

Subject: Official Plan 2023 Implementation

File Number: ACS2023-PRE-EDP-0005

Report to Agriculture and Rural Affairs Committee on 24 February 2023

and the Planning and Housing Committee on 27 February 2023

and Council 8 March 2023

Submitted on January 27, 2023 by David Wise, Director, Economic Development and Long-Range Planning, Planning, Real Estate and Economic Development Department

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Ward: Citywide

Objet : Mise en œuvre du Plan officiel en 2023

Dossier : ACS2023-PRE-EDP-0005

Rapport au Comité de l'agriculture et des affaires rurales le 24 février 2023

Rapport au Comité de l'urbanisme et du logement le 27 février 2023

et au Conseil le 8 mars 2023

27 janvier 2023 par David Wise, Directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That the Agriculture and Rural Affairs Committee and Planning and Housing Committee recommend City Council receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales et le Comité de la planification et du logement, et le Conseil prennent connaissance du présent rapport.

EXECUTIVE SUMMARY

This report outlines the implementation of the newly approved Official Plan throughout 2023. Three areas of implementation are described:

- 1) Support for the Official Plan: Preparation of a series of 'omnibus' reports relating to different amendment categories.
- 2) Completing existing Secondary Plan projects: Staff will continue existing secondary plans to implement the policies in the Official Plan at a detailed level.
- 3) Planning for Future Neighbourhoods: Guiding a developer driven process to prepare a Community Design Plan or Concept Plan and supporting technical studies. The City will also prepare secondary plans to facilitate the development of Future Neighbourhoods.

The above implementation of the Official Plan forms part of the the workplan for the Planning, Real Estate and Economic Development department, which will follow in Spring 2023.

RÉSUMÉ

Le présent rapport traite de la mise en œuvre du nouveau Plan officiel en 2023. Trois aspects y sont décrits :

- 1) Mise en œuvre du Plan officiel : Préparation d'une série de modifications d'ordre général pour différentes catégories.
- 2) Achèvement des projets des plans secondaires actuels : Le personnel continuera de préparer des plans secondaires détaillés pour la mise en œuvre des politiques du Plan officiel.
- 3) Planification des nouveaux quartiers : Encadrement d'un processus mené par les promoteurs visant à préparer un plan de conception communautaire ou un plan

conceptuel et appuyer la réalisation d'études techniques. La Ville préparera également des plans secondaires pour faciliter la création des nouveaux quartiers.

La feuille de route n'est pas un plan de travail. Dans le cas de la Direction générale de la planification, de l'immobilier et du développement économique, le plan de travail suivra au printemps 2023.

BACKGROUND

Council adopted the City's new Official Plan on November 24, 2021. On November 4, 2022, the Minister of Municipal Affairs and Housing (MMAH) approved the Official Plan with 30 modifications. Since the approval of the Official Plan, amendments are required to correct errors and inconsistencies in the Plan and to provide greater clarity of policy intentions. In addition, there is a need to complete ongoing secondary planning projects.

This report provides an overview to Committee and Council of these amendments to implement the Official Plan throughout 2023. In addition, staff categorize and list secondary plans that will be undertaken post-2023. The departmental workplan will identify the timing associated with each secondary plan. A future report on the planning for future neighbourhoods will also identify the capacity for future neighbourhood secondary plans.

DISCUSSION

Following the provincial approval of the Official Plan, the Community Planning Unit will focus on implementing the newly approved Official Plan, completing ongoing secondary plan studies, and outlining the planning processes to develop new suburban lands in the future neighbourhood overlay for 2023. The unit will also support other planning teams such as the Zoning Unit in the preparation of a new Comprehensive Zoning By-law, and the preparation of the Transportation and Infrastructure Master Plans. A key goal of the unit is to publish and print an office consolidation of the Official Plan with all approved amendments in early 2024.

Implementing the Official Plan

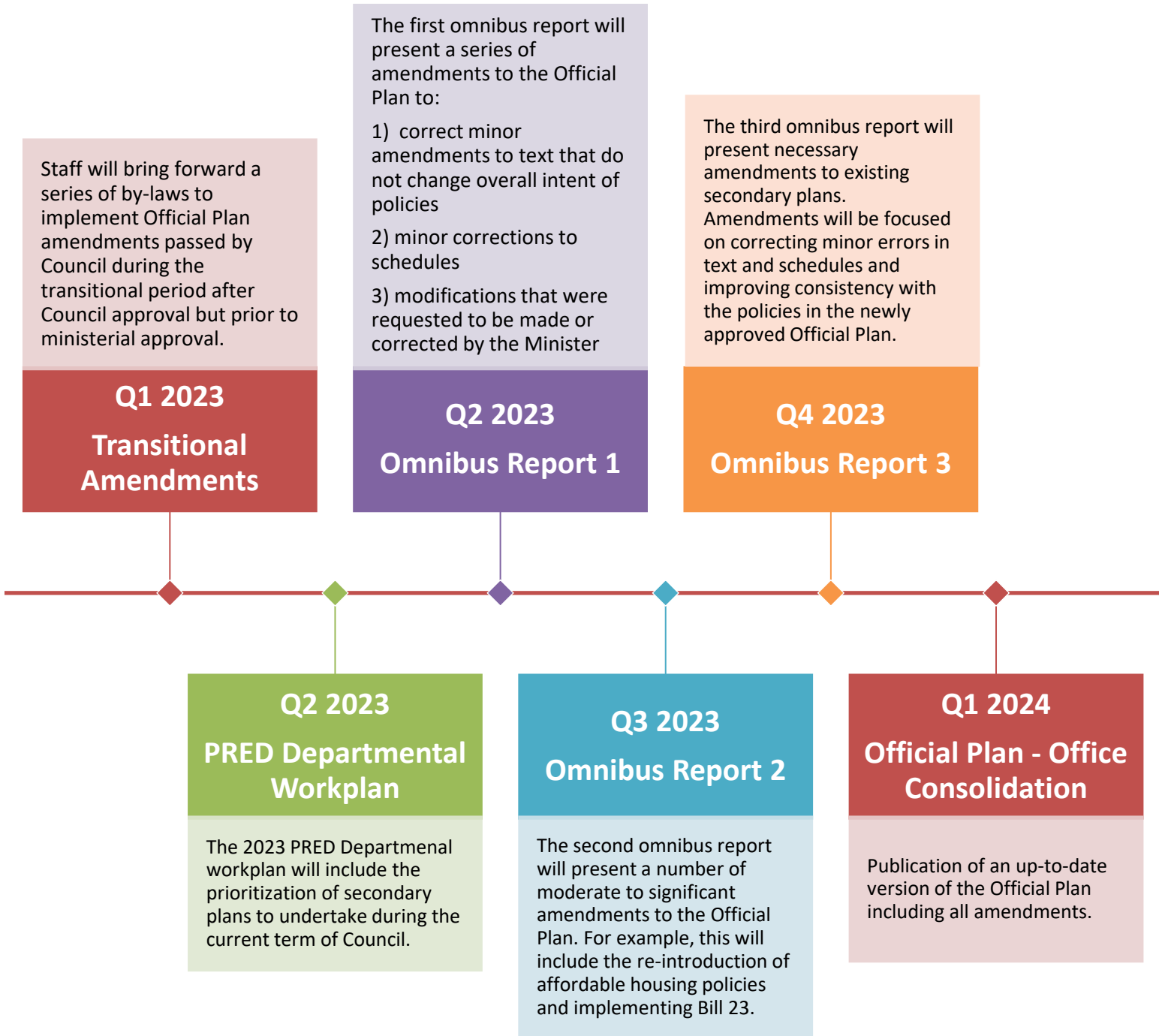
City-initiated Official Plan Amendments are required for corrections and clarifications to the text and schedules in the Official Plan. This will ensure that the Official Plan is up-to-date, understandable, and succinct. Figure 1 provides an overview of the activities and reports to support the Official Plan in 2023 and into 2024.

Transitional Amendments: Q1 2023

There are a number of Official Plan amendment applications previously adopted by the former Council but not yet incorporated into the new Official Plan. These amendments have been through the full public process under the Planning Act including a report to committee and Council. The by-laws for these reports will be proceed to Council as expeditiously as possible following a review for conformity with the approved Official Plan.

If necessary, staff will prepare a report to address any necessary amendments to the Official Plan that were adopted by Council after October 27, 2021. Staff are targeting Q1 2023 to identify such amendments.

Figure 1 Activities to support the newly approved Official Plan



Omnibus Amendments: Q2, Q3 and Q4 2023

An omnibus amendment is a group of separate changes to the Official Plan packaged as a single amendment. During 2023, staff anticipate at least three omnibus amendments.

The first omnibus amendment relates to minor amendments to text that do not change the overall intent of policies and correct minor oversights in schedules or annexes. This amendment will also include requested modifications to be corrected by the Minister as part of his approval process but were overlooked as part of his approval.

The second omnibus amendment will present more substantive amendments to the Official Plan. These are necessary amendments which will address errors and omissions to the Plan that have arisen following Council approval as well as any changes necessary due to Bill 23 (the *More Homes Built Faster Act*). This includes amendments that were inadvertently omitted from Volume 2C (Area Specific Policies) when the new Official Plan was approved. Finally, the amendment is likely to include reintroduction of policies that were further modified MMAH's approval, such as policies relating to rental conversions. Amendments within this omnibus may be further grouped into smaller omnibus amendments depending on complexity and associated timing.

The third omnibus amendment will provide necessary amendments to secondary plans in Volume 2A. The amendments will focus on correcting errors and omissions in the text and schedules that were introduced to the secondary plans during consolidation and revision.

2023 PRED Departmental Workplan: Q2 2023

The Planning, Real Estate, and Economic Development (PRED) Departmental workplan will prioritize and identify resources and funding necessary to undertake new secondary planning studies during this term of council.

Official Plan Consolidation

In early 2024, all of the approved amendments from 2023 will be consolidated into an updated office consolidation of the Official Plan. As is the current practice, the Official Plan text on Ottawa.ca will continue to be updated following each amendment.

Preparing and Revising Secondary Plans

Secondary Plans establish more detailed policies to guide growth and change in specific areas of the City. The plans adapt and implement directions and policies in Volume 1 of the Official Plan but provide specific policies and schedule refinements to address the opportunities and challenges of local context. Because of the substantive changes to land use planning permissions in the recently approved Official Plan there is strong demand to complete a number of secondary plans over the next few years.

Through 2023, the priority for the Community Planning Unit will be to complete several secondary plans that are currently underway. Figure 2 provides an overview of the status of these ongoing secondary plans.

Figure 2 Ongoing Secondary Planning Projects by the Community Planning Unit

Lincoln Fields	Pinecrest Queensview	Riverside South	Confederation Heights
<p>Estimated Completion Q3 2023</p> <p>Final open house with the preferred concept plan will be presented to the public in Q1/Q2 2023</p> <p>Public and agency circulation of the final plan will take place in Q2 2023 with a final report slated for Q3.</p>	<p>Estimated Completion Q3 2023</p> <p>Final open house with the preferred concept plan will take place in Q2 2023</p> <p>Public and agency circulation of the final plan will take place in Q2-Q3 with the final report slated for later in Q3</p>	<p>Estimated Completion - 2023</p> <p>This greenfield plan has been underway for a number of years.</p> <p>Although progress has periodically slowed on the preparation of this large greenfield secondary plan staff are working to resolve outstanding issues and anticipate conclusion in 2023</p>	<p>Estimated Completion 2024</p> <p>This secondary planning process is being headed by Public Services and Procurement Canada with the Canada Lands Company. The City is a stakeholder on the Technical Advisory Committee of this project.</p> <p>The City is studying re-alignment of interchanges from Bronson and Riverside to provide land for future housing in proximity to transit.</p> <p>Public consultation has not yet been scheduled.</p>

Post-2023, the Community Planning Unit will also prepare or update a number of secondary plans. The forthcoming departmental workplan will identify the timing associated with these secondary plans.. A list of the secondary plans being considered for this workplan is illustrated in Figure 3.

Figure 3 Preliminary List of Future Secondary Planning Projects under consideration by Community Planning (in alphabetical order)

Secondary Plans	Future Neighbourhood Secondary Plans*
<u>Urban</u> Airport Special District Algonquin Station Secondary Plan Alta Vista Baseline Corridor Secondary Plan Bayshore Byward Market Special District Kanata Town Centre Longfields Merivale (Carlington) Merivale (Nepean) Palladium Parliament and Confederation Blvd Special District Richmond Rd-Westboro Rideau Canal Special District South Keys Secondary Plan South Overbrook Tallwood-Knoxdale Vanier	<u>East</u> Cardinal Creek North Cardinal Creek South Orleans South - Trim Rd Orleans South - Wall Rd <u>South</u> Barrhaven South-east Barrhaven South-west Leitrim east Leitrim west Riverside South north Riverside South south <u>West</u> North Kanata / South March North Stittsville South Stittsville West Stittsville Tewin (project initiated in 2022)
<u>Rural</u> Consolidated Villages Plan Carp Constance Bay Greely Manotick North Gower Richmond	

*timing and process for Future Neighbourhoods is described in the subsection below, Tewin information is available in Annex 12 of the Official Plan.

Planning for Future Neighbourhoods

The Council approved new Official Plan added 1,281 developable hectares of land to the urban boundary designated as Future Neighbourhood. Upon approval of the new Official Plan in November 2022, MMAH added approximately 550 additional developable hectares. All expansion lands require a comprehensive planning, environmental and engineering process before they are ready development. Community Planning staff will coordinate the preparation of all secondary plans in Future Neighbourhoods.

The design of Future Neighbourhoods will, like previous generations, closely reflect the values and aspirations of the Official Plan at the time they are planned for. This generation of housing will have the highest levels of active transportation infrastructure, energy efficiency, transit, and environmental protection of any generation of housing in Ottawa. The density and mix of housing forms in future neighbourhoods will also be greater than past generations of new housing.

Planning for Future Neighbourhoods is completed in two phases with technical reports prepared and reviewed during each phase. During the first phase, background environmental, ecological, and engineering information reports detail the characteristics of the area and establish the opportunities and constraints for development, including the recommended developable area. The background reports contribute to the planning and engineering design described in a Community Design Plan (CDP) that is implemented through an Official Plan Amendment as a Secondary Plan at the conclusion of the second and final phase. At the sole discretion of the City, a concept plan rather than a CDP/Secondary Plan process may be acceptable for small scale sites under single or limited ownership.

The CDP/Secondary Plan are supported by technical studies such as a Master Servicing Study and a Transportation Master Study. These studies are prepared along with the CDP in an integrated planning process consistent with the *Environmental Assessment Act*. After the CDP and supporting studies are accepted by technical reviewers, the City prepares a secondary plan through an Official Plan amendment process to implement the CDP and supporting studies. The secondary plan also typically includes a requirement for a future Financial Implementation Plan to ensure the costs of studies and development of parks, streets and other infrastructure is fairly shared among benefitting land owners.

By Q2 2023, staff will prepare a more detailed outline on the CDP and Secondary Plan processes including timelines and resources.

CONCLUSION

Throughout 2023, staff will prepare Official Plan amendments in support of the new Official Plan. At the same time the Community Planning Unit will complete ongoing secondary plans and provide a framework and priorities for secondary plans for intensification and new greenfield neighbourhoods.

FINANCIAL IMPLICATIONS

There are no direct financial implications with this report.

LEGAL IMPLICATIONS

There are no legal impediments to receiving this report for information. The official plan amendments within the Transitional Amendments group have been through the full public process under the Planning Act including a report to Committee and Council and adoption of the report by Council. As a result, such amendments can now be listed on the agenda of a Council meeting for enactment by by-law. Once enacted, they will be subject to the appeal process in accordance with the Planning Act.

CONSULTATION

This information report has not been the subject of public consultation.

ADVISORY COMMITTEE(S) COMMENTS

As Ottawa continues to be developed through its Official Plan, the City of Ottawa is committed to ensuring accessibility for persons with disabilities and older adults.

All City of Ottawa projects follow a legislative accessibility framework and adhere to the City of Ottawa Accessibility Design Standards, the City's Accessibility Policy, and the Accessibility for Ontarians with Disabilities Act (2005) and the Integrated Accessibility Standards Regulation, O.Reg. 191/11.

The Secondary Plans in Community Design Plan and Future Neighbourhoods will improve services to people with all types of disabilities and older adults. The plan reinforces the new Official Plan's mobility policies and introduces policies to support safety for pedestrians and modes of transportation and the priority of movement of people who use active modes of transportation throughout the community.

The Secondary Plans shall have regard for accessibility as it incorporates the highest levels of active transportation infrastructure, energy efficiency, transit, and environmental protection of any generation of housing in Ottawa. The Secondary Plan also recognizes the Official Plan's direction for 15-minute neighbourhoods and commits to minimize disability-related barriers to services and service delivery and in public spaces.

ACCESSIBILITY IMPACTS

This information report has no accessibility impacts.

RISK MANAGEMENT IMPLICATIONS

The report is not considered to have any risk management implications.

RURAL IMPLICATIONS

This report discusses forthcoming amendments that have an impact city wide, including villages and the rural area.

DISPOSITION

No disposition is necessary for this report