



**Carlington
Community
Association**

ZONING REVIEW PRIMER

August 5, 2014

The purpose of this document is to summarize basic information from the City of Ottawa Zoning By-Law to help Carlington residents understand the zoning changes being proposed in the 2014 Zoning Reviews of Merivale Road and Carling Avenue.

This summary has been prepared by CCA volunteers. However, we are not planning experts! This document is intended as a general orientation. *The zoning by-law is complex and includes many provisions that are not explained here. How the new zonings will apply may differ from one property to another, depending on a number of variables.* Specific questions regarding the implications of the Zoning Review should be directed to the City of Ottawa planning staff.

The document includes four sections:

- **Resources and contact information** to obtain further information about the proposed zoning changes and the City of Ottawa Zoning By-law
- **General Zoning** defines the main zoning designations that are relevant to Carlington.
- **Carlington Zoning Review** highlights some of the zoning changes being proposed for Carlington sections of Merivale Road and Carling Avenue.

1. RESOURCES AND CONTACT INFORMATION

Contact information for Merivale Road North TM (File No. D02-02-14-0070)

Planner: Emily Davies, 613-580-2424 ext. 23463 or emily.davies@ottawa.ca

Project Webpage: <http://ottawa.ca/en/city-hall/public-consultations/planning-and-infrastructure/merivale-road-north>

Contact information for Carling Avenue AM (File No. D02-02-14-0063)

Planner: Tim Moerman, 613-580-2424 ext. 13944 or tim.moerman@ottawa.ca

Project Webpage: <http://ottawa.ca/en/city-hall/public-consultations/planning-and-infrastructure/carling-avenue>

Detailed maps of the proposed zoning changes:

<http://documents.ottawa.ca/en/node/5827> (see Merivale North TM map and Carling Ave AM – Map 4).

City of Ottawa Zoning By-Law : <http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law>

- **Traditional Mainstreet section:** <http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law/tm-traditional-mainstreet-zone-sec>
- **Arterial Mainstreet section:** <http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law/am-arterial-mainstreet-zone-sec-185>

2. GENERAL ZONING

Setback and height limits

- Setback refers to the distance a building needs to be away from the property line of the lot.
- Height is designated in meters not the number of floors – but usually 2.5 to 3 meters per floor.
- The setback rules and height limits create the building envelope for new buildings and additions.
- Minor Variance is a request for relief from a prescribed setback or height limit.

R = residential zone with 5 numbered subzone designations 1 to 5.

R1 = single family home on a single lot

R2 = 2 homes on a single lot – usually semis

R3 = 3 homes on a single lot – usually triplexes or row housing

R4 = low rise on a single lot (3 to 4 storeys)

R5 = anything above 6 storeys

In general Carlington R1s, R2s and R3s have height limits of 8m with a few areas having height limits of 11m. R4 height limits are generally 11 to 14m.

TM = Traditional Mainstreet with 13 subzone designations 1 to 13.

The purpose of the TM – Traditional Mainstreet Zone is to:

- a. accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan;
- b. foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
- c. recognize the function of Business Improvement Areas as primary business or shopping areas; and
- d. impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

TM includes buildings with a combination of commercial and residential uses (see Figure A). In general the maximum height permitted is 20m with a maximum of six storeys, but the height limit is dependent on the subzone designation and whether it abuts a residential zone.

Figure A. Permitted Non-Residential and Residential Uses in TM zones

Permitted Non-Residential Uses in TM zone

animal care establishment animal hospital artist studio bank bank machine catering establishment cinema community centre community garden, see Part 3, Section 82 community health and resource centre convenience store day care diplomatic mission, see Part 3, Section 88 emergency service	home-based business, see Part 5, Section 127 home-based day care, <i>see Part 5, Section 129</i> hotel instructional facility library medical facility municipal service centre museum office park parking garage personal service business place of assembly place of worship	post office recreational and athletic facility research and development centre residential care facility (By-law 2011-273) restaurant retail food store retail store school service and repair shop small batch brewery, see Part 3, Section 89 theatre training centre
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Permitted Residential Uses in TM zone

apartment dwelling, low rise apartment dwelling, mid-high rise bed and breakfast, see Part 5, Section 121 converted dwelling, see Part 5, Section 122 (Subject to By-law 2014-189) dwelling units group home, <i>see Part 5, Section 125</i>	retirement home retirement home, converted, see Part 5, Section 122 rooming house rooming house, converted, see Part 5, Section 122 rooming units
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AM = Arterial Mainstreet with 9 subzones designations 1 to 9.

The purpose of the AM – Arterial Mainstreet Zone is to:

- a. accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and
- b. impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

AM includes buildings with a combination of commercial and residential uses (See Figure B). Height limits can be from 11m to 25m but the height limit is dependent on the subzone designation and whether it abuts a residential zone.

Figure B. Permitted Non-Residential and Residential Uses in AM zones

Permitted Non-Residential Uses in AM zone

amusement centre amusement park animal care establishment animal hospital artist studio automobile dealership automobile rental establishment automobile service station Bank bank machine Bar broadcasting studio car wash catering establishment Cinema community centre community garden, see Part 3, Section 82 community health and resource centre	convenience store day care diplomatic mission, see Part 3, Section 88 drive-through facility emergency service funeral home gas bar Hotel instructional facility Library medical facility municipal service centre museum nightclub office park parking garage personal service business	place of assembly place of worship post office production studio recreational and athletic facility research and development centre residential care facility (By-law 2011-273) restaurant retail food store retail store school service and repair shop small batch brewery, see Part 3, Section 89 sports arena technology industry theatre training center
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Permitted Residential Uses in AM zone

apartment dwelling , low rise apartment dwelling , mid-high rise bed and breakfast, see Part 5, Section 121 converted dwelling, see Part 5, Section 122 (Subject to By-law 2014-151) dwelling unit group home, see Part 5, Section 126 home-based business, see Part 5, Section 127 home-based day care, <i>see Part 5, Section 129</i> planned unit development, see Part 5, Section 131	retirement home retirement home, converted, see Part 5, Section 122 rooming house rooming house, converted, see Part 5, Section 122 rooming unit stacked dwelling, see Part 5, Section 138 (By-law 2010-307) townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)
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3. CARLINGTON ZONING REVIEWS

Merivale Road North Review

In the City's Official Plan, Merivale from Caldwell to Carling is designated a Traditional Mainstreet. As a result, a number of residential properties on Merivale are now being rezoned from R1 and R4 to straight TMs and a new TM12 subzone. Also, a few commercial properties will be rezoned from AM1 to TM (see maps of proposed zoning for more detail).

If the rezoned TM lots have rear yards abutting R1, R2, R3, or R4 lots there are more restrictive setback and height limits for a new building in the TM zone (see the Zoning By-Law or consult a city planner for more details).

The TM12 is a new subzone and applies in general to areas of Merivale North to recognize existing residential uses that would otherwise not be permitted in the strait TM zone. Specifically, the TM12 subzone permits the following residential uses, in addition to those already mentioned in the straight TM zoning (see Figure B):

- *Detached dwelling*
- *Duplex dwelling*
- *Linked-detached dwelling*
- *Secondary Dwelling unit*
- *Semi-detached dwelling*
- *Three-unit dwelling*
- *Townhouse dwelling*

In general this means that current residential uses will be allowed to continue, however a broad range of non-residential uses (Figure A) are also permitted as-of-right should property owners wish to introduce new uses.

Further, a mixed use building built on a lot abutting one of the residential buildings listed above in a TM12 subzone must abide by the current residential zoning rules. In other words, a new building abutting a TM12 property with one of the above residential uses would be required to respect the height and setback restrictions for a residential zone (see the Zoning By-Law or consult a city planner for more details).

Carling Avenue Review

Carling Avenue is designated as an Arterial Mainstreet in the City's Official Plan. As a result, properties on the south side of Carling from Merivale to Fisher are proposed to be rezoned from R1 and an existing AM4 zoning to an **AM2 Subzone** (see maps of proposed zoning for more detail).

Although AM zoning allows for a number of non-residential uses (see Figure B, above), the following commercial uses **are prohibited in an AM2 subzone**, although pre-existing ones would be allowed to continue:

amusement centre amusement park bar	cinema funeral home museum nightclub	recreational and athletic facility sports arena theatre
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Most properties on the south side of Carling between Merivale and Kirkwood are already zoned as AM or AM1. The proposed changes will have all properties in this section **zoned as AM1** (see maps of proposed zoning for more detail). In the AM1 Subzone, no greater than 50% of the maximum permitted floor space index may be used for the non-residential uses, except in the case of a community centre, community health and resource centre, day care and library, which could occupy more than 50%.

If the rezoned AM lots have rear yards abutting R1, R2, R3, or R4 lots there are more restrictive setback and height limits for a new building in the AM zone (see the Zoning By-Law or consult a city planner for more details).