

Hunt Club Community Association
Affordable Housing Committee

**Case Studies:
New Zoning By-law**

Discussion Paper
March 2025

Contents

	<u>Page</u>
<i>Executive Summary</i>	5
1. Introduction	7
▪ Official Plan	
▪ New Zoning By-law	
2. Hubs and Mainstreets	11
• South Keys	
• Bank and Walkley	
3. Minor Corridors	13
• Riverside Drive	
• Walkley Road	
4. Neighbourhoods - Evolving	17
• Flannery Drive	
• Southmore Drive	
• Cahill Drive	
5. Neighbourhoods - Interior	20
• Owl Park Drive	
• Paul Anka Drive	
• Quinterra-Riverwood	
6. Other Zones	23
• Greenspace	
• Mixed Use	
Annex A	25
• List of Questions	

Executive Summary

Introduction

- *The purpose of this paper is to provide a set of “case studies” which examine the impact of the new Zoning By-law on specific areas within the Hunt Club and Riverside Park communities. Each case study is illustrated with an extract from the City’s “GeoOttawa” zoning map.*
- *This information will help members of the Hunt Club Community Association (HCCA) to better understand the provisions of the new By-law and to prepare for a community workshop on Draft 2 in Spring 2025. After the completion of this fact-gathering phase, the HCCA will be in a position to express its views, if any, on the new Zoning By-law.*

Key Questions

- *The case studies which follow raise a number of questions for the Hunt Club and Riverside Park communities. Some of these questions include:*
 - *What are the key changes brought by the new Zoning By-law to the proposed **Hub zone** at South Keys and the **Mainstreet Corridor** zone at the corner of Bank Street and Walkley Road? How will these changes affect our communities?*
 - *What will be the long-term impact of the new **Minor Corridor** zones along Riverside Drive and Walkley Road? Along these roads, some low-rise properties which are currently zoned as Residential will be converted to Minor Corridor zones which permit commercial uses and heights of up to six storeys.*
 - *What are the changes proposed for **Neighbourhood** zones in the interior of the Hunt Club and Riverside Communities? Or for selected properties at the edges of these neighbourhoods which are subject to an “Evolving” overlay? How much more density can residents expect over the long term, given that all lots can now contain at least 4 dwelling units – and up to 10 units on some properties?*
 - *What changes, if any, can residents expect to the zoning of apartment towers in the vicinity of Paul Anka Drive, or townhouses and bungalows in Quinterra-Riverwood? Why are some mixed-use commercial sites on Riverside Drive zoned as **Neighbourhood Mixed Use** while others are zoned as Minor Corridor?*

- *What is the intended use of the NCC-owned land west of McCarthy Woods? Although a portion of this land will be zoned as **Greenspace**, other parcels will be designated as Development Reserve and Recreational zones, which may enable some form of development in the future on this open space.*

Considerations

- *The creation of a new Zoning By-law is a massive task. The first draft of the new By-law has succeeded in simplifying and streamlining the zoning categories, but it remains a complex set of regulations.*
- *This paper has identified two key challenges in communicating the provisions of the new Zoning By-law:*
 - **Density Calculation.** *The new By-law has increased the difficulty of calculating the maximum number of units permitted on residential properties. As a result, this paper suggests that the City of Ottawa should consider providing a “density calculator” similar to the one found on Councillor Jeff Leiper’s website.*
 - **Evolving Neighbourhood Overlay.** *The case studies below have identified a lack of clarity regarding the criteria for applying this overlay, which is broadly intended to increase density at the edges of neighbourhoods. Accordingly, it is important that clear criteria for the use of this overlay should be included in Part 5 of the new Zoning By-law (“Overlays”).*
- *The City’s Official Plan seeks to promote a gradual transformation from a suburban to a more urban model in our neighbourhoods. Over the long term, therefore, the new Zoning By-law will have a major impact on the Hunt Club and Riverside Park communities.*

Next Steps

- *Each section of this discussion paper poses questions about the proposed zoning map, and **Annex A** provides a consolidated list of these questions for the City of Ottawa’s planning team.*
 - *The HCCA looks forward to responses from the City planners and would welcome a public consultation on Draft 2 of the new Zoning By-law later this year.*
-

1. Introduction

Purpose

- The purpose of this paper is to provide a set of case studies which examine the impact of the new Zoning By-law on specific areas within the Hunt Club and Riverside Park communities.
- This information will help members of the Hunt Club Community Association (HCCA) to better understand the provisions of the new By-law and to prepare for a community workshop on Draft 2 in Spring 2025.

Official Plan

- The City of Ottawa's *Official Plan*, adopted in 2022, sets the strategic direction for the City and defines the high-level policies which will govern development over the next 25 years. In essence, the role of the new *Zoning By-law* will be to implement those policies at the ground level.
- The Official Plan introduced the concept of “transects”, reflecting a range of development from the inner and outer urban core through to the suburbs and rural areas. In this context, most of River Ward is within the “Outer Urban Transect” – an area within the Greenbelt which was largely developed after 1950.
- In order to manage population growth effectively, the Official Plan directs the highest density of new development to areas near hubs, corridors, and rapid transit stations. Outside these areas, residential neighbourhoods are slated for gradual transformation from suburban to more urban forms.

New Zoning By-law

- The first draft of the new Zoning By-law proposes a series of zoning categories which implement the directions set out in the Official Plan:
- **Hubs.** These zones are centred on rapid transit stations, current or planned, where the highest level of density is expected. The two Hub zones in our area cover the South Keys Plaza and the Confederation Heights complex.

- **Mainstreet Corridors.** Major arterial roads are designated as Mainstreet Corridors and high density is encouraged in these areas. The Mainstreet zoning around the intersection of Bank Street and Walkley Road is of most interest to the Hunt Club and Riverside Park communities.

- **Minor Corridors.** Properties facing onto other major roads are designated as Minor Corridors, which permit a mix of uses intended to support the evolution of “15-minute neighbourhoods”. In the southern section of River Ward, Minor Corridor zones are located on Riverside Drive, Walkley Road, and Hunt Club Road. The maximum height for buildings in this zone is 4-6 storeys (depending on distance from the lot line).

- **Neighbourhoods.** Within neighbourhood zones, the new Zoning By-law no longer lists permitted building types (such as “townhouses” or “detached dwellings”). Instead, it focusses on built form and function (measures of height, density, setbacks, landscaping). The Neighbourhood zone also permits a number of small-scale commercial uses which are intended to support local neighbourhood requirements.
 - *Evolving Neighbourhood Overlay.* At the edges of neighbourhoods, the pace of intensification is expected to be greater. In practice, such properties will generally be zoned at one higher level than otherwise (e.g. N3 instead of N2).

 - *Interior neighbourhoods.* These areas will experience more gradual transformation. There will be minimal difference in the permitted heights and setbacks between the current and new zones. At the same time, however, each lot can now contain at least 4 units – and up to 10 units for some properties (*see below*).

Table 1
Comparison – Current vs. New Zoning By-law

Building Form / Setbacks	R1GG	N2E
<i>Height (m)</i>	8	8.5
Min. Front Yard (m)	6	6
Min. Corner / Exterior Side Yard (m)	4.5	4.5
Total Interior Side Yard (m)	1.8 ea. side	3.6
Min. Rear Yard (m)	28% lot depth	28% lot depth
<i>Maximum # of Units Per Lot¹</i>	n/a	10

¹ In the Owl Park area, an N2 lot measuring 20m x 30m (70 ft x 100 ft) would be capped at 10 dwelling units. <https://kitchissippiward.ca/2024/06/24/simple-density-calculator/>

Considerations

- The creation of a new Zoning By-law is a massive task. The first draft of the new By-law has succeeded in simplifying and streamlining the zoning categories, but it remains a complex set of regulations.
- Since the transition to the new Zoning By-law requires decisions on individual lots, this paper has used the GeoOttawa mapping tool to identify specific sites of interest. In the process, the paper has identified two key challenges:
 - **Density calculations.** The move away from a list of permitted “dwelling types” is intended to open up a range of innovative housing options in residential neighbourhoods. At the same time, however, it has become more difficult to calculate the maximum number of units permitted on any given lot. It would be helpful, therefore, if the City of Ottawa could provide a “density calculator” similar to the one posted on Councillor Jeff Leiper’s website.
 - **Evolving Neighbourhood Overlay.** There is a similar lack of clarity with respect to the guidelines for applying the “Evolving Neighbourhood Overlay”. The Official Plan provides a number of policies for this overlay in Section 5.6.1, including the following criteria:

The Evolving Neighborhood Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; [to] lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station².
- Further guidance is provided in the staff report on the new Zoning By-law, including the recognition that “actual walking distance” may be significantly longer than “as-the-crow-flies” distances³. Even so, there are apparent inconsistencies in the application of this overlay in the case studies below.
- There is, moreover, no mention of the Evolving Neighbourhood Overlay in the actual text of the new Zoning By-law. Given the importance of this overlay, it would be useful to include the consolidated criteria for its application in Part 5 of the new Zoning By-law (the “Overlays” section)⁴.

² https://documents.ottawa.ca/sites/default/files/section5_op_en.pdf

³ <https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=178621>

⁴ <https://engage.ottawa.ca/zoning>

Next Steps

- If approved by the HCCA's Affordable Housing Committee, the case studies and related questions will be forwarded to the City of Ottawa for a response.
- Once this "fact-gathering" phase has been completed, the HCCA will be in a better position to provide views on the next draft of the Zoning By-law.

2. Hubs and Mainstreets

South Keys

- Under the new Zoning By-law, the South Keys shopping plaza will be rezoned from Mixed-Use Centre (MC) to Hub (H2) zones. This site borders a Mainstreet Corridor (Bank Street) and is served by LRT stations at the north and south end of the plaza (Greenboro and South Keys).
- The draft zoning map consolidates a number of MC and General Mixed Use (GM) zones into the new H2 zone. This Hub zone will continue to encourage the large-scale redevelopment of the shopping plaza into a high-density residential complex.
- The South Keys hub is separated from the Hunt Club community by the Airport Parkway and the transitway. There is one direct connection in the form of the pedestrian bridge from Plante Drive to South Keys over the parkway, a walking distance of some 450 metres.
- *What are the key differences between the current MC zone and the proposed Hub zone for the South Keys Plaza? In particular, how much more density will the new zoning permit?*



Bank Street

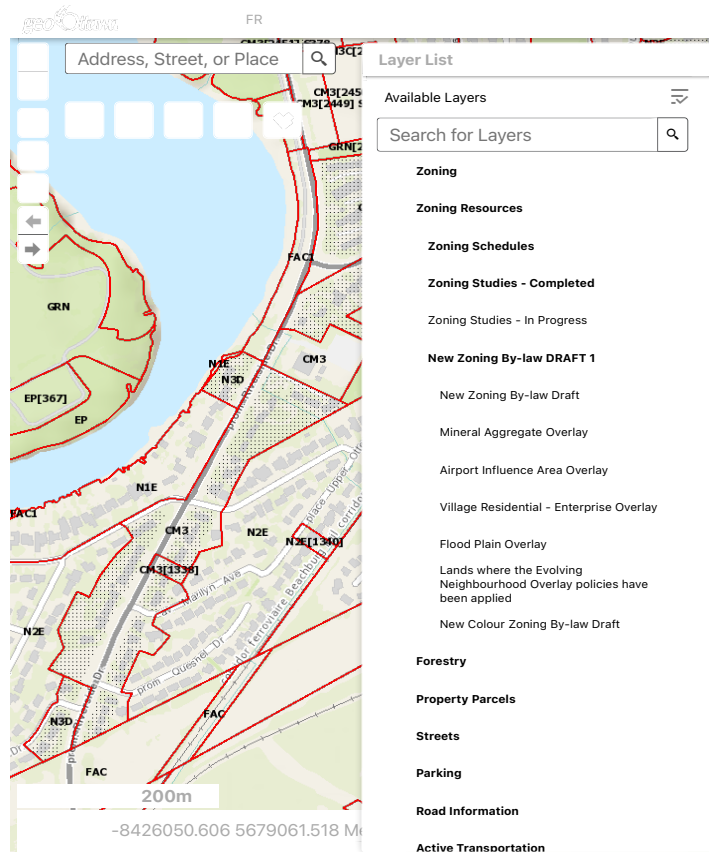
- Under the new Zoning By-law, the intersection of Bank Street and Walkley Road will be rezoned from Arterial Mainstreet (AM8) to Mainstreet Corridor (MS2).
- This commercial area is located at a busy intersection in close proximity to the Walkley LRT station. There are already plans for a major residential development in the Value Village plaza, including four apartment towers and over 1,000 units.
- As a result, the future redevelopment of this area will likely have a direct impact on the Riverside Park community by increasing traffic flows on Walkley Road (see *Minor Corridors* section below).
- *What are the key differences between the current AM8 and the proposed MS2 zones for the intersection of Bank Street and Walkley Road? How much more density will the new zoning permit?*



3. Minor Corridors

Riverside Drive

- There are Minor Corridor (CM3) zones along the east side of Riverside Drive, across from Mooney's Bay, replacing a range of Residential (R1-5) zones. The Minor Corridor zone continues on both sides of Riverside Drive between Revelstoke Drive and Leopolds Drive, where the current zoning is R1GG.
- At the same time, several properties facing the river on Riverside Drive have retained the lowest possible residential density (rezoned from R1GG to N1E). A possible explanation is the need to protect views along the Rideau Canal - a UNESCO World Heritage Site.
 - *Why are several properties facing the Rideau River zoned as N1E while those across Riverside Drive are zoned as CM3?*
 - *Why are two properties which face the river subject to the Evolving Neighbourhood Overlay and zoned as N3D when their immediate neighbours are zoned as N1E?*



Riverside Drive (cont'd)

- The vacant property at **3352-3358 Riverside Drive** consists of four irregularly shaped lots. Each is approximately 63 x 18m (205 x 60 ft). If the lots are combined, the size of the property is 63 x 78m (205 x 255ft).
- This site is currently zoned as R1GG and will be rezoned as CM3. Under the new zoning, each lot will be able to have up to 6 storeys and a range of residential and commercial uses. In addition, it appears that each lot can have at least 6-8 units as of right (or a theoretical total of 24-32 units for the four lots, if consolidated).
- *What is the maximum number of units permitted for each of these irregularly shaped lots under CM3 zoning? What is the maximum number of units if the lots are combined?*
- *How does Minor Corridor zoning for this site encourage development that is compatible with the surrounding low-rise neighbourhoods?*



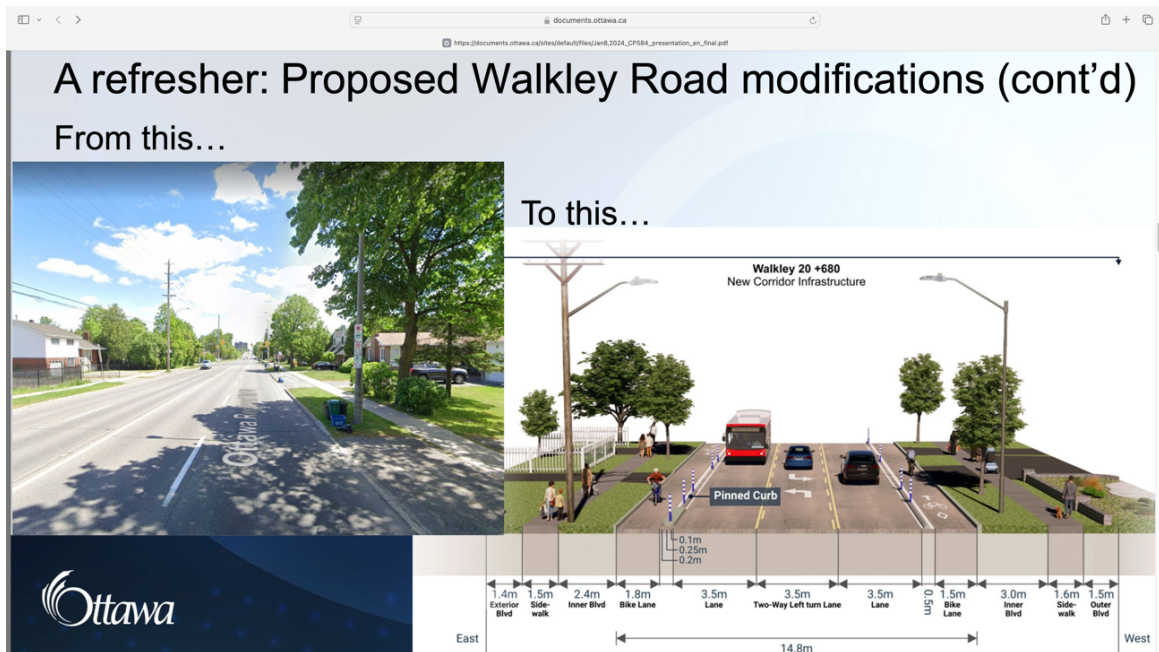
Walkley Road

- As shown below, many properties on Walkley Road will be rezoned from R1 to CM3 (Minor Corridor), which will permit heights of up to 6 storeys and will encourage mixed residential and commercial development.
- At the same time, there is a development on Walkley Road which is not zoned as Minor Corridor (CM3) but is subject to an Evolving Neighbourhood overlay and will become a Neighbourhood (N4C) zone.
 - *Why is the development at 801-875 Walkley Road zoned as N4C and not as Minor Corridor?*



Walkley Road (cont'd)

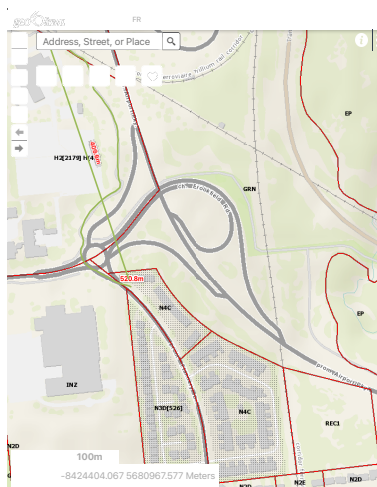
- The conversion of Walkley Road from low-rise residential zones to mixed-use “Minor Corridor” zones raises questions about the impact of this zoning on **traffic flows** and transportation infrastructure.
- The stretch of Bank Street nearest Walkley Road is designated as a Mainstreet Corridor, and a major mixed-use development is planned for the Value Village site at the corner of Bank Street and Walkley Road. This development is located in close proximity to the nearby LRT station - as intended by the Zoning By-law - but it will still contribute to increased traffic on Walkley Road.
- At the same time, the City of Ottawa plans to expand the Airport Parkway in the next few years. In 2025-26, it will begin construction of a southbound off-ramp and the conversion of Walkley Road to two lanes.
 - *What impact will the increased density provided by “Minor Corridor” zoning have on traffic flows along Walkley Road?*



4. Neighbourhoods - Evolving

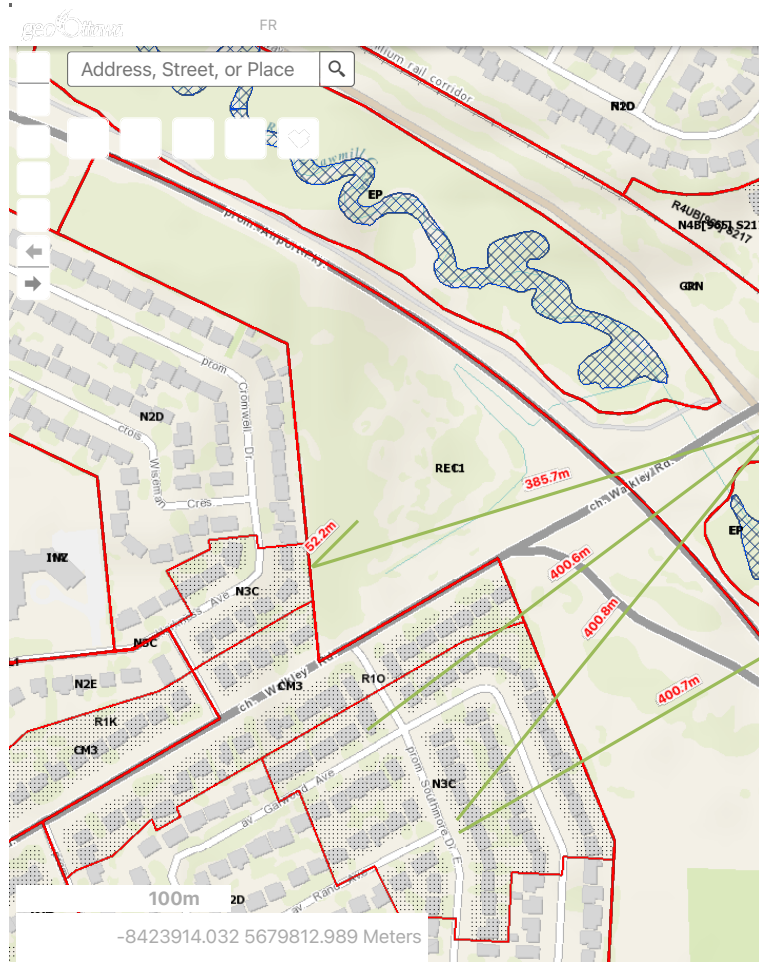
Flannery Drive

- In the new zoning map, most of the homes on Flannery Drive between Brookfield Road and Springland Drive will be subject to the Evolving Neighbourhood Overlay.
- As a result, some of the townhomes nearest to Brookfield Road will be rezoned from R3A to N4C. Further south, the properties along Confederation Private will jump two levels from R1GG to N3D. By contrast, the zoning for the townhomes along Ramsgate Private will change only slightly (from R4B to N4C).
- Only a few of the most northern townhomes are within 150 metres of the Hub (H2) zone at Confederation Heights, which is unlikely to provide residential or commercial amenities for many years to come. Most of the townhomes on Confederation Private and all of the homes on Ramsgate Private are outside the 150-metre limit.
- The Mooney's Bay LRT station, moreover, is barely 400 metres “as the crow flies” from the lot line of the most northerly townhome. The “walking distance” to the LRT station for most residents of this area is between 500-800 metres, since residents must cross an interchange with the Airport Parkway and follow a winding pathway to the LRT station.
- *Are all of these properties within 150 metres of a Hub or within a reasonable “walking distance” of the nearest LRT station? If not, why are they subject to the Evolving Neighbourhood Overlay?*
- *For greater clarity, could the new Zoning By-law provide detailed guidelines for applying the Evolving Neighbourhood overlay (e.g. in Part 5 – “Overlays”)?*



Southmore Drive

- It appears that the eastern side of Southmore Drive is within 400 metres of the Transitway and possibly the Walkley LRT station. The western side of Southmore, however, appears to be outside the 400-metre limit.
- In addition, it appears that a portion of the Evolving Neighbourhood overlay along Harkness Drive, north of the Minor Corridor on Hunt Club, is outside the 400m limit.
- *Why are portions of Southmore and Harkness Drive which are more than 400m away from the LRT station still subject to an Evolving Neighbourhood Overlay?*



Cahill Drive

- The neighbourhood located south of Cahill Drive, between Uplands Drive and McCarthy Road, is a high-density housing complex with shared common areas. It is considered one lot for zoning purposes.
- Since the southern side of the lot backs onto the Minor Corridor on Hunt Club Road, the entire complex is subject to the Evolving Neighbourhood overlay. As a result, this housing complex and a block on the east side of McCarthy Road will be rezoned from R3 to N4 (rather than N3).
- At the same time, however, a number of lots which also back onto the Hunt Club Road will be rezoned from R1 to N2 and will not be subject to the overlay: the south side of Pattermead Crescent and parts of Boone Crescent, Erin Crescent, and Royal Hunt Crescent.
 - *Why are some lots which border the Hunt Club Road subject to the Evolving Neighbourhood Overlay while others are not?*



5. Neighbourhoods – Interior

Owl Park Drive

- The residential streets surrounding the Owl Park public school are considered part of an “interior” neighbourhood because they do not border on a Minor Corridor such as Hunt Club Road and are separated from South Keys by the Airport Parkway.
- This community includes Owl Drive, Plante Drive, Cahill Drive, and nearby streets which will be rezoned from Residential First Density (R1) to Neighbourhood (N2) zones. These are among the lowest density zones in the Outer Urban Transect.
- In terms of the permitted setbacks and building heights, there will be only minor differences between the R1 and N2 zoning. The main change is that, while this neighbourhood currently consists of single-family homes, all residential lots will now be permitted to have at least four dwelling units – and up to 10 units on a 70x100 ft lot.
 - *Under the new Zoning By-law, what would be the key differences between R1MM and N2E zoning? What is the maximum density (units per lot) that will be permitted in this area?*
 - *Could the City make a density calculator available to residents, similar to the one provided by Councillor Leiper on his website?*



Paul Anka Drive

- The neighbourhood surrounding the Hunt Club-Riverside Park Community Centre includes several apartment towers, numerous townhouses, and a local shopping plaza. It does not appear that there will be major changes in the zoning provisions for this area.
- The apartment towers will be converted from R5 to N5 or N6, and the townhouses will move from R3 to N3. The community centre will move from a Leisure to a Recreational zone and the Paul Landry Park will remain an Environmental Protection zone.
- As noted in the next section, the Metro shopping plaza will be rezoned from a General Mixed Use zone to a Neighbourhood Mixed Use zone. This plaza is already an example of development which promotes “15-minute” neighbourhoods, but it does offer the possibility of mixed residential and commercial uses in future.
- *What are the key differences, if any, between the R5 and N5 / N6 zones for high-rise apartments?*



Quinterra-Riverwood

- In the Quinterra neighbourhood, the large lots on the west side of Kimberwick Drive move from R1 to N2 - the second lowest density zone available in this area. The remainder of the neighbourhood - including bungalows, townhouses, and single-family homes – go from R3 to N3.
- The apartment towers on Rivergate Way will be rezoned from R5 to N5/N6. The forested area of Riverwood Park will remain an Environmental Protection zone. Most of the mixed commercial areas along Riverside Drive will be rezoned from General Mixed Use to Minor Corridor or Neighbourhood Mixed Use (*see next section*).
- Since this neighbourhood was built relatively recently - in the 1990s - it is unlikely that there will be major changes in the near term. The most likely new developments in this area will be the “Tudor Hall” towers on North Bowesville Road and the “St. Mary’s” subdivision on Riverside Drive – both of which will likely secure planning permissions, if not building permits, under the current Zoning By-law.
 - *What are the key differences between R3 and N3 zoning in this neighbourhood? What would be the maximum density (units per lot) in this new zone?*



6. Other Zones

Greenspace

- Under the new By-law, the Light Industrial (IL) zone in the NCC-owned area west of McCarthy Woods will be rezoned as **Greenspace** (see GRN below, upper right). This change is welcome.
- Other portions of this southern corridor will be zoned as **Recreational**, a zone which permits public uses such as libraries and schools, and **Development Reserve**, which will potentially enable residential and commercial development in the future.
 - *Why is the forested area on the west side of Riverside Drive zoned as Development Reserve? What is the intended use of this site?*
 - *Why are large portions of the open area on the east side of Riverside zoned as Recreational rather than Greenspace?*



Mixed Use

- Along Riverside Drive, a number of commercial sites which serve a wider community will be converted from **General Mixed Use (GM)** and **Local Commercial (LC)** zones to **Minor Corridor (CM3)** zones. These properties include the Rivergate Plaza, the Riverside Pub, and the Esso station at the corner of Uplands Drive. The vacant Taggart property at the corner of Hunt Club and Riverside (“St. Mary’s”) will also be converted from GM to Minor Corridor.
- Away from the Minor Corridors, several commercial or mixed use sites will be converted from General Mixed Use (GM) to **Neighbourhood Mixed Use (NMU)**. These sites include the Metro shopping plaza on McCarthy Road, the “Revalie” student residences on Brookfield Road, the “Tudor Hall” property on North Bowesville Road, and the small plaza on Ridgewood Avenue.
- Interestingly, the IBM property on Riverside Drive will also be rezoned from GM to NMU – even though it would seem to better fit the criteria for a Minor Corridor zone. In practice, however, there does not seem to be much difference between mixed-use zoning for commercial areas on Mirror Corridors and those which are located further away.
 - *What are the key differences between GM, CM3, and NMU zoning? Will the new Zoning By-law permit greater density on these sites?*
 - *Why is the IBM property at 3735-3755 Riverside Drive, which is located on a Minor Corridor, zoned as Neighbourhood Mixed Use?*



List of Questions

Hubs and Mainstreet Corridors

South Keys

- *What are the key differences between the current MC zone and the proposed Hub zone for the South Keys Plaza? In particular, how much more density will the new zoning permit?*

Bank Street

- *What are the key differences between the current AM8 and the proposed MS2 zones for the intersection of Bank Street and Walkley Road? How much more density will the new zoning permit?*

Minor Corridors

Riverside Drive

- *Why are several properties facing the Rideau River zoned as N1E while those across Riverside Drive are zoned as CM3?*
- *Why are two properties which face the river subject to the Evolving Neighbourhood Overlay and zoned as N3D when their immediate neighbours are zoned as N1E?*

3352-3358 Riverside Drive

- *What is the maximum number of units permitted for each of these lots under CM3 zoning? What is the maximum number of units if the lots are combined?*
- *How does the proposed Minor Corridor zone on Riverside Drive encourage development that is compatible with the nearby low-rise neighbourhoods?*

Walkley Road

- *Why is the development at 801-875 Walkley Road zoned as N4C and not as Minor Corridor?*
- *What impact will the increased density provided by “Minor Corridor” zoning have on traffic flows along Walkley Road?*

Neighbourhoods - Evolving

Flannery Drive

- *Are all of these properties within 150 metres of a Hub or within a reasonable “walking distance” of the nearest LRT station? If not, why are they subject to the Evolving Neighbourhood Overlay?*
- *For greater clarity, could the new Zoning By-law provide detailed guidelines for applying the Evolving Neighbourhood overlay (e.g. in Part 5 – “Overlays”)?*

Southmore Drive

- *Why are portions of Southmore and Harkness Drive which are more than 400m away from the LRT station still subject to an Evolving Neighbourhood Overlay?*

Cahill Drive

- *Why are some N2 lots which border the Hunt Club Road subject to the Evolving Neighbourhood Overlay while others are not?*

Neighbourhoods - Interior

Owl Park Drive

- *Under the new Zoning By-law, what would be the key differences between R1MM and N2E zoning? What is the maximum density (units per lot) that will be permitted in this area?*
- *Could the City make a density calculator available to residents, similar to the one provided by Councillor Leiper on his website?*

Paul Anka Drive

- *What are the key differences, if any, between the R5 and N5 / N6 zones for high-rise apartments?*

Quinterra-Riverwood

- *What are the key differences between R3 and N3 zoning in this neighbourhood? What would be the maximum density (units per lot) in this new zone?*

Other Zones

Greenspace

- *Why is the forested area on the west side of Riverside Drive zoned as Development Reserve? What is the intended use of this site?*
- *Why are large portions of the open area on the east side of Riverside zoned as Recreational rather than Greenspace?*

Mixed Use

- *What are the key differences between GM, CM3, and NMU zoning? Will the new Zoning By-law permit greater density on these sites?*
- *Why is the IBM property at 3735-3755 Riverside Drive, which is located on a Minor Corridor, zoned as Neighbourhood Mixed Use?*