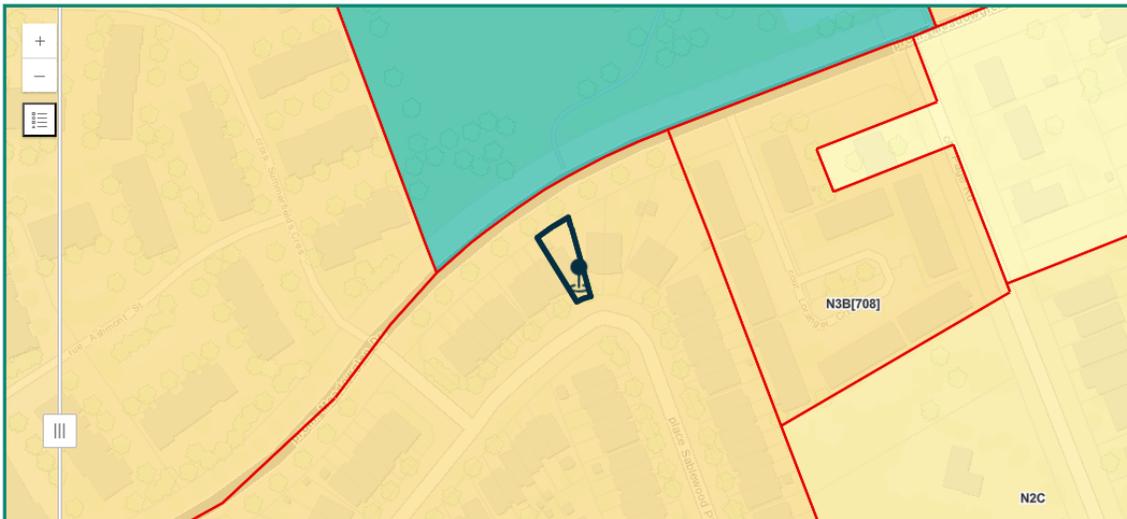


Zoning Map

6370 Sablewood Place Orleans

Selected address: 6370 Sablewood Pl
Ward: Ward 2, Orléans West-Innes

	Existing Zoning (By-law 2008-250)	New Zoning (By-law 2026-50) Final draft
Zone code	R3VV	N3B
Legend grouping	Residential Zone	Neighbourhood Zone
Zoning overlays		
Link to By-law text	Existing Zoning (By-law 2008-250) on Ottawa.ca	Final draft of the new Zoning (By-law 2026-50) on Ottawa.ca



N3B – Neighbourhood Residential Zone

Section 801 – Neighbourhood Zones 1-6 (N1-N6)

Purpose

The purpose of the Neighbourhood Zones is to:

- Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.
- Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.
- Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.
- The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.

Permitted Uses

(1) In the Neighbourhood Zones, the following residential uses are permitted:

- day care
- dwelling unit
- school

Conditional Uses

(2) The following conditional uses are also permitted in the N5 and N6 – Neighbourhood Zones 5 and 6, subject to being limited to the ground floor or basement of a building:

- artist studio
- bank
- community centre
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- recreation and athletic facility
- restaurant
- retail store

(3) The following conditional uses are also permitted in the Neighbourhood Zones:

- parking garage
- parking lot

Subject to the following:

- (a) the property is located outside Area A – Downtown Core Transect on Schedule A1 – Transects;
- (b) the property is not located within 600 metres of a rapid transit station as shown on Schedule A4;
- (c) where parking is provided as a principal use:
 - (i) the parking is located on the same property as a planned unit development or a residential use building that is five or more storeys in height and the parking is accessory to another residential use on another lot within 400 metres of the subject property; or
 - (ii) the parking is accessory to another residential use on another lot within 400 metres of the subject property.

(d) where the parking complies with sub clause (3)(c)(i), the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot; and

(e) where the parking complies with sub clause (3)(c)(ii):

(i) the parking lot must be located on an interior lot;

(ii) no more than one drive aisle with one row of parking spaces on each side is permitted;

(iii) at least 30 per cent of the lot area must comprise soft landscaping, and all other areas of the lot not covered by driveways, aisles, or parking spaces must be landscaped;

(iv) no parking spaces may be located within the minimum front yard setback of the underlying zone, nor within 3.5 metres of the rear lot line; and

(v) the lot on which the parking lot is located must provide an opaque screen between the parking lot and both the interior side and rear lot lines.

Zone Provisions

(4) The maximum number of dwelling units permitted on a lot under Table 801A row (i) is pro-rated and rounded to the nearest whole even number; and

(a) the maximum number of dwelling units permitted in Neighbourhood Zones include all dwelling units that are permitted under section 35.1 of the Planning Act, and Section 146 – Dwelling Equivalency applies with respect to how additional dwelling units, oversized dwelling units, coach houses, group homes, and rooming units are counted;

(b) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;

(c) subsection 702(2) does not apply to the N1 - Neighbourhood Zone 1, and the building envelope within this zone must be contained within a single parcel of urban residential land;

(d) where the maximum permitted density in Table 801A would result in fewer than four dwelling units permitted in the whole of a building on a lot serviced by municipal water and sewerage systems with adequate capacity, a maximum of four dwelling units is permitted in that building provided all other provisions of this By-law are met;

(e) for the purposes of Table 801A row (i), the maximum number of units includes units established in a coach house on the same lot as the principal building; and

(f) despite Table 801A, row (i), for the N3 – Neighbourhood Zone 3, the maximum number of units per building does not apply to a vertically attached dwelling.

(5) Provisions for maximum density and maximum height in the Neighbourhood Zones are set out in Table 801A below.

(6) Despite Table 801A, where a lot is not serviced by municipal water and sewerage systems,

(a) no more than two dwelling units are permitted on that lot;

(b) a dwelling unit located in a coach house counts towards the total provided in clause (6)(a); and

(c) the minimum required lot area is that which existed on [the date of passing of this By-law].

Subzone	(a) N1	(b) N2	(c) N3	(d) N4	(e) N5	(f) N6
(i) Maximum number of dwelling units	0.8 per 100 sq m of lot area, maximum 4 per building	1.5 per 100 sq m of lot area, maximum 6 per building	2.2 per 100 sq m of lot area, maximum 10 per building	n/a	n/a	n/a
(ii) Maximum building height (m)	11	11	11	14.5	30	As per suffix or schedule

(7) The following provisions apply to Table 801B:

(a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);

(b) on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;

(c) in no case may any interior side yard setback be smaller than the following:

(i) in the A or B subzones, 0.6 metres; and

(ii) in all other cases, 1.2 metres.

(d) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;

(e) despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and

(f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:

(i) six dwelling units, or

(ii) in the case of a vertically attached dwelling, three principal dwelling units.

(8) The provisions in Table 801B apply in the subzones A to F for Neighbourhood Zones:

Subzone	(a) A	(b) B	(c) C	(d) D	(e) E	(f) F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per principal vertically attached unit (m)	4.5	5.6	6	7.5	9	9
(iii) Minimum front yard setback (m)	3	3	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	1.8	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6
(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	25% of lot depth					

(9) Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.

(10) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.

(11) More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.

(12) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.

(13) Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.