

**Subject: Future Neighbourhoods Urban Expansion Areas Process**

**File Number: ACS2023-PRE-EDP-0020**

**Report to Planning and Housing Committee on 16 August 2023**

**and Council 23 August 2023**

**Submitted on August 2, 2023 by David Wise, Director, Economic Development and Long-Range Planning, Planning, Real Estate and Economic Development**

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**Ward: City Wide**

**Objet : Les secteurs de l'expansion urbaine des quartiers projetés :  
processus**

**Dossier : ACS2023-PRE-EDP-0020**

**Rapport au Comité de la planification et du logement le 16 août 2023**

**et au Conseil le 23 août 2023**

**Soumis le 2 août 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 RECOMMENDATIONS**

**That the Planning and Housing Committee and Council receive this report for information.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de la planification et du logement et le conseil prenne connaissance de ce rapport.**

## **EXECUTIVE SUMMARY**

Through the approval of the new Official Plan (OP), 14 areas were added to the urban area to accommodate both residential and industrial growth. This includes additions in South March/Kanata, Stittsville, Barrhaven, Bowesville/Riverside South, Leitrim, Orléans, Cardinal Creek and a new suburban community known as Tewin in the southeast area of the city. These areas are shown on Schedule C17 of the Official Plan and Document 1 of this report as Future Neighbourhood Overlay or Industrial and Logistics.

Per the OP policies all urban expansion areas must go through a secondary planning process, supported by various studies per sections 4.7 and 12, before development can occur and the overlay removed through an Official Plan amendment (OPA). Per policy 5.6.2.1 5) the secondary planning process is typically in the form of a Community Design Plan (CDP) and Secondary Plan. A CDP is intended to guide change in areas targeted for growth and to translate the principles and policies of the OP to the community scale. CDPs are non-statutory documents and are implemented and given legal effect by policies in Secondary Plans. In some circumstances per policy 5.6.2.1 7) an alternative approach to the CDP, known as a Concept Plan (CP), can be considered. This is a more streamlined approach for small scale areas generally under one ownership.

The CDP process is initiated by the landowner(s); however, with the existing staff resources, the Community Planning Section within the Economic Development and Long-Range Planning Service Area can undertake a limited number of CDPs / Secondary Plans concurrently. Should proponents wish for their CDPs / Secondary Plans to be initiated beyond the existing capacity of the Community Planning Section additional resources would be required to ensure the process proceeds in a timely manner.

This report is for information purposes and highlights the overall process and initiatives that staff are proposing to help streamline the secondary planning process including general Terms of Reference for Master Servicing Studies (MSS), Environmental

Management Plan (EMP) and Community Energy Plan (CEP), some of which have been completed already, new Urban Design Guidelines for Future Neighbourhoods and a process document for Secondary Planning for Future Neighbourhoods, which would include aspects of the integrated Planning Act application and Municipal Class Environment Assessment (EA) process.

Other administrative updates will come forward to committee and council for approval in a future report and are targeted for Q3 2023. This will include updates to applicable OP Schedules to reflect the approved urban expansion areas, as they are currently only shown on Schedule C17. The update to the Schedules will also include some minor refinements to the Future Neighbourhood Overlay. Some minor policy updates are also anticipated to correct some inconsistent language, minor errors and omissions.

## **RÉSUMÉ**

Dans le cadre de l'approbation du nouveau Plan officiel (PO), nous avons ajouté, dans le secteur urbain, 14 secteurs pour tenir compte de la croissance résidentielle et industrielle. Nous avons entre autres ajouté des secteurs dans South March-Kanata, dans Stittsville, dans Barrhaven, dans Bowesville–Riverside-Sud, dans Leitrim, dans Orléans, dans Cardinal Creek et dans une nouvelle collectivité de banlieue appelée Tewin, dans le sud-est du territoire de la Ville. Ces secteurs sont représentés dans l'annexe C17 du Plan officiel et dans la pièce 1 du présent rapport; ils sont désignés par les termes « surzone des quartiers projetés » ou « zone industrielle et logistique ».

Conformément aux politiques du PO, tous les secteurs de l'expansion urbaine doivent être soumis à un processus de planification secondaire, étayé par différentes études conformément aux sous-sections 4.7 et 12, avant de pouvoir être aménagés et avant qu'on puisse supprimer la surzone en apportant une modification au Plan officiel (MPO). Conformément à la politique 5.6.2.1 5), le processus de planification secondaire prend généralement sous la forme d'un plan de conception communautaire (PCC) et d'un plan secondaire. Le PCC vise à guider les changements apportés dans les secteurs destinés à la croissance et à transposer à l'échelle de la collectivité les principes et les politiques du PO. Les PCC sont des documents non officiels, qui sont mis en œuvre et qui ont force de loi en vertu des politiques des plans secondaires. Dans certains cas, conformément à la politique 5.6.2.1 7), on peut adopter éventuellement une autre approche, appelée « plan d'avant-projet » (PAP), pour remplacer le PCC. Il s'agit d'une approche plus fluide pour les secteurs de moindre envergure qui appartiennent généralement chacun à un seul propriétaire.

Le processus d'établissement du PCC est lancé par le propriétaire foncier; toutefois, en faisant appel aux ressources en personnel existantes, la Section de l'aménagement et

de la conception communautaires de la Direction du développement économique et de la planification à long terme peut mener de front un nombre limité de PCC et de plans secondaires. Si les promoteurs souhaitent que leurs PCC et leurs plans secondaires soient lancés et que la Section de l'aménagement et de la conception communautaires n'en a pas actuellement la capacité, il faudrait prévoir d'autres ressources pour s'assurer que le processus se déroule dans les plus brefs délais.

Ce rapport, qui se veut un document d'information, met en lumière l'ensemble du processus et des initiatives que le personnel propose de réaliser pour simplifier le processus de planification secondaire, dont le mandat général des études directrices de viabilisation (EDV), le plan de gestion environnementale (PGE) et le Plan d'énergie communautaire (PEC), dont certains sont déjà établis, les nouvelles Lignes directrices d'esthétique urbaine pour les quartiers projetés et un document expliquant le processus de planification secondaire des quartiers projetés, qui comprendrait les différents aspects de l'application intégrée de la *Loi sur l'aménagement du territoire* et du processus d'évaluation environnementale (EE) municipale de portée générale.

Nous soumettrons d'autres comptes rendus administratifs à l'approbation du Comité et du Conseil municipal dans un prochain rapport; ces comptes rendus devraient être déposés au troisième trimestre de 2023. Ils porteront sur les annexes applicables du PO afin de tenir compte des secteurs approuvés de l'expansion urbaine, puisqu'ils ne sont représentés, à l'heure actuelle, que dans l'annexe C17. Le compte rendu portant sur des annexes regroupera aussi les mises au point mineures à apporter à la surzone des quartiers projetés. Nous prévoyons également de déposer des comptes rendus mineurs sur des politiques afin de corriger le manque d'uniformité dans le libellé, ainsi que des erreurs et des omissions mineures.

## **BACKGROUND**

The Official Plan envisions a livable and resilient city guided by the "Five Big Moves," encompassing Growth Management, Mobility, Urban and Community Design, Resiliency, and Economic Development. These strategic directions inform the City's approach to shaping its growth and enhancing its built environment. Integral to achieving these objectives is the development of Future Neighbourhoods – Urban Expansion Areas. These neighbourhoods are envisioned to exemplify vibrant, cohesive, and environmentally responsible communities, aligning with the broader aspirations of the Official Plan.

Through the approval of the Official Plan (OP) in 2022 over 3,000 gross hectares (1,900 net developable hectares) of land was added to the urban area to accommodate future residential and industrial growth. City Council added approximately 1,400 net

developable hectares of residential and industrial lands through the adoption of the OP with the Ministry of Municipal Affairs and housing adding an additional 500 net developable hectares of residential lands. The total added lands are made up of 14 areas, which were previously rural, and are now within the Suburban Transect and are located in the west, south and east ends of the City. This includes additions in South March/Kanata, Stittsville, Barrhaven, Bowesville/Riverside South, Leitrim, Orléans, Cardinal Creek and a new community known as Tewin in the southeast area of the city.

The urban expansion areas are listed in Table 1 below and shown on Schedule C17 as being within the Future Neighbourhood Overlay (FNO) or as the Industrial and Logistics designation (See Document 1).

**Table 1**

<b>West</b>	<b>South</b>	<b>South-East</b>	<b>East</b>
South March/ North Kanata (W-1)	Barrhaven South-West of Greenbank (S-1)*	Tewin	South Orléans – Wall Road Lands (E-1)
North Stittsville (W-2)*	Barrhaven South-East of Greenbank (S-2)		North Orléans – Innes Road Lands (E-2)
West Stittsville (W-3)	Bowesville/Riverside South (S-3)		Cardinal Creek Village - South (E-3)
South Stittsville (W-4)	Leitrim – West of Bank Street (S-4)		Cardinal Creek Village - North (E-4)
	Leitrim - East of Bank Street (S-5)		

\* Includes both FNO and Industrial & Logistics

These expansion areas vary in size with the largest being Tewin which is over 800 gross hectares (ha) and the smallest being Cardinal Creek North (E-4) which is 11 gross ha. While 11 hectares may seem small compared to 800 ha this is still a large area. In comparison, the average downtown city block is 150 metres by 150 metres or 2.25 gross ha, making the smallest expansion area equivalent in size to almost five city blocks. While the context may differ, it does illustrate that even the smallest site is significant in size and therefore requires thoughtful and comprehensive planning prior to development occurring to address servicing, transportation, environmental and land use issues.

Per policies in sections 2.2.4, 3.0, 4.1, 5.4 and 5.6.2 the urban expansion areas within the Future Neighbourhood Overlay are envisioned to be complete 15-minute neighbourhoods and built on sustainable design attributes through the creation of a framework for a compact design, mix of uses and densities, a fully-connected street grid, viable options for sustainable transportation modes, and are well integrated with surrounding neighbourhoods, as outlined in policies of the Official Plan.

As these lands were previously rural and generally undeveloped, they would not have been subject to previous master planning to guide urban development. The policies of the OP require that all the urban expansion areas go through a secondary planning process, which will generally be in form of Secondary Plan and Community Design Plan, supported by various studies prior to development occurring. In some circumstances an alternative approach to the CDP, known as a Concept Plan (CP), can be considered. This is a more streamlined approach for small scale areas generally under one ownership. This report will highlight the secondary planning process required, explain the difference between a CDP and CP as well discuss general timelines, resource requirements and associated future reports and proposed guidelines.

## **DISCUSSION**

### **Secondary Planning Process**

A Secondary Plan is a statutory policy document approved under the Planning Act and forms part of the OP. Secondary Plans are supported by an additional document called a Community Design Plan (CDP). They are intended to guide change in areas targeted for growth and to translate the principles and policies of the OP to the community scale. A CDP provides guidance on urban design, land use, transportation, infrastructure, preservation of natural features, and public spaces. CDPs are developed in collaboration with the community, stakeholders, property owners and City staff to create a shared vision for the future development of the area. They include specific design guidelines, policies, and implementation strategies that aim to create a cohesive and sustainable community. CDPs are non-statutory documents and are implemented and given legal effect by policies in Secondary Plans.

The policies of Section 5.6.2 Future Neighbourhood Overlay (FNO) are intended to guide development in the urban expansion areas towards creating walkable 15-minute neighbourhoods that are well served by rapid transit. Under these policies and applicable to all urban expansion areas is the principle that development may only proceed once the overlay has been removed through an Official Plan Amendment (OPA). Removal of the overlay can only occur once the policies of Section 5.6.2 have been satisfied including the requirement that a Secondary Plan / Community Design

Plan (CDP) along with the applicable supporting studies are approved by Council. The policies further state that all parcels that form part of a larger contiguous expansion area must proceed through the same Secondary Plan / CDP process and cannot proceed independently of the larger area.

In some circumstances a Concept Plan (CP) process may be considered, at the sole discretion of the City, as an alternative approach to a full CDP. A CP is a more streamlined process with a smaller scope and level of effort. A CP also needs to be supported by the same studies and include all parcels within the expansion area. This process may apply to small scale urban expansion areas that are generally under single or limited ownership and because of existing infrastructure, transit and the area's relatively small size will not require substantive master planning. Given the difference in scale a CP does not require a Secondary Plan however may include the adoption of Area Specific Policies in the Official Plan.

In both cases, Sections 5.6.2. and Section 12 in the OP, requires an OPA to remove the FNO and implement applicable policies for the new neighbourhood. In the case of a CDP, the OPA to remove the FNO, approve the CDP and supporting studies and establish the Secondary Plan in Volume 2A can only be initiated by the City. In the case of CP either the City or proponent can initiate the OPA to remove the FNO, approve the CP and supporting studies and implement applicable policies through Area Specific Policies in Volume 2C of the OP if required. A proponent led OPA through an application provides timing flexibility by utilizing resources from Development Review.

The private sector typically leads and finances CDPs/CPs in accordance with City requirements and in collaboration with City staff. In the spirit of collaborative community building, they are prepared through an open and public process.

### **Studies and Plans**

Per sections 4.7, 5.6.2 and 12 of the OP both CDPs and CPs must be supported by various studies, plans, documents and background reports including:

- Existing conditions reports
- Terms of references for supporting studies
- Supporting technical studies including Master Servicing Study (MSS), Environmental Management Plan (EMP), Community Transportation Study, Subwatershed Plan, Community Energy Plan (CEP)
- Land use plan, phasing plan, financial implementation plan.

The process is not intended to be a one-size fits all approach since the context, scale, and complexities to be addressed varies among the different areas. The studies will be scoped through the terms of reference (ToR) for each area.

### **Start of the Process**

The first phase of the planning process for Future Neighbourhoods begins the same way for both the CDP or CP process, being the preparation of existing conditions reports relating to environmental, ecological and engineering information. These existing conditions reports detail the site's natural features, infrastructure capacity, and opportunities and constraints that lead to a recommended developable area. The existing conditions reports set the foundation for the supporting studies and plans to be undertaken in the second phase. The first phase is initiated by the proponent through meetings with City staff to discuss the planning process as well as the terms of references for the various supporting technical studies and plans to be developed in the second phase. These studies and plans support the development of the future neighbourhood. The terms of references for these studies will be finalized during the first phase.

Prior to the start of the second phase, the City will determine, in part based on the existing conditions reports and the identified scope in the terms of references, if the area should proceed through the full CDP process or the alternative CP approach. In the second phase, a CDP or CP is prepared, outlining the planning and engineering design for the future neighbourhood. To support the development of the CDP the technical studies including the MSS, EMP, CEP and community transportation plan are prepared. This phase includes looking at alternative options for the layout of the future neighbourhood, including land use, servicing and transportation options. The phasing plan and financial implementation plan are developed in this phase, as applicable.

The Provincial Policy Statement requires that planning authorities maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development. Lands that have commenced a more detailed secondary planning process are considered designated and available. The commencement of the secondary planning process for FNO areas will be the finalization of the terms of references at the end of the first phase.

### **Previous OP vs new OP**

The requirement for supporting studies in all areas within a FNO is a change in approach from the previous OP. The previous OP had two categories of urban expansion lands; Urban Expansion Study Area and Developing Community (Expansion Area).

Urban Expansion Study Area required a Secondary Plan / CDP process supported by various studies including an MSS, EMP, Transportation Master Study, etc. An OPA was then required to approve the Secondary Plan and change designation from rural to urban.

The Developing Community (Expansion Area) applied to lands that were smaller in size. The lands were already designated as urban and proceeded straight to a draft plan of subdivision application without supporting studies.

The Developing Community (Expansion Area) process was a more ad-hoc/piecemeal approach compared to the Urban Expansion Study Area. The piecemeal approach did not consider the broader area holistically and did not have supporting studies, and generally led to a much longer draft plan of subdivision process. This approach also resulted in some coordination issues especially in cases where there were multiple owners in relation to cost sharing, coordination of storm water management ponds and location of parks and schools, assessing cumulative impacts and mitigations and allocation of the retention of significant woodland, causing further delays to receiving draft approval, new lot registration, and ultimately construction of new homes.

In the new OP, regardless of the CDP or CP process, all FNO areas must be supported by an approved MSS, EMP, CEP, Community Transportation Study and Subwatershed Plan. All land within the same urban expansion area cluster shown on Schedule C17 must go through the same CDP or CP process. However, this is not a one size fits all approach, as studies and level of effort will be scoped for each area. An OPA is required to remove FNO and implement Secondary Plan or Area Specific Policies (ASP). This process allows for the area to be planned more holistically and provides clear guidance and direction, which should result in a more streamlined process for future development applications.

### **Community Design Plan vs Concept Plan**

In Section 12 of the Official Plan, Community Design Plans that lead to Secondary Plans and Concept Plans that lead to Area Specific Policies are collectively referred to as "local plans". Both are planning instruments that guide the development and land use in specific, growing areas of the city. They provide a framework for development, ensuring that growth is consistent with the goals and objectives of the Official Plan. However, the main difference between the two processes is scope, complexities to address, level of effort and collaboration required, as well as the mechanism for implementing statutory policies. Table 2 below provides a high-level comparison.

Table 2

	<b>Community Design Plan (CDP)</b>	<b>Concept Plan (CP)</b>
<b>Purpose</b>	More detailed statutory planning document that is adopted under the Planning Act as secondary plan. provides detailed guidance on urban design, land use, transportation, infrastructure, and public spaces for a specific area or neighbourhood. For larger areas with more complex issues and longer built-out time	High-level planning document. General layout of land uses, transportation networks, and open spaces. Concept Plans are non-statutory documents. For smaller areas with less complex issues. Guides development but does not require detailed design guidelines.
<b>Landowners</b>	Generally multiple owners	Generally one main owner*
<b>OP Policy</b>	Approval of Secondary Plan	Area Specific Policies (as needed)
<b>Development applications</b>	Multiple plans of subdivision and/or phases	Generally one plan of subdivision
<b>Supporting studies</b>	MSS, EMP, CEP, SWS, Community Transportation Study	MSS, EMP, CEP, SWS, Community Transportation Study (all can be scoped)
<b>Level of effort and collaboration</b>	Higher-level (more complex issues, more collaboration, coordination needed, more stakeholders)	Lower-level (less complex issues)
<b>Cost sharing</b>	Required	May be required if multiple owners*

## **Areas Requiring CDP**

Based on the size and issues to address staff will require the following urban expansion areas to go through the full CDP process and as shown on Document 2:

- South March/North Kanata (W-1)
- Bowesville/Riverside South (S-3)
- Leitrim – East of Bank Street (S-5)
- South Orleans – Wall Road Lands (E-1)
- Tewin

For the other areas, a CDP may be required, however in some cases the alternative CP approach may be acceptable. Some of the determining factors will include size of site, number of owners, complexity of issues to address, level of collaboration required, and level of detail needed to guide future development applications. Staff will determine the appropriate process through the completion of the background studies, including the existing conditions report.

## **Overlapping Study Areas**

While most studies will apply to the limits of the study area associated with the specific urban expansion area there are some instances where studies will be required to consider other urban expansion areas. This includes where two or more urban expansion areas have common stormwater outlets (i.e. creeks or municipal drains) within the same subwatershed, have impacts on the same transportation network, or have interrelated municipal drain approvals. In these cases, coordination and collaboration will be required between the proponents of the overlapping areas.

## **Subwatershed Plans**

Both CDP or CP processes will need to be supported by an approved or updated subwatershed study per policy 4.7.1, with the exception of W-4, S-1, S-2 and E-4, where the Environmental Management Plan will suffice. Watershed and subwatershed plans are to be prepared and updated by the conservation authority or the City, as applicable, to guide growth. Document 3 shows the applicable watersheds and subwatersheds for each urban expansion area.

The City, in consultation with local conservation authorities, will prioritize areas for watershed or subwatershed planning, based upon such factors as the condition of the

natural environment, development pressure, changing land uses or the recommendations of higher-level studies.

The City and South Nation Conservation Authority are currently working on the Bear Brook Watershed and South Bear Brook Subwatersheds which are needed for the Tewin, Leitrim east of Bank (S-5) and South Orleans – Wall Road (E-1) urban expansion areas.

Other urban expansion areas will require updates to existing studies or new studies and depending on when the secondary planning process is initiated, the City may not have the resources available to update the studies. To not delay the secondary planning process and future development, the necessary work to update the studies may be identified in the EMP Terms of Reference at the direction of the City. The EMP can be used to complete the required subwatershed-scale analysis.

### **Timing, Resources and Guidelines**

The secondary planning of the expansion areas will be a multi-year process requiring the participation of a multi-disciplinary team of City staff. A full CDP will take longer than CP and the timeframe will also vary depending on the size, background studies required and complexity of issues to address. Many of the studies and plans including the watershed and subwater studies can be done concurrently through proper coordination between the City and proponent teams and ensuring any requirements are addressed in the Terms of Reference documents.

It is difficult to determine precise timelines since the process components can vary greatly due to size, complexities to address and other variables that influence the process. Much of the work is proponent driven including most background studies and the City does not control when those are completed. In the past, previous Secondary Plans / CDPs took approximately five (5) years to get to Council for approval, with some taking longer and others less time.

Going forward staff's goal is to reduce the overall time it takes to complete Secondary Pan / CDP process. Many elements in the preceding sections contribute to this goal, including: tailored terms of references for supporting technical studies, initiation of watershed and subwatershed studies in concert with the applicable Conservation Authority, ability of an EMP to complete required subwatershed-scale analysis, and the availability of a more efficient CP process where appropriate.

Other organizational changes will also contribute to this goal. Dedicated staff as part of a small multi-discipline team to work on the CDPs associated with the Future Neighbourhoods will improve efficiencies in coordination and planning. This would

include a Community Planning Planner as the lead and dedicated staff from Infrastructure Planning, Transportation Planning, Natural Systems and Climate Change and Resiliency. The proponent would have a similar team and the process would focus on greater collaboration, communication, and coordination than in the past. To aid with the limitations of existing Community Planning resources, staff from Development Review will lead the CP process if proponents submit applications for an Official Plan Amendment with support from Community Planning as needed, providing flexibility in moving the planning process forward when Community Planning staff reach their capacity

In addition, staff is proposing to produce various guidelines in collaboration with the home building industry. Some of these guidelines are currently underway and are meant to clarify process and requirements to streamline the process. This includes general terms of references for MSS, EMP and CEP some of which have already been completed, new Urban Design Guidelines for Future Neighbourhoods and a process document for Secondary Planning for Future Neighbourhoods, which would include aspects of the integrated Planning Act application and Municipal Class Environment Assessment (EA) process.

In the past, most CDPs created their own urban design guidelines with many common elements that could apply to all Future Neighbourhoods. Having these guidelines in one overall document would provide overarching requirements and would remove the need to recreate the same common detailed guidelines for each area and streamline the secondary planning process. These guidelines would update or replace the existing Urban Design Guidelines for Greenfield Neighbourhoods approved in 2007.

The integrated Planning Act application and Municipal Class Environment Assessment (EA) process is planned to be used for secondary planning of the expansion areas where applicable. This process results in a more streamlined approach allowing for a harmonized review and approvals process. Through this integrated approach the requirements of both the Planning Act and Environmental Assessment Act still must be met. The integrated approach provides the opportunity to reduce duplication by simultaneously complying with the Planning Act and Municipal Class EA processes, including public/stakeholder notification and consultation requirements, technical reports and analyses, and land use planning and environmental protection decisions.

The secondary planning process is initiated by the proponent(s)/landowner(s). With existing resources, the Community Planning Section can undertake a limited number of secondary plans concurrently. Should proponents wish for their secondary plans to be initiated beyond the existing capacity of Community Planning additional resources would be required to ensure the process proceeds in a timely manner. Given the

number of expansion areas where consultation on the secondary planning process has occurred to date, staff anticipate that at least two new planner FTEs are required for 2024 to begin the planning process to maintain our 15-year designated residential land supply. For the Tewin area, additional dedicated staff are being funded by the proponent.

### **Future Neighbourhood Omnibus Amendments**

Some administrative updates will come forward in a future report and are targeted for Q3 of this year. This will include updates to applicable OP Schedules to reflect the approved urban expansion areas, as they are currently only shown on Schedule C17. The update to the Schedules will also include some minor refinements to the Future Neighbourhood Overlay. Some minor policy updates relating to Future Neighbourhoods and new Industrial and Logistics lands are also anticipated to correct some inconsistent language, minor errors and omissions.

### **Industrial and Logistics Lands**

Urban expansion lands include new parcels with an Industrial and Logistics designation, shown on Document 1, to accommodate industrial growth. These parcels are located in North Stittsville (W-2) and Barrhaven South-West of Greenbank (S-1). These Industrial and Logistics lands are to be considered through the same secondary planning process as the adjacent Future Neighborhood Overlay (FNO) lands; however, since their context differs the process on how to plan for these land uses and coordinate with future infrastructure services can have different scopes. While the land use planning component has been established by virtue of the designation, these areas still require consideration with the FNO lands to provide a broader and more holistic servicing picture that can provide more efficient solutions and better integrate with the transportation network. Omnibus Official Plan Amendment 1 will include a proposed amendment to clarify the inclusion of the Industrial lands into the broader and more holistic servicing picture rather than requiring an adopted secondary plan prior to development.

### **RURAL IMPLICATIONS**

There are no Rural Implications associated with this report.

### **CONSULTATION**

Information session held with the Greater Ottawa Home Builders Association (GOHBA)

The secondary planning process for each urban expansion area will include extensive stakeholder engagement and public consultation. This will include consultation with

local residents, property owners, businesses, government agencies, Indigenous communities and other relevant stakeholders. Through this process there will be multiple opportunities for public comment prior to the removal approval of a CDP or CP and the removal of the Future Neighbourhood Overlay.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

This is a City-wide information report.

### **ADVISORY COMMITTEE(S) COMMENTS**

N/A

### **LEGAL IMPLICATIONS**

There are no legal impediments to receiving this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications

### **CLIMATE CHANGE**

The Official Plan is an essential tool to meet the City's climate change mitigation objectives by promoting compact growth, enabling sustainable and resilient site and building design, prioritizing energy efficient transportation modes, and enabling the uptake of local renewable energy sources to support growth.

The Official Plan directs that the urban expansion areas within the Future Neighbourhood Overlay are to be designed as complete 15-minute neighbourhoods with sustainable and resilient design attributes including compact design, a mix of uses and densities, a fully-connected street grid, viable options for sustainable transportation modes, that is well integrated with surrounding neighbourhoods. Promoting compact urban built form with a mix of land uses and housing options will ensure both energy efficient and sustainable patterns of development over the long term. Increasing the share of trips by sustainable modes of transportation will further help meet the City's climate change goals.

Specifically, the OP sets out a requirement for Community Energy Plans (CEP) to be prepared as part of the design of the future neighbourhoods within the urban expansion areas, which are to be carried out as part of the secondary planning process. CEPs will enable new communities to be equipped with the infrastructure necessary to move toward zero emissions that could only be made available if planned on a community scale.

The secondary planning process will also respond to the City's climate resiliency objectives by requiring design features within the proposed future neighbourhood that can adapt to future climate conditions and extreme weather, including measures to reduce the impacts of extreme heat, reduce the urban heat island effect, address flood risks in areas adjacent to regulated riverine systems, manage stormwater and build resilience to extreme winds, storms and power outages.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct Asset Management Implications associated with this report. Part of the secondary planning process for the future neighbourhoods includes the preparation of a supporting Master Servicing Study (MSS) and Environmental Management Plan (EMP). Guidelines for preparing neighbourhood-specific terms of reference for MSSs and EMPs have been prepared with the objective of future City assets being well planned, consistent with City design guidelines, and resilient to climate change.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with receiving this report.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts.

### **SUPPORTING DOCUMENTATION**

Document 1 - Urban Expansion Areas – Schedule C17

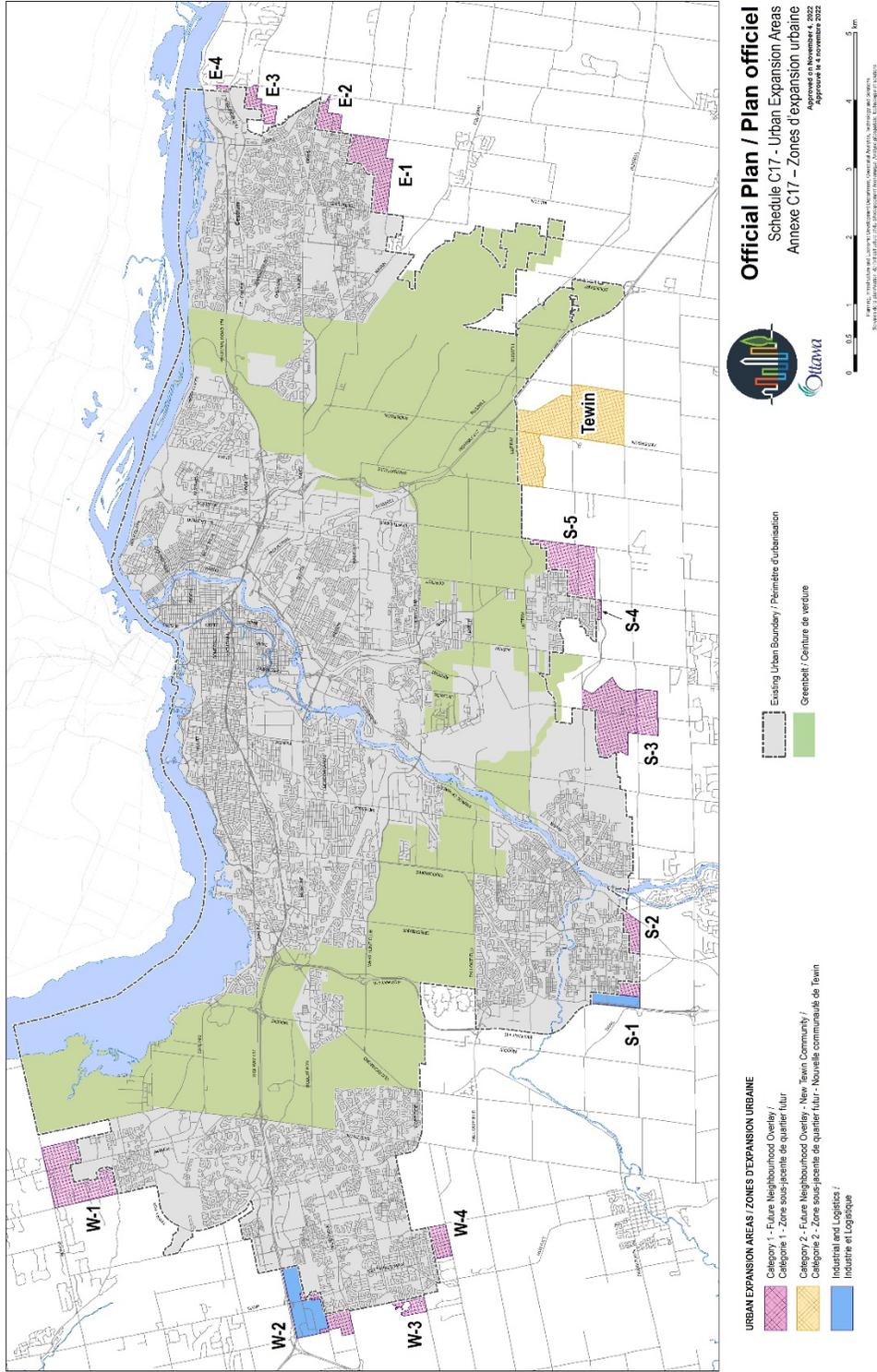
Document 2 – Known CDP/SP Urban Expansion Areas

Document 3 – Applicable Watershed and Subwatershed Areas

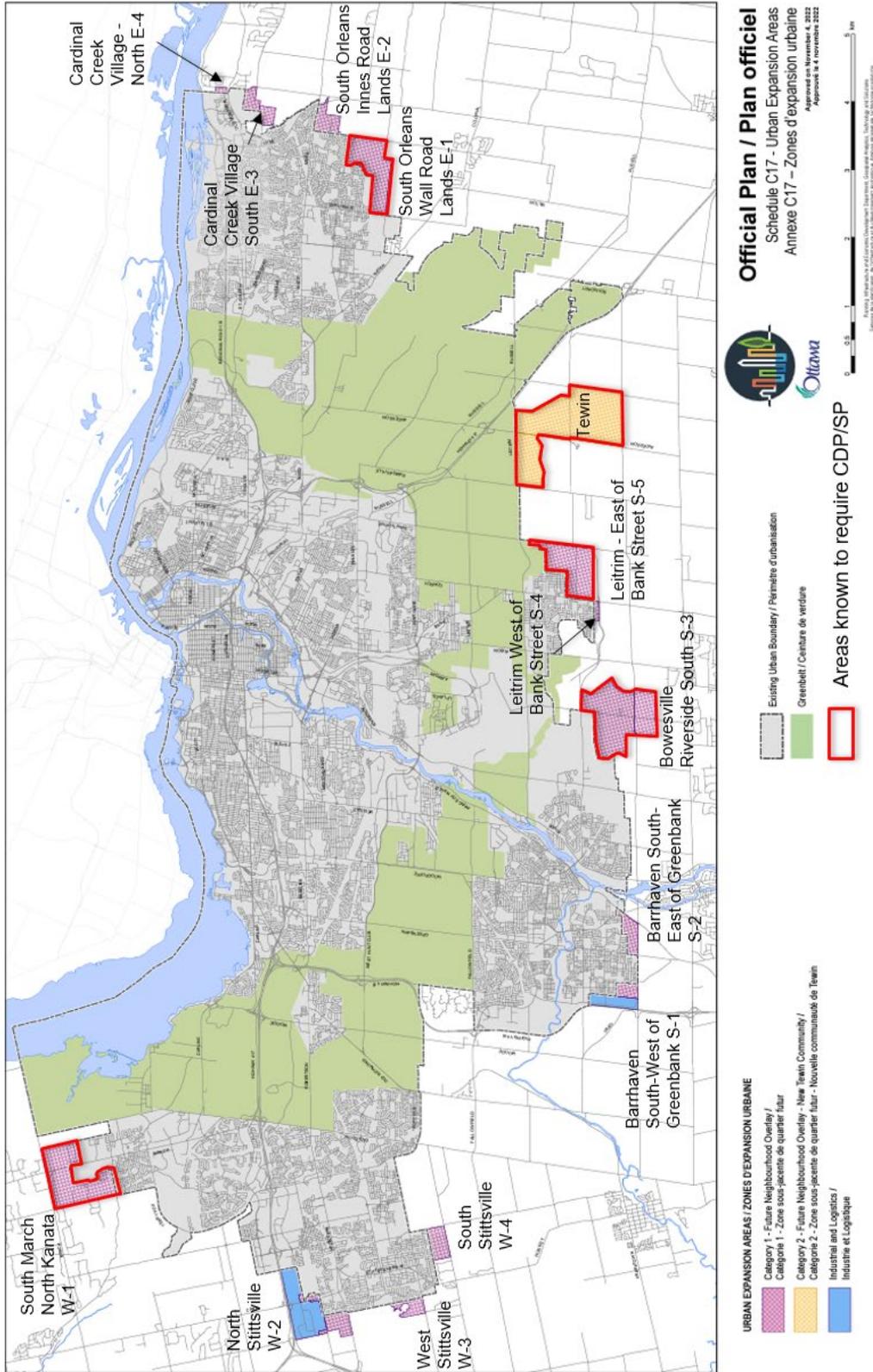
### **DISPOSITION**

This report is for information purposes.

Document 1 – Urban Expansion Areas – Schedule C17



Document 2 – Known CDP/SP Urban Expansion Areas



Document 3 – Applicable Watershed and Subwatershed Areas

