

New Zoning By-Law Proposed Workplan

ACS2020-PIE-EDP-0035

City Wide

Report recommendations

That Planning recommend Council approve:

1. the work plan for a new Comprehensive Zoning By-law, replacing By-law 2008-250, with the final draft of the new Zoning By-law to be before Council for consideration by Q4 2024; and
2. that a "Major Changes (Big Moves & Quick Hits)" Report be submitted following adoption of the new Official Plan in Q4 2021 that will:
 - a. outline staff's findings and recommendations on the form and structure of the proposed new Comprehensive Zoning By-law;
 - b. describe the general nature and scope of changes to the zoning regime that will need to be incorporated into the new Zoning By-law to meet the needs of the council-approved Growth Management Plan and new Official Plan policy directions;
 - c. lay out the course of work and budget requirements for subsequent phases of the New Comprehensive Zoning By-law project, including any necessary amendments to the work plan;
 - d. identify any opportunities for amendments to Zoning By-law 2008-250 ("Quick Hits") that may practically be undertaken in the immediate or short term to better implement critical Official Plan directions while the full Comprehensive Zoning By-law is being developed, including amendments to respond to development pressures or major policy initiatives such as Inclusionary Zoning; and

3. **the establishment of a Council Sponsor Group to support and advocate for the new Zoning By-law project as described in this report.**
4. **that the Joint Committee of Planning Committee and Agriculture and Rural Affairs Committee be delegated the authority to hold any statutory public meeting required for the consideration leading to the enactment of the comprehensive zoning by-law.**

The committee heard three delegations on this matter, as follows:

- Robert Brinker, Vice President, Federation of Citizens' Associations (FCA) (Ottawa) / Chair, FCA Planning and Zoning Committee, asked that the FCA be included in the early stages of the drafting of the new Zoning By-law, together with the industry, suggesting this early engagement, including the Big Moves and Quick Hits, is essential for the acceptance of the By-law. He also suggested the development of a 3D based application to assist with planning applications should be a priority and that the requirement to share a 3D model will become a standard practice and will save time for every participant.
- Murray Chown, Greater Ottawa Home Builders' Association, encouraged staff to look at every opportunity to accelerate this process. Recognizing the industry will be dependent on the new by-law in order to help the city realize the goals set out by Council when it adopted the Growth Management Strategy in May, and to start to move towards a greater level of development through intensification, he indicated it is critical that the industry be a partner with staff as they move forward with the drafting of the by-law. He recommended staff bring forward a test zoning for one or two neighbourhoods in January 2022 to explore the notion of the new form-based zoning approach, to be confident that it will work prior to its adoption for use in the entire city.
- Rosaline Hill, Rosaline J. Hill Architect Inc., and co-founder of Walkable Ottawa, suggested it is critically important and responsible to model this new form-based zoning approach on paper prior to real-life testing or adoption, to get a better understanding of given by-law proposed, the construction economies, the Building Code, market demand, what housing will actually be built and where, what types of housing and for what demographics. She recommended the workplan be revised to incorporate modeling, which could be done within a year, with adequate community consultation, including a test area for specific neighbourhood zoning for a regenerating neighbourhood with defined

development elements, before being able to apply that zoning across an entire regenerating area. She suggested that community consultation that involves modelling is a much more efficient and receptive process. She also noted the importance of involving the Committee of Adjustment (CoA) in that kind of test to know what would happen when that kind of zoning ends up at the CoA and how often projects would end up there.

The following correspondence was provided to the committee coordinator between December 1 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on December 11, 2020, a copy of which is held on file:

- Email dated December 7 from Jason Burggraaf, Executive Director, Greater Ottawa Home Builders' Association

The following staff responded to questions: David Wise, Program Manager, Zoning & Intensification, Planning, Infrastructure and Economic Development Department; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services Department.

The committee CARRIED the report recommendations as presented.