

Affordable Housing Committee
Hunt Club Community Association

New Zoning Bylaw: Key Take-Aways

1. Change is coming. The new zoning bylaw will bring big changes to all parts of the city. As directed by the Official Plan, the new bylaw will greatly increase density near rapid transit stations, along major arterial roads, and within neighbourhoods.

This trend towards intensification has been under way for some time. It has now picked up speed because of the housing crisis, the environmental emergency, and the massive cost of building new infrastructure such as rapid transit.

2. There will be greater density in residential areas. For the Hunt Club community, the major impact will be in the low-rise Neighbourhood Zones:

- If you live in a single-family home in an N2 zone (such as Plante Drive), it can be torn down and replaced with a building containing up to 6 units.
- If you live in a single-family home in an N3 zone (such as Kimberwick Crescent), it can be replaced with a building containing up to 10 units.
- If you live in a townhouse in an N3 zone (such as Tattersall Way), it can be replaced with a building containing up to 3 units – and 8 such buildings can be combined for a total of 24 units.

3. There is now a greater risk of development on NCC lands. In the draft zoning bylaw, most of the NCC-owned lands in the Hunt Club community have been changed from Recreational, Open Space, or Greenspace zones to “Development Reserve” zones. This change may increase the risk of development in the future.

Neighbourhood Zones: Density Limits

- The draft zoning bylaw limits the number of “units per building” permitted in Neighbourhood Zones¹.
- Examples of how these caps could affect new or existing properties are shown below. Note that these caps are *per building*. In practice, the size of the lot will be an important limiting factor. Developers will also have the option of consolidating lots.
- By comparison, there are no caps on the number of units in high-density housing complexes (N4), mid-rise apartments (N5), or high-rise apartments (N6).

Table 1
Maximum Units Per Building

Zone	Current Dwellings	Feet	Metres	Square Metres ²	Units
N1 – Lowest Density³					Max. 4
Revelstoke Dr. (north)	Detached	80 x 260	24 x 81	1,944	4
N2 – Low Density					Max. 6
Kimberwick Cr. (west)	Detached	70 x 135	22 x 60	1,320	6
Plante Drive	Detached	70 x 100	20 x 30	600	6
Uplands Drive	Townhouse	33 x 100	10 x 30	300	3
N3 – Medium Density					Max. 10
Malhotra Court	Detached	40 x 140	12 x 41	492	10
Kimberwick Cr. (east)	Detached	40 x 104	13 x 32	416	10
Kimberwick Cr.	Townhouse	20 x 102	6 x 31	186	3
Tattersall Way	Townhouse	18 x 102	5 x 31	155	3

¹ See Engage Ottawa, Document 01, “Overview of Changes in Draft 2”, pp.16-20.

<https://pub-ottawa.escribemeetings.com/filestream.ashx?DocumentId=227340>

² Lot measurements are approximate, based on the GeoOttawa map.

³ Revelstoke Drive is the only N1 zone near the Hunt Club community.

NCC Lands: Southern Corridor

- The NCC-owned land from the Rideau River to the Airport Parkway is the last section of the “Southern Corridor” which has not yet been released for development.⁴
- In the draft zoning bylaw, McCarthy Woods remains an Environmental Protection zone. Most of the remaining lands have been changed from Recreational, Open Space, or Greenspace zones to “Development Reserve” zones. These lands include:
 - The small park on Revelstoke Drive near the river.
 - The open spaces between Revelstoke and the Rivergate Towers.
 - The southern portion of the large meadow next to McCarthy Woods.
 - The wooded area north of Plante Drive.
- Some of these zones have simply been re-named – they are still subject to a “holding symbol” and “urban exception” which permits only a limited number of uses⁵.
- Nevertheless, the change in the name of these zones may indicate that some form of development will be more likely in the future⁶.



⁴ The portion along Colonnade Drive was sold by the NCC over twenty years ago. The portion between Merivale and Woodroffe was only recently released for development.

⁵ These permitted uses include schools, community centres, hospitals, retirement homes, recreational and athletic facilities, places of worship, correctional facilities, cemeteries, and utility installations.

⁶ In the draft bylaw, the current DR zone for the wooded area near Rivergate Way will be converted to a Minor Corridor zone. In addition, a large portion of the DR zone near Plante Drive will have no limitations on permitted uses.