

Revised Infill Zoning

February 2014

SUMMARY

- A bit of history
- Where we are today
- The proposed new by-law:
 - *What does it say?*
 - *Why does it say this?*
 - *How does it work?*
 - *How will it affect my street?*
- **HOMEWORK! 😊**

A Bit of History



A Bit of History



A Bit of History



A Bit of History



A Bit of History



A Bit of History



A Bit of History



Lead-up to new by-law

- 71 Hopewell site plan leads to start of First Infill Study
- Two years of consultation → 2012-147
- Compromise with industry allows front yard parking on narrowest lots
- Appeal to OMB by some industry



Infill



Over 1,600 units last 5 years

On side streets

Just in the Mature Neighbourhoods
Outside Intensification Target Areas



Problems and Complaints

Complaints

- Loss of green front
- Garage-dominated facades
- No interaction at grade
- Loss of on-street parking
- Snow storage challenges
- Excessive height
- Out of character

Problems

- Zoning allows this
- Perception of market demand
- Where do you park?









OMB ruling: you can't regulate "*beauty*" – but you can regulate "*character*"

Within City zoning jurisdiction: "*Character*"

Averaging formula for setbacks

Direction and location of parking

Balconies and projections

Treatment of architectural elements, as long as they are part of streetscape pattern

Driveways, walkways, hard surfaces, landscape

How do you link ZONING to CHARACTER?

OUR ZONING STRATEGY

1. Identify the key **attributes** that constitute "character"
2. Require **documentation of character** for all development
3. Dominant attributes, and those consistent, will be **what zoning permits**
4. **Parking not required**; permitted if it maintains or reinforces character

Purpose of By-law revision: **LINK ZONING TO CHARACTER**

Infill I:

- Grade
- Parking
- Relationship of buildings to streets
- Front yard hard/soft landscape

*Streetscape
character*

*Built form and
block character*

Infill II:

- *Height, massing*
- *Setbacks from side and rear yards*

Zoning strategy: Infill I

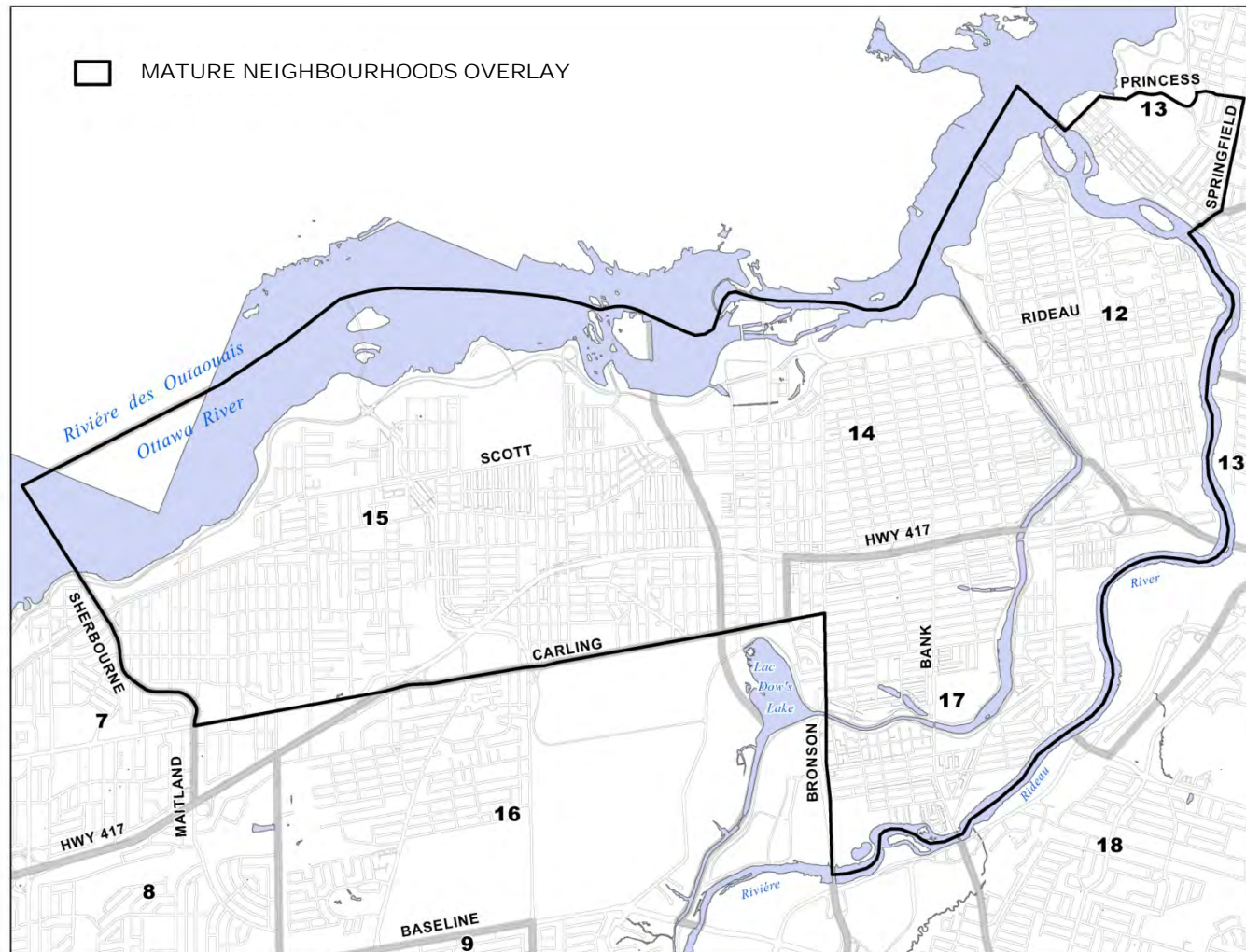
1. Identify **key attributes and patterns** that constitute “character” along a street
2. Require **documentation** of character for new development and additions
3. Dominant attributes, and those consistent with, will be what zoning permits
4. **Parking** not required; *permitted, if* it maintains/reinforces parking pattern along the street (otherwise, prohibited)

Draft of Proposed Infill Zoning By-law

Mature Neighbourhoods Overlay

- Purpose is to **maintain** and **reinforce** established character
- Overlay chosen over schedule so that it is readily visible by all when consulting Zoning By-law

Mature Neighbourhoods Overlay



Zoning Strategy

For any lot in the **overlay area on which infill, redevelopment or addition to existing dwelling is proposed:**

- Applicant required to document dominant patterns on 21 lots surrounding their (i.e. 5+5+1+5+5)
- The dominant patterns, and those consistent with them, will be what is permitted.
- “Dominant” is “the most frequently occurring”

Draft of Proposed Infill Zoning By-law

Regs for principal dwelling

- Front yard setback: average of two abutting lots, need not exceed 6 m
- Front yard projections: old permissions return – but definition of projection

A yellow starburst graphic with a black outline, containing the word "NEW!" in red, bold, italicized capital letters.

NEW!

ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY







68 Ossington Avenue, Ottawa, Ontario, Canada
Adresse approximative



ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY

Documenting dominant patterns:



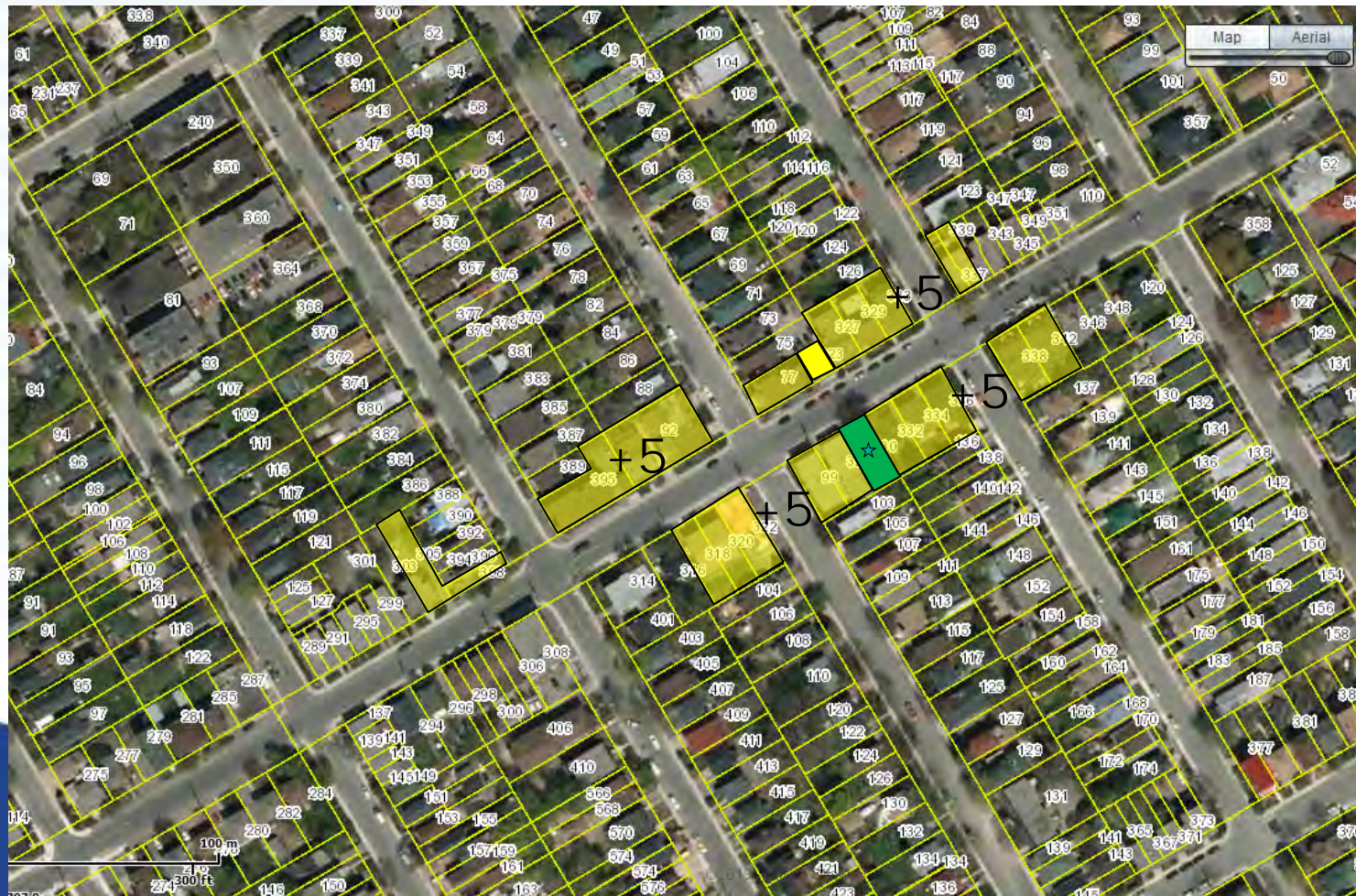
ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY

Documenting dominant patterns:



How it works

- For each **ATTRIBUTE**, document **PATTERNS**
- You have 3 attributes to document:
 - Use of land in the **front yard**
 - Location and type of **parking**
 - Location of main **entranceway**
- Patterns belong to **Consistency Groups**

Front yard

- Applicant is **REQUIRED** to provide a front yard consistent with dominant consistency group
 - A: Fully landscaped front yard
 - B: Landscaped f.y. in front of house
 - C: Landscaped f.y. in front of part of house
 - D: Small or no f.y.

Parking

- **Applicant MAY provide parking, consistent with dominant parking consistency group, once front yard requirement has been fulfilled.**
 - A: No streetscape impact
 - B: Low streetscape impact ($\frac{1}{3}$ or less)
 - C: Medium streetscape impact ($\frac{1}{3}$ - $\frac{1}{2}$)
 - D: High streetscape impact ($\frac{1}{2}$ +)

Other parking regulations

LANES

- If lot abuts travelled lane, parking must be off lane
- If untravelled lane, dominant pattern system applied (or applicant may apply to reopen lane)

Other parking regulations

GARAGES

- New garages or carports closer to street than front wall of houses won't be allowed
- If single-wide garage/carport is dominant pattern, then max. single-wide garage or carport allowed
- If double-wide is pattern, double-wide allowed

Other parking regulations

DRIVEWAYS

- If single-wide is dominant, max. 2.6m wide allowed
- If double-wide is dominant, max. 5.2m wide allowed
- Max. width 3.6m when >20 spaces
- New steep driveways only allowed if it is the dominant pattern, unless leading to shared parking garage

Other parking regulations

FRONT YARD PARKING

- Only where **legally-established** front yard parking is the dominant pattern will new front yard parking spaces be permitted.
- Legal status of existing front-yard parking spaces only needs to be documented if a new front yard parking space is being requested

Other parking regulations

- **If parking cannot be provided in accordance with these regulations, it will not be permitted.**

ENTRANCEWAYS

- Applicant is **REQUIRED** to provide principal entranceway in relation to street, consistent with dominant consistency group.

A: Facing front (incl. on the side of a permitted projection that faces front)

B: Not facing front

Other entranceway regulations

- Dominant pattern requirement only applies to principal entrance of each dwelling
- For linked, semi- and townhouses, this applies to each individual dwelling
- Additional entranceways not subject to dominant pattern requirement

OTHER PROPOSED CHANGES

Private Approach By-law

- One curb cut per new lot no longer guaranteed as-of-right

On-street parking permit system

- Easier to expand or create new zones
- Better time management of curbside parking supply

EXAMPLE: 37 Ladouceur



STREETSCAPE CHARACTER ANALYSIS

1. FRONT YARD PATTERNS

| | | | | | | | | | | | |
|--|----|----|---------------|----|----|-----|----|----|----|----|-----|
| | 21 | 19 | 17 | 15 | 37 | 35 | 33 | 31 | 29 | 27 | 25 |
| | B1 | B1 | <i>vacant</i> | B1 | ★ | D10 | B1 | B1 | B1 | B1 | D10 |

| | | | | | | | | | | | |
|--|--|-----|-----|-----|----|----|----|----|-----|-----|-----|
| | | D10 | D10 | D10 | B1 | B1 | B1 | B1 | D10 | D10 | D10 |
| | | 20 | 18 | 44 | 42 | 38 | 34 | 32 | 30 | 26 | 24 |

B1 - 11
D10 - 8

2. PARKING PATTERNS

| | | | | | | | | | | | |
|--|----|----|---------------|----|----|----|----|----|----|----|----|
| | 21 | 19 | 17 | 15 | 37 | 35 | 33 | 31 | 29 | 27 | 25 |
| | B5 | B5 | <i>vacant</i> | B4 | ★ | B8 | B8 | B8 | B4 | B5 | B5 |

| | | | | | | | | | | | |
|--|--|----|----|----|----|----|----|----|----|----|----|
| | | B5 | B5 | B5 | B5 | B5 | B5 | B5 | B5 | B5 | B5 |
| | | 20 | 18 | 44 | 42 | 38 | 34 | 32 | 30 | 26 | 24 |

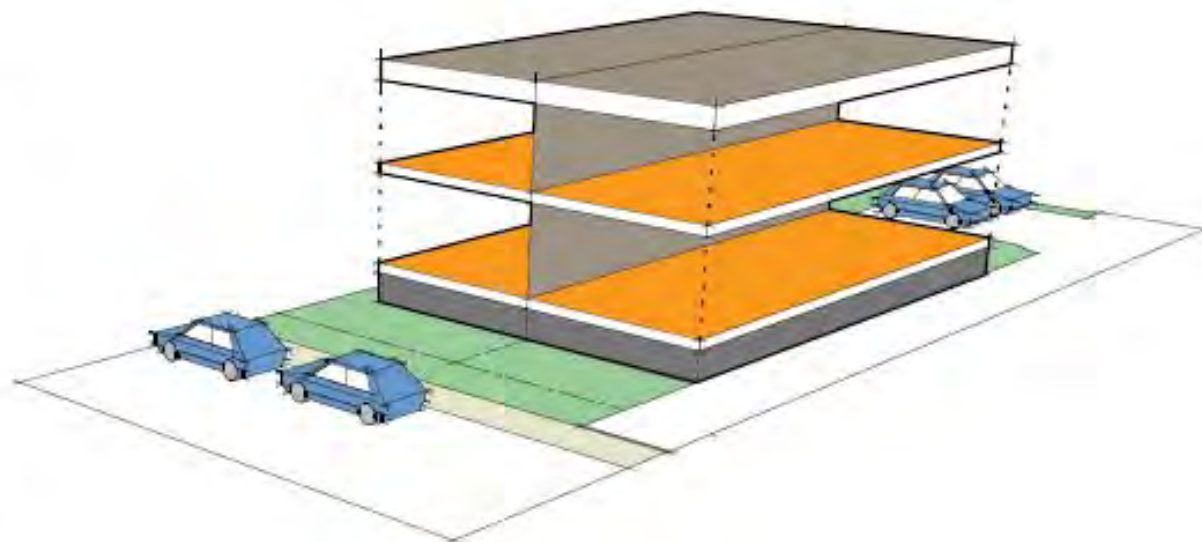
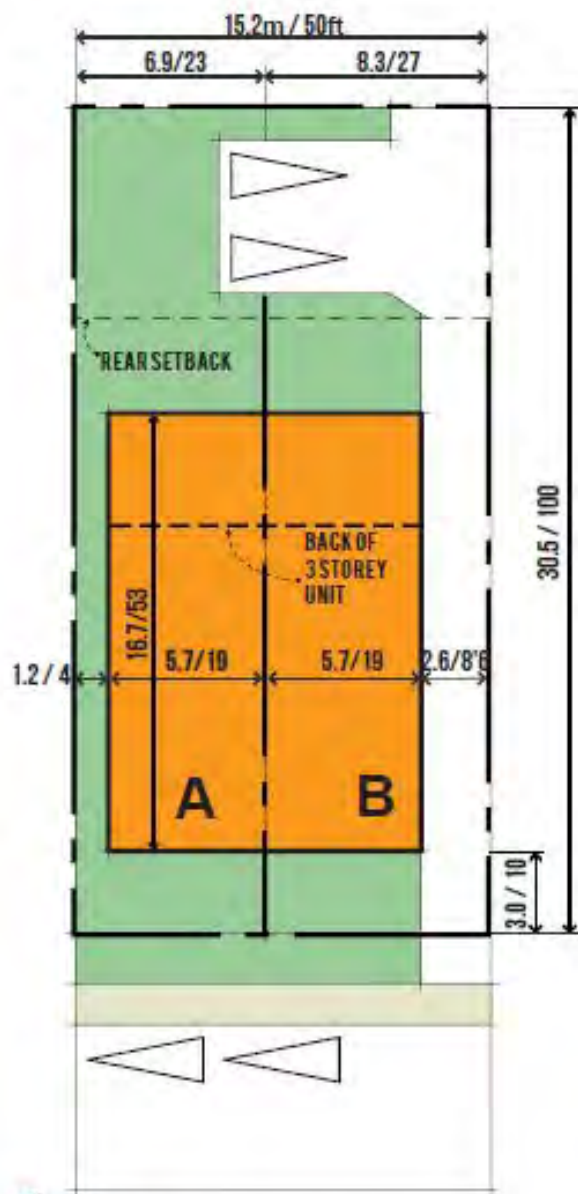
B4: 2
B5: 14
B8: 3

3. ENTRANCEWAY PATTERNS

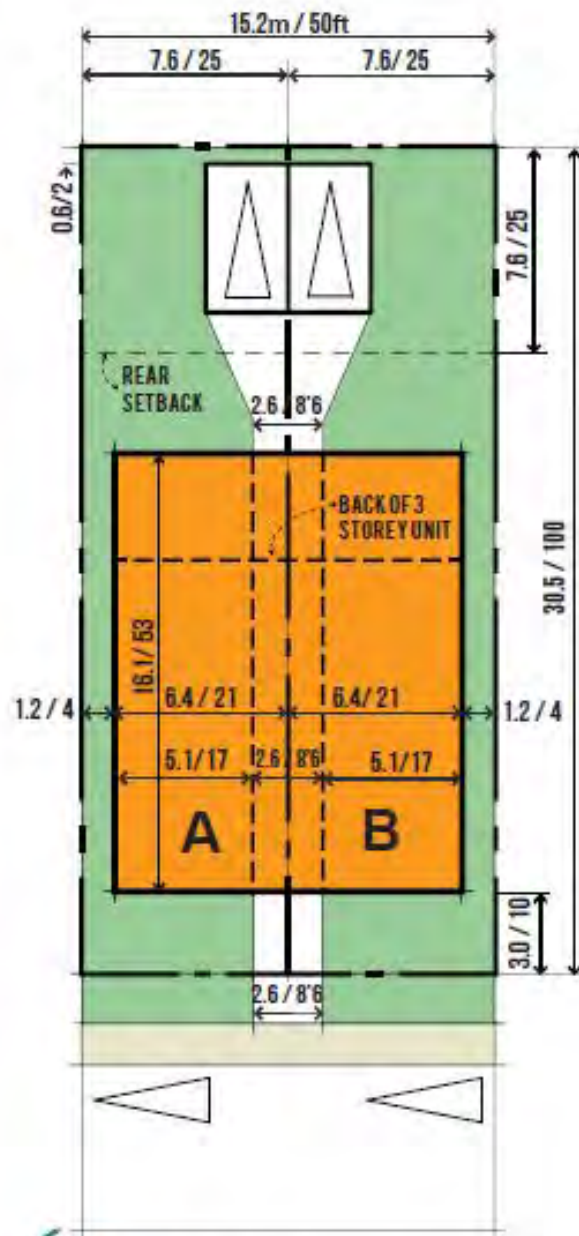
| | | | | | | | | | | | |
|--|----|----|------------|----|----|----|----|----|----|----|----|
| | 21 | 19 | 17 | 15 | 37 | 35 | 33 | 31 | 29 | 27 | 25 |
| | E1 | E1 | <i>vac</i> | E1 | ★ | E1 | E1 | E1 | E1 | E1 | E1 |

| | | | | | | | | | | | |
|--|--|----|----|----|----|----|----|----|----|----|----|
| | | E1 | E1 | E1 | E1 | E1 | E1 | E3 | E1 | E1 | E1 |
| | | 20 | 18 | 44 | 42 | 38 | 34 | 32 | 30 | 26 | 24 |

E1: 18
E3: 1



| LOT | UNIT A m / ft | UNIT B m / ft | TOTAL m / ft |
|------------------------------|----------------------------------|----------------------------------|---------------------|
| WIDTH | 6.9 / 23 | 8.3 / 27 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | |
| PARKING | | | |
| SITE | 1 | 1 | 2 |
| STREET | | | 2 |
| UNIT AREA (2 STOREYS) | | | |
| 1ST FLOOR | m ² / sf 93 / 1000 | m ² / sf 93 / 1000 | m ² / sf |
| 2ND FLOOR | 93 / 1000 | 93 / 1000 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |
| UNIT AREA (3 STOREYS) | | | |
| 1ST FLOOR | m ² / sf 62 / 670 | m ² / sf 62 / 670 | m ² / sf |
| 2ND FLOOR | 62 / 670 | 62 / 670 | |
| 3RD FLOOR | 62 / 670 | 62 / 670 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |

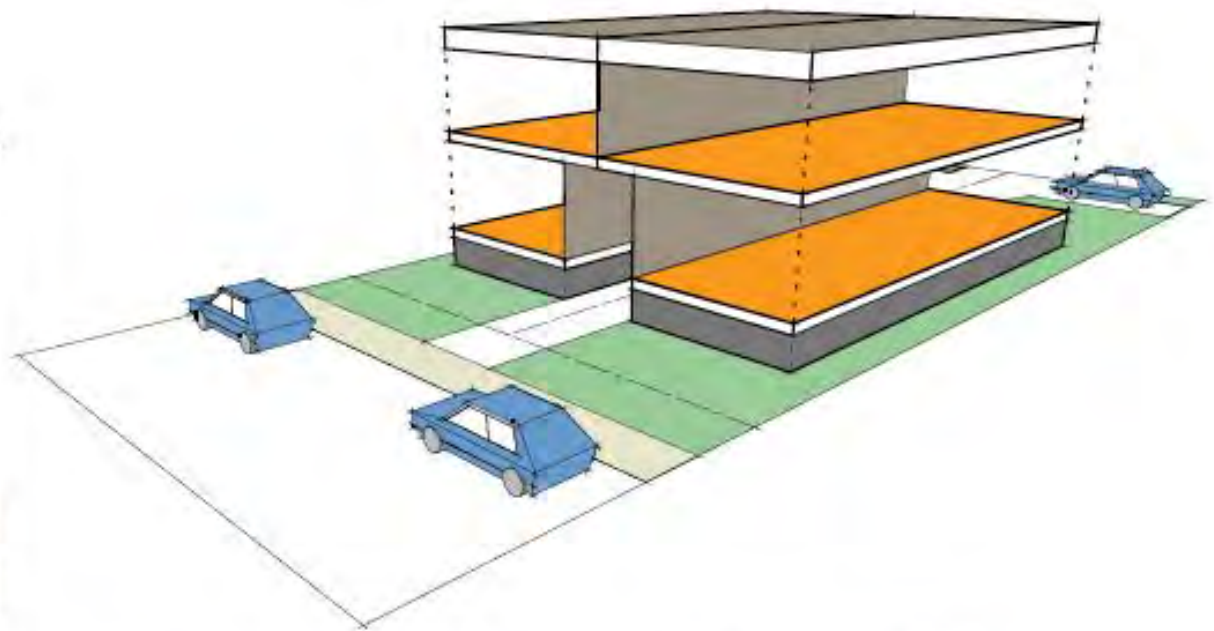
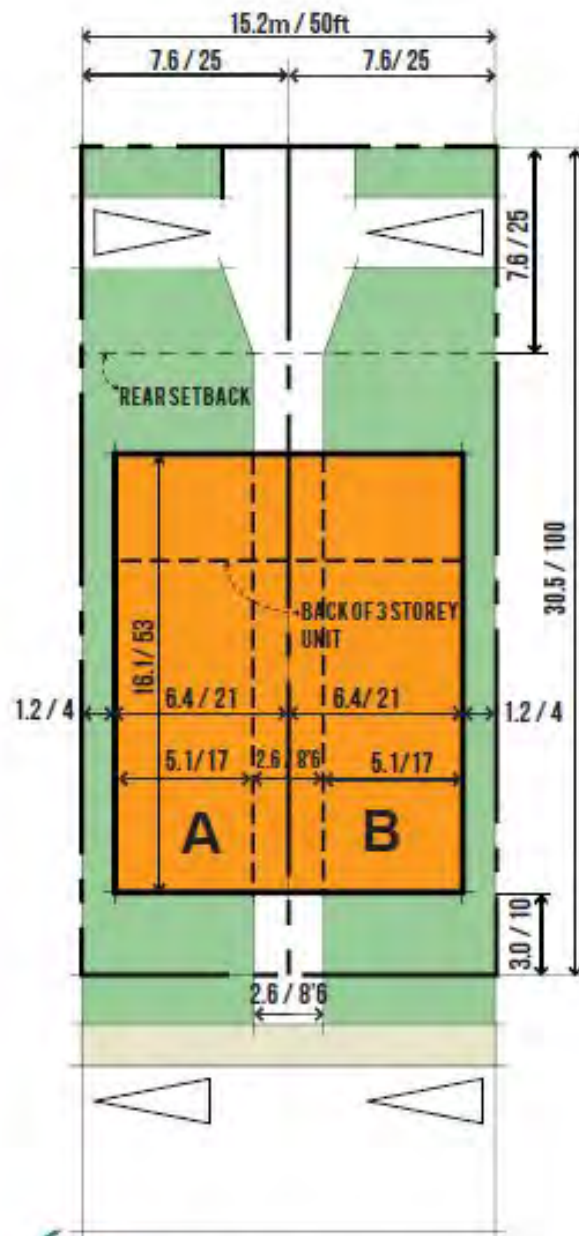


| LOT | UNIT A m / ft | UNIT B m / ft | TOTAL m / ft |
|--------|------------------|------------------|-----------------|
| WIDTH | 7.6 / 25 | 7.6 / 25 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | |

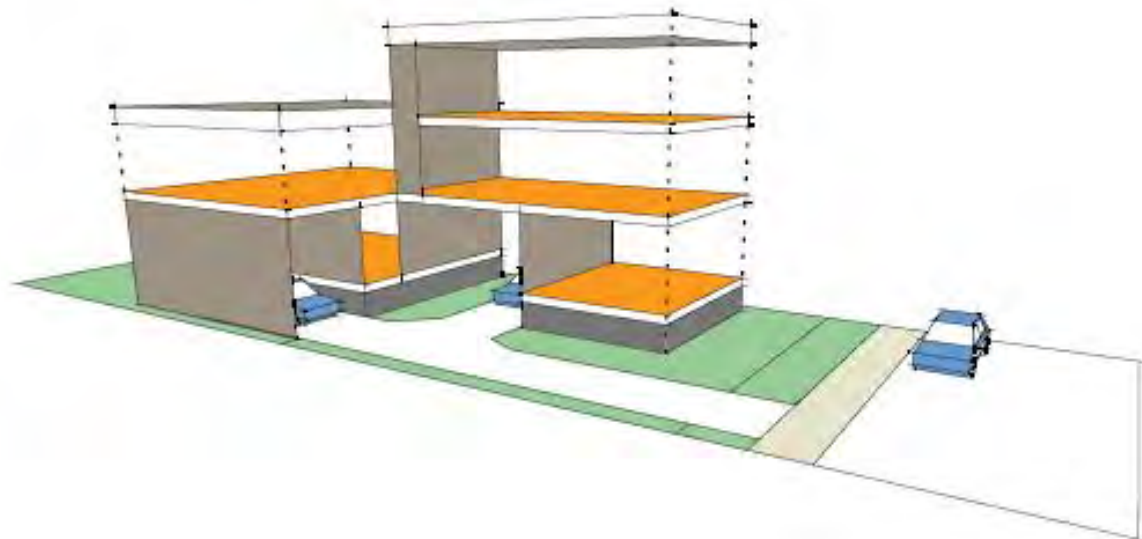
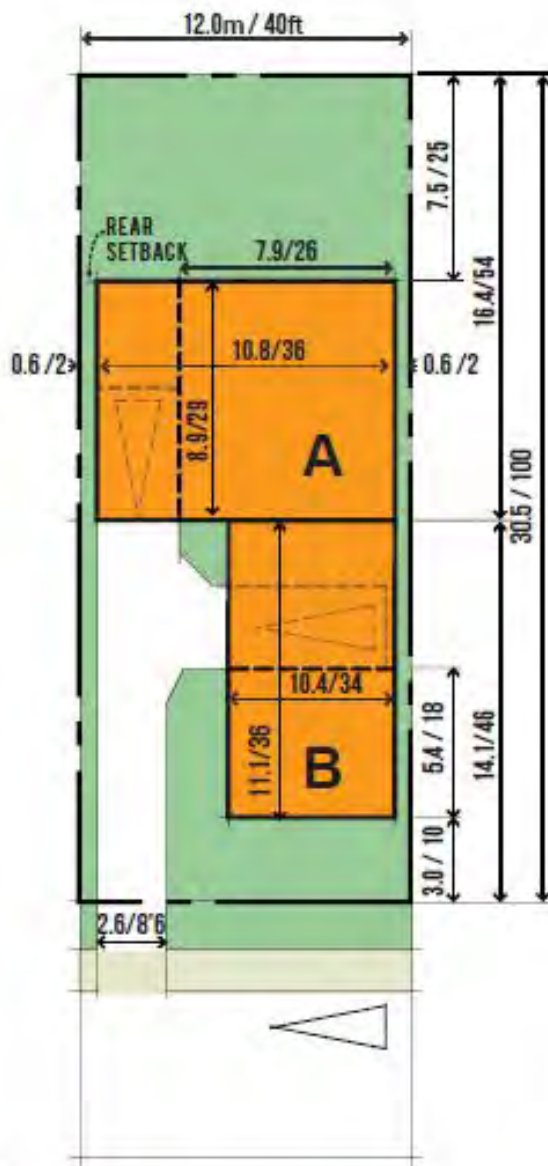
| PARKING | | | |
|---------|---|---|---|
| SITE | 1 | 1 | 2 |
| STREET | | | 2 |

| UNIT AREA (2 STOREYS) | m ² / sf | m ² / sf | m ² / sf |
|-----------------------|---------------------|---------------------|---------------------|
| 1ST FLOOR | 83 / 890 | 83 / 890 | |
| 2ND FLOOR | 103 / 1110 | 103 / 1110 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |

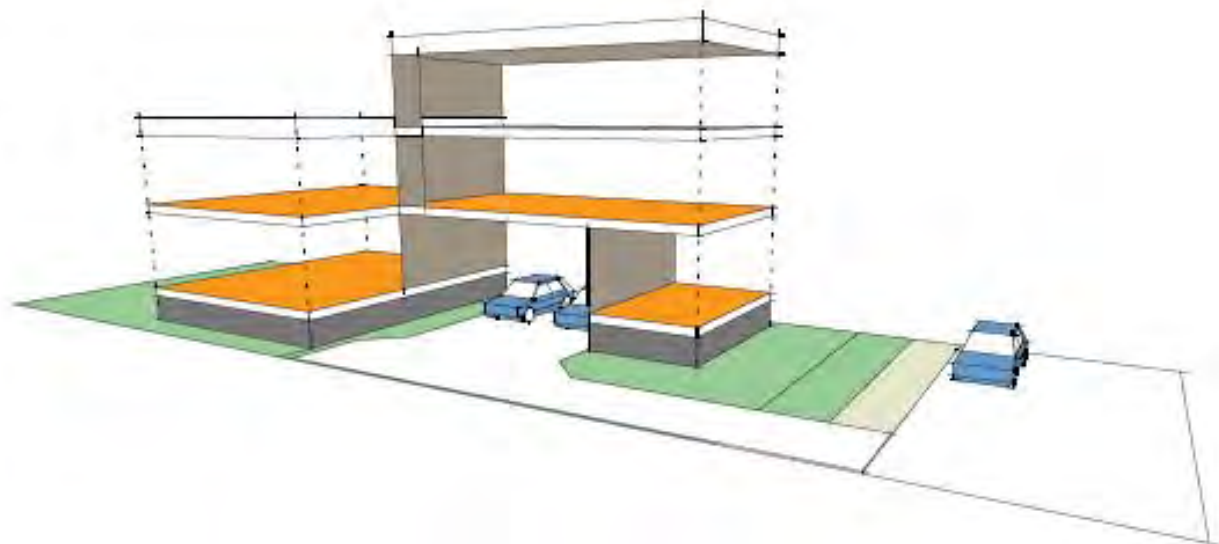
| UNIT AREA (3 STOREYS) | m ² / sf | m ² / sf | m ² / sf |
|-----------------------|---------------------|---------------------|---------------------|
| 1ST FLOOR | 54 / 578 | 54 / 578 | |
| 2ND FLOOR | 66 / 714 | 66 / 714 | |
| 3RD FLOOR | 66 / 714 | 66 / 714 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |



| LOT | UNIT A m / ft | UNIT B m / ft | TOTAL m / ft |
|------------------------------|---------------------------------|---------------------------------|-----------------|
| WIDTH | 7.6 / 25 | 7.6 / 25 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | |
| PARKING | | | |
| SITE | 1 | 1 | 2 |
| STREET | | | 2 |
| UNIT AREA (2 STOREYS) | | | |
| 1ST FLOOR | m ² / sf 83 / 890 | m ² / sf 83 / 890 | |
| 2ND FLOOR | 103 / 1110 | 103 / 1110 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |
| UNIT AREA (3 STOREYS) | | | |
| 1ST FLOOR | 54 / 578 | 54 / 578 | |
| 2ND FLOOR | 66 / 714 | 66 / 714 | |
| 3RD FLOOR | 66 / 714 | 66 / 714 | |
| TOTAL | 186 / 2000 | 186 / 2000 | 372 / 4000 |



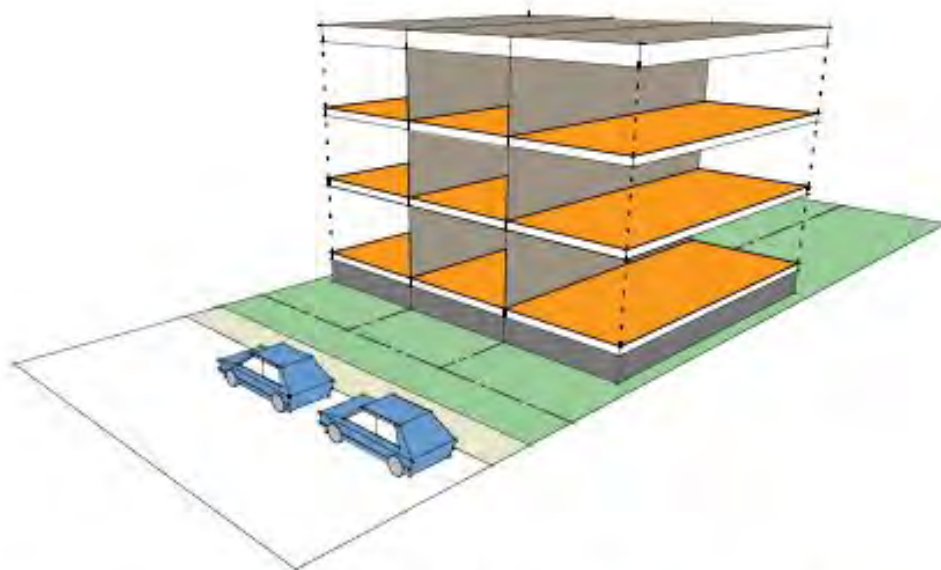
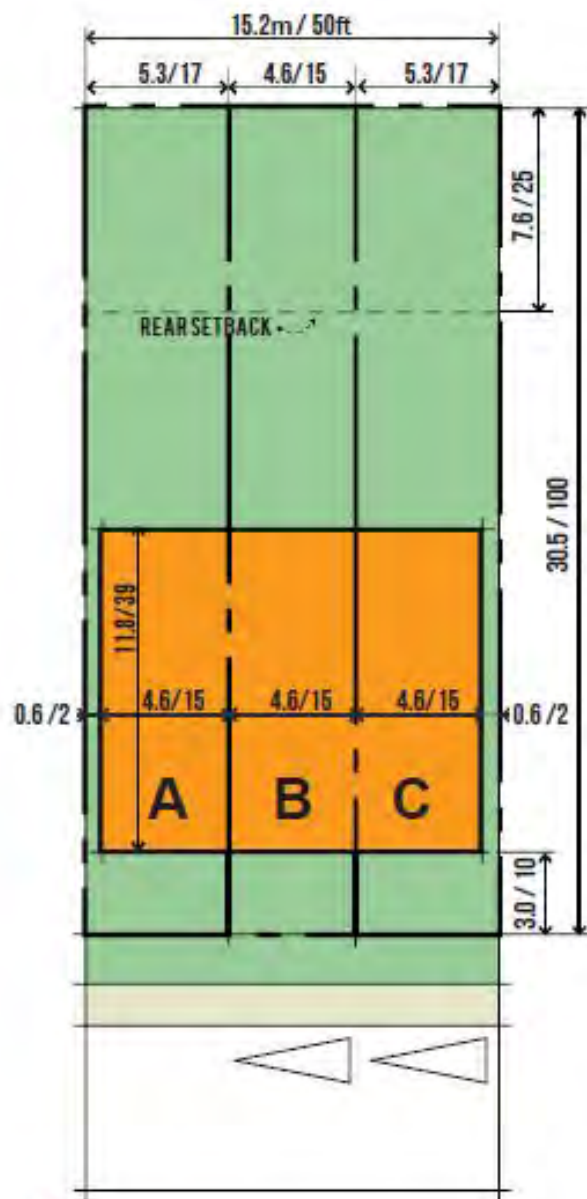
| LOT | UNIT A m / ft | UNIT B m / ft | TOTAL m / ft |
|------------------|---------------------|---------------------|---------------------|
| WIDTH | 12 / 40 | 12 / 40 | |
| LENGTH | 16.4 / 54 | 14.1 / 46 | 30.5 / 100 |
| PARKING | | | |
| SITE | 1 | 1 | 2 |
| STREET | | | 1 |
| UNIT AREA | | | |
| | m ² / sf | m ² / sf | m ² / sf |
| 1ST FLOOR | 70.3 / 900 | 33.6 / 360 | |
| 2ND FLOOR | 96.9 / 900 | 66.8 / 720 | |
| 3RD FLOOR | - | 66.8 / 720 | |
| TOTAL | 167.2 / 1800 | 167.2 / 1800 | 334.5 / 3600 |



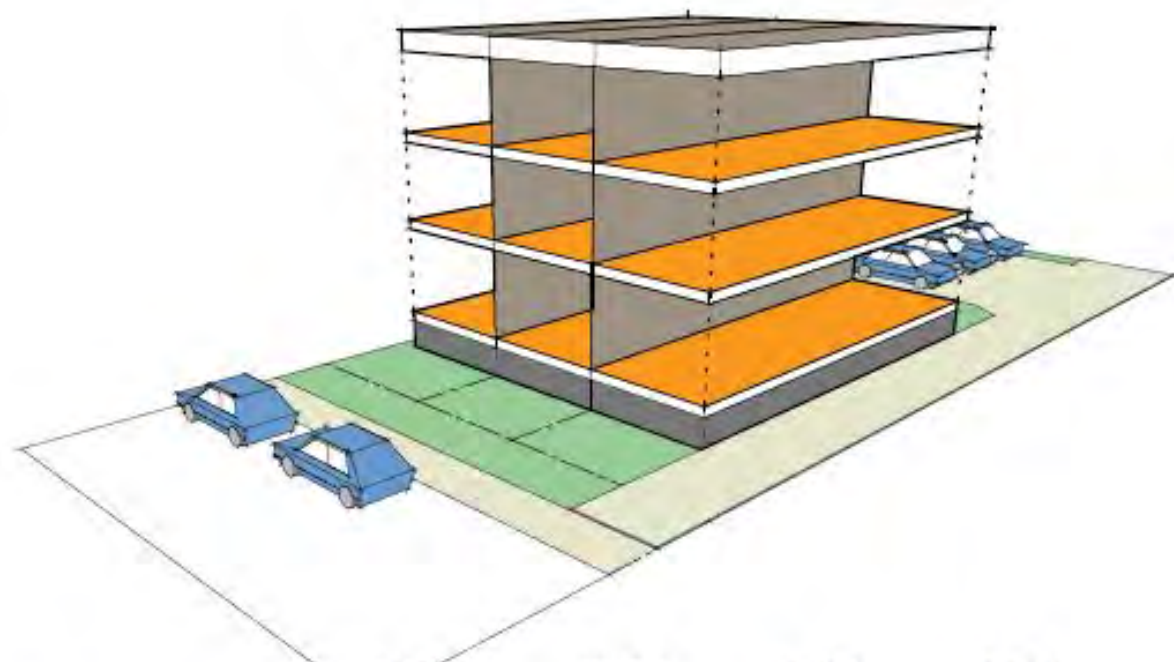
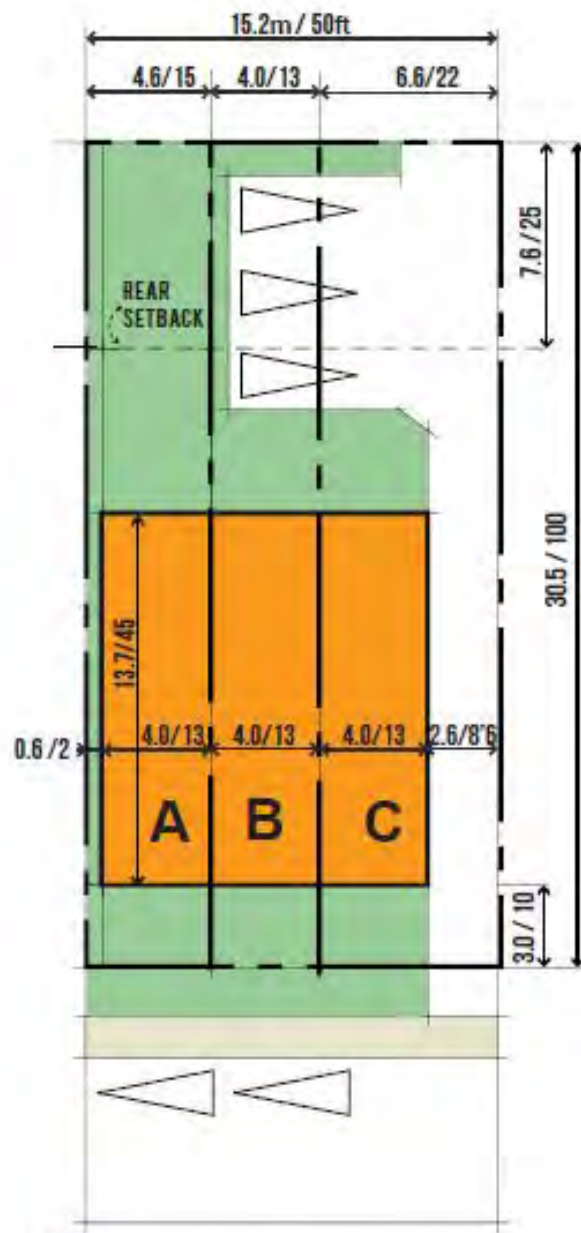
| LOT | UNIT A m / ft | UNIT B m / ft | TOTAL m / ft |
|------------------|---------------------|---------------------|---------------------|
| WIDTH | 12 / 40 | 12 / 40 | |
| LENGTH | 15.8 / 52 | 14.7 / 48 | 30.5 / 100 |
| PARKING | | | |
| SITE | 1 | 1 | 2 |
| STREET | | | 2 |
| UNIT AREA | | | |
| | m ² / sf | m ² / sf | m ² / sf |
| 1ST FLOOR | 83.6 / 900 | 24.2 / 260 | |
| 2ND FLOOR | 83.6 / 900 | 71.5 / 770 | |
| 3RD FLOOR | - | 71.5 / 770 | |
| TOTAL | 167.2 / 1800 | 167.2 / 1800 | 334.5 / 3600 |







| LOT | UNIT A m / ft | UNIT B m / ft | UNIT C m / ft | TOTAL m / ft |
|------------------------------|------------------|------------------|------------------|-----------------|
| WIDTH | 5.3 / 17 | 4.6 / 15 | 5.3 / 17 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | 30.5 / 100 | |
| PARKING | | | | |
| SITE | | | | 0 |
| STREET | | | | 2 |
| UNIT AREA (2 STOREYS) | | | | |
| 1ST FLOOR | 56 / 600 | 56 / 600 | 56 / 600 | |
| 2ND FLOOR | 56 / 600 | 56 / 600 | 56 / 600 | |
| TOTAL | 112 / 1200 | 112 / 1200 | 112 / 1200 | 336 / 3600 |
| UNIT AREA (3 STOREYS) | | | | |
| 1ST FLOOR | 56 / 600 | 56 / 600 | 56 / 600 | |
| 2ND FLOOR | 56 / 600 | 56 / 600 | 56 / 600 | |
| 3RD FLOOR | 56 / 600 | 56 / 600 | 56 / 600 | |
| TOTAL | 174 / 1800 | 174 / 1800 | 174 / 1800 | 522 / 5400 |

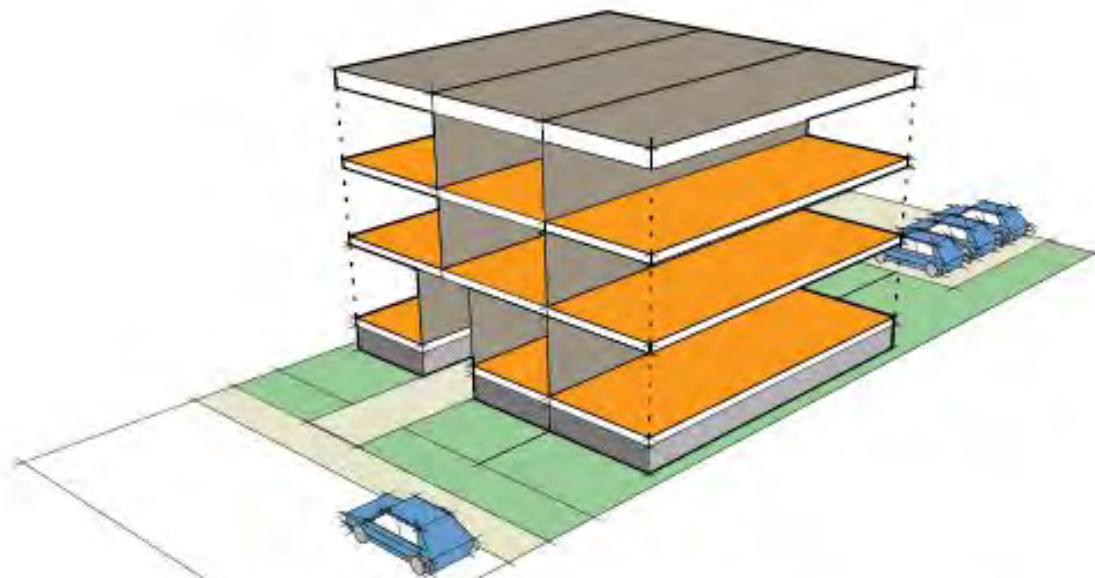
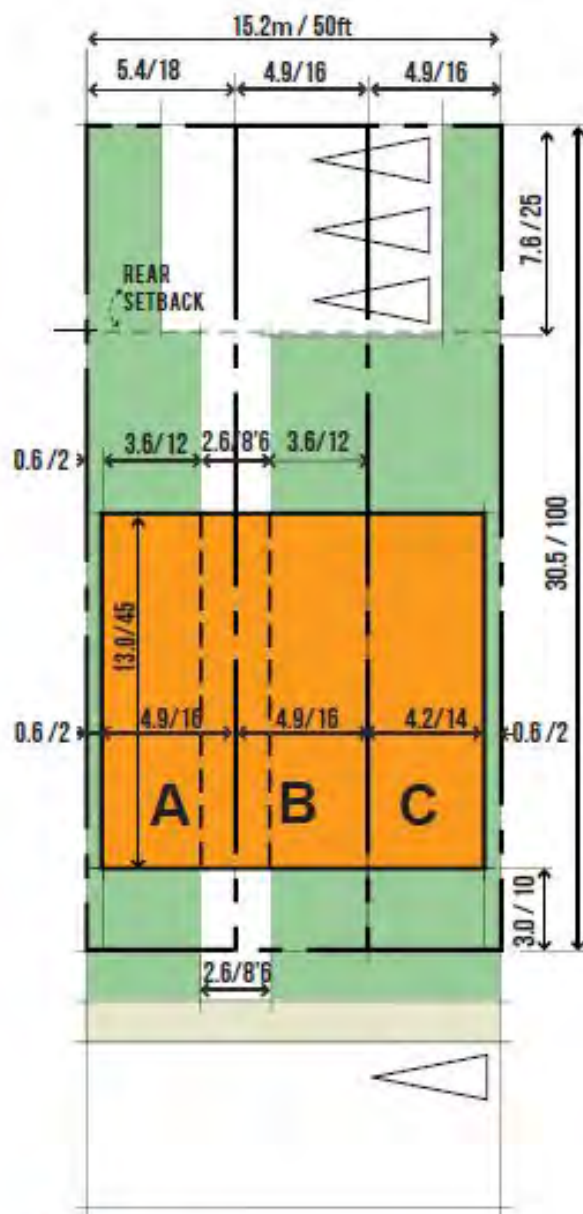


| LOT | UNIT A m / ft | UNIT B m / ft | UNIT C m / ft | TOTAL m / ft |
|--------|------------------|------------------|------------------|-----------------|
| WIDTH | 4.6 / 15 | 4.0 / 13 | 6.6 / 22 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | 30.5 / 100 | |

| PARKING | | | | |
|---------|---|---|---|---|
| SITE | 1 | 1 | 1 | 3 |
| STREET | | | | 2 |

| UNIT AREA (2 STOREYS) | m ² / sf | m ² / sf | m ² / sf | m ² / sf |
|-----------------------|---------------------|---------------------|---------------------|---------------------|
| 1ST FLOOR | 55.7 / 600 | 55.7 / 600 | 55.7 / 600 | |
| 2ND FLOOR | 55.7 / 600 | 55.7 / 600 | 55.7 / 600 | |
| TOTAL | 111.4 / 1200 | 111.4 / 1200 | 111.4 / 1200 | 334.2 / 3600 |

| UNIT AREA (3 STOREYS) | m ² / sf | m ² / sf | m ² / sf | m ² / sf |
|-----------------------|---------------------|---------------------|---------------------|---------------------|
| 1ST FLOOR | 55.7 / 600 | 55.7 / 600 | 55.7 / 600 | |
| 2ND FLOOR | 55.7 / 600 | 55.7 / 600 | 55.7 / 600 | |
| 3RD FLOOR | 55.7 / 600 | 55.7 / 600 | 55.7 / 600 | |
| TOTAL | 167.1 / 1800 | 167.1 / 1800 | 167.1 / 1800 | 501.3 / 5400 |



| LOT | UNIT A m / ft | UNIT B m / ft | UNIT C m / ft | TOTAL m / ft |
|------------------------------|------------------|------------------|------------------|-----------------|
| WIDTH | 5.4 / 18 | 4.9 / 16 | 4.9 / 16 | 15.2 / 50 |
| LENGTH | 30.5 / 100 | 30.5 / 100 | 30.5 / 100 | |
| PARKING | | | | |
| SITE | 1 | 1 | 1 | 3 |
| STREET | | | | 1 |
| UNIT AREA (2 STOREYS) | | | | |
| 1ST FLOOR | 66.9 / 720 | 66.9 / 720 | 55.7 / 600 | |
| 2ND FLOOR | 66.9 / 720 | 66.9 / 720 | 55.7 / 600 | |
| TOTAL | 133.8 / 1440 | 133.8 / 1440 | 111.4 / 1200 | 379 / 4080 |
| UNIT AREA (3 STOREYS) | | | | |
| 1ST FLOOR | 66.9 / 720 | 66.9 / 720 | 55.7 / 600 | |
| 2ND FLOOR | 66.9 / 720 | 66.9 / 720 | 55.7 / 600 | |
| 3RD FLOOR | 66.9 / 720 | 66.9 / 720 | 55.7 / 600 | |
| TOTAL | 200.7 / 2160 | 200.7 / 2160 | 167.1 / 1800 | 568.5 / 6120 |



HOMework!