



COUNCILLOR/CONSEILLER RILEY BROCKINGTON



Carleton Heights and Area Residents Association Update – April 27, 2021

Short-Term Rental By-Law and Zoning By-Law Amendments to Permit the Short-Term Rental of Residential Dwelling Units City-Wide

Last week the Planning Committee and the Community and Protective Services Committee met in a joint session to discuss the short-term rental By-Law amendment.

The new permit system stems from a meeting in November 2019 where residents addressed the plan to limit the rentals to primary residences, limiting the potential for absentee landlords to earn money from investment properties. Last November, City Council directed staff to develop regulations for short-term rentals. In line with that strategy, the proposed by-law and zoning would be in place for a three-year trial period to address community nuisance issues and concerns around public health and safety.

What's the Plan?

The approved by-law and the related zoning would be in place for a three-year trial period to give staff the enforcement tools they need to manage potential community nuisances and address issues around consumer protection, public safety and protection of property. To enforce the by-law, the committee approved six temporary full-time equivalent positions for By-law and Regulatory Services – positions that would be funded through user fees and the Municipal Accommodation Tax.

To protect housing inventory for Ottawa residents, the by-law's regulations restrict short-term rentals to principal residences in urban residential zones and rural villages. Short-term rentals outside an operator's principal residence would only be permitted in certain rural areas, outside of villages. Such properties would be defined separately as cottage rentals and could be permitted within rural vacation homes, cottages, secondary suites and coach houses in rural areas where they would have minimal impact on land use and housing inventory.

Hosting

A hosting permit would cost \$110 for two years. Applicants would be allowed one for their primary residence but could also qualify for a permit for a rural coach house or cottage.

The by-law puts the greatest accountability on the local host, as a resident in the community. They would need to obtain a host permit from the City, proving the property being rented is their principal residence. Hosts would need to provide guests with instructions about waste management, parking, community nuisances and safety, and have valid insurance that specifically covers short-term rental activity.

Insurance & Penalties

Hosts would have to hold at least \$1 million in insurance that specifically covers short-term rental use. The city would set a maximum number of overnight visitors based on the number of bedrooms and floor plan, and cap that number to prevent parties.

Violations of the by-law could result in fines for both guests and host. The City could issue fines up to \$100,000 each day that an offence occurs and could suspend or revoke a host permit for violating the by-law.

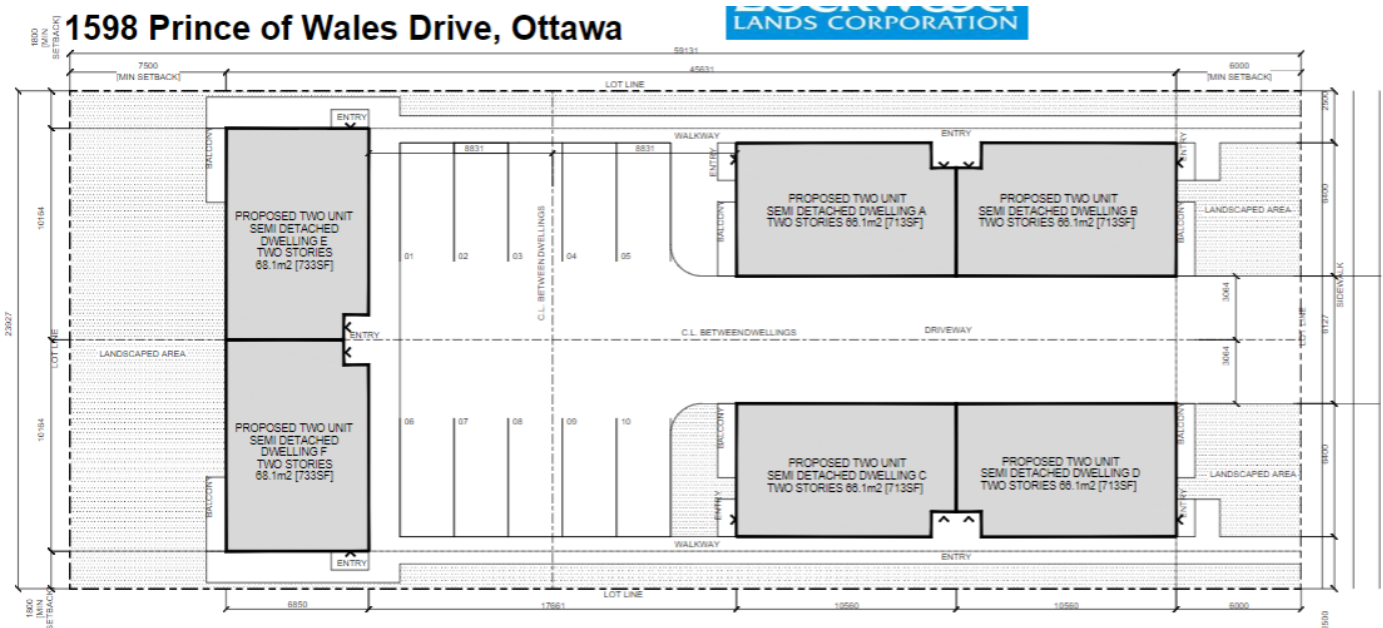
Parking Morley at Baseline

As a result of safety issues raised with me by local residents, parking on Morley Blvd, immediately south of Baseline, on the west side, will be further restricted, due to on-going issues with parked cars.

1598 Prince of Wales

I will be meeting with the proponents this week for 1598 Prince of Wales.

The proposal has 6 semi-detached units that are two storey units for the main building and each semi has a basement 'secondary unit'. In total, it would be 6 two-storey units and 6 basement secondary units - equalling the 12 on the current lot. A semi-detached unit would be on either side of the lot and there would be another semi-detached unit at the back. This will require a re-zoning to permit the semis as well as a Planned Unit Development (PUD). The proposal is to amend the existing RESIDENTIAL FIRST DENSITY ZONE- R1GG zoning of the property to apply a site-specific exception to allow development of a semi-detached dwelling.



1707 Fisher Ave.

The rezoning application at 1707 Fisher Avenue is scheduled for the May 13 Planning Committee meeting. The application is to rezone the property to a Residential First Density Zone R1GG in order to permit the development of 2 semi-detached units. Each of the units will be 8 metres in height and have two associated parking spaces. Access will be provided from Fisher Avenue from one shared driveway located centrally on the property. This development proposal requires a site-specific zoning amendment to add semi-detached dwelling as a permitted use and requests reductions in minimum lot width, lot area, and interior side yard setbacks. The property is located just north of the intersection of Fisher Avenue with Normandy Crescent, and south of Falaise Road. The property is currently vacant and cleared. I plan to support this application.

Fisher Avenue repaving

Funds were secured in the 2021 Budget to repave Fisher Avenue from Meadowlands to Prince of Wales.

Claymor Avenue, Senio Avenue and Falaise Road Integrated Road, Sewer and Watermain Replacement Project

Year Two construction is underway for the replacement of underground sewers and watermains, and a full road reconstruction. Information for the Claymor Avenue, Senio Avenue and Falaise Road Integrated Road, Sewer and Watermain Replacement Project can be found at ottawa.ca/claymoravenue.

What: The work involves replacement of underground sewers and watermains, and full road reconstruction. It also includes a new sidewalk on the east side of Claymor Avenue, from Meadowlands Drive to Falaise Road.

Why: This work is required to improve the aging infrastructure and to improve reliability.

When: Construction on Senio Avenue and Claymor Avenue, from Meadowlands Drive to Normandy Crescent, will begin in April 2021. Landscaping and asphalt work will also be completed on Falaise Road and Claymor Avenue, from Normandy Crescent to Falaise Road. Construction will be completed by late fall 2021.

Where:

- Senio Avenue, from Normandy Crescent to Falaise Road
- Claymor Avenue, from Meadowlands Drive to Falaise Road
- Falaise Road, from Claymor Avenue to Prince of Wales Drive

Who: The City of Ottawa has retained the contractor, Aecon Construction, to complete the work.

Women and Gender Equity Strategy

On April 14 Ottawa City Council approved the City's first Women and Gender Equity Strategy. The strategy outlines actions to address the impacts of discrimination on women and gender diverse peoples. It also takes an intersectional lens so that everyone, regardless of their gender, age, abilities, religion, race, or income, can fully take part in all aspects of life in Ottawa.

The first phase of the implementation will take place throughout 2021 and 2022. During this time, the strategy will guide key action items in four priority areas: Community and Social Services; Recreation, Cultural and Facilities Services; Office of the City Clerk; and Planning, Infrastructure, and Economic Development departments. Long-term, the strategy is a commitment for the City to work towards women and gender equity across all departments. You can read more on this initiative at <https://ottawa.ca/en/news/committee-approves-strategy-advance-gender-equity>

More COVID-19 vaccine appointments available today

More appointments are now available on the province's online registration system.

- The age limit lowered to 45 for individuals in "hot spot" communities.
- Vaccinations in high-priority neighbourhoods continue to be the City's focus.
- Licenced child care workers eligible starting Thursday.
- Pregnant individuals can now pre-register online.

Visit [Ontario.ca/BookVaccine](https://ontario.ca/BookVaccine) to see where you might be eligible to get vaccinated, based on your age and postal code.

Ottawa Public Health's website is a wealth of information as well. Visit <https://www.ottawapublichealth.ca/en/public-health-topics/covid-19-vaccine.aspx> to learn more about who is eligible, when you can get your 2nd dose, and more.

Active Transportation Public Meeting – May 18, 2021

Join me, along with City Councillors Jeff Leiper and Theresa Kavanagh for a virtual public meeting on Tuesday, May 18 starting at 6:30pm to discuss Active Transportation in Ottawa, particularly cycling infrastructure. To register for the public meeting, simply send me an email at Riley.Brockington@Ottawa.ca.