1.5 m – 3 m	20%
> 3 m	30%, in the case of any lot with a lot width of less than 8.25 m, 35%, in the case of any lot with a width between 8.25 m but less than 12 m and 40% in the case of any lot with a width of 12 m or more.

- (e) The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this by-law, and such fixtures may include trees, raised planters, bollards, bicycle racks, benches, wheelchair ramps or lifting devices, ornamental fences or some combination thereof.
- (f) At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the street-facing facade and provide direct access to the street, and furthermore:
 - (i) in the case of a corner lot, the principal entrance may be located on either street-facing facade; and
 - (ii) in the case of a lot of 18m width or greater, one principal entrance is required for every 12m of lot width or part thereof.
- (g) The front facade and corner side facade must comprise at least 25% windows, and furthermore,
 - (i) windows located in doors may count towards the 25% minimum; and
 - (ii) Any window counted towards the 25% minimum, other than windows in doors or at the basement level, must have a lower sill no higher than 75cm above the floor level.
- (h) At least 20% of the area of the front facade must be recessed an additional 1.5m from the front setback line.
- (i) (reserved for future use)
- (j) Balconies must be provided on the front or corner side facade as follows:
 - (i) in the case of a lot of less than 15m width, one balcony for each storey above the ground floor level;
 - (ii) in the case of a lot of 15m width or greater, one balcony for every unit above ground floor level that faces a public street; and
 - (iii) in any case must have a horizontal area of at least 2 square metres.
- (k) despite Table 65, a bay window projecting into a required front yard or corner side yard may extend to grade provided such bay window:
 - (i) is located on the part of a front or corner side facade other than the recessed part required by (h);
 - (ii) has a horizontal area of 2 square metres or less; and

- (iii) projects by no more than 1m into the yard, but in any case no closer than 3m from the front lot line
- (l) Exit stairs providing required egress under the Building Code may project a maximum of 2.2m into the required rear yard. [ALREADY PROPOSED THROUGH THE INFILL REFRESH.]
- (m) No rooftop terraces are permitted.
- (n) In the case of a low-rise apartment-dwelling with 12 or more units, at least one unit out of every four must have at least two bedrooms.
- (o) Clauses (f), (g), (h) and (j) do not apply to:
 - (i) a building designated under Part IV of the Heritage Act, or
 - (ii) a building in a district designated under Part V of the Heritage Act.
- (X2) In the case of a Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones
 - (a) No motor vehicle parking is permitted on a lot less than 450m² in area.
- (6) Amend Table 162A by adding four new R4 subzones (R4-UA, R4-UB, R4-UC and R4-UD.) See Appendix A for the height, yard and lot size standards applicable to these subzones.
- (7) Amend Table 162B by adding the following as Footnotes [x1] and [x2]:
 - [x1] Maximum lot width in the R4-UA, R4-UB and R4-UC zones is 38m.
 - [x2] Maximum lot area in the R4-UA, R4-UB and R4-UC zones is 1070 square metres

Please send feedback on these proposals no later than **May 22, 2020**

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Appendix A: Four new urban R4 subzones

I	II	III	IV	V	VI	VII	VIII	IX	X	XI
Sub-Zone	Prohibited Uses	Principal Dwelling Types	Min. Lot Width (m) [Footnote x1]	Min. Lot Area (m ²) [Footnote x2]	Max. Building Height (m)	Min. Front Yard Setback (m)	Min. Corner Side Yard Setback (m)	Min. Rear Yard Setback (m)	Min. Interior Side Yard Setback (m)	End-notes (see Table 162B)
R4-UA		Detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UA		Linked-detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UA		Semi-detached	6	180	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UA		Long Semi-detached	10	300	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UA		Duplex	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UA		Townhouse	4.5	135	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UA		Three Unit	10	300	11	4.5	4.5	[Per Infill 2]	1.2	
R4-UA		Stacked	14	420	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UA		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UA		PUD	NA	1,400	as per dwelling type	4.5	4.5	[Per Infill 2]	varies [1]	1,10*

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R4-UB		Detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UB		Linked-detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UB		Semi-detached	6	180	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UB		Long Semi-detached	10	300	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UB		Duplex	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UB		Townhouse	4.5	135	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UB		Three Unit	10	300	11	4.5	4.5	[Per Infill 2]	1.2	
R4-UB		Stacked	14	420	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UB		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UB		Low-rise Apartment, maximum of 12 units	15	450	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UB		PUD	NA	1,400	as per dwelling type	4.5	4.5	[Per Infill 2]	varies [1]	1,10*

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R4-UC		Detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UC		Linked-detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UC		Semi-detached	6	180	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UC		Long Semi-detached	10	300	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UC		Duplex	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UC		Townhouse	4.5	135	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UC		Three Unit	10	300	11	4.5	4.5	[Per Infill 2]	1.2	
R4-UC		Stacked	14	420	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UC		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UC		Low-rise Apartment, 9 or more units	15	450	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UC		PUD	NA	1,400	as per dwelling type	4.5	4.5	[Per Infill 2]	varies [1]	1,10*

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R4-UD		Detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UD		Linked-detached	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UD		Semi-detached	6	180	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UD		Long Semi-detached	10	300	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UD		Duplex	7.5	225	10	4.5	4.5	[Per Infill 2]	1.2/0.6	10*
R4-UD		Townhouse	4.5	135	10	4.5	4.5	[Per Infill 2]	1.2	10*
R4-UD		Three Unit	10	300	11	4.5	4.5	[Per Infill 2]	1.2	
R4-UD		Stacked	14	420	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UD		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	[Per Infill 2]	1.5	
R4-UD		Low-rise Apartment, 9 or more units	15	450	14.5	4.5	4.5	[Per Infill 2]	1.5	
R4-UD		PUD	NA	1,400	as per dwelling type	4.5	4.5	[Per Infill 2]	varies [1]	1,10*

* Footnote 10 was formerly Footnote 18 as renumbered through recent amendments to Infill zoning.

Appendix B: How do these zoning proposals differ from what was described in Discussion Paper #3?

The November 2019 [Discussion Paper](#) described a set of proposed zoning changes and the reasoning behind them. Following consultation and feedback through February 2020, the revised proposals presented here differ in several respects from that document.

Four inner-urban R4 zones instead of three.

The November 2019 Discussion Paper proposed to replace the fourteen existing inner-urban R4 zones with three new R4 zones (R4-8U, R4-12U and R4-UU.) This proposal has been revised to instead create four successor R4 zones (R4UA, R4UB, R4UC and R4UD.)

Schedule A – April 2020 map

- The proposed R4-UA subzone is identical to what was previously presented as R4-8U, except that eight-unit apartment buildings would be permitted on lots of at least 12m width (360m² area), rather than 10m width (300m² area) as previously proposed.
- The R4-UB zone is identical to what was previously presented as R4-12U.
- The November 2019 document proposed to replace all current Senior R4 (R4M through R4ZZ) subzones with a single successor zone, R4-UU, that would allow apartment buildings of up to 14.5m on lots 15m or greater. The present proposals instead propose two new Senior R4's. These zones maintain the current distinction between the R4's that, on 15m lots, allow three-storey (11m) apartment buildings with no unit count limit (the proposed R4-UC), versus those that allow 14.5m (four-storey) buildings on such lots (the proposed R4-UD.)
- The proposal to allow five-unit apartment buildings on lots 8m wide or greater in R4-UU (now R4-UC and R4-UD) has been removed. R4-UB, R4-UC and R4-UD R4's will allow eight units on a minimum ten-metre wide (300m²) lot.
- The four R4 zones establish common standards for non-apartment typologies (detached, semi-detached, long semi, duplex and linked-detached) that are appropriate to urban lot fabric and are in most cases the same or less stringent than the previous zoning. This enables these ground-oriented typologies to be built in circumstances where currently they are permitted.

Introduce maximum lot widths to reduce lot consolidation

The present document proposes maximum lot widths and areas for three of the four new urban R4's (R4-UA, R4-UB and R4-UC) to limit undue lot consolidation. These limits are 38m wide and 1070 square metres in area, which will accommodate buildings whose floorplate puts them at the limit of Part 9 of the Building Code. No such limits are proposed for the R4-UD zone, which envisions buildings outside of the Part 9 limits.

Landscaping and amenity area

The November 2019 paper proposed to remove the current amenity area and 30% landscaping requirements from the four inner-urban R4's, but stopped short of specifying minimum landscaped areas to replace them.

- This proposal provides numbers for rear-yard landscaping that are tailored to lot size while providing for trees and functional rear yard areas (garbage management, bicycle parking, walkways.)
- This proposal reproduces the minimum front-yard landscaping requirements being introduced through the refresh of Infill zoning rules.

Design elements

The November 2019 paper proposed to require balconies, minimum fenestration ratios and window sill heights, facade articulation and principal entrances on the front building facade.

- This is still proposed, but is expanded to require more entrances and balconies on wider buildings and lots, in order to maintain the existing rhythm of front doors and relatively narrow blocks of facade across its entire width.
- At the same time, Heritage staff have pointed out that requiring these design elements may conflict with design and character issues arising from designation under Part IV or Part V of the Heritage Act. The conversion or addition to buildings subject to Part IV designation or in Part V Heritage Conservation Districts under the Heritage Act will be exempt from these design elements; character of any modifications will instead be regulated through Heritage Act review.

Prohibition on motor vehicle parking

The November 2019 paper proposed to prohibit surface parking for Low-rise Apartments and Stacked Dwellings on lots under 450m². We had specified surface parking because at the time it seemed clear no one would try to install an underground parking garage on that small a lot.

However, in response to questions from the industry about underground parking, this has been amended to prohibit underground parking as well. After due consideration, we believe that the geometry of storing and moving cars, whether underground or on the surface, create unacceptable compromises on building and site design given the goals and Building Code limitations of the apartment dwelling form.

Parking will continue to be permitted with apartments and stacked dwellings on lots over 450m², and on non-apartment typologies on smaller lots.

Rooftop terraces/patios

Rather than just in Sandy Hill, the revised proposals would prohibit rooftop terraces and patios in Three-unit, Low-rise Apartment and Stacked Dwellings throughout the inner-urban R4 zones.

Projection of exit stairs into rear yards

The November 2019 paper proposed to allow exit stairs required under the Building Code to project into the required rear yard, without specifying a limit on how far. This proposal specifies that such stairs may project a maximum of 2.2m into the rear yard. This reproduces a rule being introduced separately through the refresh of Infill zoning.

Require a certain proportion of family-sized units

The revised R4 proposals would require that, in the case of a building with more than twelve units, at least 25% of the units must have at least two bedrooms.

Remove the prohibition on purpose-built retirement homes

In the Junior R4A-R4L zones, the use “retirement home” is prohibited, while the use “converted retirement home” is still allowed. Recent zoning studies (Residential Conversions in 2014, R4 Phase 2) found that the distinction between purpose-built and converted buildings is in practice meaningless. For that reason, these studies removed the zoning distinctions between converted and purpose-built rooming houses and apartment buildings. The proposed amendment would now do so for retirement homes in R4 zones as well. Retirement homes would be subject to the same zoning standards as low-rise apartment dwellings.