

Section 701 – Coach Houses

Provisions	Notes
(1) Subject to subsections (2) through (11), a coach house is permitted: (a) on a lot containing a residential building with no more than four dwelling units on the lot in N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones with access to municipal water and sewer systems with adequate capacity, or on a lot containing a residential building with no more than three dwelling units on the lot in any other zone where a residential unit is permitted; (b) on a lot containing a vertically attached building with no more than three dwelling units on the lot that has access to municipal water and sewer systems with adequate capacity, as permitted under Section 35.1 of the <i>Planning Act</i>; (c) on a lot in a V1, V2, V3, V4, and V5 – Village Residential Zones or VM – Village Mixed-Use Zone that has access to municipal water and sewer systems with adequate capacity, where there are a maximum of three dwelling units on the lot; (d) on a lot in an AG, RR, RU, NU Zone where there are a maximum of two dwelling units, subject to all provisions in this section; (e) the maximum permitted number of dwelling units in clauses (1)(a), (b), (c) and (d) includes the dwelling unit provided in the coach house; and (f) despite clauses (1)(a), (b), (c) and (d), a coach house is not permitted on a lot that is less than 0.4 hectares in area, and not serviced by both a public or communal water system and public or communal wastewater system. (2) Despite subsection (1), in Area F – Rural Transect on Schedule A1 – Transects, a phased development is permitted where a coach house may exist prior to the establishment of a dwelling type listed in subsection (1), provided the servicing requirements of subsection (6) are satisfied upon the completion of all the phases of development and a residential unit is a permitted use. (3) A coach house must be located on the same lot, or portion of a lot as its associated principal dwelling unit, whether or not that parcel is severed. (a) in the case of a vertically attached dwelling, the regulations of this section apply to each portion of a lot on which each vertically attached unit is located, whether or not that parcel is to be severed. (4) An oversize dwelling unit is not permitted within a coach house. (5) A coach house must be located: (a) in the rear yard for lots less than 0.4 hectares in area; or (b) in the case of a lot with frontage on both a street and a travelled public lane, in the yard adjacent to the travelled public lane. (6) A coach house must be serviced: (a) where a lot is not serviced by municipal water and sewer systems: (i) by sharing at least one of either the well or septic system servicing the principal dwelling; or (ii) from the principal dwelling serviced by a private septic system, private well, communal water system or communal wastewater system. (b) in all other cases, from the same lot as the principal dwelling, and the principal dwelling must be serviced by a public or communal water and wastewater system. (7) The maximum permitted height of a building containing a coach house: (a) in Area F – Rural Transect on Schedule A1 – Transects: 4.5 metres; (b) in Area F – Rural Transect on Schedule A1 – Transects, despite clause (7)(a), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 6 of this By-law, the building may have a maximum height of 6.1 metres; (c) in all other cases, 3.6 metres, except for a coach house with a flat roof, which has a maximum building height of 3.2 metres; and	The provisions in this section are carried forward from Section 133 of the current Zoning By-law 2008-250 (provisions for Additional Dwelling Units and Coach Houses). References to additional dwelling units have been removed as provisions in the Neighbourhood Zones, and Rural Residential and Village Zones will address the permitted number of dwelling units on a lot, including those defined as additional dwelling units in the current Zoning By-law 2008-250. Subsection (1) to (6) – Carried forward from Section 133 of the current Zoning By-law 2008-250. Subsection (1) revised to reflect that all fully serviced N1, N2, N3, N4, N5 and N6 Zones will allow four dwelling units on a lot, which may be configured as either four units within the principal building or three units in the principal building plus one unit in a coach house. Subsection (7) – Provisions regulating the height of coach houses carried forward from Section 133 of the current Zoning By-law 2008-250.

(d) Section 203 – Permitted Projections Above the Height Limit does not apply, except with respect to: (i) chimneys; (ii) flagpoles; and (iii) ornamental domes, skylights or cupolas, provided that the cumulative horizontal area occupied by such features does not exceed 20 per cent of the footprint of the coach house. (8) Required setbacks from lot lines are as follows: (a) from the front lot line, the minimum setback must be equal to or greater than the minimum required front yard setback for the principal dwelling; (b) from the exterior side lot line, the minimum setback must be equal to or greater than the minimum required exterior side yard setback for the principal dwelling; (c) from the interior side lot line: (i) within Area A – Downton Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects, the minimum required setback is 0.6 metres; and (ii) in all other cases, the minimum required setback is 4 metres. (d) from the rear lot line, the minimum required setback is 0.6 metres; (e) a coach house must be a distance of at least 1.2 metres away from any other building located on the same lot, and (f) a window on an exterior wall facing a lot line is permitted where: (i) the exterior wall is at least 1.2 metres from an interior or rear lot line, and the windowsill may be no lower than 1.6 metres measured from the finished floor; or (ii) the exterior wall is at least 4 metres from an interior or rear lot line. (9) The total footprint of a building containing a coach house plus all accessory buildings in a yard may not exceed 50 per cent of the area of the yard in which they are located, to a maximum of 95 square metres. (10) The roof of a building containing a coach house: (a) may not contain any rooftop garden, patio, terrace or other amenity area; (i) despite clause (10)(a), may contain a vegetative green roof provided it is not designed or equipped for use as an amenity area. (11) In the case of an accessory building existing as of September 14, 2015, Section 103 applies with all necessary modifications to allow conversion of the accessory building into a coach house, except that the maximum height provisions of subsection (7) continue to apply.	Subsections (8) and (9) – Regulations for setbacks and maximum permitted footprint have been significantly revised to be more permissive of coach houses, consistent with a generally more permissive approach to additional dwelling units. Subsection (10) – Carried forward from Section 133 of the current Zoning By-law 2008-250. Subsection (11) – Accessory building conversion rules streamlined to facilitate the intent of Bill 23.
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Section 702 – Vertically Attached Dwelling Units

Provisions		Notes
(1)	For units to be considered vertically attached, they must have a vertical common wall that is 5 or more metres in depth and 2.5 metres or more in height.	This section is carried forward from Section 138 of the current Zoning By-law 2008-250. Subsections (1) and (2) – Carried forward from Sections 138(1) and 138(2) of the current Zoning By-law 2008-250, maintaining the minimum common wall size and “deemed 0 m minimum interior side yard setback” for semi-detached and townhouses. Deleted from DRAFT 1: Provision which disallowed “long semi-detached” dwellings in VR – Village Residential Zones. Subsection (3) – Intended to limit the ability to sever a dwelling that could meet the definition of “vertically attached” into multiple parcels of urban residential land where the intention is to limit the maximum number of dwelling units to a specific number (usually three or four), and not allow the creation of additional dwelling units over and above that number. Subsection (4) – Carried forward from Sections 157, 159, 161, and 163 of the current Zoning By-law 2008-250 to ensure parking provisions, and in particular driveway provisions (Section 606) and provisions respecting front yard parking in Section 604, apply to each individual unit regardless of whether or not the building is severed (e.g. a driveway is permitted for each individual townhouse and subject to the width of the portion of lot containing that townhouse, regardless of whether or not they are individually severed). Modified in Draft 2 for further clarity. Subsection (5) – New subsection in Draft 2 to address circumstances where a shared parking lot is provided serving all units within a vertically attached building. Subsection (6) – Carried forward from Section 145 of the current Zoning By-law respecting long semi-detached dwellings. Subsection (6)(b) – New provision to ensure that a sufficient yard setback is provided to allow for the future severance of such a building in accordance with the requirements for flag lots. Subsection (6)(c) – Carried forward from Section 145(4) of the current Zoning By-law 2008-250. The purpose of minimum flag lot widths is to ensure that where vertically attached dwellings such as long semi-detached where one or more units does not face the front lot line, the flag lot is
(2)	Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 metres between individual dwelling units that are vertically attached.	
(3)	Subsection (2) does not apply in the case of the N1 – Neighbourhood Zone, NU – Neighbourhood Unserved Zone, DR – Development Reserve Zone, and EP2 and EP3 – Environmental Protection Zones.	
(4)	Where each principal vertically attached dwelling unit has its own driveway, the provisions of Sections 604 – Location of Parking and Section 606 – Access for One to Three Parking Spaces apply to each principal dwelling unit and, where applicable, its additional dwelling units, whether or not that dwelling unit is to be severed.	
(5)	Where a shared driveway provides access to a parking area serving multiple vertically attached dwelling units, Sections 606 – Access for One to Three Parking Spaces and Section 607 – Parking Lot Provisions applies to the entirety of the development.	
(6)	In the case of a long semi-detached dwelling:	
(a)	where the building is severed, the retained and severed portions are considered one lot for zoning purposes;	
(b)	despite the provisions of the underlying zone:	
(i)	the minimum lot width is the greater of that required in the underlying subzone or 10 metres; and	
(ii)	a minimum interior side yard setback of 1.7 metres is required on one side yard.	
(c)	where the building is severed in a flag lot configuration, the minimum lot width of the pole portion of each flag lot, measured from the original lot’s interior side lot line, is as follows:	
(i)	where a flag lot abuts another flag lot at the side lot line, 1.7 metres; and	
(ii)	in all other cases, 2.2 metres.	
(7)	No more than eight principal vertically attached dwelling units are permitted to be configured in a single row.	
(8)	No more than two additional dwelling units are permitted in addition to each principal vertically attached dwelling unit, and a dwelling unit within a coach house counts toward this total.	

sufficient to ensure an adequate servicing trench size in accordance with City engineering and servicing guidelines.

Subsection (7) – Carried forward from Section 136 of the current Zoning By-law 2008-250; the word “principal” has been added to clarify intention that each principal vertically attached dwelling unit may have additional units associated with it.

Section 703 – Planned Unit Development

Provisions		Notes
(1)	Planned unit development is permitted in any Residential Zone except the MH – Mobile Home Park Zone, or any zone in Part 9 or Part 12 of this By-law where a dwelling unit is permitted, and the density of the development does not exceed the maximum permitted density in the applicable zone.	This section is carried forward from Section 131 of the current Zoning By-law 2008-250. Subsection (1) – New provision to permit planned unit developments in all Neighbourhood Zones, as well as Mixed-Use Zones and Special District Zones where a dwelling unit is permitted. A planned unit development is not permitted in Special Districts Zones or zones where a dwelling unit is not permitted, including the SDC – Rideau Canal Zone and EDA – Ottawa International Airport District Zone. Subsection (2) – New provision to outline a planned unit development is considered one lot for zoning purposes. Subsection (3) – Carried forward from Section 131, Table 131(4) of the current Zoning By-law 2008-250 to address minimum setback requirements between buildings, including communal accessory buildings for waste management and bicycle storage. A minimum distance of 1.2 metres is proposed, as currently exists for buildings 14.5 metres in height and under. Subsection (4) – Carried forward from Section 131, Table 131(3) of the current Zoning By-law 2008-250 to require a setback between garage entrances and a private way on a planned unit development. Subsection (5) – New provision to set out landscaping requirements for the entirety of a planned unit development, as opposed to front and rear yard-specific requirements that apply in Neighbourhood Zones. In Draft 3, this is modified to clarify that the 25% soft landscaped area is a general requirement, and the Neighbourhood zone-specific requirements do not apply in N1-N6 zones. In addition, walkways are permitted to traverse soft landscaped areas. Subsection (6) – New provision to stipulate that front yard landscaping requirements still apply to yards abutting public streets, to ensure that appropriate landscaped area is provided to support street trees. Subsection (7) – Carried forward from Section 131(7) of the current Zoning By-law 2008-250 and allows for the provision of a large central accessory building for either or both of waste management or bicycle parking, whereas accessory buildings in Residential Zones are typically limited
(2)	A planned unit development is considered one lot for zoning purposes.	
(3)	Buildings located within a planned unit development must be separated from each other by at least 1.2 metres, except as permitted in clause 202(8)(b).	
(4)	The entrance to a private garage or carport accessed from a private way must be set back at least 5.2 metres from the private way.	
(5)	Minimum soft landscaped areas within a planned unit development are required as follows:	
(a)	a minimum of 25 per cent of the lot area of the planned unit development must be provided as soft landscaped area;	
(b)	despite clause (1)(a), walkways may traverse areas used for the minimum soft landscaped area, and where located within an area used for soft landscaping may count toward the minimum requirement; and	
(c)	Where located within a N1, N2, N3, N4, N5, or N6 – Neighbourhood Zone, the minimum rear yard landscaping requirements of subsection 802(12) do not apply.	
(6)	Subsection 802(10) applies to any yard abutting a public street for minimum front or exterior side yard landscaping.	
(7)	Despite Section 202, where a communal accessory building is for storage, garbage or bicycle parking serving the entirety of the planned unit development, the maximum permitted height is 4.5 metres, and the maximum size is 200 square metres.	
(8)	The following ancillary uses are permitted on the same lot as a planned unit development:	
	- bank - community centre - medical facility - micro-distribution facility - office - personal service business - retail store	
(9)	The uses permitted in subsection (8) must not exceed a cumulative total floor area of 200 square metres.	
(10)	The following sections apply to a planned unit development:	
(a)	Section 202 with respect to accessory buildings and structures, except where superseded by this section;	
(b)	Sections 203 and 204 with respect to permitted projections;	
(c)	Section 208 with respect to amenity area;	
(d)	Section 210 with respect to any portion of a building located underground;	
(e)	Section 217 with respect to waste management;	
(f)	Part 6 with respect to on-site parking, including but not limited to Section 613 with respect to bicycle parking;	
(g)	Part 7; and	
(h)	the provisions of the underlying zone.	

	to 55 square metres. Subsections (8) and (9) – Revised from Section 131(4) and 131(5) of the current Zoning By-law 2008-250 to address Section 6.3.3 of the Official Plan. The provisions have been simplified and made less restrictive. The total area of non-residential uses that are permitted has been increased from 150 square metres to 200 square metres, and provisions limiting the location of these uses have removed. Subsection (10) is new to Draft 3 and is intended to provide additional clarity on where else in the By-law to refer for provisions that are relevant to PUDs, including but not limited to parking and amenity area provisions.
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Section 704 – Shelter Accommodation

Provisions		Notes
(1)	A shelter is permitted in all zones within Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect and Area E – Suburban Transect as shown on Schedule A1 – Transects, other than the EP – Environmental Protection Zone, ME – Mineral Extraction Zone, IM – Mixed Industrial Zone, IL – Industrial and Logistics Zone, and IH – Heavy Industrial Zone, and is subject to the provisions of the zone in which it is located.	Subsection (1) – New provision to implement policies in Section 4.2 of the Official Plan concerning emergency shelters. The policies in that section recognize emergency and transitional shelters and transitional supportive housing as a key component of the housing continuum and require that emergency shelters and transitional shelters be permitted in all urban designations and zones. The policies do not permit restrictions on this form of housing in the form of minimum separation distances or caps, whose effect is to limit the opportunity to provide such shelter and housing forms. Subsection (2) – New provision added in recognition that the Greenbelt transect is in the urban area.
(2)	A shelter is permitted in Area D – Greenbelt Transect as shown on Schedule A1 – Transects, in the GBF – Greenbelt Facility Zone.	

Section 705 – Retirement Homes and Residential Care Facilities

Provisions		Notes
(1)	A retirement home or a residential care facility is permitted in any zone where a residential unit is permitted.	Subsections (1) and (2) – New provisions to implement policies in Section 4.2 of the Official Plan. The policies in that section direct that the Zoning By-law will permit alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate. Subsection (2) – Deleted for the third draft. This provision limited residential care facilities to only six villages. It has been deleted as Official Plan policy 4.2.4.1 and Consolidated Villages Secondary Plan policy 3.7 direct that residential care facilities should be permitted wherever residential uses are permitted. New subsection (3) to clarify that while a residential care facility is not a residential use, in residential zones, they are subject to the various provisions as they apply to a residential use.
(2)	In addition to being subject to the provisions of the zone in which it is located, a residential care facility must occupy the whole of the building including all attached units when located in a N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, V1, V2, V3, V4 and V5 – Village Residential Zones or VM – Village Mixed-Use Zone.	
(3)	When located in a Residential Zone, residential care facilities are subject to zoning provisions as they apply to residential uses.	

Section 706 – Group Homes

Provisions	Notes
(1) A group home is permitted in any zone where a residential unit is permitted and is subject to the provisions of the zone in which it is located.	Subsection (1) – New provision to implement policies in Section 4.2 of the Official Plan concerning group homes. The policies in that section recognize group homes as an important component of the housing continuum, and require that group homes be permitted in all zones where a residential unit is permitted. The policies do not permit restrictions on this form of housing in the form of minimum separation distances or caps, whose effect is to limit the opportunity to provide such housing forms. For this reason, provisions found in Section 125 of the current Zoning By-law 2008-250 requiring a separation distance between group homes and that a group home must occupy the whole of a building have been removed.

Section 707 – Rooming Houses

Provisions	Notes
(1) A rooming house is permitted in any zone where a residential unit is permitted as follows: (a) in Rural Zones and N1, N2, N3, and N4 – Neighbourhood Zones, no more than one rooming house is permitted in a building; and (b) in all other cases, multiple rooming houses are permitted in a building. (2) Despite subsection (1), two rooming houses existing as of January 1, 2018, are permitted in a building where they are separated vertically by a party wall as part of a vertically attached building. (3) Any building containing a rooming house may contain an office accessory to the rooming house. (4) Where located in a Residential Zone, a building containing a rooming house may also contain no more than one dwelling unit. (5) Despite subsection (4), no rooming house may occupy a building containing oversize dwelling units. (6) No rooming unit in a rooming house may contain more than one bedroom. (7) A rooming house is subject to the provisions of the zone in which it is located. (8) The maximum number of rooming units permitted in a rooming house is the lesser of: (a) 20; or (b) the number of dwelling units permitted in the zone multiplied by two, and Section 146 – Dwelling Equivalency applies with respect to determining the maximum permitted number of units.	Subsection (1) – Revised from Section 132(1) of the current Zoning By-law 2008-250 to permit rooming houses in all zones that permit a residential unit, to implement policies in Section 4.2 of the Official Plan. The policies in that section direct that the Zoning By-law will permit alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate. Subsection (1) has been amended in Draft 3 to allow for more flexibility for “co-living” arrangements in higher density and mixed-use zones, which depending on their configuration can be defined as comprising multiple rooming houses within a building. Subsection (2) – Revised from Section 132(2) of the current Zoning By-law 2008-250 to make reference to vertically attached buildings as opposed to “a semi-detached configuration” as vertically attached is a new defined term. Deleted from DRAFT 1 – subsection (2)(b) setting out locations where two rooming units are permitted in one building; unnecessary because subsection (2)(a) already grants that permission. Subsections (3) to (6) – Carried forward from Section 132(3), (4), (5), and (6) of the current Zoning By-law 2008-250. Subsection (8) – New provision that limits the maximum number of rooming units in a single rooming house. Section 146 states that two rooming units are equivalent to one dwelling unit for the purposes of calculating density. 20 rooming units are set as the limit in Draft 2 to ensure orderly development in the absence of site plan control review; under Section 41(1.2) of the <i>Planning Act</i>, rooming houses are not subject to site plan control. Subsection 132(7) of the current Zoning By-law 2008-250 was removed as it refers to typology-based standards in the existing R1-R3 and R4A-R4L zones whereas the N1-N6 Neighbourhood zones only have a single set of yard setback and height standards.

Section 708 – Large Dwelling Units Requirements

Provisions		Notes
(1)	In the case of a mid-rise or high-rise building containing dwelling units at least 5 per cent of dwelling units must have at least three bedrooms, or a minimum gross floor area of at least 80 square metres.	Subsection (1) – New provision to implement the large-household dwelling policies in Section 3.2 of the Official Plan. Subsection (2) – Revised from Section 161(16)(b)(i) of the current Zoning By-law 2008-250 to reduce the percentage of large units to 15 per cent due to concerns about the impact on small buildings. Subsection (3) – Carried forward from Section 161(16)(b)(ii) of the current Zoning By-law 2008-250.
(2)	In the case of a low-rise residential use building on a lot of 450 square metres or greater in the N1, N2, N3, N4, N5 andN6 – Neighbourhood Zones and CM1, CM2 – Minor Corridor Zones, at least 15 per cent of dwelling units must have at least three bedrooms, or a minimum gross floor area of 80 square metres.	
(3)	The calculation for subsections (1) and (2) must be rounded down to the nearest whole number.	

Section 709 – Oversize Dwelling Units

Provisions		Notes
(1)	In any Residential Zone: (a)no more than one oversize dwelling unit is permitted on a lot; (b)no oversize dwelling unit may occupy a building containing more than four total dwelling units, including any units defined as additional dwelling units; and (c)no more than 16 bedrooms are permitted on a lot containing an oversize dwelling unit and other dwelling units.	This is a new section to carry forward the intent of oversize dwelling unit provisions as originally set out in the current Zoning By-law 2008-250 and recently addressed through changes via Bill 23 and the associated "additional dwelling units" amendment. Subsection (1) – Revised from Section 54 of the current Zoning By-law 2008-250, where oversize dwelling units were originally only intended to be permitted as-of-right in detached dwellings and a maximum of eight bedrooms in an oversize dwelling unit is permitted. Given that it is proposed to allow four dwelling units on any fully serviced residential lot, the maximum cumulative number of bedrooms contemplated on a lot containing an oversize dwelling unit is revised to 16 (i.e. four standard 4-bedroom dwelling units times four).