



Planning and Housing Committee

Agenda

Meeting #: 46
Date: Wednesday, May 7, 2025
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation
Members: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Kelly Crozier, Committee Coordinator
(613) 580-2424, ext. 16875
Kelly.Crozier@ottawa.ca

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, May 14, 2025 in Planning and Housing Committee Report 46.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, May 6, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, May 7, 2025.

2. Declarations of Interest

3. Confirmation of Minutes

3.1 PHC Minutes 45 – April 23, 2025

4. Responses to Inquiries

4.1 PHC 2024-03 - Public Notification System

4.2 PHC 2025-01 - Departmental Comment – Tewin Community Lands

4.3 OCC 2024-12 - Road Renewal Projects - 265 Catherine Street

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment - 300 Eagleson Road

File No. ACS2025-PDB-PSX-0040 – Kanata South (23)

Report recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Eagleson Road as shown in Document 1, to permit an amusement park use within the existing shopping centre as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of May 14, 2025, subject to submissions received between the publication of this report and the time of Council's decision.

6. Strategic Initiatives Department

6.1 Authority and Fees for Affordable Rental Unit Agreements entered into pursuant to the Development Charges Act, section 4.1

File No. ACS2025-SI-HSI-0013 – Citywide

Report recommendation(s)

1. That Planning and Housing Committee recommend that Council approve:
 - a. The delegation of authority to the Director, Housing Solutions and Investment Services to negotiate and enter into Affordable Rental Unit Agreements on behalf of the City pursuant to section 4.1 of the Development Charges Act, 1997 and Planning Act subsections 37(32.1), 42 (3.0.3) and 51.1.(3.0.2);

- b. The general form of the Affordable Rental Unit Agreement set forth in Document 1; and
- c. The authorization to the Director, Housing Solutions and Investments Services and to the City Solicitor to include additional terms in the agreement as set forth in this report.

- 2. That Planning and Housing Committee recommend that Council enact a by-law, substantially similar to that detailed in Document 2, permitting the recovery of a legal fee for preparation of Affordable Rental Unit Agreements.

7. In Camera Items

8. Information Previously Distributed

- 8.1 Planning, Development and Building Services Department Report on the Use of Delegated Authority, 2024 - Planning, Right of Way, Heritage and Urban Design, and Building Code Service Areas

File No. ACS2025-PDB-PS-0019

- 8.2 Residential Dwelling Approval Pipeline, Q4 2024

File No. ACS2025-PDB-PS-0026

9. Notices of Motions (For Consideration at Subsequent Meeting)

10. Inquiries

11. Other Business

12. Adjournment

Next Meeting

Wednesday, May 21, 2025.

Comité de la planification et du logement

Ordre du jour

N° de la réunion : 46
Date : le mercredi 7 mai 2025
Heure : 09 h 30
Endroit : Salle Champlain, 110, avenue Laurier Ouest, et participation par voie électronique
Membres : Président : Jeff Leiper, conseiller , Vice-président : Glen Gower, conseiller, Riley Brockington, conseiller, Cathy Curry, conseillère, Laura Dudas, conseillère, Laine Johnson, conseillère, Theresa Kavanagh, conseillère, Clarke Kelly, conseiller, Catherine Kitts, conseillère, Wilson Lo, conseiller, Tim Tierney, conseiller, Ariel Troster, conseillère

Kelly Crozier, Coordonnatrice de comité
613-580-2424, poste 16875
Kelly.Crozier@ottawa.ca

1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le mercredi 14 mai 2025 dans le rapport 46 du Comité de la planification et du logement.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de

soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mardi 6 mai 2025, à 16 h, et la date limite pour s'inscrire par courriel, en vue de prendre la parole devant le comité, est le mercredi 7 mai 2025, à 8 h 30.

2. Déclarations d'intérêt
3. Adoption des procès-verbaux
 - 3.1 Procès-verbal 45 du CPL - le 23 avril 2025
4. Réponses aux demandes de renseignements
 - 4.1 CPL 2024-03 - Système de notification publique
 - 4.2 CPL 2025-01 - Commentaire de la direction générale - terrains de la collectivité de Tewin
 - 4.3 OCC 2024-12 - Projet de réfection routière – 265, rue Catherine
5. Direction générale des services de la planification, de l'aménagement et du bâtiment
 - 5.1 Modification du Règlement de zonage – 300, chemin Eagleson

Dossier : ACS2025-PDB-PSX-0040 – Kanata Sud (23)

Recommandation(s) du rapport

1. **Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage (no 2008-250) concernant la propriété située au 300, chemin Eagleson, comme le montre le document 1, afin de permettre une utilisation de parc d'attractions dans le centre commercial actuel, comme l'explique en détail le document 2.**
 2. **Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 14 mai 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.**
6. Direction générale des initiatives stratégiques
 - 6.1 Pouvoirs et droits relatifs aux Conventions relatives aux unités de logement abordable conclues conformément à l'article 4.1 de la Loi de 1997 sur les redevances d'aménagement

Dossier : ACS2025-SI-HSI-0013 – À l'échelle de la ville

Recommandation(s) du rapport

1. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver :
 - a. la délégation à la directrice, Services des solutions de logement et des investissements, du pouvoir de négocier et de conclure des Conventions relatives aux unités de logement abordable de la part de la Ville, conformément à l'article 4.1 de la Loi de 1997 sur les redevances d'aménagement et aux paragraphes 37(32.1), 42(3.0.3) et 51.1(3.0.2) de la Loi sur l'aménagement du territoire;
 - b. le formulaire général de la Convention relative aux unités de logement abordable présenté dans le document 1;
 - c. la délégation à la directrice, Services des solutions de logement et des investissements, et à l'avocat général de la Ville du pouvoir d'ajouter des modalités dans la convention, comme l'énonce le présent rapport.
2. Que le Comité de la planification et du logement recommande au Conseil d'adopter un règlement en grande partie similaire à celui décrit dans le document 2, qui vise à permettre le recouvrement des frais juridiques liés à la préparation des Conventions relatives aux unités de logement abordable.

7. Points à huis clos

8. Information distribuée auparavant

8.1 Rapport sur l'utilisation des pouvoirs délégués en 2024 par la Direction générale des SPAB – Services de planification, Services des emprises, du patrimoine et du design urbain et Services du Code du bâtiment.

Dossier : ACS2025-PDB-PS-0019

8.2 Processus d'approbation des projets d'habitation – T4 de 2024

Dossier : ACS2025-PDB-PS-0026

9. Avis de motions (pour examen lors d'une réunion subséquente)

10. Demandes de renseignements

11. Autres questions

12. Levée de la séance

Prochaine réunion

Le mercredi 21 mai 2025.



Notices to the public and participants regarding committee proceedings

Updated: December 30, 2022

Public notices

- Simultaneous interpretation in both official languages is available for any specific agenda item by contacting the committee coordinator at least 72 hours before the meeting date. For requests made within 72 hours of the Committee meeting, staff will endeavour to arrange simultaneous interpretation requests whenever possible.
- Accessible formats and communication supports are available, upon request to the committee coordinator or by completing the [Accessible Formats and Communication Supports Request Form](#). The City shall, upon request and in consultation with the person making the request, provide or arrange to provide accessible formats and communication supports for persons with disabilities. Accessible formats and communication supports shall be provided in a timely manner, taking into account the person's particular accessibility needs and at a cost that is no more than the regular cost charged to other persons, in accordance with the City's [Accessibility Policy](#) and its [Accessible Formats and Communication Supports Procedures](#).
- *In camera* items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A [Request for investigation of closed meeting form](#) may be obtained, without charge, online or in person from the Chair of the meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.
- Items listed on the agenda under Communications and Information Previously Distributed do not form part of the regular agenda and will not be discussed by

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the Committee unless added to the agenda pursuant to Subsection 89(3) of the [Procedure By-law](#).

- **Information submitted to the Committee, including the full name of the correspondent/speaker, will form part of the public record and will be publicly accessible.** Correspondence, including personal and contact information, is distributed to the Members of the Committee, offices of Members of Council and relevant City officials and staff. The City posts audio of committee meetings online, including any oral submissions. For more information, contact the committee coordinator at the coordinates listed on the agenda.

Notices regarding minutes

- Underlining in the minutes indicates an amendment, approved by a committee, to recommendations or to a motion.
- Minutes are **draft** until confirmed by the Committee.

Hybrid meeting participation details

Meetings are held through a hybrid format with the option to participate in person or electronically in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

Meetings in open session are open to the public and will in most cases be held at Ottawa City Hall (please refer to the agenda for the location of the meeting). Additionally, meetings will be hosted in [Zoom](#). Participants (such as Committee Members and registered speakers) may attend the meeting room, call a toll-free telephone number, or use Zoom software on a computer or mobile device.

Members of Committee and Council and required City staff

The committee coordinator will send a Zoom link and password prior to the meeting to Members of Committee and Council, and staff who are required to participate.

Other City staff, media and general public

Staff not participating in the meeting, the media and the general public must view the meeting on the [Ottawa City Council YouTube channel or on the City's agendas and minutes web portal \(eScribe\)](#). They may also attend the meeting in person in the public gallery.

In-room audience seating may have limited capacity and staff are asked to give priority to members of the media and public who wish to attend in person.

The City of Ottawa has implemented security measures to ensure a safe and secure environment for in-person Council and Committee meetings held in the City Hall Council Chambers – Andrew S. Haydon Hall. For more information visit [Ottawa.ca](https://ottawa.ca)

Submissions to Committee

Members of the public may provide either written or oral submissions (or both) to Committee meetings.

After the submission deadlines have passed, members of the public may submit comments to the appropriate standing committee (if applicable) and/or submit written comments to Council.

Comments received **after the submission deadlines have passed** will be acknowledged by the committee coordinator and provided to all Members of Council as soon as possible prior to Council's final consideration of the item (the Council date is noted on the Committee agenda), but may not be provided to the Committee prior to its meeting.

Written comments

Members of the public may submit written comments by email to the committee coordinator, or by calling the committee coordinator to have their comments transcribed.

Both written and oral comments are given equal consideration by the Committee.

To ensure that written comments can be provided to the Committee prior to the meeting, the deadline for submitting written comments is 4:00 PM on the business day before the meeting unless otherwise noted on the agenda.

Oral comments (public delegations)

Members of the public may register, by calling or emailing the committee coordinator, to provide oral comments during the meeting. They must include their name, telephone number and email address (if available). Registration is required so that the committee coordinator may provide Zoom meeting information to the speaker.

Neither a computer, nor a video sharing device, is required to participate in the Zoom meeting. Participants may join the Zoom meeting by calling a toll-free number.

Should you wish to speak for up to five minutes during the Committee meeting, you may register with the committee coordinator by phone prior to 4:00 PM on the business day before the meeting, or by email or in person no later than one hour prior to the start time set for the meeting, unless otherwise noted on the agenda.

Please note that screen-sharing will not be enabled for participants during this meeting. Those delegates who wish to provide a visual presentation (such as PowerPoint slides) are required to register to speak and provide those materials to the committee coordinator prior to 4:00 PM on the last business day prior to the meeting unless otherwise noted on the agenda.

The committee coordinator who is moderating the meeting will share your presentation from his/her screen as you speak.

More information

For more information, please visit the [Agendas, minutes and videos](https://ottawa.ca/agendas) page at ottawa.ca/agendas.

Avis à l'intention du public et des participants concernant les délibérations des comités

Mise à jour : Le 30 décembre 2022

Avis publics

- L'interprétation simultanée est offerte dans les deux langues officielles pour toute question à l'ordre du jour; il suffit de communiquer avec le coordonnateur de comité au moins 72 heures avant la réunion. Pour les demandes soumises dans les 72 heures avant la réunion du Comité, le personnel s'efforcera de faire le nécessaire pour répondre aux demandes d'interprétation simultanée.
- Des formats accessibles et des aides à la communication sont offerts après avoir effectué une demande auprès du coordonnateur de comité ou en remplissant la [Demande de documentation de la Ville d'Ottawa en formats accessibles](#). La Ville doit, sur demande et en consultation avec la personne qui présente la demande, fournir ou prendre des dispositions pour fournir des formats accessibles et des aides à la communication pour les personnes en situation de handicap. Des formats accessibles et des aides à la communication doivent être fournis en temps opportun, en tenant compte des besoins d'accessibilité particuliers de la personne et à un coût qui n'est pas plus élevé que le coût ordinairement demandé aux autres personnes, conformément à la [Politique sur l'accessibilité](#) de la Ville d'Ottawa et ses [Procédures concernant les formats accessibles et les aides à la communication](#).
- Le public ne peut pas assister aux discussions ni aux séances sur les points à l'ordre du jour débattus à huis clos. Toute personne a le droit de demander une enquête indépendante sur la légitimité de régler certaines questions à huis clos. Il est possible de se procurer sans frais une [Demande d'enquête sur le bien-fondé d'une réunion à huis clos](#) en ligne ou en personne auprès du président de la réunion en question. Les demandes d'enquête restent

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confidentielles tant que l'enquêteur n'a pas présenté son rapport et n'entraînent aucuns frais pour le demandeur.

- Les points énumérés à l'ordre du jour sous « Communications » et « Information distribuée auparavant » ne font pas partie de l'ordre du jour ordinaire et ne seront donc pas traités par le Comité, à moins qu'ils ne soient ajoutés à l'ordre du jour en vertu du paragraphe 89(3) du [Règlement de procédure](#).
- **L'information envoyée au Comité, y compris le nom complet des correspondants/présentateurs, sera versée aux dossiers publics et sera accessible au public.** La correspondance, coordonnées et renseignements personnels compris, est transmise aux membres du Comité, aux bureaux des membres du Conseil et aux cadres et employés de la Ville concernés. La Ville publie en ligne la version audio des réunions de comités, y compris les observations verbales. Pour en savoir plus, communiquez avec le coordonnateur de comité dont les coordonnées sont indiquées dans l'ordre du jour.

Avis relatifs aux procès-verbaux

- Le soulignement dans les procès-verbaux indique une modification, approuvée par un comité, de recommandations ou d'une motion.
- Les procès-verbaux sont **préliminaires** jusqu'à ce qu'ils soient approuvés par le Comité.

Participation aux réunions hybrides – détails

Les réunions se déroulent en format hybride, en vue d'offrir la possibilité aux participants d'y assister en personne ou par voie électronique, conformément à l'article 238 de la *Loi de 2001 sur les municipalités*, telle que modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

Les réunions en séance publique sont ouvertes à tous et se tiennent généralement à l'hôtel de ville d'Ottawa (veuillez consulter l'ordre du jour pour connaître le lieu exact de la réunion). La réunion est également présentée sur [Zoom](#). Les participants (tels que les membres des comités et les intervenants inscrits) peuvent y assister en personne, en téléphonant à un numéro sans frais ou en utilisant le logiciel Zoom sur un ordinateur ou un appareil mobile.

Membres du Comité et du Conseil, et personnel municipal tenu de participer à la réunion

Le coordonnateur de comité enverra un lien Zoom et un mot de passe avant la réunion aux membres du comité et aux membres du Conseil ainsi qu'au personnel municipal tenu de participer.

Autres employés municipaux, médias et public

Les employés qui ne participent pas à la réunion, les médias et le public peuvent suivre la réunion sur la [chaîne YouTube du Conseil municipal d'Ottawa](#) ou dans le [portail Web des ordres du jour et des procès-verbaux de la Ville \(eScribe\)](#). La participation en personne est également possible dans la galerie des spectateurs.

Les places assises peuvent être limitées. Nous prions donc le personnel de bien vouloir donner la priorité aux membres des médias et du public qui souhaitent assister à la réunion.

Pour les participants en personne, veuillez noter que la Ville d'Ottawa a mis en place des mesures de sécurité pour assurer un environnement sûr et sécuritaire pour les réunions en personne tenues dans la salle du Conseil de l'hôtel de ville - Salle Andrew S. Haydon. Pour plus d'informations, visitez Ottawa.ca.

Commentaires présentés au Comité

Le public peut formuler des commentaires par écrit ou de vive voix (ou les deux) lors des réunions du Comité.

Passé les échéances pour les soumissions, le public peut soumettre ses commentaires au comité permanent concerné (s'il y a lieu) ou au Conseil.

Les commentaires reçus **une fois les échéances passées pour les soumissions** seront traités par le coordonnateur du comité, puis transmis à tous les membres du Conseil dès que possible avant l'examen final du point par le Conseil (la date de la réunion du Conseil étant notée sur l'ordre du jour du comité), mais il se pourrait qu'ils ne soient pas communiqués au comité avant sa réunion.

Commentaires écrits

Les commentaires peuvent être envoyés au coordonnateur de comité par courriel ou en communiquant avec lui par téléphone pour que ces commentaires soient transcrits. **Les commentaires écrits et oraux reçoivent la même attention du Comité.**

Afin que les commentaires écrits puissent être communiqués au comité avant la réunion, l'échéance pour soumettre des commentaires par écrit est au plus tard à 16 h le jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Commentaires oraux (intervenants du public)

Il est possible de s'inscrire auprès du coordonnateur de comité, par téléphone ou courriel, pour prendre la parole durant la réunion. Pour ce faire, l'intervenant doit fournir son nom, son numéro de téléphone et son adresse électronique (si possible).

L'inscription est requise pour recevoir les informations relatives à la réunion Zoom.

Il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion; il est possible de le faire en composant un numéro sans frais.

Si vous souhaitez prendre la parole (maximum de cinq minutes) pendant la réunion du comité, vous devez vous inscrire auprès du coordonnateur du comité, par téléphone, avant 16 h le dernier jour ouvrable précédant la réunion, ou par courriel ou en personne, au plus tard une heure avant le début de la réunion, sauf indication contraire dans l'ordre du jour.

Veillez prendre note que le partage d'écran ne sera pas autorisé pour les participants durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (par exemple au moyen de PowerPoint) doivent s'inscrire pour prendre la parole et fournir cette présentation au coordonnateur du comité avant 16 h le dernier jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Le coordonnateur du comité, qui anime la réunion, partagera la présentation à partir de son écran lors de l'intervention.

Pour en savoir plus

Pour obtenir de plus amples renseignements, veuillez consulter la page [Ordres du jour, procès-verbaux et vidéos](#).



Planning and Housing Committee

Minutes

Meeting #: 45
Date: Wednesday, April 23, 2025
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney

Absent: Councillor Cathy Curry, Councillor Ariel Troster

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, April 30, 2025, in Planning and Housing Committee Report 45.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 22, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, April 23, 2025.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that

will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document. The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on April 30, 2025, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 44 – April 9, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 4175 Strandherd Drive

File No. ACS2025-PDB-PSX-0022 – Barrhaven West (3)

The Applicant/Owner as represented by Adam Thompson, Novatech was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as presented.

Report recommendation(s)

1. That Planning and Housing recommend Council approve an amendment to Zoning By-law 2008-250 for 4175 Strandherd Drive as shown in Document 1, by removing the prohibited uses from the Urban Exception [2298] and to permit additional community commercial uses to align with the Mixed Industrial designation in the Official Plan, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of April 30, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5. In Camera Items

There were no *in camera* items.

6. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

Wednesday, May 7, 2025.

The meeting adjourned at 9:32 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair



Comité de la planification et du logement

Procès-verbal

N° de la réunion : 45
Date : le mercredi 23 avril 2025
Heure : 09 h 30
Endroit : Salle Champlain, 110, avenue Laurier Ouest, et participation par voie électronique

Présents : Président : Jeff Leiper, conseiller , Vice-président : Glen Gower, conseiller, Riley Brockington, conseiller, Laura Dudas, conseillère, Laine Johnson, conseillère, Theresa Kavanagh, conseillère, Clarke Kelly, conseiller, Catherine Kitts, conseillère, Wilson Lo, conseiller, Tim Tierney, conseiller

Absent(s): Cathy Curry, conseillère, Ariel Troster, conseillère

1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le mercredi 30 avril 2025 dans le rapport 45 du Comité de la planification et du logement.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mardi 22 avril 2025, à 16 h, et la date limite pour s'inscrire par courriel, en vue de prendre la parole devant le comité, est le mercredi 23 avril 2025, à 8 h 30.

Ce « procès-verbal sommaire » indique les suites à donner relativement aux points et aux mesures prises lors de la réunion. Ce document ne contient pas tout le texte qui fera partie du procès-verbal complet, comme la consignation des soumissions écrites et verbales. Les votes et les avis contraires consignés dans le présent procès-verbal sommaire demeurent des données préliminaires jusqu'à ce que le procès-verbal complet soit confirmé par le comité. La version préliminaire du procès-verbal complet (à confirmer) sera publiée en même temps que l'ordre du jour de la prochaine réunion ordinaire du comité et, une fois confirmé, il remplacera le présent document.

Conformément à la *Loi sur l'aménagement du territoire*, la présidence fait la lecture de la déclaration suivante au début de la réunion.

La présente réunion est une réunion publique visant à examiner les modifications proposées du Plan officiel et du Règlement de zonage qui sont inscrites au point(s) 4.1 de l'ordre du jour.

En ce qui concerne ledit point, seules les personnes qui prendront la parole aujourd'hui ou qui présenteront des observations écrites avant l'adoption des modifications pourront interjeter appel devant le Tribunal ontarien de l'aménagement du territoire. Le requérant pourra lui aussi interjeter appel devant le Tribunal si le Conseil n'adopte pas les modifications proposées dans les 90 jours suivant la réception de sa demande si celle-ci concerne le Règlement de zonage, et dans les 120 jours si elle concerne le Plan officiel.

Pour présenter des observations écrites sur les modifications proposées avant leur examen par le Conseil municipal le 30 avril 2025, prière de communiquer avec la coordination du Comité ou du Conseil, par courriel ou par téléphone.

2. Déclarations d'intérêt

Aucune déclaration d'intérêt n'a été présentée.

3. Adoption des procès-verbaux

3.1 Procès-verbal 44 du CPL - le 9 avril 2025

Adopté

4. Direction générale des services de la planification, de l'aménagement et du bâtiment

4.1 Modification du Règlement de zonage – 4175, promenade Strandherd

Dossier : ACS2025-PDB-PSX-0022 – Barrhaven-Ouest (3)

Adam Thompson de Novatech, qui représente le requérant et propriétaire, est présent pour exprimer son appui et répondre aux questions. Il indique ne pas avoir besoin de s'adresser au Comité si le point est adopté.

Le Comité adopte les recommandations du rapport telles quelles.

Recommandation(s) du rapport

1. **Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du *Règlement de zonage* n°2008-250 concernant la propriété située au 4175, promenade Strandherd, comme le montre le document 1, en éliminant les utilisations interdites de l'exception urbaine [2298] et en permettant des utilisations de commerces communautaires en vue d'être cohérent avec la désignation de zone industrielle mixte dans le Plan officiel, comme l'explique en détail de document 2.**
2. **Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d'explication” aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 30 avril 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.**

Adopté

5. Points à huis clos
Il n'y a aucun point à huis clos.
6. Avis de motions (pour examen lors d'une réunion subséquente)
Il n'y a aucun avis de motion.
7. Demandes de renseignements
Il n'y a aucune demande de renseignements.
8. Autres questions
Il n'y a aucune autre question.
9. Levée de la séance
Prochaine réunion
Le mercredi 7 mai 2025.
La séance est levée à 9 h 32.

Original signé par K. Crozier,
Coordonnatrice du comité

Original signé par Conseiller Jeff
Leiper, Président

Council Member Inquiry Form
Demande de renseignement d'un membre du Conseil

Subject: Public Notification System

Objet: Système de notification publique

Submitted at: Planning and Housing
Committee

Présenté au: Comité de l'urbanisme et du
logement

From/Exp.:

Date: January 31, 2024

File/Dossier :

Councillor/Conseiller
Johnson

Date: le 31 janvier 2024

To/Destinataire:

Planning, Real Estate and Economic Development / Direction générale de la
planification, de l'immobilier et du développement économique

Inquiry:

Bill 109 has put new constraints on public consultation, while larger-scale development is set to increase with zoning regulations through the new Official Plan and zoning by-law review. The City of Ottawa maintains a Public Notification System so that residents can receive updates on what development applications are coming to their neighbourhoods.

1. What is the software or method used to build and maintain the Public Notification System and the content that is distributed?
2. How is this list kept up to date?
3. Who is eligible to register to be notified through the Public Notification System? Who is ineligible?
4. What information would you receive when you are successfully registered for notifications through the Public Notification System? Is it based on geographic boundaries or tied to a specific application? Is it a permanent registration or does it expire after a length of time?
5. When was the Public Notification and Consultation Policy, that governs the Public Notification System, last amended, and how?

6. Are there any current plans to update the Public Notification and Consultation Policy in response to the changes brought to the development application process at the City through Bill 109?

Response (Date: 2025-Apr-24)

1. What is the software or method used to build and maintain the Public Notification System and the content that is distributed?

The current Public Notification System uses a web-based Microsoft software called ASP.NET.

2. How is this list kept up to date?

The list is updated upon request from existing registered organizations or updated upon submission of a registration by a new organization. Organizations listed in the Public Notification System are responsible for contacting the City to change their contact information.

3. Who is eligible to register to be notified through the Public Notification System? Who is ineligible?

Community organizations that have elected representatives, directors or officers and that have held an Annual General Meeting no earlier than the previous calendar year are eligible to register for the Public Notification System. If a community organization does not meet these requirements or cannot provide a copy of the minutes from its most recent Annual General Meeting, they are not eligible to register. Community organizations include the following:

- Residents', ratepayers', homeowners', property owners' and tenants associations which have membership boundaries that are neighbourhood or ward-specific;
- Business improvement areas, merchants' associations and business groups which have boundaries that are neighbourhood or site specific;
- Condominium boards of directors and groups representing places of worship; and
- Community-based recreation associations, such as snowmobile clubs

In addition to community organizations, community newspapers and sports and recreation groups can also register.

4. What information would you receive when you are successfully registered for notifications through the Public Notification System? Is it based on geographic boundaries or tied to a specific application? Is it a permanent registration or does it expire after a length of time?

Organizations registered on the Public Notification System will receive notification of development applications dependent on what type of organization they are.

Community organizations will receive a 'heads-up' email (if they requested at the time of registration) and email circulation of development applications that require public notification pursuant to the City of Ottawa [Public Notification and Consultation Policy](#). It is important to note that sports and recreation groups will only receive notice of proposals to close unopened or untraveled road allowances used as recreational trails. Registered community organizations will also receive notification of a Committee of Adjustment application. Finally, registered community associations, except community newspapers and sports and recreation groups, will also receive notification of any planning, environmental, or infrastructure studies undertaken by the Planning, Development and Building Services.

Each ward within the city is divided into sectors according to population density. These sectors are viewable within the 'Public Notification System' layer in [geoOttawa](#). When a community organization is registered within the Public Notification System, they are assigned to the sector(s) that corresponds with their geographic boundary and to any other sector(s), as requested. A community organization will then receive notification if a development application is located within or immediately adjacent to their sector(s) as listed in the Public Notification System.

The registration is valid until a request to be removed is received from the contact person as listed within the Public Notification System or from an elected member of the community organization.

5. When was the Public Notification and Consultation Policy, that governs the Public Notification System, last amended, and how?

The Public Notification and Consultation Policy (PNCP) was amended in June 2023 and was carried by Council on [June 14, 2023](#) to respond to legislative changes brought about by Bills 23 and 109, including removal of community information and comment sessions for Site Plan Control applications, and to make technical revisions with respect

to terminology and alignment with current *Planning Act* requirements. The PNCP was also recently approved for amendment at the [November 13, 2024](#) Council meeting, which changes came into effect January 1, 2025, to specifically identify 'Minor Zoning Amendment' as an application type.

6. Are there any current plans to update the Public Notification and Consultation Policy in response to the changes brought to the development application process at the City through Bill 109?

As per the previous response, an amendment to the PNCP was made in June 2023 to respond to legislative changes brought about by Bill 109. There are no plans at this time to further update the PNCP.

Demande de renseignement:

Réponse (Date : le 24 avril 2025)

1. À quel logiciel ou à quelle méthode fait-on appel pour mettre sur pied et gérer le Système d'avis public et l'information qui est diffusée?

Le Système d'avis public actuel fait appel à un logiciel Microsoft Web appelé ASP.NET.

2. Comment la liste en question est-elle tenue à jour?

Cette liste est mise à jour à la demande des organismes déjà inscrits ou lorsqu'un nouvel organisme dépose une demande d'inscription. Les organismes inscrits au Système d'avis public doivent communiquer avec la Ville pour modifier leurs coordonnées.

3. Qui peut s'inscrire pour recevoir les avis du système? Qui n'a pas le droit de s'inscrire?

Les organismes communautaires regroupant des représentants élus, des administrateurs ou des dirigeants, et dont la dernière assemblée générale annuelle remonte à l'année civile précédente, peuvent s'inscrire au Système d'avis public. Les organismes communautaires qui ne répondent pas à ces exigences ou qui ne peuvent pas déposer une copie du procès-verbal de leur assemblée générale annuelle la plus récente ne peuvent pas s'inscrire. Font partie des organismes communautaires :

- les associations de résidents et résidentes, de contribuables, de propriétaires et de locataires, dont le territoire où elles recrutent leurs membres correspond à un secteur ou à un quartier particulier;
- les zones d'amélioration commerciale, les associations de marchands et les groupes de femmes et d'hommes d'affaires dont le territoire correspond à un quartier ou à un emplacement en particulier;
- les conseils d'administration de copropriétés et de groupes religieux; et
- les associations communautaires récréatives, comme les clubs de motoneige.

En plus des organismes communautaires, les maisons d'édition de journaux communautaires et les groupes de sports et de loisirs peuvent aussi s'inscrire.

4. Quels renseignements les personnes inscrites reçoivent-elles? L'information est-elle déterminée par le périmètre géographique ou liée à une demande précise? L'inscription est-elle permanente ou devient-elle non valable au bout d'un certain temps?

Les organismes inscrits au Système d'avis public reçoivent les avis portant sur les demandes d'aménagement, selon la nature de leurs activités.

Les organismes communautaires reçoivent un préavis par courriel (s'ils l'ont demandé au moment de leur inscription) et l'avis par courriel des demandes d'aménagement qui doivent faire l'objet d'un avis public conformément à la [Politique d'avis et de consultation publique pour les demandes d'aménagement de la Ville d'Ottawa](#). Il importe de signaler que les groupes de sports et de loisirs ne reçoivent que les avis portant sur les propositions de fermer des emprises routières, non ouvertes ou non fréquentées, servant de sentiers récréatifs. Les organismes communautaires inscrits reçoivent aussi les avis portant sur les demandes déposées auprès du Comité de dérogation. Enfin, les associations communautaires inscrites, sauf les maisons d'édition de journaux communautaires et les groupes de sports et de loisirs, reçoivent aussi les avis portant sur les études de planification, d'environnement ou d'infrastructures réalisées par la Direction générale des services de la planification, de l'aménagement et du bâtiment.

Chaque quartier de la ville est divisé en secteurs selon la densité de la population. Ces secteurs sont observables dans la couche « Système d'avis public » de [geoOttawa](#). Les organismes communautaires inscrits dans le Système d'avis public sont affectés aux

secteurs qui correspondent à leur périmètre géographique, et à tout autre secteur lorsqu'ils le demandent. Un avis est envoyé ensuite si une demande d'aménagement est déposée dans leur(s) secteur(s) ou dans un secteur attenant, selon les données du Système d'avis public.

L'inscription est valable jusqu'à ce que la personne-ressource dont le nom figure sur la liste du Système d'avis public ou un membre élu de l'organisme communautaire dépose une demande de désinscription.

5. À quand remonte la dernière révision de la Politique d'avis et de consultation publique pour les demandes d'aménagement, qui régit le Système d'avis public, et quelles étaient les modifications?

La Politique d'avis et de consultation publique pour les demandes d'aménagement a été modifiée en juin 2023 afin qu'elle tienne compte des changements législatifs apportés par les projets de loi 23 et 109; ont été notamment abolies les séances communautaires d'information et de commentaires dans le cas des demandes de réglementation du plan d'implantation, et des révisions techniques de la terminologie ont été effectuées pour s'assurer que la politique respecte les exigences actuelles de la *Loi sur l'aménagement du territoire*. Un changement de cette politique a également été approuvé en novembre 2024, ajoutant « modification mineure du zonage » comme type de demande, qui est entré en vigueur le 1^{er} janvier 2025.

6. Prévoit-on de mettre à jour la Politique d'avis et de consultation publique pour les demandes d'aménagement afin de tenir compte des changements apportés au processus de demande d'aménagement de la Ville par le projet de loi 109?

Comme nous l'avons mentionné dans la réponse fournie à la question précédente, la Ville a modifié la Politique d'avis et de consultation publique pour les demandes d'aménagement en juin 2023 afin qu'elle tienne compte des changements législatifs apportés par le projet de loi 109.

*La réponse devrait être inscrite à l'ordre du jour de la réunion du **Comité de la planification et du logement** prévue le 7 mai 2025 et à l'ordre du jour de la réunion du Conseil le 14 mai 2025.*

Council Member Inquiry Form
Demande de renseignement d'un membre du Conseil

Subject: Departmental Comment – Tewin Community Lands

Objet : Commentaire de la direction générale - terrains de la collectivité de Tewin

Submitted at: Planning and Housing
Committee

Présenté au : Comité de la planification
et du logement

From/Exp.:

Date : April 9, 2025

File/Dossier : PHC 2025-
01

Councillor/ Conseillère(e) :
G. Gower

Date : le
9 avril 2025

Clerk's office only / À
l'usage du Bureau du greffe
seulement

To/Destinataire :

Planning, Development and Building Services / Services de la planification, de
l'aménagement et du bâtiment

Inquiry:

On March 19, 2025, notice was provided to the Planning and Housing Committee on a motion regarding Tewin Community lands. The mover has withdrawn the motion with the intention to reintroduce it at a later date. Moreover, the motion contained a number of contentions respecting Tewin that residents have raised questions about.

Staff had indicated that they intended to provide comments on the motion. This information is still useful for better informing the public's understanding about Tewin and related matters.

With that in mind, what are staff's full comments on the March 19th notice of motion respecting Tewin?

Demande de renseignement :

Le 19 mars 2025, un avis a été remis au Comité de la planification et du logement à propos d'une motion concernant les terrains de la collectivité de Tewin.

Le motionnaire a retiré sa motion avec l'intention de la présenter à nouveau à une date ultérieure.

De plus, la motion contenait un certain nombre d'affirmations au sujet de Tewin qui ont soulevé des questions chez les résidentes et résidents.

Le personnel avait indiqué qu'il entendait formuler des commentaires au sujet de la motion.

Cette information demeure utile afin de mieux éclairer le public et de l'aider à comprendre les tenants et aboutissants du dossier Tewin.

Cela étant, quels sont les commentaires du personnel entourant l'avis de motion déposé le 19 mars 2025 au sujet de Tewin?

Response (Date: April 23, 2025)

Planning Development Building Services Comments

Staff offer the following information in response to the inquiry and the notice of motion presented on March 19, 2025, and subsequently withdrawn.

At the January 25, 2021, joint meeting of Planning Committee and Agriculture and Rural Affairs Committee and subsequent February 21, Council meeting, Committee and Council approved report [ACS2021-PIE-EDP-001](#) the New Official Plan: Growth Management Report II – Lands for Residential And Industrial Urban Expansion, in which Council was provided with the option to direct staff to further review Category 3 lands as candidate expansion areas.

Supporting Document 3 to this report, "Potential New Community Areas Summary Tables, of the New Official Plan" provided a high-level assessment of Tewin and the surrounding lands being Category 3 area, "Leitrim East/Carlsbad West". This assessment was guided by criteria in the residential growth management strategy, the Official Plan Five Big Moves, and the urban expansion land selection criteria. At this stage of the Official Plan review in January/February 2021, there were three candidate expansion land categories. When the expansion lands were selected by Council, staff tabled an Official Plan for Council adoption in October 2021 that included two Future Neighbourhood overlay categories, where Tewin was category 2 being a new community with specific Official Plan policies. The category numeration used through the growth management stage is different than the category numeration used for Future Neighbourhood labels in the adopted Official Plan.

The Infrastructure Master Plan estimates the cost of providing water and wastewater services to the Tewin Community at approximately \$313 million cost, which will be paid by Tewin.

year gap of \$0.9 billion between planned funding and Council-approved needs for all recreation and cultural asset classes.

Implications

The removal of 445 hectares of urban area at Tewin will require, through the same Official Plan Amendment process, the addition of an equal amount of urban designated land through a land selection process to accommodate the housing projections in the Official Plan. Such an amendment will impact staff's ability to complete the Provincial Planning Statement (PPS) 2024 consistency amendment, as presented at the April 9, 2025 Joint Planning and Housing Committee and Agricultural and Rural Affairs Committee.

An Official Plan Amendment process to replace Tewin with an equal amount of urban area by Q3 2025 will delay the Council direction to initiate an Official Plan Amendment to update growth projections.

The secondary planning process for Tewin began on October 12, 2023 and is considered to be designated and available as part of the residential land supply requirements in the Provincial Planning Statement 2024. The removal of Tewin will reduce the residential land supply reported in the mid-2023 Greenfield Residential Land Survey by three years. The addition of 445 hectares of urban area elsewhere will not add three (3) years back to the residential land supply until a secondary plan or plans have commenced, which are initiated by the landowners. Based on past experience, landowners may take one year or longer to initiate the secondary planning process.

The existing Tewin secondary planning process is proceeding through the integrated *Planning Act* application and Municipal Class Environment Assessment (EA) process. The process consists of four phases. Since adoption of the Official Plan, the secondary plan and consultation has progressed significantly, and Tewin is nearing completion of Phase 3 of the planning process. To date, over 17 public engagements and meetings have been held on the Tewin secondary plan.

City staff have been working collaboratively with the Tewin team on designing local and regional transportation networks that encourage trips by sustainable modes of travel. The Tewin team has invested significant time into transportation planning for the new community. Staff have worked hard to advance City policy goals and incorporate best practices.

If the City were to add new lands to the urban area to replace Tewin, this could delay the completion of the Transportation Master Plan (TMP), which is scheduled to be before Committee and Council for approval in July 2025. Travel demand forecasting for the TMP

is based on population and employment projections for different areas of the city. Shifting the growth lands from Tewin to another or multiple parts of the city will require considerable time and effort to understand the traffic impacts. This process will require updating the population and employment projections that underpin the transportation modeling, reviewing the travel demand forecasting, reviewing/modifying the recommended projects, and updating the project priorities.

Indigenous Communication

Throughout the new Official Plan process, the City engaged in significant communication and engagement with Indigenous communities beginning in January 2020, which included in-person meetings, presentations, and written correspondence.

The City has provided communications to the following Communities and groups:

- Algonquins of Ontario
- Algonquins of Pikwakanagan First Nation
- Algonquin Anishinabeg Nation Tribal Council
- Algonquin Nation Programs and Services Secretariat
- Ottawa Aboriginal Coalition
- Kitigan Zibi Anishinabeg
- Ottawa Aboriginal Coalition
- Ottawa Region Metis Council
- Metis Nation of Ontario

Further, in 2020, staff presented to the following groups:

- City's Aboriginal Working Committee
- Indigenous Community Conversation event held at the Wabano Centre (March 2020)

At the January 25, 2021 Joint meeting of the Planning Committee and Agricultural and Rural Affairs Committee, a delegation from the Algonquin Negotiation Representative of Ottawa, on behalf of the Algonquins of Ontario, provided comments on the Category 3 lands.

Following communications received by the Mayor and Members of Council on February 10, 2021, Council passed Council motion 48/13 directing staff to “ensure that representatives from those local Algonquin communities in Quebec and other Indigenous communities that have expressed interest in the Tewin development are informed of any

consultations on the development arising from City processes, and that those communities also be encouraged to communicate directly with the Algonquins of Ontario on next phases of the Tewin development.”

At the same meeting, Council passed Council motion 48/14 that directed “that the Mayor and senior Planning staff invite and meet with Grand Chief Verna Polson of the Algonquin Anishinabeg Nation Tribal Council, other Chiefs and elders to discuss how to improve communication and consultation with the Algonquin Anishinabeg Nation and City of Ottawa on the Official Plan and components therein.”

On February 20, 2021, and on June 11, 2021, communications were provided from the Mayor to the following communities: Kitigan Zibi, Algonquin Nation Secretariat and Anishinabeg Algonquin Nation Tribal Council.

In 2021, the City provided communications over the course of the public engagement on the Draft Official Plan, including the urban expansion area.

In September 2022, the Ministry of Municipal Affairs and Housing sent a Notice of the New November 2021 City of Ottawa Official Plan Adoption Ministry File No.: 06-OP-205766 to the following communities:

- Mohawks of Akwesasne
- Mississaugas of Scugog Island First Nation
- Alderville First Nation
- Algonquins of Ontario
- Algonquins of Pikwakanagan First Nation
- Curve Lake First Nation
- Hiawatha First Nation

City staff provided communications to communities throughout 2023, including a February 2023 Letter of Intent for Tewin consultation. In 2024, the City provided two updates on the Tewin development.

In September 2021, the City received feedback from Indigenous communities that consultation should not fit within a strict project timeline for engagement. The City noted in its correspondence that: “We recognize that an open dialogue cannot fit within strict deadlines. There is no deadline for Algonquin Nations to provide feedback on the New Official Plan. PIED (now PDBS) has committed to all Indigenous communities that if feedback arises outside of the City’s project timeline, the department will review and undertake any necessary amendments to the policy.”

City staff continue to provide communications on the Tewin development, and lead policies and projects, as directed by Council and through the feedback received from Indigenous communities.

Infrastructure and Water Services Department

The Infrastructure Master Plan (IMP) approved by Council in July 2024 includes off-site infrastructure projects (trunk sanitary and backbone watermain projects) that benefit Tewin. Some of the water projects simultaneously benefit Tewin and the South Urban Communities. Staff have begun work to initiate the Class Environmental Assessments of these projects.

The total cost of off-site infrastructure associated with the Tewin area in the IMP is \$591 million for both water and wastewater services. These costs are attributed to multiple benefitting areas between now and 2046: \$313 million to Tewin, \$97 million to Outside the Greenbelt development charge area, \$11 million is “Benefit-to-Existing”, and \$168 million is “Post-Period-Capacity” being potential development post-2046 for the south urban communities that are collectively Riverside South, Leitrim and Tewin, although geographic allocations have not been defined.

Through the approval of the IMP, Council directed staff to “review the funding splits and the Post Period Capacity to be provided for the Tewin / South Urban Communities water and sewer infrastructure for Council approval through the Class Environmental Assessment and functional design process”.

A substantial level of effort would be needed to revisit the 2024 IMP, should Tewin be removed as a Future Neighbourhood in the Official Plan. The scope of work to revise the IMP would include, but is not limited to, the following:

- Reassessing baseline assumptions, integrating population projections for use in water and wastewater master planning, and urban expansion areas.
- Developing new water and wastewater master plans that reflect the altered growth distribution, including reassessing and re-prioritizing off-site infrastructure projects, updating capital cost estimates, and adjusting phasing schedules to align with revised expansion areas.
- Conducting an in-depth reassessment of areas adjacent to Tewin, such as the South Urban Communities. Changes in development projections in these areas will alter the expected infrastructure load and may shift the prioritization and scope of off-site servicing projects.

Overall, the update will involve extensive technical analyses and model recalibrations across water and wastewater, underscoring a significant workload to revisit the IMP under the new planning scenario.

Financial Implications

As described in this report, the legal costs, cost of replanning and opportunity costs to the City could be significant but cannot be fully estimated at this time.

Legal Implications

Were an amendment adopted to delete the *Category 2 - Future Neighbourhood Overlay - New Tewin Community* lands from the Official Plan, such amendment would almost assuredly be appealed to the Ontario Land Tribunal. Given the professional opinion that Planning staff have expressed in their comments on the motion, it would be necessary to retain external witnesses to provide opinion evidence in support of removing the Tewin Lands. It is also likely that external Legal Services would be required to support the City's case. The overall cost to the City of such proceedings would likely be in the range of \$500,000 to \$1,000,000.

In addition, there are existing applications to the City for Official Plan Amendments seeking to permit expansion to the Urban Area. The position of the City is that two of these applications are not yet complete but such position is being contested with the first motion to do so being heard on April 3 and 4. In the event that these applications are deemed complete by the Ontario Land Tribunal and they subsequently proceed to a hearing, it can be anticipated that the applicants will rely on the adoption of a motion to bring forward an Official Plan Amendment to remove the Tewin lands as support for their lands as needing to be added to the Urban Area.

Réponse (Date : le 23 avril 2025)

Commentaires des Services de la planification, de l'aménagement et du bâtiment

Le personnel soumet les observations suivantes en réponse à la demande de renseignement et à l'avis de motion présentée le 19 mars 2025 et retirée subséquemment.

À la réunion conjointe du 25 janvier 2021 du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales et à la réunion subséquente du Conseil le 21 février, le Comité et le Conseil ont approuvé le rapport : Nouveau Plan officiel : Gestion de la croissance – Rapport II. Terrains proposés pour l'expansion urbaine des secteurs résidentiels et industriels ([ACS2021-PIE-EDP-001](#)). En vertu du rapport, le Conseil pouvait demander au personnel d'examiner de plus près les terrains de catégorie 3 en tant que secteurs d'expansion possible.

Le document à l'appui 3 de ce rapport, « Tableaux sommaires - nouvelles collectivités potentielles du nouveau Plan officiel » présentait une évaluation de haut niveau de Tewin et des terrains avoisinants, à savoir des terrains de catégorie 3 dans « Leitrim-Est/Carlsbad-Ouest ». Cette évaluation était fondée sur les critères de la stratégie de gestion de la croissance résidentielle, sur les cinq grands changements du Plan officiel de la Ville et sur les critères de sélection de terrains pour l'expansion urbaine. À cette étape de l'examen du Plan officiel, en janvier/février 2021, il y avait trois catégories candidates d'expansion urbaine. Lorsque les expansions urbaines ont été sélectionnées par le Conseil, le personnel a déposé un Plan officiel que le Conseil municipal sera invité à adopter en octobre 2021, qui comprenait deux catégories de surzone des quartiers projetés, Tewin étant la catégorie 2, c'est-à-dire une nouvelle communauté avec des politiques du Plan officiel propres à elle. La numérotation des catégories utilisée dans le cadre de la gestion de la croissance est différente de la numérotation des catégories utilisée pour les étiquettes des quartiers projetés dans le Plan officiel adopté.

Le Plan directeur des infrastructures estime que le coût du raccordement de la collectivité Tewin aux services d'aqueduc et de gestion des eaux usées est estimé à environ 313 millions de dollars, qui seront payés par cette collectivité.

Le Plan de gestion des biens de la Direction générale des loisirs et de la culture indique un écart sur dix ans de 0,9 milliard de dollars entre le financement prévu et les besoins approuvés par le Conseil toutes catégories confondues d'actifs en loisirs et culture.

La suppression de 445 hectares de zone urbaine réservés à la collectivité de Tewin nécessitera, par le biais du même processus de modification du Plan officiel, l'ajout d'une quantité égale de terrains urbains désignés par le biais d'un processus de sélection desdits terrains afin de répondre aux projections pour le logement du Plan officiel. Une telle modification aura une incidence sur la capacité du personnel à achever la modification de la cohérence de la Déclaration provinciale sur la planification de 2024 (DPP), telle que présentée lors de la réunion conjointe du 9 avril 2025 du Comité de la planification et du logement et du Comité de l'agriculture et des affaires rurales.

Un processus de modification du Plan officiel visant à remplacer les terrains de Tewin par une quantité équivalente de zones urbaines d'ici le 3e trimestre 2025 retardera la directive du Conseil d'entreprendre une modification du Plan officiel afin de mettre à jour les projets de croissance.

Le processus de planification secondaire pour la collectivité de Tewin a commencé le 12 octobre 2023. La collectivité de Tewin est réputée être désignée et disponible en ce qui concerne les exigences de l'offre de terrains résidentiels de la Déclaration de principes provinciale de 2024 (DPP). La suppression de Tewin aura pour effet de réduire de trois ans l'offre de terrains résidentiels dont il est question dans l'Enquête sur les terrains résidentiels en zone verte réalisée au milieu de 2023. L'ajout de 445 hectares de zone urbaine ailleurs n'ajoutera pas trois (3) ans à l'offre de terrains résidentiels tant qu'un ou plusieurs plans secondaires n'auront pas été lancés, à l'initiative des propriétaires fonciers. Selon notre expérience, les propriétaires fonciers peuvent prendre un an ou plus pour lancer le processus de planification secondaire.

Le processus de planification secondaire de Tewin s'inscrit dans le cadre du processus d'évaluation environnementale municipale de portée générale de la *Loi sur l'aménagement du territoire*. Le processus de planification secondaire compte quatre phases. Depuis l'adoption du Plan officiel, le plan secondaire et les consultations progressent rondement et la phase 3 du processus de planification de Tewin est presque terminée. À ce jour, plus de 17 consultations et rencontres publiques ont eu lieu à propos du plan secondaire de Tewin.

Le personnel de la Ville a travaillé en collaboration avec l'équipe de Tewin à la conception de réseaux de transport locaux et régionaux qui encouragent les modes de déplacement durables. L'équipe de Tewin a consacré beaucoup de temps à la planification des transports pour la nouvelle collectivité. Le personnel a consenti beaucoup d'effort à la poursuite des objectifs stratégiques de la Ville et à l'intégration de pratiques exemplaires.

Si la Ville ajoutait de nouveaux terrains au secteur urbain pour remplacer des terrains de

la collectivité de Tewin, l'achèvement du Plan directeur des transports (PDT), qui doit être soumis pour approbation au début du 3e trimestre 2025 par le Conseil, pourrait être retardé. Les prévisions de la demande en déplacements pour le PDT sont fondées sur les projections de population et d'emplois dans différents secteurs de la ville. Si les terrains affectés à la croissance passent de la collectivité de Tewin vers une autre ou plusieurs secteurs de la ville, il faudra mettre beaucoup de temps et d'effort pour en comprendre les répercussions sur la circulation. Il faudra actualiser les projections de population et d'emplois qui sous-tendent les modèles de transport, revoir les prévisions de la demande en déplacements, revoir et modifier les projets recommandés et mettre à jour les priorités du projet.

Communications avec les Autochtones

Tout au long de l'élaboration du nouveau Plan officiel et à compter de janvier 2020, la Ville a communiqué activement et a eu des échanges importants, notamment des rencontres en personne, des présentations et des correspondances écrites, avec les communautés autochtones.

La Ville a transmis des communications aux communautés suivantes :

- Algonquins de l'Ontario
- Algonquins de la Première Nation Pikwakanagan algonquine
- Conseil tribal de la Nation Anishinabeg Algonquine
- Secrétariat des programmes et des services de la Nation algonquine
- Coalition autochtone d'Ottawa
- Kitigan Zibi Anishinabeg
- Coalition autochtone d'Ottawa
- Conseil régional des Métis d'Ottawa
- Metis Nation of Ontario

De plus, en 2020, le personnel a fait des présentations aux groupes suivants :

- au Comité d'étude sur les questions autochtones de la Ville
- dans le cadre de l'activité Conversation communautaire autochtone organisée au centre Wabano (mars 2020)

À la réunion conjointe du 25 janvier 2021 du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, une délégation d'Ottawa du Comité de négociation des Algonquins de l'Ontario a soumis des commentaires sur les terrains de catégorie 3.

Suivant des communications adressées au maire et aux membres du Conseil le 10 février 2021, le Conseil a adopté la motion 48/13 demandant au personnel de « s'assurer que les représentants des communautés algonquines du Québec et d'autres communautés autochtones ayant manifesté de l'intérêt pour l'aménagement de Tewin soient informés des résultats des consultations de la Ville à ce sujet et que ces communautés soient invitées à communiquer directement avec les Algonquins de l'Ontario au sujet des prochaines phases du projet d'aménagement de Tewin ».

Au cours de cette même réunion, le Conseil a adopté la motion 48/14 qui demandait au maire et aux cadres des Services d'urbanisme « d'inviter la grande cheffe Verna Polson du Conseil tribal de la Nation Anishinabeg algonquine et d'autres chefs et aînés à les rencontrer pour discuter de façons d'améliorer les communications et les consultations avec la Nation Anishinabeg algonquine et la Ville d'Ottawa entourant le Plan officiel de la Ville et ses composantes ».

Le 20 février 2021 et le 11 juin 2021, le maire a transmis des communications aux groupes suivants : La Nation Kitigan Zibi, le Secrétariat de la Nation algonquine et le Conseil tribal de la Nation Anishinabeg Algonquine.

En 2021, la Ville a transmis des communications tout au long des consultations publiques sur la version provisoire du Plan officiel, incluant la zone d'expansion urbaine.

En septembre 2022, le ministère des Affaires municipales et du Logement a envoyé l'avis d'adoption en date de novembre 2021 du nouveau Plan officiel de la Ville : dossier du ministère no 06-OP-205766, aux communautés autochtones suivantes :

- Mohawks d'Akwesasne
- Première Nation des Mississaugas de Scugog Island
- Première Nation d'Alderville
- Algonquins de l'Ontario
- Algonquins de la Première Nation Pikwakanagan algonquine
- Première Nation de Curve Lake
- Première Nation Hiawatha

Le personnel de la Ville a transmis des communications aux communautés au cours de 2023, incluant une lettre d'intention entourant la consultation en février 2023 sur le projet Tewin. En 2024, la Ville a fourni deux mises à jour sur le projet d'aménagement de Tewin.

En septembre 2021, les communautés autochtones ont indiqué à la Ville que la consultation ne devrait pas être restreinte à un calendrier strict. En réponse à ces commentaires, la Ville indiqua dans sa correspondance avec les communautés : « Nous

reconnaissons qu'un dialogue ouvert ne peut pas être restreint à de stricts échéanciers. Il n'y a pas de date limite imposée aux nations algonquines pour faire part à la Ville de leurs observations sur le nouveau Plan officiel. La direction générale de la PIDE (maintenant DGSPAB) s'est engagée auprès de toutes les communautés autochtones à ce que les commentaires lui parvenant en dehors du calendrier du projet soient examinés et pris en compte et qu'au besoin, des modifications soient apportées à la politique. »

Le personnel municipal continue de transmettre des communications sur le projet d'aménagement de Tewin et sur les principales politiques et les projets, comme le demande le Conseil et en tenant compte des commentaires reçus des communautés autochtones.

Direction générale des services d'infrastructure et d'eau

Le Plan directeur de l'infrastructure (PDI) approuvé par le Conseil en juillet 2024 contient des projets d'infrastructure hors site (projet de collecteur d'égouts sanitaires et de réseau de conduites d'eau principales) dont bénéficie la collectivité de Tewin. Certains des projets de services d'eau servent à la fois Tewin et les collectivités urbaines du sud d'Ottawa. Le personnel de la Ville a lancé les premières étapes de l'évaluation environnementale de portée générale pour ces projets.

Le coût total des infrastructures d'eau et d'eaux usées hors site associées au projet Tewin qui sont comprises dans le PDI est de 591 millions de dollars. Ces coûts sont répartis dans différents secteurs bénéficiaires d'ici à 2046 : 313 M\$ vont à la collectivité de Tewin, 97 M\$ au secteur non couvert par les redevances d'aménagement de la Ceinture de verdure, 11 M\$ aux « avantages pour les aménagements existants » et 168 M\$ à « la capacité postpériodique », c'est-à-dire le développement potentiel après 2046 pour les collectivités urbaines du sud d'Ottawa qui sont collectivement Riverside-Sud, Leitrim et Tewin, bien que les affectations géographiques n'aient pas été définies ».

Dans le cadre de l'approbation du PDI, de l'évaluation environnementale de portée générale et de la conception fonctionnelle, le Conseil a demandé au personnel « d'examiner la répartition du financement et la capacité postpériodique allouées à l'infrastructure d'eau et d'eaux usées de Tewin et des collectivités urbaines du sud d'Ottawa aux fins d'approbation par le Conseil. »

Énormément de travail devra être consenti à la révision du PDI de 2024 si la collectivité de Tewin était supprimée du Plan officiel à titre de futur quartier. La portée des travaux de révision du PDI inclurait, sans s'y limiter, les tâches suivantes :

- La réévaluation des hypothèses de base en intégrant les projections de la population qui est desservie par les infrastructures d'eau et d'eaux usées dans les zones d'expansion urbaine.
- La production de nouveaux plans directeurs pour les services d'eaux et d'eaux usées afin de refléter la nouvelle distribution de la croissance, incluant la réévaluation des projets d'infrastructures hors site, la modification des priorités, l'actualisation des estimations de dépenses d'immobilisations et l'adaptation des calendriers pour les harmoniser aux zones d'expansion modifiées.
- La réévaluation en profondeur des zones adjacentes à Tewin, comme les collectivités urbaines du sud d'Ottawa. Les modifications apportées aux projections d'aménagement dans ces zones modifieront les infrastructures prévues et pourraient modifier les priorités et l'étendue des projets de viabilisation hors site.

Dans l'ensemble, la mise à jour nécessitera des études techniques approfondies et le recalibrage des modèles d'approvisionnement en eau et de traitement des eaux usées, mettant en relief la charge de travail importante que nécessitera la révision du PDI en vertu d'un nouveau scénario d'aménagement.

Répercussions financières

Comme il est mentionné dans le présent rapport, les frais juridiques, les coûts liés au réaménagement et les coûts de renonciation pourraient être très élevés, mais il n'est pas possible d'en faire l'estimation complète en ce moment.

Répercussions juridiques

Si une modification était adoptée pour supprimer la *catégorie 2 - Zone sous-jacente de quartier futur – nouvelle collectivité de Tewin* du Plan officiel, une telle modification serait vraisemblablement contestée devant le Tribunal ontarien de l'aménagement du territoire. Considérant l'opinion professionnelle exprimée par les commentaires de nos urbanistes sur la motion, il faudrait retenir les services de témoins experts externes pour présenter des preuves justifiant la suppression des terrains de Tewin. Sans doute faudrait-il aussi obtenir des services juridiques externes pour défendre la cause de la Ville. En tout, de telles procédures pourraient coûter à la Ville de 500 000 dollars à 1 000 000 dollars.

En outre, des demandes de modifications du Plan officiel afin d'autoriser l'expansion des limites urbaines d'Ottawa sont en cours. La Ville considère que deux de ces demandes ne sont pas complètes, mais cette position est contestée, la première motion à cet effet sera entendue par le TOAT les 3 et 4 avril. Advenant que le Tribunal ontarien de l'aménagement du territoire juge ces demandes complètes et procède à une audience, on peut s'attendre à ce que les requérants utilisent l'adoption de la motion de modifier le Plan officiel et de supprimer les terrains de Tewin en appui à ce que leurs terrains soient

ajoutés à la zone urbaine.

Standing Committees / Commission Inquiries:

Demande de renseignements des Comités permanents / Commission :

Response to be listed on the Planning and Housing Committee Agenda of 2025-May-07, and the Council Agenda of 2025-May-14.

*La réponse devrait être inscrite à l'ordre du jour de la réunion du **Comité de la planification et du logement** prévue le 7 May 2025 et à l'ordre du jour de la réunion du Conseil prévue le 14 May 2025.*

Council Member Inquiry Form
Demande de renseignement d'un membre du Conseil

Subject: Road Renewal Projects - 265 Catherine Street

Objet : Projet de réfection routière – 265, rue Catherine.

Submitted at: City Council Présenté au: Conseil municipal

From/Exp.:

Date: July 10, 2024

File/Dossier :

Councillor/Conseiller(e) :

Date: le 10 juillet 2024

A. Troster

Clerk's office only / À
l'usage du Bureau du greffe
seulement

To/Destinataire:

General Manager, Planning, Development and Building Services Department

Inquiry:

As was discussed at Planning and Housing Committee and at City Council on July 10, 2024, 265 Catherine Street represents neighbourhood-changing development bringing 2,000 new residents with a 0.2 per person parking ratio. The intention is that people will use active transportation, in keeping with the vision and goals set by our Official Plan and the Transportation Master Plan, but the north-south roads that are adjacent to the site are currently extremely dangerous for cyclists. We know this development may take 10 years to be fully implemented, but 10 years is not that long in terms of creating and implementing road design.

While some sections of these streets will see changes as part of integrated road renewal projects in the next few years, these will primarily offer improvements to the existing use and not look at more ambitious changes to the full corridor or the network.

It is clear that more work is required to effectively harmonize the progress towards the intensification goals laid out in the Central and East Downtown secondary plan, with the mobility and modal share goals from the same document. While Kent St is not listed as a priority street, the significant and well-documented traffic safety issues require a fulsome response in line with the mobility and mode share goals outline in the secondary plan.

Can staff answer the following:

- How does the secondary plan vision for the transformation of Centretown's arterial streets influence road renewal projects and the transportation master plan projects?
- How do recent traffic counts on Kent, Metcalfe, O'Connor and Lyon compare to pre-pandemic levels? What is the modal split?
- How have the post-pandemic changes in transportation impacted staff's approach to implementing the secondary plan vision for Centretown streets?

Demande de renseignement:

Comme il a été question à la réunion du Comité de la planification et du logement et du Conseil municipal le 10 juillet 2024, le projet d'aménagement du 265, rue Catherine donnera un nouveau visage au quartier, puisqu'il attirera 2 000 nouveaux résidents et résidentes et qu'il aura un ratio de 0,2 stationnement par personne. L'objectif est d'encourager le transport actif conformément à la vision et aux objectifs du Plan officiel et du Plan directeur des transports. Or, les routes nord-sud adjacentes au terrain sont extrêmement dangereuses pour les cyclistes. Nous sommes conscients qu'il faudra peut-être 10 ans pour terminer le projet, mais quand on y pense, 10 ans ce n'est pas très long pour concevoir et réaménager des routes.

Certes, certains tronçons de ces rues seront modifiés dans le cadre de projets intégrés de réfection routière dans les prochaines années, mais ces travaux viseront essentiellement à optimiser l'utilisation actuelle et non à métamorphoser l'ensemble du couloir ou du réseau.

Il est clair qu'il faut faire plus pour conjuguer efficacement les objectifs de densification et de mobilité et de part modale du Plan secondaire du cœur et de l'est du centre-ville. Même si la rue Kent n'est pas prioritaire, les importants problèmes de sécurité routière bien documentés nécessitent une réponse complète cadrant avec les objectifs de mobilité et de part modale du plan secondaire.

Le personnel peut-il répondre aux questions suivantes?

- Comment la vision du plan secondaire pour la transformation des artères du centre-ville influence-t-elle les projets de réfection routière et les projets du Plan directeur des transports?

- Quelle est la différence entre les récents comptages de la circulation sur les rues Kent, Metcalfe, O'Connor et Lyon et ceux enregistrés avant la pandémie? Quelle est la répartition modale?
- Quelle incidence a eu le changement des habitudes de transport depuis la pandémie sur la manière dont le personnel applique la vision du plan secondaire pour les rues du centre-ville?

Response Date: 2025-Apr-24

1. *How does the secondary plan vision for the transformation of Centretown's arterial streets influence road renewal projects and the transportation master plan projects?*

The Council-approved [Official Plan](#), [Central and East Downtown Core Secondary Plan \(CEDCSP\)](#) and the [Transportation Master Plan policies](#) have common goals of increasing sustainable transportation mode shares, enhancing the public realm, and supporting intensification and neighbourhood liveability. Staff recommendations regarding private development and public works projects are intended to facilitate the reduction of automobile volumes, their speed and their impacts on the neighbourhood in order to create an environment that encourages alternatives to the automobile. These plans also emphasize leveraging planned works (e.g. development-related construction and road renewal) to provide safe and comfortable cycling facilities and to improve pedestrian facilities.

The vision from the CEDCSP for Centretown envisions a community where:

- More space for walking and cycling has turned busy roads into people places that stitch the different parts of the community together.
- Calm streets, greener streetscapes and unique parks.
- Metcalfe Street has been reinvented as an elegant green boulevard that gracefully connects the civic and federal realms.

The Official Plan, Transportation Master Plan policies and CEDCSP emphasize leveraging planned works (e.g. development-related construction and road renewal) to provide safe and comfortable cycling facilities and to improve pedestrian facilities.

Improvements as part of the 265 Catherine Street Development

The development at 265 Catherine Street is proposing improvements to its frontages (Lyon Street, Arlington Avenue, Kent Street, and Catherine Street) to support walking,

cycling and transit. The improvements have been detailed in the site plan submissions. A Roadway Modification Approval (RMA) will be required for the modifications to Lyon Street, Catherine Street, and Arlington Avenue. The RMA will be prepared and submitted for the ward Councillor review and approval; this is expected later in 2025. Separate from the improvements that will be implemented through the development, the City is conducting a functional design study related to the upcoming renewal of Kent Street (discussed further below).

Integrated Renewal Projects

There are several planned integrated road renewal projects near 265 Catherine Street that present an opportunity to enhance multi-modal connectivity in support of the Official Plan, Transportation Master Plan and CEDCSP objectives. Integrated renewal projects are planned for the following roads between 2025 and 2030:

- Catherine Street (Percy Street to Elgin Street)
- Kent Street (south of Somerset Street to Florence Street and Chamberlain Avenue to Catherine Street)
- Chamberlain Avenue (Percy Street to Bank Street)
- Isabella Street (Bank Street to Elgin Street)

Integrated renewal means that major utility renewals occur at the same time as road reconstruction. This involves major underground works such as sewer and watermain replacement as well as full surface reconstruction. The City has completed [functional designs](#) for Catherine Street, Chamberlain Avenue, Isabella Street and Bank Street from Chamberlain to Catherine. Improved cycling and pedestrian infrastructure are included in the designs where feasible. These designs will be subject to final review and refinement to ensure that sustainable transportation improvements have been implemented wherever possible; designs will be approved either through an RMA or by Council.

The study will explore opportunities to provide active transportation. In accordance with Bill 212, if vehicle lanes are reduced to provide space for bike lanes, Provincial approval must be sought.

Implementation timing for all of the integrated road renewal projects remains to be confirmed, and approval of funding will need to be secured from Council through the annual budget process.

Transportation Master Plan (TMP) Capital Infrastructure Plan

The [Transportation Master Plan policies](#) included an action for the TMP Capital Infrastructure Plan to identify projects to reconfigure existing streets as "complete streets", in support of intensification and modal shift from cars toward alternative mobility options like transit, cycling, and walking. The TMP Capital Infrastructure Plan is expected to be completed and brought to Council for approval in July 2025.

2. How do recent traffic counts on Kent, Metcalfe, O'Connor and Lyon compare to pre-pandemic levels? What is the modal split?

Traffic Services has completed an analysis of available pre and post pandemic traffic volume data for Metcalfe, O'Connor, Lyon and Kent streets. Both the pre (2019 and earlier) and post (2022 and later) data were collected as part of the City's annual screenline data counting program. Traffic Services utilized Miovision Datalink collection devices to record data for 12 continuous hours between 06:00 to 18:00 (one-day, weekday count). The vehicle modes captured as part of the traffic studies included: motorcycles, cars and other vehicles, single-unit and articulated transport trucks, buses, bicycles, and pedestrians.

The findings of the data analysis are included in the tables below which also present the 12-hour volumes for bicycles, pedestrians, buses and trucks. In most locations, total post-pandemic vehicle volumes are lower than pre-pandemic, with the magnitude of the decrease ranging from -2% to -22%. Two locations exhibited very different patterns (Lyon from Catherine to Arlington at -75% of pre-pandemic vehicle volumes and Kent from Laurier to Gloucester at +18%); further investigation would be required to understand the site-specific factors that may have yielded these results.

Staff do not recommend using these volumes to draw conclusions about modal splits or modal shares for Centretown. The City's Origin-Destination Survey is the best source of information on mode shares and changes over time. See page 47 of the recent [Transportation Master Plan Travel Trends Report](#) for information on the 2011 and 2022 mode shares by residents of the Downtown transect.

Table 1 – Traffic Volumes Pre-Pandemic

Roadway			Pre-Pandemic Data Sample (Years)	Average 12-Hour Volume				
Name	From	To		All Vehicles (Includes Bicycles)	Bicycles	Pedestrians	Single Unit and Articulated Trucks	Buses
Metcalfe	Catherine	Arlington	2018-2019	9,843	43	492	117	33
	Laurier	Gloucester	2016-2018-2019	5,572	245	11,578	133	54
O'Connor	Catherine	Argyle	2018-2019	14,053	679	1,086	240	101
	Laurier	Gloucester	2018-2019	8,175	513	6,190	226	97
Lyon	Catherine	Arlington	2018-2019	5,639	54	260	72	18
	Laurier	Gloucester	2016-2018-2019	8,432	365	2,805	122	34
Kent	Catherine	Arlington	2019	14,479	59	680	226	80
	Laurier	Gloucester	2017-2019	10,535	234	7,045	217	94

Table 2 - Traffic Volumes Post-Pandemic

Roadway			Post-Pandemic Data Sample (Years)	Average 12-Hour Volume				
Name	From	To		All Vehicles (Includes Bicycles)	Bicycles	Pedestrians	Single Unit and Articulated Trucks	Buses
Metcalfe	Catherine	Arlington	2022-2023	9,638	32	461	122	40
	Laurier	Gloucester	2023-2024	4,930	174	7,150	76	19

O'Connor	Catherine	Argyle	2022-2023	13,593	190	924	296	57
	Laurier	Gloucester	2023-2024	7,595	537	3,355	154	40
Lyon	Catherine	Arlington	2022-2023	1,402	24	229	37	2
	Laurier	Gloucester	2023-2024	7,560	127	2,084	129	19
Kent	Catherine	Arlington	2022-2023	11,270	119	498	251	56
	Laurier	Gloucester	2023	12,388	183	3,348	219	56

Table 3 – Comparison of Pre and Post Pandemic Traffic Volumes

Roadway			Total of All Vehicles % Change	Bicycles % Change	Pedestrians % Change	Single Unit & Articulated Trucks % Change	Buses % Change
Name	From	To					
Metcalfe	Catherine	Arlington	-2%	-27%	-6%	5%	20%
	Laurier	Gloucester	-12%	-29%	-38%	-43%	-66%
O'Connor	Catherine	Argyle	-3%	-72%	-15%	23%	-43%
	Laurier	Gloucester	-7%	5%	-46%	-32%	-59%
Lyon	Catherine	Arlington	-75%	-56%	-12%	-49%	-92%
	Laurier	Gloucester	-10%	-65%	-26%	6%	-46%
Kent	Catherine	Arlington	-22%	101%	-27%	11%	-31%
	Laurier	Gloucester	18%	-22%	-52%	1%	-40%

3. *How have the post-pandemic changes in transportation impacted staff's approach to implementing the secondary plan vision for Centretown streets?*

Post-pandemic, baseline vehicle volumes are lower in many locations. Traffic growth rates are derived from the City's regional travel demand forecasting model; the regional travel model is currently being updated in conjunction with the Transportation Master Plan to reflect changing travel patterns as well as growth in population and employment to 2046. The [Needs, Opportunities and Uncertainty report as part of the TMP update](#) prepared in June 2024 summarizes the approach to modeling future travel demand within the Transportation Master Plan, considering post-pandemic changes. A "reference scenario" (mid-range future travel demand level) would see hybrid workers commute 3 to 3.5 days per week. "High commuting" and "low commuting" scenarios will also be used for testing the sensitivity of the infrastructure recommendations to different work-from-home futures. There is still work to be done, and recommendations for Centretown streets will take into consideration the vision of its secondary plan.

Réponse (Date : le 24 avril 2025)

1. *Comment la vision du plan secondaire pour la transformation des artères du centre-ville influence-t-elle les projets de réfection routière et les projets du Plan directeur des transports?*

Les politiques associées au [Plan officiel](#), au [Plan secondaire du cœur et de l'est du centre-ville \(PSCECV\)](#) et au [Plan directeur des transports](#), approuvés par le Conseil ont pour objectifs communs d'accroître la part des modes de transport durables, d'améliorer le domaine public et de soutenir la densification et l'habitabilité des quartiers destinés à faciliter la réduction du volume des automobiles, de leur vitesse et de leur impact sur le quartier afin de créer un environnement favorable à d'autres modes de transport. Les recommandations du personnel concernant les projets d'aménagement privé et de travaux publics sont destinées à faciliter la réduction du volume d'automobiles, de leur vitesse et de leur impact sur le quartier afin de créer un environnement qui favorise d'autres modes de transport. Ces plans mettent également l'accent sur des travaux planifiés (p. ex., constructions liées aux nouveaux aménagements et réfection des routes) pour créer des installations cyclables sécuritaires et bien aménagées, et pour améliorer les installations destinées aux piétons.

La vision du PSCECV pour le centre-ville prévoit une collectivité où :

- l'espace accru accordé aux piétons et aux cyclistes a transformé les rues très achalandées en lieux de vie reliant les différentes parties de la communauté;
- l'on profite de rues calmes, de paysages urbains plus verts et de parcs uniques;
- la rue Metcalfe a été réinventée en un boulevard « vert » qui relie avec élégance le domaine civique et le domaine fédéral.

Améliorations dans le cadre de l'aménagement du 265, rue Catherine

Le projet d'aménagement du 265, rue Catherine propose des améliorations de ses façades (rue Lyon, avenue Arlington, rue Kent et rue Catherine) pour favoriser les déplacements à pied, à vélo et en transport en commun. Ces améliorations ont été décrites dans les documents accompagnant le plan d'implantation. Un rapport d'approbation des modifications routières (AMR) sera nécessaire dans le cas des modifications prévues aux rues Lyon et Catherine, et à l'avenue Arlington. L'AMR sera préparé et soumis à la conseillère du quartier à des fins d'examen et d'approbation, plus tard en 2025. Mises à part les améliorations qui seront réalisées dans le cadre du projet d'aménagement, la Ville mène une étude de conception fonctionnelle liée à la réfection prochaine de la rue Kent (point discuté plus loin).

Projets de réfection intégrés

Plusieurs projets intégrés de réfection des routes sont prévus à proximité du 265, rue Catherine, ce qui nous donne l'occasion d'améliorer la connectivité multimodale en appui aux objectifs du Plan officiel, du Plan directeur des transports et du PSCECV. Des projets de réfection intégrés sont prévus pour les rues suivantes, entre 2025 et 2030 :

- rue Catherine (de la rue Percy à la rue Elgin);
- rue Kent (du sud de la rue Somerset jusqu'à la rue Florence, et de l'avenue Chamberlain jusqu'à la rue Catherine);
- avenue Chamberlain (de la rue Percy jusqu'à la rue Bank);
- rue Isabella (de la rue Bank jusqu'à la rue Elgin).

Des travaux de réfection intégrés signifient que les grands travaux de réfection des services publics se déroulent en même temps que les travaux de réfection routière. Ces travaux comportent des travaux majeurs en sous-sol, dont le remplacement des conduites d'égout et d'aqueduc et la reconstruction de toute la surface de la

chaussée. La Ville a achevé les [conceptions fonctionnelles](#) pour la rue Catherine, l'avenue Chamberlain, la rue Isabella et la rue Bank (de l'avenue Chamberlain jusqu'à la rue Catherine). Des améliorations aux infrastructures cyclables et piétonnières y ont été intégrées, dans la mesure du possible. Ces conceptions feront l'objet d'un examen final et d'une mise au point pour garantir que des améliorations en matière de transport durable ont été mises en œuvre lorsque cela était possible. Les conceptions seront approuvées au moyen d'un AMR ou par le Conseil.

L'étude analysera les possibilités de fournir du transport actif. Conformément au projet de loi 212, si des voies automobiles sont réduites pour donner de l'espace aux voies cyclables, on doit obtenir l'approbation du gouvernement provincial.

Le calendrier de mise en œuvre pour tous les projets de réfection intégrés reste à confirmer, et l'approbation du financement devra être obtenue auprès du Conseil dans le cadre du processus budgétaire annuel.

Plan des infrastructures du Plan directeur des transports (PDT)

Les politiques du [Plan directeur des transports](#) comprenaient une mesure pour que le Plan des infrastructures du PDT recense les projets de reconfiguration des rues existantes pour en faire des « rues complètes », afin de promouvoir la densification et le transfert modal des voitures vers d'autres options de mobilité, comme le transport en commun, le vélo et la marche. Le Plan des infrastructures du PDT devrait être terminé et soumis au Conseil pour approbation en juillet 2025.

2. Quelle est la différence entre les récents comptages de la circulation sur les rues Kent, Metcalfe, O'Connor et Lyon et ceux enregistrés avant la pandémie? Quelle est la répartition modale?

Les Services de la circulation ont effectué une analyse des données disponibles sur le volume de la circulation avant et après la pandémie pour les rues Metcalfe, O'Connor, Lyon et Kent. Les données antérieures (2019 et avant) et postérieures (2022 et après) ont été recueillies dans le cadre du programme annuel de comptage des données des lignes-écrans de la Ville. Les Services de la circulation ont utilisé les dispositifs de collecte Miovision Datalink pour enregistrer les données pendant 12 heures continues, entre 6 h et 18 h (comptage d'une journée, en semaine). Les études sur la circulation ont pris en compte les modes de déplacement suivants : motos, voitures et autres véhicules, camions articulés et non articulés, autobus, vélos et marche.

Les résultats de l'analyse des données sont fournis dans les tableaux suivants, qui présentent aussi les volumes sur 12 heures des vélos, des piétons, des autobus et des camions. À la plupart des endroits, les volumes totaux de véhicules postpandémiques sont inférieurs aux volumes prépandémiques, la diminution variant de -2 % à -22 %. À deux endroits, on note des situations très différentes. Deux sites présentaient des schémas très différents; (-75 % des volumes de véhicules prépandémiques sur la rue Lyon, entre la rue Catherine et l'avenue Arlington, et +18 % sur la rue Kent entre les rues Laurier et Gloucester); une étude plus approfondie serait nécessaire pour comprendre les facteurs particuliers ayant produit de tels résultats.

Le personnel ne recommande pas d'utiliser ces résultats pour tirer des conclusions sur les répartitions modales ou les parts modales pour le centre-ville. L'enquête origine-destination est la meilleure source d'information sur les parts modales et leur évolution dans le temps. Voir la page 47 du dernier [Rapport sur les tendances de l'évolution des transports du Plan directeur des transports](#) pour en savoir plus sur les parts modales de 2011 et 2022 des résidents de transect du centre-ville.

Tableau 1 — Volumes de circulation prépandémiques

Chaussée			Échantillon de données prépandémiques (Années)	Volume moyen sur 12 heures				
Nom	à partir du site de	jusqu'à		Tous les véhicules (y compris les vélos)	Vélos	Piétons	Camions articulés et non articulés	Autobus
Rue Metcalf	Rue Catherine	Avenue Arlington	2018-2019	9 843	43	492	117	33
	Avenue Laurier	Rue Gloucester	2016-2018-2019	5 572	245	11 578	133	54
Rue O'Connor	Rue Catherine	Avenue Argyle	2018-2019	14 053	679	1 086	240	101
	Avenue Laurier	Rue Gloucester	2018-2019	8 175	513	6 190	226	97
Rue Lyon	Rue Catherine	Avenue Arlington	2018-2019	5 639	54	260	72	18
	Avenue Laurier	Rue Gloucester	2016-2018-2019	8 432	365	2 805	122	34
Rue Kent	Rue Catherine	Avenue Arlington	2019	14 479	59	680	226	80
	Avenue Laurier	Rue Gloucester	2017-2019	10 535	234	7 045	217	94

Table 2 — Volumes de circulation postpandémiques

Chaussée			Échantillon de données postpandémiques (Années)	Volume moyen sur 12 heures				
Nom	à partir du site de	Jusqu'à		Tous les véhicules (y compris les vélos)	Vélos	Piétons	Camions articulés et non articulés	Autobus
Rue Metcalfe	Rue Catherine	Avenue Arlington	2022-2023	9 638	32	461	122	40
	Avenue Laurier	Rue Gloucester	2023-2024	4 930	174	7 150	76	19
Rue O'Connor	Rue Catherine	Avenue Argyle	2022-2023	13 593	190	924	296	57
	Avenue Laurier	Rue Gloucester	2023-2024	7 595	537	3 355	154	40
Rue Lyon	Rue Catherine	Avenue Arlington	2022-2023	1 402	24	229	37	2
	Avenue Laurier	Rue Gloucester	2023-2024	7 560	127	2 084	129	19
Rue Kent	Rue Catherine	Avenue Arlington	2022-2023	11 270	119	498	251	56
	Avenue Laurier	Rue Gloucester	2023	12 388	183	3 348	219	56

Table 3 — Comparaison des volumes de circulation prépandémiques et postpandémiques

Chaussée			Total de tous les véhicules Variation en %	Vélos Variation en %	Piétons variation en %	Camions articulés et non articulés Variation en %	Autobus Variation en %
Nom	à partir du site de	Jusqu'à					
Rue Metcalf	Rue Catherine	Avenue Arlington	-2 %	-27 %	-6 %	5 %	20 %
	Avenue Laurier	Rue Gloucester	-12 %	-29 %	-38 %	-43 %	-66 %
Rue O'Connor	Rue Catherine	Avenue Argyle	-3 %	-72 %	-15 %	23 %	-43 %
	Avenue Laurier	Rue Gloucester	-7 %	5 %	-46 %	-32 %	-59 %
Rue Lyon	Rue Catherine	Avenue Arlington	-75 %	-56 %	-12 %	-49 %	-92 %
	Avenue Laurier	Rue Gloucester	-10 %	-65 %	-26 %	6 %	-46 %
Rue Kent	Rue Catherine	Avenue Arlington	-22 %	101 %	-27 %	11 %	-31 %
	Avenue Laurier	Rue Gloucester	18 %	-22 %	-52 %	1 %	-40 %

3. Quelle incidence a eu le changement des habitudes de transport depuis la pandémie sur la manière dont le personnel applique la vision du plan secondaire pour les rues du centre-ville?

Après la pandémie, on a constaté une diminution des volumes de véhicules de référence à de nombreux endroits. Les taux de croissance de la circulation proviennent du modèle régional de prévision de la demande de déplacements de la Ville; ce modèle régional est actuellement mis à jour, en même temps que le Plan directeur des transports, afin de refléter l'évolution des habitudes de déplacement ainsi que la croissance de la population et de l'emploi jusqu'en 2046. Le [Rapport sur les besoins, perspectives et incertitudes de la mise à jour du PDT](#), préparé en juin 2024, résume l'approche de la modélisation de la demande future de déplacements dans le cadre du Plan directeur des transports, en tenant compte des changements postpandémiques. Dans le cas d'un « scénario de référence » (niveau intermédiaire de la demande en déplacements projetée), les travailleurs hybrides opèreraient pour le navettage de trois jours à trois jours et demi par semaine. Des scénarios « navettage élevé » et de « navettage moindre » serviront aussi à tester la sensibilité des recommandations visant les infrastructures pour différentes situations de télétravail. Il reste encore du travail à faire, et les recommandations pour les rues du centre-ville s'appuieront sur la vision du plan secondaire.

Council Inquiries

Demande de renseignements du Conseil:

Response to be listed on the Planning and Housing Committee Agenda of 2025-May-07 and the Council Agenda of 2025-May-14.

*La réponse devrait être inscrite à l'ordre du jour de la réunion du **Comité de la planification et du logement** prévue le 7 May 2025 et à l'ordre du jour de la réunion du Conseil prévue le 24 April 2025.*

Subject: Zoning By-law Amendment – 300 Eagleson Road

File Number: ACS2025-PDB-PSX-0040

Report to Planning and Housing Committee on 7 May 2025

and Council 14 May 2025

**Submitted on April 30, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Nishant Dave, Planner I, Development Review West

613-580-2424, 26955, Nishant.Dave@ottawa.ca

Ward: Kanata South (23)

Objet : Modification du Règlement de zonage – 300, chemin Eagleson

Dossier : ACS2025-PDB-PSX-0040

Rapport au Comité de la planification et du logement le 7 mai 2025

et au Conseil le 14 mai 2025

**Soumis le 30 avril 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Nishant Dave, Urbaniste I, Examen des demandes
d'aménagement ouest**

613-580-2424, 26955, Nishant.Dave@ottawa.ca

Quartier : Kanata-Sud (23)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Eagleson Road as shown in Document 1, to permit an amusement park use within the existing shopping centre as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of May 14, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage (no 2008-250) concernant la propriété située au 300, chemin Eagleson, comme le montre le document 1, afin de permettre une utilisation de parc d’attractions dans le centre commercial actuel, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la Loi sur l’aménagement du territoire, à la réunion du Conseil municipal prévue le 14 mai 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

300 Eagleson Road

Owner

Hazeldean Mall Regional Inc. (c/o Regional Group)

Applicant

Stefanie Kaminski, Regional Inc.

Description of site and surroundings

The subject property is located at the southwest corner of the intersection of Hazeldean Road and Eagleson Road. The 7.42 hectare site is presently occupied by a two-storey shopping centre containing commercial and community services and known as Hazeldean Mall, as well as a one-storey commercial building at the south end of the site. The site has 134.2 metres of frontage along Hazeldean Road to the north and 297.2 metres of frontage along Eagleson Road to the east. Surrounding land uses include low-rise residential communities to the north, west and south of the site, with commercial uses along Hazeldean Road to the west of the site. To the east of the site is the Greenbelt with access to the National Capital Commission trail system.

Summary of proposed development

The purpose of the requested Zoning By-law Amendment is to permit an amusement park use in the Hazeldean Mall. All activities associated with the amusement park use will remain internal to the shopping centre; the existing footprint of Hazeldean Mall and parking spaces will remain unchanged.

Summary of requested Zoning By-law amendment

The subject property is currently zoned as Arterial Mainstreet, Subzone 2, Urban Exception 224, Height Restriction 30 metres (AM2[224] H(30)). The site will retain the

current zoning of AM2[224] H(30). The text of Urban Exception 224 is proposed to be amended to list “amusement park” as an additional land use permitted on the site.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

For this proposal’s consultation details, see Document 3 of this report.

Official Plan designation(s)

The subject property is designated as Mainstreet Corridor on Schedule B5 – Suburban (West) Transect, of the Official Plan. This designation seeks to promote mixed-use development along major suburban streets, fostering vibrant and walkable communities, while also supporting economic growth by attracting businesses, retail, and job opportunities, contributing to the long-term vitality of suburban areas. A wide range of uses are permitted including residential, employment, commercial and institutional land uses.

Planning rationale

The proposed Zoning By-law Amendment would include an ‘amusement park’ in the site-specific exception as an additional use permitted on the subject property. Staff have no concerns with the amusement park use on the subject property. Mainstreet Corridors within the Suburban Transect shall be a focal point of the neighbourhood, providing residential, office employment, commercial services and community infrastructure catering to the neighbourhood as well as regional needs (Section 5.4.4.). An indoor amusement park is an efficient use of the vacant space within the existing shopping centre that positively contributes to that vision and the goals of the 15-minute neighbourhood; a place where individuals can live, work and play as the community continues to grow and evolve (Section 6.2.1.3.).

With respect to potential impacts from the proposed additional use, staff have no concerns. There are a total of four vehicular access points to Hazeldean Mall, with two from Eagleson Road, dispersing the traffic flow that the proposed amusement park use may generate. Furthermore, there are no proposed changes to existing parking on site, which exceeds the current minimum requirement for shopping centres. Staff also have

no concerns regarding noise nuisance, as the proposed amusement park use will be contained within the Hazeldean Mall building envelope (Section 6.2.1.2). Finally, there is no proposed external development or alterations associated with the proposed amusement park.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with the report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Hubley is aware of the application related to this report and is extremely supportive.

Councillor Johnson is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code.

ECONOMIC IMPLICATIONS

There are direct and indirect economic implications associated with implementing the recommendations in this report. The proposal to permit an amusement park use within

Hazeldean Mall is expected to attract new visitors to the shopping centre, create new full-time permanent jobs, and generate additional employment opportunities in related attractions supporting the operation of the facility. Furthermore, the proposed use will enhance the quality of place for Ottawa residents.

ENVIRONMENTAL IMPLICATIONS

There are no Environmental Implications associated with the report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

The statutory 120-day timeline for making a decision on this application under the *Planning Act* will expire on June 22, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the Zoning By-law Amendment to permit an amusement park use within the existing shopping centre on the subject site. It is an appropriate use on a Mainstreet Corridor and will make use of vacant space within the existing shopping centre. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

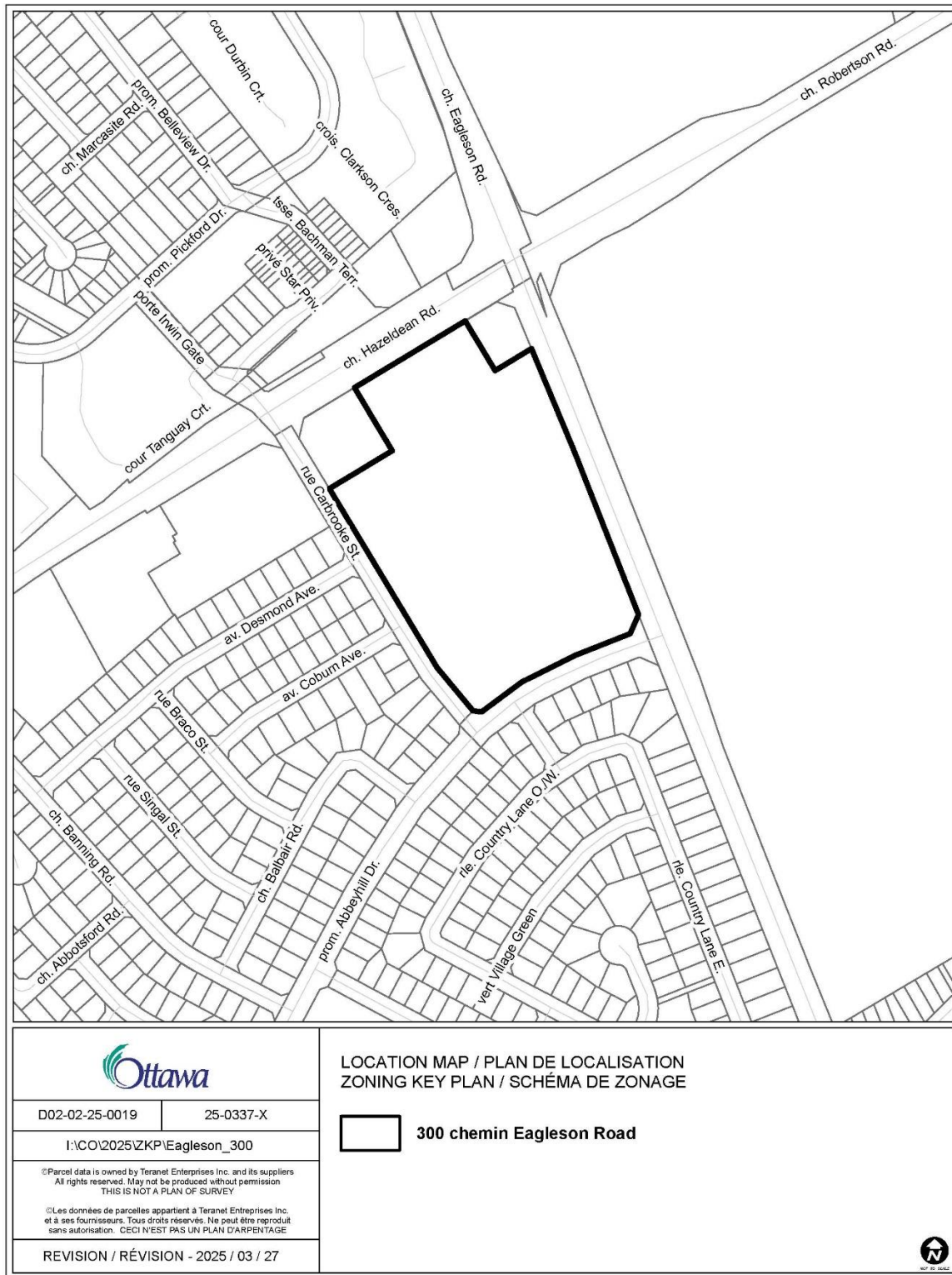
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Map



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 300 Eagleson Road:

1. Amend Urban Exception [224] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column III, “Exception Provisions – Additional Land Uses Permitted”, add “amusement park limited to an indoor entertainment facility”.
 - b. In Column V, “Exception Provisions – Provisions”, replace the text “an amusement centre is limited to the main shopping centre and is not permitted in the southerly annex building” with the text “an amusement centre and amusement park are limited to the main shopping centre and are not permitted in the southerly annex building”.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment:

One comment was received in support of the application.

Response:

Staff have made note of this comment.

Comment:

One comment was received citing concerns on the impact to the existing tenants in the shopping centre.

Response:

Details of tenant agreements and leases are not a zoning matter.

Comment:

Concerns that the proposed development will contribute to an increase in traffic and congestion.

Response:

As the proposed amusement park is to be located within the existing shopping centre, and as the required amount of parking spaces for the shopping centre exceed the minimum as per the Zoning By-law, it has been determined that the anticipated traffic impact from the proposed land use will not be significant.

Comment:

Concerns that the existing parking space at the Hazeldean Mall is not sufficient to accommodate the proposed development.

Response:

With the addition of this proposed use, the Hazeldean Mall continues to comply with the parking requirements applicable to the site.

Comment:

Concerns that the proposed development will contribute to an increase in noise nuisance.

Response:

The proposal will be contained within the existing Hazeldean Mall building envelope. No concerns regarding noise nuisance have been identified.

Subject: Authority and Fees for Affordable Rental Unit Agreements entered into pursuant to the Development Charges Act, section 4.1

File Number: ACS2025-SI-HSI-0013

Report to Planning and Housing Committee on 7 May 2025

and Council 14 May 2025

Submitted on April 28, 2025 by Geraldine Wildman, Interim Director, Housing Solutions and Investment Services, Strategic Initiatives Department

Contact Person: Garrett Schromm, Associate Legal Counsel

612-580-2424 ext. 29521, garrett.schromm@ottawa.ca

Ward: Citywide

Objet : Pouvoirs et droits relatifs aux Conventions relatives aux unités de logement abordable conclues conformément à l'article 4.1 de la *Loi de 1997 sur les redevances d'aménagement*

Numéro de dossier : ACS2025-SI-HSI-0013

Rapport présenté au Comité de la planification et du logement

Rapport soumis le 7 mai 2025

et au Conseil le 14 mai 2025

Soumis le 2025-04-28 par Geraldine Wildman, directeur par intérim, Solutions de logement et Investissements

Personne ressource : Garrett Schromm, conseiller juridique adjoint

613-580-2424 ext. 29521, garrett.schromm@ottawa.ca

Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

1. That Planning and Housing Committee recommend that Council approve:
 - a. The delegation of authority to the Director, Housing Solutions and Investment Services to negotiate and enter into Affordable Rental Unit Agreements on behalf of the City pursuant to section 4.1 of the Development Charges Act, 1997 and Planning Act subsections 37(32.1), 42 (3.0.3) and 51.1.(3.0.2);
 - b. The general form of the Affordable Rental Unit Agreement set forth in Document 1; and
 - c. The authorization to the Director, Housing Solutions and Investments Services and to the City Solicitor to include additional terms in the agreement as set forth in this report.
2. That Planning and Housing Committee recommend that Council enact a by-law, substantially similar to that detailed in Document 2, permitting the recovery of a legal fee for preparation of Affordable Rental Unit Agreements.

RECOMMANDATION(S) DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver :
 - a. la délégation à la directrice, Services des solutions de logement et des investissements, du pouvoir de négocier et de conclure des Conventions relatives aux unités de logement abordable de la part de la Ville, conformément à l'article 4.1 de la *Loi de 1997 sur les redevances d'aménagement* et aux paragraphes 37(32.1), 42(3.0.3) et 51.1(3.0.2) de la *Loi sur l'aménagement du territoire*;
 - b. le formulaire général de la Convention relative aux unités de logement abordable présenté dans le document 1;

- c. **la délégation à la directrice, Services des solutions de logement et des investissements, et à l'avocat général de la Ville du pouvoir d'ajouter des modalités dans la convention, comme l'énonce le présent rapport.**

- 2. **Que le Comité de la planification et du logement recommande au Conseil d'adopter un règlement en grande partie similaire à celui décrit dans le document 2, qui vise à permettre le recouvrement des frais juridiques liés à la préparation des Conventions relatives aux unités de logement abordable.**

EXECUTIVE SUMMARY

This report recommends providing delegated authority to staff to enter into agreements, containing the terms outlined in Document 1, to ensure that any new rental development which wishes to benefit from statutory exemptions from Development Charges or reductions in Community Benefit Charges or parkland dedication (or cash-in-lieu thereof) applicable to units which are rented at a Provincially-prescribed “affordable” rate are obligated to maintain the affordable status of these rental units for a period of 25 years.

The municipality is obligated to provide the opportunity for rental applicants to enter into such an agreement under the *Development Charges Act* and the present report would recommend the terms upon which staff are delegated authority to do so.

The report also recommends creating a fee to recover the costs of preparing and negotiating such agreements (as set out in Document 2).

This report pertains only to proposed affordable units which are intended to be offered for rent. Staff will return to Council with a proposal for a form of agreement to cover units which are to be sold at an affordable level, which are also addressed in the legislation.

SYNTHÈSE ADMINISTRATIVE

Le présent rapport recommande de déléguer des pouvoirs au personnel pour qu'il puisse conclure des conventions, contenant les modalités indiquées dans le document 1, afin de s'assurer que le promoteur de tout nouveau projet d'aménagement à des fins de location qui souhaite bénéficier de l'exemption des redevances d'aménagement prévue par la loi ou de la réduction des redevances pour avantages

communautaires ou des frais relatifs aux terrains à vocation de parc, applicables aux unités qui sont louées à un coût « abordable » prescrit par le gouvernement provincial, soit obligé de maintenir le statut abordable de ces unités de location pour une période de 25 ans.

La municipalité a l'obligation de donner à ceux qui déposent une demande d'aménagement locatif la possibilité de conclure une telle convention en vertu de la *Loi de 1997 sur les redevances d'aménagement*, et le présent rapport recommande les modalités en vertu desquelles le personnel recevrait les pouvoirs d'agir de la sorte.

Le rapport recommande aussi l'instauration de droits pour récupérer les coûts de la préparation et de la négociation de telles conventions (comme le précise le document 2).

Le présent rapport ne vise que les unités abordables proposées devant être offertes en location. Le personnel soumettra plus tard au Conseil une proposition de convention qui s'appliquerait aux unités devant être vendues à un prix abordable, lesquelles sont aussi mentionnées dans la loi.

BACKGROUND

Legislative Requirement for Affordable Rental Unit Agreements

Legislative amendments have created the requirement for a new form of agreement to secure the affordability of rental units which are to benefit from new legislative exemptions or reductions in development charges, community benefit charges, or parkland obligations.

Subsections 4.1 (8) and (9) of the *Development Charges Act* exempt Affordable Residential Units which are intended to be an Affordable Residential Unit for 25 years or more from the time that the unit is first rented from development charges, provided that the owner of said unit enter into an agreement to that effect with the municipality.

The criteria for what constitutes an "Affordable Residential Unit", where the unit is intended for rental, are set out in subsection 4.1 (2):

- The unit rent must be no greater than the lesser of two rental rates set out in a bulletin published online by the Minister of Municipal Affairs and Housing (the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin"). The two rental rates are the average market rate or the "income-based affordable rate". The latter is determined based on the rent that, in the

Minister's opinion, is equal to 30 percent of the household income of a household in the 60th percentile of gross annual incomes for rental households in each municipality.

- The tenant must be dealing at "arms-length" with the landlord.

The current "[Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin](#)" is in effect from June 1, 2024 to May 31, 2025 and is expected to be updated annually by the Province. Data from the current Bulletin pertaining to affordable rents and purchase prices in Ottawa is available on the [City of Ottawa's website](#).

The *Planning Act*, R.S.O. 1990, c. P.13 ("*Planning Act*"), subsection 37 (32.1) provides a reduction in Community Benefits Charges for development or redevelopment that includes affordable residential units as defined in subsection 4.1 (1) of the *Development Charges Act*. The reduction is a percentage reduction proportionate to the share of gross floor area of affordable units in the overall development floor area.

The *Planning Act* subsections 42 (3.0.3) and 51.1. (3.0.2) also provide a reduced parkland dedication obligation (and/or cash-in-lieu thereof) where such units are proposed. The number of units which count toward the "alternative" rate for parkland dedication or cash in lieu (either 1 hectare per 600 units or cash value of 1 hectare per 1000 units) is reduced by the number of affordable units.

The above-described legislative provisions were part of the amendments enacted in the *More Homes Built Faster Act, 2022*, S.O. 2022, c. 21 (Bill 23), and came into force June 1, 2024.

Subsection 4.1 (9) of the *Development Charges Act* makes entering into an agreement with the municipality a mandatory requirement for qualifying for the exemption. The *Planning Act* sections pertaining to community benefits charges and parkland dedication reductions cross-reference s. 4.1 of the *Development Charges Act*, thus the agreement is required to qualify for these *Planning Act* reductions.

Subsection 4.1 (9) of the *Development Charges Act* states that the agreement shall require "the residential unit [...] to be an affordable residential unit for a period of 25 years." Otherwise, the legislation is silent on the contents of the agreement. Subsection 4.1 (12) allows the Minister of Municipal Affairs and Housing to establish "standard forms of agreement" for the purposes of subsection (9), but as of the date of this report no such standardized forms of agreement have been established.

Subsection 4.1 (13) permits such affordable unit agreements to be registered against lands to which they apply and entitles the municipality to enforce the provisions against the current and subsequent owners of the lands.

It should be noted that the Development Charges Act also creates an exemption for units which are intended to be sold, not rented, at affordable rates, defined in subsection 4.1 (3). Staff are still developing a recommendation as to the standard contents for units intended to be sold at affordable rates, additional terms, over and above those in Document 1, may be required for these agreements, in order to ensure that the legislative intent to secure their affordability for 25 years is met.

DISCUSSION

Staff are recommending a delegation of authority to the Director, Housing Solutions and Investment Services to negotiate and enter into these Affordable Rental Unit Agreements on behalf of the City.

Staff recommend a direction that any such agreements contain all of the terms in Document 1. These terms include:

- A requirement that the applicant ensure that the units are rented at the Provincially-determined rate for 25 years and provide proof of the rents actually being charged for the units throughout that term. This provides the opportunity for staff to monitor compliance with the agreement.
- While the legislation does not permit staff to restrict the applicant to renting only to tenants who show a financial need based on income, staff propose a requirement that due consideration be given to prioritizing renting to such tenants.
- Any increases in rent shall maintain a rental rate that is less than or equal to the applicable Bulletin “affordable” rate. The applicant will also acknowledge that they must also comply with any applicable *Residential Tenancies Act, 2006* restrictions on rent increases.
- Units which have been identified as the Subject Units may not be substituted with another unit in the building, as one of the affordable units for the purpose of the Agreement, without the prior written consent of the City. Staff wish to avoid a situation where smaller or lesser quality units are substituted for the units initially identified.

- Should the applicant default on the agreement by charging above-Bulletin rents, the first course of action would be to seek that the applicant repay the funds inappropriately charged in rent to their tenant(s), bringing the applicant back into compliance. Should this prove impossible, then a payment to the City of the pro-rata amount of development charges, community benefit charges or parkland cash-in-lieu would be owing, plus accumulated interest from the date the applicable charge would be owing. If the default takes place before the end of the Term, the applicant remains obligated to rent to their tenants at affordable rates for the balance of the Term.
- The Agreement shall be registered on title to the subject property at the applicant's cost and the applicant shall agree that the lands shall not be transferred to a purchaser/transferee unless that purchaser/transferee agrees to assume the obligations of the agreement

Staff recommend that the Director, Housing Solutions and Investment Services and the City Solicitor be provided with the authority to add any terms which may be required, in their view, to give effect to the intent of Council in adopting the recommendations of this report and ensuring the requirements of the legislation are met. This may include legal terms standard to these types of agreements, or terms which address matters specific to the development in question.

FINANCIAL IMPLICATIONS

The Affordable Rental Unit Agreements will ensure that any new rental development can benefit from statutory exemptions from Development Charges, reductions in Community Benefit Charges or parkland dedication (or cash-in-lieu thereof) applicable to units which are rented at a Provincially prescribed "affordable" rate. Applicants are obligated to maintain the affordable status of these rental units for a period of 25 years. In the event of default the applicant would be required to reimburse the tenant, if they are unable to reimburse the tenant the applicant shall be responsible for paying the pro-rata amount of Development Charges, Community Benefits Charges, or cash-in-lieu of parkland that would have been owing at the time of the development, plus accumulated interest from the date on which each applicable charge was owing.

As the Development Charges are statutory exemptions, the City is not required to fund the exemptions. The exemptions will be a decrease to the associated Development Charge, Community Benefit Charge and Cash in Lieu of parkland reserve(s). The revenue loss cannot be estimated at this time as the volume is not known.

A new user fee is being introduced in recommendation 2. The Affordable Rental Unit Agreement Fee is in accordance with the City's User Fees and Charges Policy whereby Section 391 of the Municipal Act, 2001 provides municipalities with authority to establish and collect user fees and charges to recover costs associated with the delivery of services where users can be identified. As the volume of agreements is not known, no additional resources are being requested and the work to execute and monitor the agreements can be done from within existing resources at this time. Volumes will be reviewed annually, and fees adjusted through future budget process(es), if required.

LEGAL IMPLICATIONS

Entering into an Affordable Rental Unit Agreement is a requirement of the *Development Charges Act* for any developer wishing to benefit from the statutory exemptions/reductions discussed above. Staff require Council authority to negotiate and enter into such agreements. If the report recommendations are approved by Council, Legal Services staff will work with Strategic Initiatives staff to implement Affordable Rental Unit Agreements in cases where a development proposes to include affordable rental units.

The authority discussed in this report relates only to agreements pertaining to affordable units offered for rent. While the legislation contemplates similar exemptions for affordable units offered for sale, staff are evaluating how to implement agreements dealing with such units and will return to Council for authority when a recommendation is available in that regard.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-Wide Report.

CONSULTATION

The Affordable Rental Unit Agreements in this report have been legislated by the Provincial government and are, therefore, not subject to consultation at the municipal level.

ACCESSIBILITY IMPACTS

Development of subject sites that enter into an Agreement with the City will be subject to the *Integrated Accessibility Standards Regulation of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA)* and the *Ontario Building Code* as required.

ASSET MANAGEMENT IMPLICATIONS

Choose a building block.

CLIMATE IMPLICATIONS

There are no climate implications associated with this report.

DELEGATION OF AUTHORITY IMPLICATIONS

This report recommends delegation of authority to the Director, Housing Solutions and Investment Services, to enter into the required agreements for affordable rental units as Provincially legislated.

ECONOMIC IMPLICATIONS

Developments that include affordable units subject to these Agreements will support jobs and economic development within the City's construction industry.

ENVIRONMENTAL IMPLICATIONS

There are no climate implications associated with this report.

INDIGENOUS, GENDER AND EQUITY IMPLICATIONS

These Agreements will support equity in the City by contributing to the City's supply of affordable residential rental units.

RISK MANAGEMENT IMPLICATIONS

The Affordable Rental Unit Agreement will include provisions for addressing cases of default and the process to recover the required payments, as described in this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

Delivery of new units at affordable rents directly supports the 2023-2026 Term of Council Priority for: A city that has affordable housing and is more liveable for all.

SUPPORTING DOCUMENTATION

Document 1: Approved Terms of Affordable Rental Unit Agreement

Document 2: Details of “A by-law of the City of Ottawa to impose legal fees for Affordable Rental Unit Agreements.”

DISPOSITION

If the report recommendations are approved by Council, Legal Services staff will work with Strategic Initiatives staff to implement Affordable Rental Unit Agreements in cases where a development proposes to include affordable rental units.

Legal Services, City Manager’s Office to prepare the by-law described in Document 2 and forward the implementing by law to City Council.

DOCUMENT 1

Affordable Rental Unit Agreement Terms

Unless and until the Minister of Municipal Affairs and Housing establishes a standard form of agreement that shall be used for the purposes of subsection 4.1 (9) of the *Development Charges Act*, Staff are directed to ensure the following terms shall apply to all Affordable Rental Unit Agreements.

1. “Affordable Residential Unit” has the same definition as in section 4.1 of the *Development Charges Act*, as may be amended from time to time
2. The applicant shall represent that the units for which an exemption/reduction is being sought (the “Subject Units”) are intended for rental and will meet the Provincial criteria to qualify as Affordable Residential Units for a minimum period of 25 years (the “Term”). The applicant shall provide, prior to the City executing the Agreement, any required evidence to substantiate that representation.
3. Throughout the Term, the applicant shall provide an accounting of the rents actually being charged for the Subject Units and any other supporting documentation required, on terms satisfactory to staff.
4. The applicant shall agree to give due consideration to prioritizing renting the Subject Units to tenants who have demonstrated financial need based on income.
5. The applicant shall agree that any increases in rent for the Subject Units shall comply with the *Residential Tenancies Act* (as applicable) and maintain the status of the unit as “affordable” for the purposes of the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin”, as it is amended from time to time, published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario (the “Bulletin”).
6. Units which have been identified as the Subject Units may not be substituted with another unit in the building, as one of the affordable units for the purpose of the Agreement, without the prior written consent of the City.
7. In the event that the applicant should default on the Agreement by, during the Term, charging rents in excess of the maximum amount permitted under the Bulletin, they shall be liable to immediately reimburse the tenant(s) for the amount of excess rent so charged. If, in the City’s sole discretion, the applicant

has made all reasonable efforts to reimburse the tenant(s) but cannot do so, the applicant shall be responsible for paying the pro-rata amount of Development Charges, Community Benefits Charges, or cash-in-lieu of parkland that would, but for the agreement, have been owing at the time of the development in issue to the City, plus accumulated interest from the date on which each applicable charge was owing. Such a default would not relieve the applicant of an obligation to rent the unit in question to any new tenants at an affordable rate for the balance of the Term, if applicable.

8. The Agreement shall be registered on title to the subject property at the applicant's cost and the applicant shall agree that the lands shall not be transferred to a purchaser/transferee unless that purchaser/transferee agrees to assume the obligations of the agreement.
9. Such other terms as may be required, in the view of the Director, Housing Solutions and Investments Services and the City Solicitor, to give effect to the intent of Council in adopting the recommendations of this report and to ensure compliance with the applicable legislative requirements.

DOCUMENT 2

BY-LAW NO. 2025-_____

A by-law of the City of Ottawa to impose legal fees for Affordable Rental Unit Agreements.

WHEREAS Section 4.1 the *Development Charges Act, 1997*, S.O. 1997 c. 27 exempts from development charges “Affordable Residential Units” which are intended to be an Affordable Residential Unit for 25 years or more from the time that the unit is first rented, provided that the owner of said unit(s) enters into an agreement to that effect with the municipality;

The Council of the City of Ottawa enacts as follows:

1. Where an Affordable Rental Unit Agreement is required under section 4.1 of the *Development Charges Act, 1997*, a legal fee in the amount of \$2,051.00 shall be paid prior to the execution of the document by the City.
2. All legal fees collected pursuant to this By-law will be subject to Harmonized Sales Tax (H.S.T.) or any successor sales tax program thereto, where applicable.

ENACTED AND PASSED this ____ day of _____, 2025

CITY CLERK

MAYOR



MEMO / NOTE DE SERVICE

Information previously distributed / Information distribué auparavant

TO: Chairs and Members of the Agriculture and Rural Affairs, Planning and Housing, Built Heritage, and Public Works and Infrastructure Committees

DESTINATAIRE: Président et membres du Comité de l'agriculture et des affaires rurales, du Comité de la planification et du logement, du Comité du patrimoine bâti, et du Comité des travaux publics et de l'infrastructure

FROM: Vivi Chi
Interim General Manager, Planning, Development and Building Services Department

Contact: Connie Gleason
Manager, Business and Technical Support Services, Planning, Development and Building Services Department

EXPÉDITEUR: Vivi Chi
Directrice générale par intérim, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource: Connie Gleason
Gestionnaire, Services de soutien techniques et aux activités, Direction générale des services de la planification, de l'aménagement et du bâtiment

DATE: April 17, 2025

17 avril 2025

FILE NUMBER: ACS2025-PDB-PS-0019

SUBJECT: Planning, Development and Building Services Department Report on the Use of Delegated Authority, 2024 - Planning, Right of Way, Heritage and Urban Design, and Building Code Service Areas

OBJET: Rapport sur l'utilisation des pouvoirs délégués en 2024 par la Direction générale des services de la planification, de l'aménagement et du bâtiment – Services de planification, Services des emprises, du patrimoine et du design urbain et Services du Code du bâtiment.

PURPOSE

This information report provides an update to Agricultural and Rural Affairs, Planning and Housing, Built Heritage and Public Works and Infrastructure Committees on the use of delegated authority in 2024 for the Planning, Development and Building Services (PDBS) Department. A separate report outlining Transportation Planning activities came forward to Public Works and Infrastructure Committee in February 2025.

EXECUTIVE SUMMARY

In 2024, Planning Services received a total of 1,029 planning applications, excluding City-initiated applications. This is a 13 per cent increase from 2023 for both Delegated Authority and Non-Delegated Authority applications over the previous year. The City also received 415 applications for pre-consultation which marked a 15 per cent increase from 2023.

A large component of the operational work of the Right-of-Way, Heritage and Urban Design service area is right of way inspections, utility circulations, permits and agreements including the review related to private approaches, road cut permits, municipal consent applications, and encroachments. There were approximately 1,012 utility circulations in 2024. The service area issued 3,736 road cut permits and released a total of \$131,303,098.00 in development securities to applicants upon completion of required development-related infrastructure works.

In 2024, Building Code Services issued 7,688 building permits which was a 7.24 per cent increase in the number issued from 2023. Building Code Services also completed 98,282 building inspections in 2024, down 11.2 per cent from 2023 due to the slowdown in development activities.

The contents within this report details each of the highlights previously mentioned and provides statistics on the departments use of delegated authority in 2024.

RÉSUMÉ

En 2024, les services de la planification ont reçu un total de 1 029 demandes d'urbanisme, à l'exclusion des demandes initiées par la Ville. Il s'agit d'une augmentation de 13 % par rapport à 2023, tant pour les demandes de pouvoirs délégués que pour les pouvoirs de demandes de pouvoirs non délégués. La Ville a également reçu 415 demandes de consultation préalable, ce qui représente une augmentation de 15 % par rapport à 2023.

Une grande partie du travail opérationnel du secteur d'activité des emprises, du patrimoine et du design urbain est constituée des inspections des emprises, de la

diffusion des renseignements sur les services publics, de l'octroi de permis et d'ententes, y compris l'examen lié aux voies d'accès privées, aux permis de terrassement, aux demandes de consentement municipal et aux empiétements. Il y a eu environ 1 012 diffusions de renseignements sur les services publics en 2004. Le secteur d'activité a délivré 3 736 permis de terrassement et a émis aux demandeurs un total de 131 303 098 \$ en garanties d'aménagement à l'achèvement des travaux d'infrastructures liés à l'aménagement requis.

En 2024, les services du Code du bâtiment ont délivré 7 688 permis de construire, soit une augmentation de 7,24 % par rapport à 2023. Les services du Code du bâtiment ont également effectué 98 282 inspections de bâtiments en 2024, en baisse de 11,2 % par rapport à 2023 à cause du ralentissement des activités d'aménagement.

Le contenu du présent rapport détaille chacun des faits saillants susmentionnés et présente des statistiques sur l'utilisation des pouvoirs délégués par les services en 2024.

BACKGROUND

The purpose of this information report is to provide a list of actions taken under delegated authority on key activities to Agriculture and Rural Affairs Committee, Planning and Housing Committee, Built Heritage Committee and Public Works and Infrastructure Committee for Planning Services, Building Code Services, and Right of Way, Heritage and Urban Design Services in 2024. Included are applications reviewed and approved under Delegation of Authority. This report is intended to provide accountable performance measurements to Committee, the public, and the development industry. The items contained in this report are required to be reported on annually through the Delegation of Authority By-law (By-law No. 2025-69), Schedule "I".

DISCUSSION

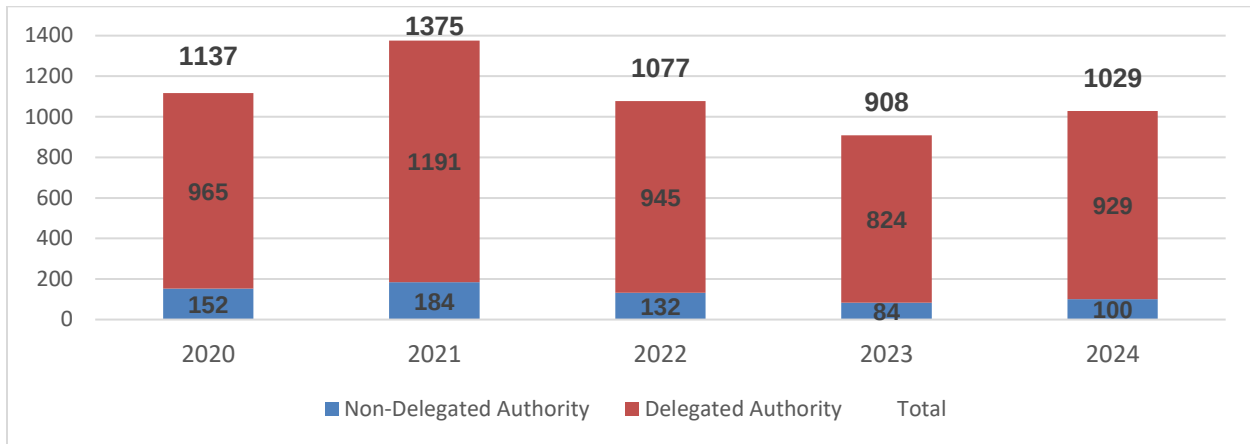
To meet the reporting requirements as identified in the Delegation of Authority By-law (2025-69), Schedule "I", the Planning, Development and Building Services Department has produced an information report to highlight the use of delegated authority in 2024 for the respective Planning, Right of Way, Heritage and Urban Design, and Building Code service areas.

Planning Services - Development Review

Development Review provides comprehensive development approvals, from the initial pre-consultation meetings to the processing of Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, and Site Plan Control applications, as well as other applications under the Planning, Municipal and Condominium Acts.

In 2024, Planning Services received a total of 1,029 planning applications, excluding City-initiated applications. This is a 13 per cent increase from 2023. As illustrated in Figure 1, the number of both Delegated Authority and Non-Delegated Authority applications increased over the previous year. Of note, the majority of applications were submitted in the second half of the year, aligning with the interest rate decreases from the Bank of Canada.

Figure 1: Total Planning Applications Received in 2024



Of the 1,029 applications received in 2024, 929 were under Delegated Authority to various levels of staff. Within the six Development Review areas, the Central area received the greatest number of Delegated Authority applications with 254 submissions. The South, West, Rural and East areas received 187, 200, 144 and 115 submissions respectively. In total, 100 Non-Delegated Authority applications were received in 2024: 34 in Central, 17 in West, 14 in South, 19 in Rural, 11 in East and five in DRAW.

Table 1 provides the number of application submissions received by file type.

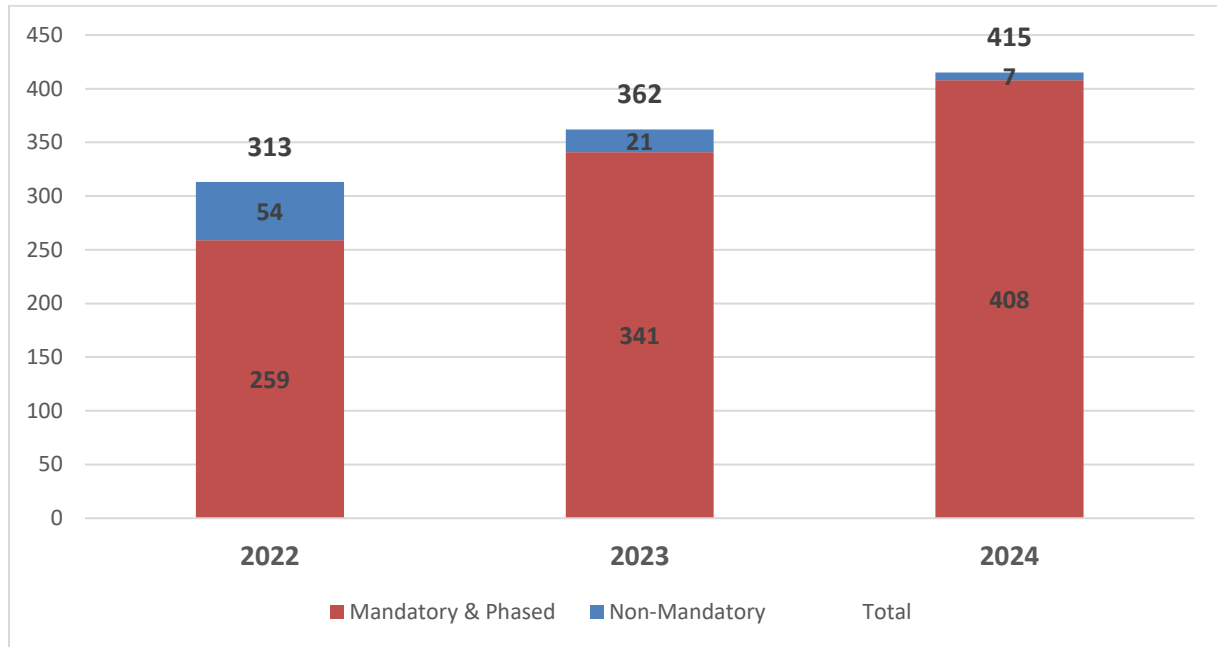
Table 1: Applications Received by Type in 2024

Delegated Authority		Non-Delegated Authority	
Application Type	Total	Application Type	Total
30 CM Reserve	22	Community Improvement Program Grant	4
Antenna System Review	6	Demolition Control	6
Historical Land Use Inv.	162	Front Ending Application	1
Lifting of Holding Zone	8	Official Plan Amendment	13
Part Lot Control	46	Zoning By-law Amendment	76
Plan of Condominium	16	Total:	100
Plan of Subdivision	29		
Pre-consultation	415		
Site Plan Control	160		
Street/Lane Closure	5		
Street/Lane Opening	4		
Streetscape Char Analysis	56		
Total:	929		

Pre-Application Consultations

The pre-application process is designed to help promote the exchange of information and development considerations early in the planning process. A key outcome of this process is a customized list of [studies and plans required](#) in support of a development application, as well as preliminary comments on a development proposal.

While not mandatory, pre-consultation continues to be recommended to industry for all development applications. Applicants are recommended to pre-consult with the City to obtain the list of information and materials required for their development project. A comparison of mandatory/phased versus non-mandatory pre-application consultation requests received over the past three years is provided in Figure 2 and Table 2.

Figure 2: Pre-Application Consultation Files Received 2022-2024**Table 2A: Pre-Application Consultation Files Received 2022-2024**

Year	Total Number Received	Mandatory	Non-Mandatory	Development Application Submitted	Pre-App Consultation Period Lapsed	Phase 1	Phase 2	Phase 3
2022	313	259	54	115	190	N/A	N/A	N/A
2023	360	129	20	37	112	129	32	50
2024	415	12	7	*	*	264	39	93

* Numbers will be reported in Q1 2026.

Table 2B: Pre-Application Consultation Phase 3 Submissions

Year	Total Number Received in 2023	Development Application Submitted (2023-2024)	Application not submitted
2023	50	47	3
2024	93	74	19*

* applications may be submitted in 2025, and will be reported in the 2026 annual report.

In 2023, of the 129 mandatory pre-consultations received, 37 resulted in a development application being submitted which accounts for 29 per cent. Non-mandatory pre-consultations resulted in the submission of two applications, or 10 per cent of submissions for the same year. Development applications resulting from pre-application consultations received in 2024 will be reported on in the 2025 annual report, as the timeline to submit the application is still open.

Site Plan Control and Zoning By-law Amendment Applications

A combined total of 160 Site Plan Control applications were received in 2024, which accounts for 17 per cent of all Delegated Authority applications. In addition, 124 Site Plan Control applications were processed and approved in 2024.

A total of 76 Zoning By-law amendment applications were received in 2024, which accounts for 76 per cent of all non-Delegated Authority applications. In addition, 82 Zoning By-law amendment applications were processed and approved in 2024.

Plan of Condominium Applications

A total of 16 Plan of Condominium applications were received in 2024, which accounts for two per cent of all delegated authority planning applications.

Plan of Subdivision Applications

A total of 29 Plan of Subdivision applications were received in 2024, consisting of three per cent of all delegated authority planning applications. It should be noted that a Plan of Subdivision application is one of the most complex types of applications and typically takes a significant amount of effort and resources to review and approve.

Official Plan Amendment Applications

A total of 13 Official Plan Amendment applications were received in 2024, consisting of thirteen percent of all non-delegated authority applications.

Fence-viewers

Fence-viewers are part of a dispute resolution procedure between the owners of adjoining properties where:

- No fence currently exists at the boundary between the two properties, and one owner wants a new fence to be constructed to mark the boundary
- A line fence already exists, and one owner believes that it needs to be reconstructed or repaired.

There were no appointments of fence viewers in 2024. **Livestock Valuers**

Municipal Investigators investigate injury or death to livestock and/or poultry caused by wildlife as set out in section 7(6) of the *Ministry of Agriculture, Food and Rural Affairs Act*. There were no new municipal investigator (livestock valuers) appointments in 2024.

Building Code Services

Building Code Services reviews and issues building permits, demolition permits, assigns municipal addresses, inspects building construction to ensure compliance with permit plans, Ontario Building Code and applicable laws.

Building Code Services saw a 7.24 per cent increase in the number of building permits issued from 2023 to 2024. The number of building inspections performed in 2024 were down 11.2 per cent from 2023. Of the total number of inspections in 2024, the branch performed 62,877 building inspections, 15,262 mechanical inspections, and 18,986 plumbing inspections.

Table 3: Building Permits and Inspections from 2020 to 2024

Year	Building Permits Issued	Access to Building Permit Record Applications	Number of Building Inspections
2024	7,688	1,673	98,282
2023	7,169	1,830	110,648
2022	9,198	1,663	124,999
2021	11,412	1,465	125,579
2020	10,047	1,470	124,202

Non-Building Code Related Applications

Information on the cost of servicing building permits and enforcing the *Building Code Act* and Ontario Building Code are reported separately in a report to Council every year, as required by the *Building Code Act*. The Branch also deals with Sign Minor Variances, Naming or Renaming Private Roadways and other Non-Building Code related permits as described below.

Table 4 summarizes all non-Building Code related permit applications received by Building Code Services in the past five years.

Table 4: Non-Building Code Related Permit Applications

	2024	2023	2022	2021	2020
Pool Enclosure Permits	539	567	882	1,549	1,383
Permanent Signs on Private Property Permit Applications	417	402	419	475	342
Permanent Signs on Private Property Permit - Individual signs	802	904	901	1,007	693
Compliance Reports (including Compliance with Agreements)	972	950	1175	1261	903
Release of Agreement Application (includes site plan and other development agreements)	38	46	28	60	28
Sign Minor Variance Application	10	2	6	4	6
Private Roadway Naming	9	6	11	13	11
Highway Name Changes	0	0	1	1	0
Total	2787	2877	3423	4370	3366

Delegation of Authority for Non-Building Code Related Activity

Permanent Signs on Private Property Sign Minor Variances:

Applications are evaluated under the Delegated Authority of the Chief Building Official under the Permanent Signs on Private Property By-law 2016-326.

Naming or Renaming of Private Roadways:

The Chief Building Official may authorize the naming or renaming of a private roadway under By-law 2014-78. If objections are received to the naming or renaming, a report is forwarded to Planning and Housing Committee and Council for a decision.

Highway Name Changes:

The Chief Building Official may authorize the naming of a highway, the change in the name of a highway, the assignment of civic numbers and changes to civic numbers under the Municipal Addressing By-law 2014-78. Under the Municipal Addressing By-law, delegation of authority is permitted to approve street name changes primarily where public safety and wayfinding is involved.

Right of Way, Heritage, and Urban Design

Right of Way and Public Realm Permits and Approvals

A large component of the Right of Way (ROW) and Inspections branches' activities includes the review and issuance of various permits, agreements, and approvals related to private approaches, road cut permits, utility circulations and various encroachments in the public realm, as described in Table 5.

Table 5: Permits, Agreements and Approvals Issued by the ROW Branch and Inspections Branch

	2024	2023	2022	2021	2020
Road Cut	3736	3422	4186	4844	4178
Temporary Construction Encroachment	3547	4396	3436	3898	2971
Over Dimensional vehicle	1710	1565	1833	1581	1419
Traffic Management Plans	1094	1023	1326	1573	1259
Temporary Road Closures	691	633	831	720	530
Patio / Café Seating	100	124	184	188	140
Signs	3	3	0	5	4
Customer Service Boxes	5	5	29	6	8
Private Approach	70	66	50	46	94

	2024	2023	2022	2021	2020
Private Approach – culvert permits	47	42	39	56	59
Private Approach - temporary access permits	60	58	38	45	43
Permanent Encroachment	7	27	21	22	32
Right of Way Agreement	27	18	12	22	38
Municipal Consent - utility work	1,012	1,227	1,463	1,546	1,082
Total	12,109	12,609	13,448	14,552	11,857

Property owners wishing to construct a new or alter an existing access onto their property, such as a driveway, are required to obtain a Private Approach permit. The review of the proposal, as part of the permit application process, ensures that the approach meets all municipal safety and construction standards.

Prior to undertaking a road cut within any portion of the City right of way including the boulevard and sidewalk, a permit must be obtained. A road cut is defined as a surface or subsurface cut in any part of a City-owned right of way made by any means, including for example excavation, reconstruction, cutting, overlaying, crack sealing, braking, boring, jacking or tunneling operations.

The Right of Way Branch undertook 1,012 utility circulations in 2024. Most circulations are for routine subsurface works (i.e., minimal or no noticeable visual changes to the streetscape after works are completed), however some result in changes that could have impacts on the community. Coordination of work to reduce community impact and minimize traffic disruptions are undertaken as part of the circulation process. Councillors are notified by staff on all circulations for information purposes prior to the commencement of work within their respective ward.

Heritage Planning

A total of 72 heritage reports were prepared by staff in the Heritage Planning branch for consideration by the Built Heritage Committee and City Council in 2024.

Of these 72 reports, 18 were related to alterations, demolitions or new construction of buildings designated under either Part IV or Part V of the Ontario Heritage Act. There

were 31 reports related to the designation of properties under Part IV of the Ontario Heritage Act. There were four annual reports related to the Heritage Register in 2024.

From January 1, 2024, to December 31, 2024, 99 heritage permits were issued under delegated authority in compliance with Parts IV and V of the Ontario Heritage Act authorizing a variety of alterations ranging from windows replacement to additions that meet the criteria approved by Council. Of the 99 permits issued, 28 projects were related to the City of Ottawa Heritage Property Grant Program. These projects were approved using delegated authority and the Department entered into 28 associated contribution agreements committing \$289,408.61 towards restoration projects for designated heritage properties.

The average timeline for the issuance of a permit delegated to staff is 15 days from the date of application with many smaller applications taking a maximum of three days for issuance.

A complete list of heritage permits issued through delegated authority is attached as Document 1 to this information report.

Requests to Release or Reduce Securities

The City receives securities from developers that are associated with work being undertaken through early servicing or development agreements as well as letters of undertaking in relation to approvals produced by Planning Services. These securities ensure that the work is undertaken in accordance with the conditions of approval. Once part or all of the work has been completed, the developer can request partial or full release of the securities that the City is holding. The release or reduction of securities is coordinated by the Development Inspections Unit. In 2024, the City released \$131,303,098.00 in securities to land developers as required works were completed, compared to \$197,494,968.26 in 2023. A breakdown of the securities are listed in Figures 3 and 4.

Figure 3 shows the breakdown of the securities released from 2020 to 2024.

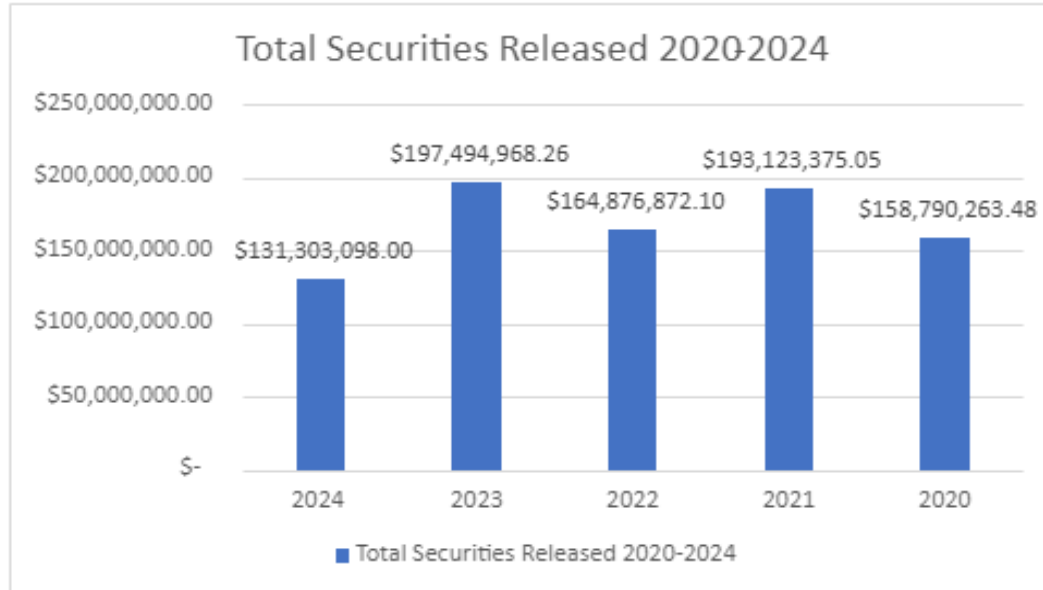
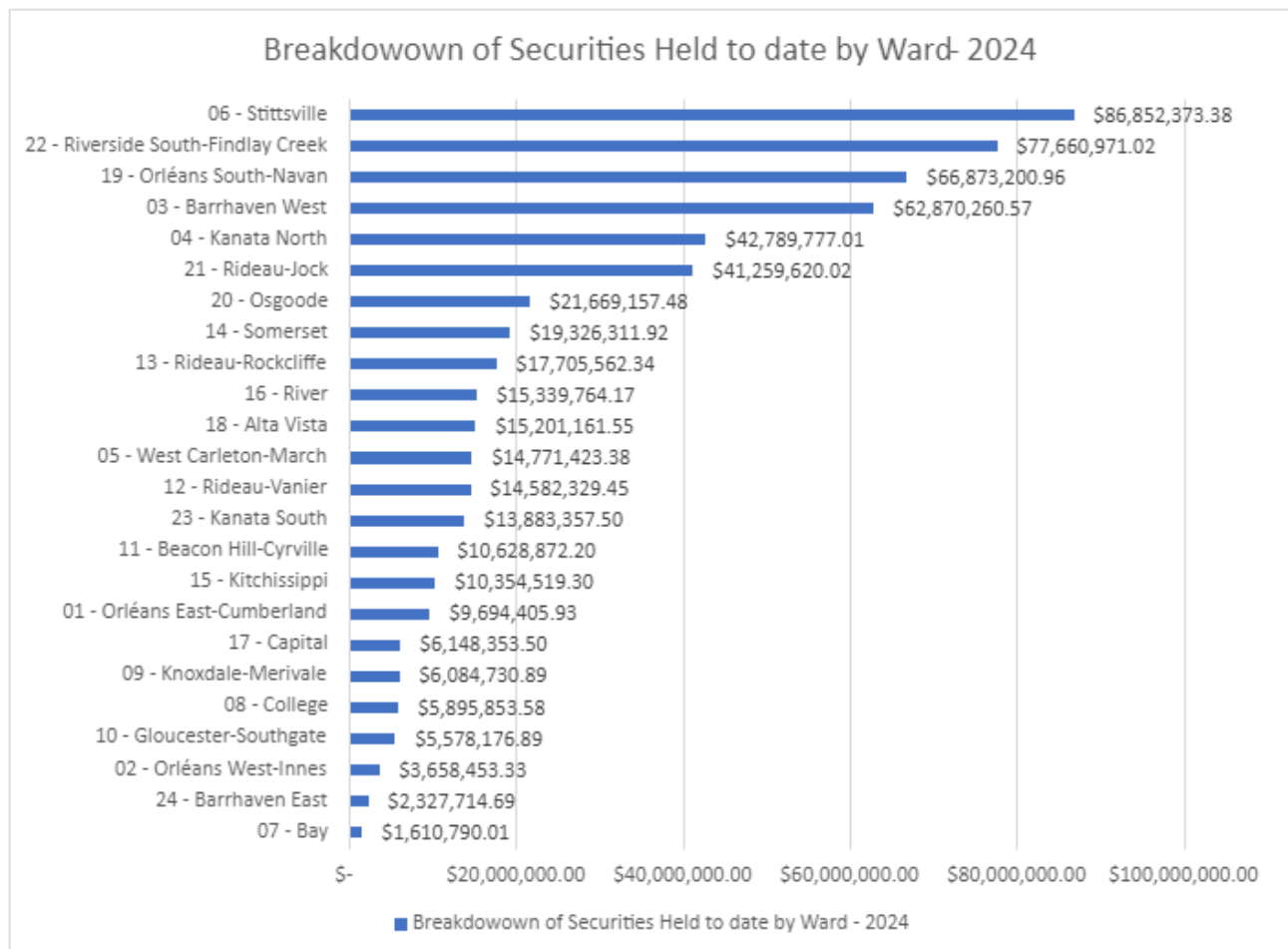


Figure 4 shows the breakdown of securities retained by ward.



CONCLUSION

Planning, Right of Way, Heritage and Urban Design and Building Code service areas will continue to report once per year on their use of delegated authority as per the current Delegation of Authority By-law (2025-69).

Vivi Chi

Interim General Manager, Planning, Development and Building Services Department

CC: Connie Gleason

Manager, Business and Technical Support Services, Planning, Development and Building Services Department

Attachments:

Document 1 - Heritage Permits Issued Under Delegated Authority, 2024

Document 1 - Heritage Permits Issued Under Delegated Authority, 2024

	Application Date	Address	Designation	Type of Work	Heritage Permit Issued
1	January 03, 2024	180 Coltrin	V	Exterior alterations including changing window openings and recladding facades	January 11, 2024
2	January 15, 2024	377 Rideau Street	IV	Replacement of double entry doors.	January 26, 2024
3	February 09, 2024	176 Cameron Avenue	IV	Remove and replace eavestrough and downspouts	February 12, 2024
4	December 20, 2023	270 Pinhey's Point	IV	Masonry repointing	February 13, 2024
5	February 07, 2024	700 Manor Avenue	V	Replacement of 70+ windows and doors. Restoration of multi-pane window.	February 14, 2024
6	February 16, 2024	29 Lisgar Street	IV	Replacement of the existing aluminum windows on the north, east and partial west face of the North building	March 05, 2024
7	March 05, 2024	282 Somerset Street West	V	Demolition of an existing two storey wood porch and replacement with a one-storey red brick addition	March 05, 2024
8	March 05, 2024	112 Bruyere Street	V	Enlarge a basement window to be egress compliant	March 13, 2024
9	March 08, 2024	175 Third Avenue	IV	Install a heat pump and refrigerant lines on the west façade	March 13, 2024
10	February 28, 2024	107 Flora	V	Repair and replacement of the existing front porch and stairs	March 13, 2024
11	March 22, 2024	40 Macnabb	V	Construction of a gazebo	April 10, 2024
12	April 09, 2024	180 Bruyere	V	Brick and concrete column repairs and new EIFS	April 16, 2024
13	Fall 2023 (Heritage Grant)	108 Acacia Avenue	IV/V	Restoration and repair of original wood windows and doors	February 05, 2024
14	Fall 2023 (Heritage Grant)	11 Briarcliffe Drive	V	Restoration and stabilization of the block retaining wall and house foundation	February 20, 2024
15	Fall 2023 (Heritage Grant)	173-175 Cathcart Street	V	Restoration of the second floor porch	February 05, 2024
16	Fall 2023 (Heritage Grant)	199 Daly Avenue	IV/V	Repointing of the chimney, brick facade, window arches and stone foundation	February 05, 2024
17	Fall 2023 (Heritage Grant)	241 Hillcrest Road	V	Replacement of leaded glass windows and wood frames with new to match	February 05, 2024

18	Fall 2023 (Heritage Grant)	128 Keefer Street	V	Replacement of deteriorated wood siding with new wood siding to match original	February 05, 2024
19	Fall 2023 (Heritage Grant)	404 Laurier Avenue East	IV/V	Restoration of 40 wooden balconies and 16 balcony columns	February 08, 2024
20	Fall 2023 (Heritage Grant)	29 Lorne Avenue	V	Replacement of existing wood doors and windows with new wood to match originals	February 05, 2024
21	Fall 2023 (Heritage Grant)	19 Melrose Avenue	V	Repair wood replacement windows in kind using like materials	February 15, 2024
22	Fall 2023 (Heritage Grant)	296 Metcalfe Street	V	Brick repointing	February 05, 2024
23	Fall 2023 (Heritage Grant)	23 Monkland Avenue	V	Restoration of barrel roof portico	February 05, 2024
24	Fall 2023 (Heritage Grant)	310 Queen Elizabeth Drive	IV	Restoration of the two storey porch	February 05, 2024
25	Fall 2023 (Heritage Grant)	325 Sandhill Road	IV	Restoration of a stained glass window	February 08, 2024
26	Fall 2023 (Heritage Grant)	294 Somerset Street	V	Repair and replace portions of the original slate roof	February 05, 2024
27	Fall 2023 (Heritage Grant)	217-219 St. Andrew	V	Remove and replace rotten wood siding and trim with new painted wood to match the original siding profile	February 05, 2024
28	Fall 2023 (Heritage Grant)	229 St. Andrew Street	V	Reconstruction of the one storey wood porch that spans both sides of the semi-detached home.	February 05, 2024
29	Fall 2023 (Heritage Grant)	231 St. Andrew Street	V	Reconstruction of the one storey wood porch that spans both sides of the semi-detached home.	February 05, 2024
30	Fall 2023 (Heritage Grant)	1445 St. Joseph Boulevard	IV	Restoration of the front wood porch	February 05, 2024
31	Fall 2023 (Heritage Grant)	288-290 St. Patrick Street	V	Roof replacement using natural cedar shakes and restoration of four dormers	February 05, 2024
32	Fall 2023 (Heritage Grant)	385 Sussex Drive	IV/V	Restoration of five stained glass windows on the second level of the cathedral.	February 08, 2024
33	Fall 2023 (Heritage Grant)	19 Sweetland Avenue	V	Reconstruction of the two-storey wood porch that spans both sides of the semi-detached home	February 05, 2024
34	Fall 2023 (Heritage Grant)	21 Sweetland Avenue	V	Reconstruction of the two-storey wood porch that spans both sides of the semi-detached home	February 05, 2024
35	April 05, 2024	296 Manor Ave	V	Window and landscape changes	April 16, 2024
36	May 30, 2024	108 Acacia Avenue	V	Foundation repointing and removal of a tree	April 16, 2024

37	April 24, 2024	385 Sussex Drive	IV/V	Sacristy roof replacement	April 30, 2024
38	April 15, 2024	107-109 James Street	IV	Replacement of front deck and stairs	April 29, 2024
39	April 29, 2024	166 Huron Avenue North	IV	Addition of a fire escape at the rear to bring the property up to Code.	May 03, 2024
40	April 11, 2024	5 Crescent Road	V	Construction of a pool storage shed sauna, hot tub, and a new deck at the rear of the existing property, and minor height and depth changes to pre-approved garage	May 16, 2024
41	May 21, 2024	514 Manor Avenue	V	Construct a new front porch using existing canopy	May 22, 2024
42	May 10, 2024	315 Chapel Street	IV	Construct a one-storey addition to house mechanical and garbage storage, using salvaged stone from Bate Hall Memorial building	May 22, 2024
43	May 06, 2024	17 Mariposa	IV and V	Variety of minor alterations, including replacement of shingle siding, roof alterations, replacement of garage door	May 29, 2024
44	April 04, 2024	108 Acacia Avenue	IV and V	Landscape alterations including the addition of a pool	May 30, 2024
45	May 21, 2024	355 Cooper Street	V	Replacement of four north facing wood windows with new double hung windows in wood to match existing	May 31, 2024
46	June 06, 2024	167 MacKay Street	V	Replacement of rear wooden deck due to safety issues and rot. The new deck is to be constructed with pressure-treated lumber, in the same style and proportions as the existing	June 07, 2024
47	May 30, 2024	25 York Street	V	Remove wood cladding and install brick.	June 07, 2024
48	June 03, 2024	362 Mariposa Avenue	V	Replacement of five basement windows and the addition of two new condenser units and an access ladder on the roof.	June 18, 2024
49	June 13, 2024	1000 Exhibition Way	IV	Lead paint removal mockups, Aberdeen Pavilion interior.	June 21, 2024
50	June 13, 2024	296 Metcalfe Street	V	Construct a 3-storey addition, alterations to building and landscape.	June 26, 2024
51	June 11, 2024	53 Sweetland	V	Construct a one-storey addition containing an additional dwelling unit to the rear of the existing dwelling	July 09, 2024
52	June 18, 2024	60 des Oblats/205 Deschatelets	IV	Re-issue Council level heritage permit to replace windows and modify front entrance	June 18, 2024
53	June 26, 2024	152 Howick	V	Enlarging a window opening at the rear, Replacing two small windows with one wood framed, triple paned window, Removing and reinstating the stained-glass transom window	July 02, 2024
54	March 08, 2024	175 Third Avenue	IV	Remove and restore the wood doors facing Lyon Street	July 02, 2024
55	July 17, 2024	30 Goulburn Avenue	V	Masonry Restoration	July 25, 2024

56	July 23, 2024	334 Maclaren Street	V	Installation of a chair lift	July 26, 2024
57	July 19, 2024	77 Clarence	V	Addition of a rooftop patio	July 25, 2024
58	July 23, 2024	305 Clemow Ave	V	Enlargement of window openings and replacement of 2 existing windows	August 01, 2024
59	August 01, 2024	422-424 Bank St	V	Restorations to rear elevation following a fire incl. window replacement, masonry cleaning and repair, partial removal of rear fire escape, and reconstruction of a destroyed accessory building	August 07, 2024
60	August 06, 2024	306 Metcalfe Street	IV/V	Restoration of front steps	August 12, 2024
61	August 07, 2024	2940 Old Montreal Road	IV	Reorientation of the Duford Garage	August 15, 2024
62	August 07, 2024	99 Cobourg Street	IV	Installation of a memorial plaque in Macdonald Gardens Park	August 12, 2024
63	August 16, 2024	507 Bank Street	V	Remove existing leaded glass window and insert stained glass window	August 26, 2024
64	July 15, 2024	270 Pinhey's Point	IV	Stabilize the Ash House ruins	August 26, 2024
65	August 12, 2024	146-148 St. Patrick Street	V	Construction of a rear addition	September 09, 2024
66	May 09, 2024	17 Mariposa Avenue	IV/V	Restoration of storm windows	September 13, 2024
67	September 16, 2024	330 Gilmour Street	V	Restoration of the front staircase	September 23, 2024
68	September 04, 2024	1128 Mill Street	IV	Construction of a new ramp for accessibility	September 23, 2024
69	September 16, 2024	2100 Cabot Street	IV	Replacing exterior stairs at the icehouse	September 26, 2024
70	September 05, 2024	210 Dalhousie Street	V	Demolition of rear garage due to safety risks	September 26, 2024
71	September 20, 2024	107-115 Rideau Street	IV	Facade rehabilitation	October 02, 2024
72	September 24, 2024	518 Mariposa Avenue	V	Construction of a detached shed at rear	October 03, 2024
73	September 25, 2024	470 Oakhill Road	V	Construction a rear addition with rooftop terrace	October 03, 2024
74	October 04, 2024	125 Juliana Road	V	Replace all windows and doors	October 07, 2024

75	September 16, 2024	39 Charles Street	V	Construction of a rear addition	October 07, 2024
76	October 04, 2024	125 Juliana Road	V	Replace windows and doors	October 07, 2024
77	October 03, 2024	545 Montagu Place	V	Window and patio door replacement and stucco repair where needed	October 11, 2024
78	August 14, 2024	460 Wilbrod Street	V	Repair and rehabilitation of the exterior cladding (reissued from 2020)	August 16, 2024
79	August 29, 2024	47-49 William Street	V	Expanding alcove for new entrance door. Permit issued conditional upon using brick at facade. Conditions were met Oct 11, 2024	September 24, 2024
80	September 04, 2024	1128 Mill Street	IV	Removal of existing concrete ramp and landing at the north-west entrances to the original building. Addition of new retaining walls, paved exterior sloped walkway and landing to replace existing.	September 23, 2024
81	October 07, 2024	379 Cooper	V	Alterations to the front facade.	October 22, 2024
82	October 22, 2024	296 Metcalfe Street	V	Replacement windows and doors.	October 28, 2024
83	October 15, 2024	196 Stanley Avenue	V	Alterations to bring the property back to a single family dwelling.	October 25, 2024
84	October 10, 2024	28 Florence	V	Removing faux brick cladding and replacing with Hardie board, new windows and doors	October 22, 2024
85	October 04, 2024	233 Clemow	V	Addition to garage and renovations to existing garage incl. new cladding, door, and window	October 17, 2024
86	October 15, 2024	257 Bolton Street	V	Upper storey facade rehabilitation	October 29, 2024
87	October 25, 2024	220 Sandridge Road	V	Repairs to rooftop terrace and replacing portions of the masonry	October 31, 2024
88	October 28, 2024	469 Wilbrod Street	V	Installation of a rear porch on the second storey	November 06, 2024
89	November 05, 2024		IV	Roof repairs including restoring the slate tile roof and reinstating a finial	November 07, 2024
90	November 20, 2024	195 Elgin Street	IV/V	Demolition of a detached garage	November 21, 2024
91	November 14, 2024	35 MacKay Street	V	Addition of a perimeter fence and security hut	November 29, 2024
92	November 18, 2024	1412 Lisgar Road	V	Phased porch removal and replacement in kind	December 04, 2024

93	November 20, 2024	215 Bruyere	V	Replacement of three existing doors with new steel units	December 04, 2024
94	Fall 2023 (Heritage Grant)	172 A Bruyere Street	V	Chimney restoration	November 13, 2024
95	Fall 2023 (Heritage Grant)	38 Monkland Avenue	V	Interior masonry foundation repointing	February 05, 2024
96	Fall 2023 (Heritage Grant)	29 Sweetland Avenue	V	Restoration of the front porch wood columns	July 29, 2024
97	Fall 2023 (Heritage Grant)	183 Wilbrod Street	IV/V	Replacement of aluminum storms with need custom wood	May 30, 2024
98	Fall 2023 (Heritage Grant)	464 Besserer Street	V	Replacement of 11 aluminum storm windows with custom wind storms	May 16, 2024
99	Fall 2023 (Heritage Grant)	35 Monkland Avenue	V	Restoration of two chimneys	May 29, 2024



MEMO / NOTE DE SERVICE

Information previously distributed / Information distribué auparavant

TO: Chair and members of the Planning and Housing Committee

DESTINATAIRE: Président et membres du Comité de la planification et du logement

**FROM: Derrick Moodie, Director
Planning, Development and Building
Services Department (PDBS)**

**Contact:
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**EXPÉDITEUR: Derrick Moodie,
Directeur
Direction générale des services de la
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DATE: April 28, 2025

28 avril 2025

FILE NUMBER: ACS2025-PDB-PS-0026

SUBJECT: Residential Dwelling Approval Pipeline – Q4 2024

OBJET: Processus d'approbation des projets d'habitation – T4 de 2024

PURPOSE

The Residential Dwelling Approval Pipeline provides an update on housing unit approvals, building permits issued, and other residential development indicators on a quarterly and year-to-date basis.

BACKGROUND

Following direction from Council per Motion No. 2022-03/20 on December 7, 2022, and in an effort to track progress towards municipal, provincial and federal housing supply targets for the city of Ottawa, staff have been tasked with tracking and reporting on the number of units approved and the number of building permits issued by the City of Ottawa.

The Residential Dwelling Approval Pipeline provides an update on these two items, along with other residential development indicators such as housing starts, dwellings under construction, and housing completions on a quarterly basis. This report will be available on ottawa.ca and data will be posted to [Open Ottawa](#).

In August 2023, the Ministry of Municipal Affairs and Housing (MMAH) announced that the Ontario government would be launching the [Building Faster Fund](#), a three-year, \$1.2 billion program that will provide up to \$400 million per year to municipalities that reach 80 per cent or more of their annual housing targets.

The Province has specific metrics that are being considered for municipal housing pledges and tracking of housing supply progress, the MMAH released a [webpage](#) in October 2023 that currently uses Canadian Mortgage and Housing Corporation (CMHC) housing starts, new and upgraded long term care beds from the Ministry of Long-Term Care, and 'additional residential units' to measure annual housing targets. 'Additional residential unit' includes additional residential units (ARUs), including non-residential space that is converted to residential units and residential to residential conversions, as well as new and upgraded beds in long-term care homes, according to the MMAH's webpage.

The MMAH's annual housing targets for the city of Ottawa will ramp up annually to meet the 151,000 units required by 2031, with 12,583 dwellings targeted for 2024. This figure differs from staff's estimate of annual targets from the [2031 Municipal Housing Pledge](#) last year in absence of information from the Province at the time, which targets 15,100 building permits issued per year in order to meet the 151,000 units required by 2031.

Additionally, the Federal Government announced the Housing Accelerator Fund (HAF) in April 2022 as part of the Federal Budget. The HAF's objective is to create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process. In July 2023, Council approved the City's action plan for its application to the HAF program, and in December 2023, the application was approved by CMHC, and a contribution agreement was executed between the City and CMHC. Under this program, Ottawa is eligible for up to \$176,323,293 over the three-year program until the end of 2026. The contribution agreement [growth targets](#) include over 37,500 new

dwellings through building-permit issuance over the next three years (end of 2026). This represents a growth target for the development industry to submit approximately 12,500 dwellings per year through building-permits.

In order to monitor progress towards these two funding targets, these quarterly updates now include housing supply progress meters on the year-to-date infographic.

EXECUTIVE SUMMARY

This update reports on residential development data for Q4 2024, which covers October, November, and December. A year-to-date infographic is also attached. Both the year-to-date data and the Q4 2024 data excludes double counting of housing units approved through multiple development applications at the same location, including all extension applications.

In Q4 2024, there were:

- 1,583 dwellings granted Official Plan or Zoning By-law Amendments approvals
- 1,922 dwellings approved through Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance applications (all other approvals)
- 2,149 net new dwellings issued building permits
 - 20 of which are affordable dwellings
- 1,770 housing starts
- 14,186 dwellings under construction
 - 927 of which are affordable dwellings
- 2,131 dwellings where construction was completed

Building permits are down 22 per cent from 2,760 dwellings issued permits in Q3 2024 to 2,149 dwellings issued permits in Q4 2024. During the same time period, housing starts are down 29 per cent from 2,500 to 1,770. There was a 56 per cent decrease in dwellings granted Official Plan and Zoning Approvals (from 3,556 to 1,583), and there was a 58 per cent decrease in dwellings granted all other approvals (from 4,586 to 1,922).

Year-over-year, Q4 2024 building permit counts are up by 31 per cent, from 1,635 dwellings issued permits in Q4 2023 to 2,149 dwellings issued permits in Q4 2024. Between Q4 2023 and Q4 2024, housing starts are down 30 per cent from 2,521 to 1,770. There was a 61 per cent decrease in dwellings granted Official Plan and Zoning Approvals (from 4,038 to 1,583) and a 41 per cent decrease in dwellings granted all other approvals (from 3,267 to 1,922).

In 2024, there have been a total of 22,159 dwellings granted approvals through development applications, excluding duplicate applications for the same project.

Development Applications issued Building Permits:

Table 1 below provides an estimate of dwellings in the approvals “pipeline” that were granted permissions or approved and whether building permits have been issued following approval (tracked since January 2023 to December 2024). Double-counting has been removed for dwellings in more than one application type.

Table 1: Dwellings granted permissions/approved by application type

Application Type	Dwellings Approved/Granted Permissions	Number of those Dwellings Issued Building Permits	Number of those Dwellings Remaining*
Official Plan Amendment	3,819	0	3,819
Zoning By-law Amendment	18,180	1,223	16,987
Combined Official Plan and Zoning Amendments	4,821	0	4,821
Plan of Subdivision	5,765	581	5,184
Plan of Condominium	1,579	1,204	378
Site Plan Control	13,346	5,071	8,642
Minor Variance	5,010	1,951	3,045
Severance	486	338	165
Combined Minor Variance and Severance	391	150	247
Total	53,397	10,518	43,288

**The number of units remaining may not add to the number of units approved minus the number of building permits issued as the number of units built might be updated throughout the development process.*

Note: Numbers might be lower than previous quarters because of duplicates captured and removed in the new quarter.

Of the approved and permitted 53,397 dwellings, 10,518 or 20 per cent have been issued building permits as of Q4 2024. This leaves approximately 43,288 of these units remaining to be built or go through further approvals in the pipeline.

Housing Supply Pledge Progress

The MMAH set an annual housing target of 12,583 new dwellings in 2024 for the city of Ottawa. From January 1 to December 31, 2024, there were 6,800 housing starts recorded by CMHC. The inclusion of ‘additional residential units’ and long-term care beds from the [MMAH's housing tracker](#) and [CMHC Conversions/ADU data](#) provides a year-to-date 2024 housing progress of 7,314 new dwellings or **58 per cent**. Eligibility to access the provincial Building Faster Fund requires achieving 80 per cent of the housing target, or over 10,000 starts, additional residential units, and long-term care beds. Table 2 below provides a breakdown of these metrics.

Table 2: Ottawa’s housing supply progress for 2024

Dwelling Type	January 1 to December 31, 2024
CMHC housing starts	6,800
Additional residential units and long-term care beds	514*
Total	7,314*

**Note: Since the province's [Housing Tracker website](#) is only updated till October 2024, the data for November and December is taken from [CMHC starts](#) and [CMHC Conversions/ADU data](#). Additionally, please note that the City did not receive any Long-Term Care permits for the months of November and December.*

HOUSING ACCELERATOR FUND

The Federal Government announced the Housing Accelerator Fund (HAF) in April 2022 as part of the Federal Budget. The HAF’s objective is to create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process. On July 12, 2023, Council approved the City’s action plan for its application to the HAF program, and on December 21, 2023, the application was approved by CMHC, and a contribution agreement was executed between the City and CMHC. Ottawa is eligible for up to \$176,323,293 over the three-year program until the end of 2026.

The contribution agreement growth targets include over 37,500 new dwellings through building-permit issuance over the next three years (end of 2026). This represents a growth target for the development industry to submit approximately 12,500 dwellings per year through building-permits (source: [City of Ottawa’s Housing Accelerator Fund Use of Funds and Roadmap](#)).

It is worth noting that the HAF growth targets and MMAH housing supply targets (described in the previous section) use different metrics. The HAF measures building-permit issuance, whereas the MMAH measures CMHC housing starts, additional residential units (ARUs), and long-term care beds. A key difference between building-permits and CMHC starts is timing: building permits are issued first in the

development process once a project is approved, while CMHC starts indicate the beginning of construction. A majority of building permits will eventually be captured by the CMHC as a start or ARU. Table 3 below illustrates the difference between the metrics and targets for both these programs.

Table 3: Housing Accelerator Fund and Municipal Housing Pledge program differences

Program	HAF	Housing Pledge Targets
Year	Building Permits	CMHC Starts + Other
2024	12,500	12,583
2025	12,500	15,100
2026	12,500	17,617

Table 4 below shows new dwellings issued building permit from January 1st, 2024 to December 31st, 2024 and the City's progress towards the HAF target.

Table 4: New dwellings through building-permit issuance for 2024

	Dwellings (January 1 to December 31, 2024)
Net New Dwellings	10,610
HAF Target for 2024 (dwellings)	12,500
Progress towards 2024 HAF target	84.8%
Net New Single Detached Homes	984
Net New Multi-Units in Close Proximity to Rapid Transit (1500m radius)*	8,240
Net New Units from Missing Middle** (Other)	1,233
Net New Units from Multi-Unit Housing*** (Other)	153
Net New Affordable Units	662 (or 6.24% of net new units issued permits)

Progress towards target = Net New Units divided by the 2024 HAF target

** Net New Multi-Units in Close Proximity to Rapid Transit includes missing middle and multi unit housing that are in close proximity to rapid transit.*

*** Net new units in residential development that have storeys less than or equal to 4 and of the building type: Seasonal Dwelling, Semi-detached, Row House, or Apartment (includes duplexes, triplexes, quadruples, stacked rowhouses or apartment condominiums); and are not in close proximity to Rapid Transit.*

**** Net new units in residential development that have storeys more than 4 and of the building type: Apartment (includes duplexes, triplexes, quadruples, stacked rowhouses or apartment condominiums); and are not in close proximity to Rapid Transit.*

The reporting methodology for the Housing Accelerator Fund is determined by CMHC. CMHC classifies detached dwellings with additional residential units, commonly referred to as “basement suites”, together as two “missing middle housing” dwellings rather than one single detached and one missing middle housing dwelling.

The City issued building permits to construct 10,610 net new dwellings in 2024, representing 85 per cent of the annual target of 12,500 dwellings. Of these 10,610 net new dwellings, nine per cent (984 units) were in single detached homes, 78 per cent (8,240 units) were in the multi-units in close proximity to rapid transit (1500m radius) category, 12 per cent (1,233 units) were in missing middle (other) category, and one per cent (153 units) were in the multi-unit housing (other) category. Additionally, six per cent (662 units) of the overall net new dwellings were affordable housing units.

CONCLUSION

Staff will continue tracking housing unit approvals, building permits issued, and other residential development indicators and report back to the Planning and Housing Committee on a quarterly basis.

Receipt of future allocations of the federal Housing Accelerator Fund are contingent upon achievement of overall 3-year housing permit targets per the agreement between the City and CMHC. Municipal eligibility for the provincial Building Faster Fund is contingent upon the City achieving 80% of the provincial Housing Supply target. A loss of funding from either source may have implications on delivery of housing-supportive assets and is identified as a risk.

Original signed by

Derrick Moodie

Director, Planning, Development and Building Services Department

cc: Wendy Stephanson, City Manager

Vivi Chi, Interim General Manager, Planning, Development and Building Services Department

SUPPORTING DOCUMENTATION

Document 1 – Residential Dwelling Approval Pipeline Q4 2024

Document 2 – Residential Dwelling Approval Pipeline YTD 2024

Residential Dwelling Approval Pipeline

Q4 2024: October, November, December

The following includes both housing approvals and dwellings in the construction process



OP and Zoning Approvals

Dwellings granted land use permissions through Official Plan or Zoning By-law Amendments

1,583 dwellings



All Other Approvals

Dwellings approved through Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance Applications

1,922 dwellings



Building Permits

Net dwellings* issued building permits. Includes approved and as-of-right dwellings

2,149 dwellings
20 affordable dwellings

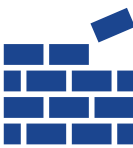
Source: City of Ottawa, Development Applications and Building Permits
*Net dwellings = dwellings issued building permits minus dwellings issued demolition permits



Starts

Dwellings where construction work has begun

1,770 dwellings



Under Construction

Dwellings under construction at the end of the period

14,186 dwellings
927 affordable dwellings



Completions

Dwellings where all proposed construction work is now complete

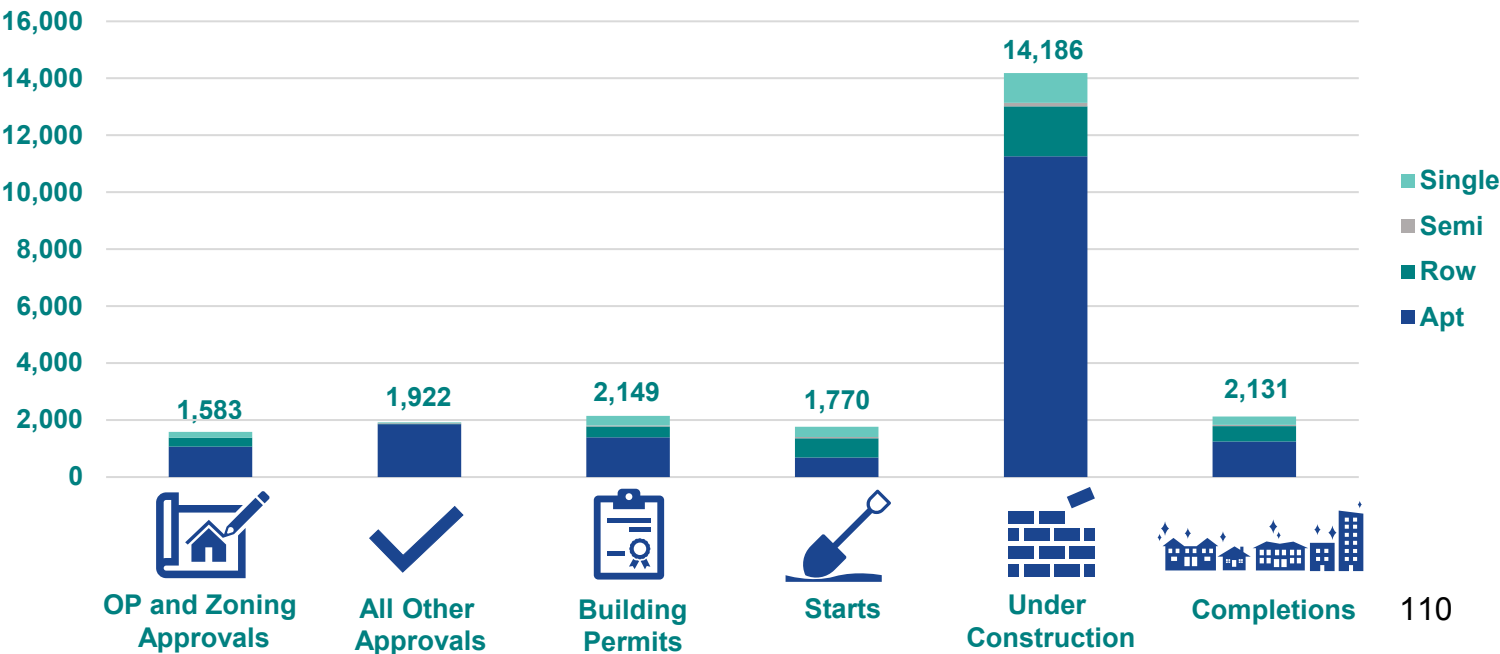
2,131 dwellings

Source: CMHC Housing Market Information Portal for the city of Ottawa geography
Not-for-profit dwellings: Housing owned and/or operated by a not-for-profit or charitable housing organization that has received funding through the City of Ottawa from municipal, provincial, and/or federal funding programs.

Source: City of Ottawa and CMHC data

Dwelling Type	 OP and Zoning Approvals	 All Other Approvals	 Building Permits	 Starts	 Under Construction	 Completions
Single	201	20	339	364	1,047	302
Semi	0	22	30	42	122	44
Row	312	26	387	671	1,752	532
Apt	1,070	1,854	1,393	693	11,265	1,253
Total	1,583	1,922	2,149	1,770	14,186	2,131

Source: City of Ottawa and CMHC data





Residential Dwelling Approval Pipeline

YTD 2024: January - December

The following includes both housing approvals and dwellings in the construction process and excludes double-counting of units approved through multiple application types at the same location



OP and Zoning Approvals

Dwellings granted land use permissions through Official Plan or Zoning By-law Amendments

10,570 dwellings
10 affordable dwellings



All Other Approvals

Dwellings approved through Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance Applications

11,630 dwellings
132 affordable dwellings



Building Permits

Net dwellings* issued building permits. Includes approved and as-of-right dwellings

10,610 dwellings
469 affordable dwellings

Source: City of Ottawa, Development Applications and Building Permits
*Net dwellings = dwellings issued building permits minus dwellings issued demolition permits



Starts

Dwellings where construction work has begun

6,800 dwellings



Completions

Dwellings where all proposed construction work is now complete

8,794 dwellings
281 affordable dwellings

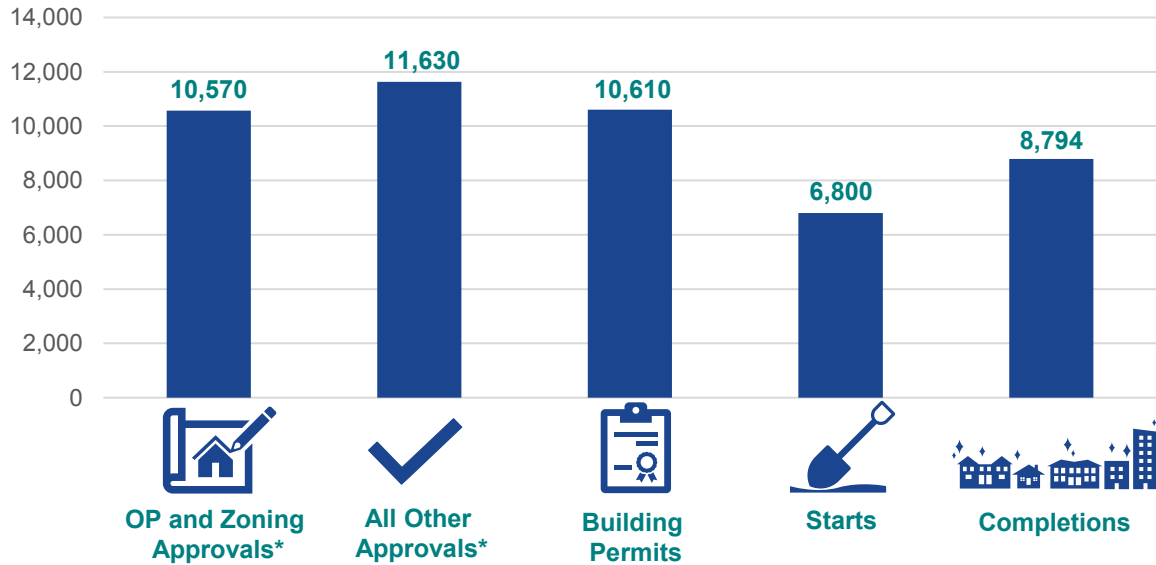
Source: Canada Mortgage and Housing Corporation (CMHC) Housing Market Information Portal for the city of Ottawa geography
Not-for-profit dwellings: Housing owned and/or operated by a not-for-profit or charitable housing organization that has received funding through the City of Ottawa from municipal, provincial, and/or federal funding programs.

Source: City of Ottawa and CMHC data

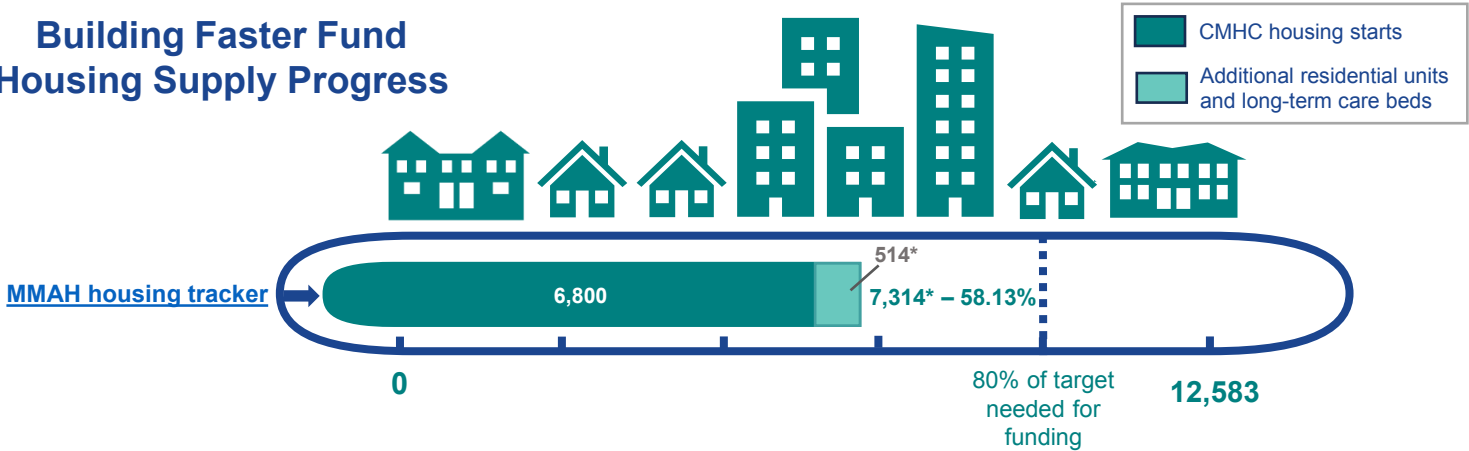
Dwelling Type	OP and Zoning Approvals*	All Other Approvals*	Building Permits	Starts	Completions
Single	499	360	1,021	1,104	1,282
Semi	4	120	160	108	109
Row	1,025	1,147	1,845	1,911	2,052
Apt	9,042	10,003	7,584	3,677	5,351
Total	10,570	11,630	10,610	6,800	8,794

*Excludes double-counting of units approved through multiple application types at the same location

Source: City of Ottawa and CMHC data



Building Faster Fund Housing Supply Progress



Annual target of 12,583 dwellings

Measured in CMHC housing starts¹ + additional residential units² + long term care beds

¹ Source: CMHC Housing Market Information Portal for the city of Ottawa geography; ² Source: CMHC Residential Conversions and Demolitions Statistics
Definitions: [ottawa.ca](#)

Note: Since the province's [Housing Tracker website](#) is only updated till October 2024, the data for November and December is taken from [CMHC starts](#) and [CMHC Conversions/ADU data](#). Additionally, please note that the City did not receive any Long-Term Care permits for the months of November and December.

Housing Accelerator Fund Progress towards Building Permits Target



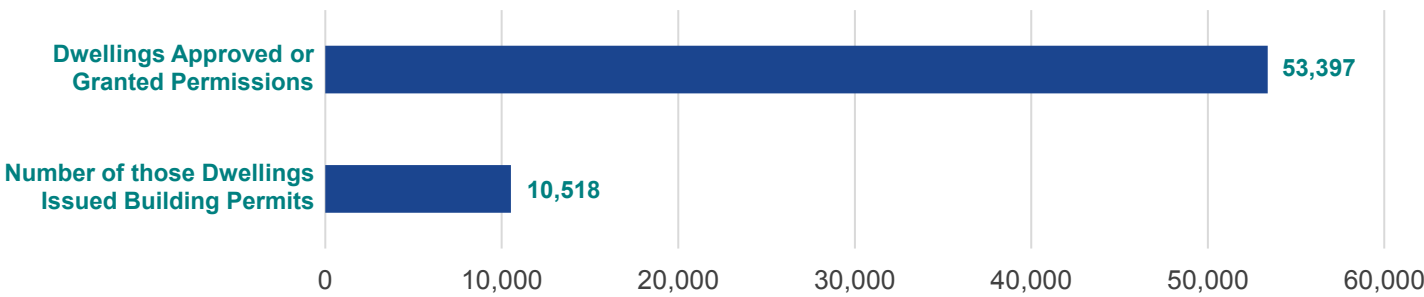
Annual target of 12,500 new dwellings

Measured in net new dwelling units issued building permits

Source: City of Ottawa Building Permits
Definitions: [ottawa.ca](#)

Development Applications issued Building Permits Cumulative Count: Q1 2023 to Q4 2024

Estimate of dwellings in the pipeline that were granted permissions or approved and whether building permits have been issued following approval (tracked since January 2023 to December 2024):



Of the approved and permitted 53,397 dwellings since Q1 2023, only 10,518 units or **19.7** per cent have been issued building permits as of Q4 2024.