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| TO : | Chair and Members of Planning Committee | |
| DESTINATAIRE : | Président et membre du Comité d'urbanisme) | |
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| DATE : | May 28, 2013 28 mai 2013 | |
| REF N ^o : | ACS2013-PAI-PGM-0136 | |
| SUBJECT : | Zoning Consistency Team Work Plan 2013-14 | |
| OBJET : | Plan de travail 2013-14 de l'Équipe d'harmonisation du Zonage | |

BACKGROUND

The Zoning Consistency Team (ZCT) was established in October 2012 fulfilling the Mayor's commitment at the Planning Summit of April 2012 to identify and fix places where the zoning is not consistent with the policies or strategic directions of the Official Plan (OP), Secondary Plans or Community Design Plans. The ZCT was given a staff complement of two planners and asked to prepare an ambitious work program until the end of the current term of Council tackling some of the more problematic zoning issues facing the City.

DISCUSSION

During the early weeks of 2013, the ZCT held meetings with most Councillors to solicit their input on elements of the City's Zoning By-law that might need investigation under the mandate of the ZCT. The purpose of this special team is to ensure that the regulatory framework for development best reflects the policies and goals of the OP.

There were many suggestions collected through these interviews ranging from general provisions to the site-specific. The ZCT have compiled all suggestions and outlined a work program that captures what are felt to be the most important issues, and in many cases have combined them into larger study themes that will address many of the concerns raised through the Councillor interviews.

The following represents the Work Plan for the remainder of the present Term of Council for the Zoning Consistency Team. The projects appear in order of priority. These projects have been approved by the Intensification Implementation Sponsors' Group (comprised of Councillors Hume, Harder, Holmes, Hobbs and Qadri).

PRIORITY 1 – TOP 5 ISSUES

1) Infill Part II

Several Councillors have indicated their support and expectation for the second part of the Infill Study to focus on built form, height, massing, and side and rear setbacks of residential infill buildings being introduced in mature neighbourhoods. The study area would also expand to adjacent neighbourhoods inside the Greenbelt (more specifically Wards 7, 8, 9, 11, 12 east of Rideau River, 16, and 18). The original infill study covered Wards 12 (west of Rideau River), 13, 14, 15, and 17. In the Wards outside the original area covered by Infill I, an additional consideration of opportunities for “discreet intensification” on larger, R1-zoned lots will be explored.

Estimated time: one year

2) Suburban residential Parking

The ZCT will investigate new approaches to residential parking in newer, built-up suburban communities outside the Greenbelt developed at higher densities, including possible new approaches to front yard parking.

Estimated time: six months

3) Local Commercial Strategy

The ZCT will undertake a review of the zoning along local commercial streets and within residential neighbourhoods inside the Greenbelt to:

- Provide opportunities for neighbourhood services; i.e. small food stores
- Identify non-conforming little stores in residential neighbourhoods and give them a zoning that maintains the ability to operate local-serving retail;
- Review whether car-related services should be permitted; i.e. used car lots
- Establish separation distances between drive-thrus and residential zones; and
- Identify streets that act as pedestrian connections between larger Mainstreets, where local commercial uses would be appropriate as enhancements to the public realm.

Estimated time: two years

4) Parking requirements schedule – Areas A and B

The ZCT will revise the zoning schedule that outlines the different areas for parking requirements and consider enlarging Area A (the most central) and extending Area B to include all areas inside the Greenbelt and outside Area A. The ZCT will also implement current OP policy with respect to minimum parking requirements and maximum parking limits within 600 m of rapid transit stations.

Estimated time: one year

5) **Kanata Key Intersections and Town Centre**

The ZCT will explore the possibility of introducing mid-rise buildings at key intersections across Kanata, to provide more housing opportunities to an aging population. The ZCT will also explore the possibility of increasing permitted building heights in the Kanata Town Centre. The ZCT will prepare a list of key intersections, and evaluate their potential in relation to OP policies that support intensifying within the Town Centre in first order of priority as a way to build critical mass for future LRT extensions beyond the Greenbelt.

Estimated time: one year

PRIORITY 2 – IN TANDEM WITH OFFICIAL PLAN REVIEW

6) **Avenues in transition**

The ZCT will explore opportunities to promote increased and more pedestrian friendly development along avenues in transition such as Merivale, Greenbank, Blair, Ogilvie, and Smyth Roads. A more complete list will be drawn from the proposed “High Frequency Transit Corridors” schedule in the upcoming OP.

Estimated time: 18-24 months

Official Plan Implementation

A commitment also has been made that the Planning and Growth Management Department will implement the upcoming 2013 OP through the Zoning By-law commencing in 2014. This is the task of the Zoning Studies Group, who is currently in the process of finalizing the implementation of the last OP Review (OP Amendment 76). The main OP implementation tasks in which the Zoning Studies Group is currently involved include:

- Consistency with OP designations of Traditional Mainstreet (Bronson and King Edward Avenues) and Arterial Mainstreet (Hazeldean Road). This will introduce zoning that permits the scope of mixed uses that the OP calls for on these corridors, without altering the permitted building heights in the absence of Community Design Plans.
- Implementation of Minimum Density Requirements: This will introduce zoning that will implement the minimum densities required by the OP at locations where the City is making significant investments in transit.
- Implementing Environmental Protection zoning for Provincially Significant Wetlands as identified by the Ministry of Natural Resources.
- Implementation of Bill 140 (which permits secondary dwelling units in townhouses and accessory structures, where appropriate).
- Implementing changes to floodplain policies, the Carp Airport, rural infill, uses in Employment Areas.

Next Steps

Zoning Consistency staff is preparing work plans for each of these studies. Each will follow a schedule in accordance with its work plan. Every Councillor involved in one or more of these studies can expect project-specific communications and updates going forward.

The first two (Infill II and Suburban Parking) already have started.

- There is a consultation plan for the Infill II study that begins with obtaining input from 200 Community Associations and over 20 individual members of the infill development sector; a full calendar is available from Steve Gauthier (steve.gauthier@ottawa.ca or ext. 27889). This project will feature open houses in June and September 2013.
- A consultation schedule for the Suburban Parking project is available from Tim Moerman (tim.moerman@ottawa.ca, ext. 13944). This project will feature an e-consultation platform; the date of the first e-consultation is not yet determined but the target is the latter part of the second quarter in 2013.

Original signed by

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