



**Joint Planning and Housing Committee and the Agriculture and Rural Affairs  
Committee**

**Minutes**

**Meeting #:** 6  
**Date:** Wednesday, June 18, 2025  
**Time:** 1 pm  
**Location:** Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

**Present:** Planning and Housing Committee Chair: Councillor Jeff Leiper, Agriculture and Rural Affairs Committee Chair: David Brown, Agriculture and Rural Affairs Committee Vice-Chair: Councillor Clarke Kelly, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Theresa Kavanagh, Councillor Laine Johnson, Councillor Tim Tierney, Councillor Ariel Troster, Councillor Riley Brockington, Councillor Wilson Lo

**Absent:** Planning and Housing Committee Vice-chair: Councillor Glen Gower, Councillor Catherine Kitts

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, June 25, 2025 in Joint Planning and Housing and Agriculture and Rural Affairs Committee Report 6.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, June 17, 2025, and the deadline to register to speak by email is 8:30 am on Wednesday, June 18, 2025.

The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a special public meeting to discuss the revisions that may be required to the Official Plan of the City of Ottawa to ensure consistency with the Provincial Planning Statement as set forth in Item 3.1 on today's Agenda.

To submit written comments on these amendments, prior to their consideration by City Council on June 25, 2025, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Planning, Development and Building Services Department

3.1 Provincial Planning Statement 2024 - Consistency Amendments

File No. ACS2025-PDB-PS-0043 – City-wide

At the outset, Mr. Royce Fu, Manager, Policy Planning, Planning, Development and Building Services (PDBS) Department, introduced Ms Lorraine Stevens, Planner, Policy Planning, PDBS, who spoke to a detailed slide presentation overview of the report. Ms Stevens further introduced Messrs. Ryan Dube, Planner I, PDBS and Ben Morin, Planner II, PDBS. A copy of the presentation is held on file with the Office of the City Clerk.

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Derrick Moodie, Director, Planning Services, PDBS

The Committee then heard from the following public delegations:

1. John Dance\*
2. P.M. Vasudev

3. Roddy Bolivar, Carp Road Corridor BIA and Wayne French, Board Chair, Carp Road Corridor BIA
4. Scott Heatherington, Daniel Goldberg and Susan Peterson d'Aquino (on behalf of the Rockcliffe Park Residents' Association)
5. Paul Goodkey
6. Paul Johanis (on behalf of both the Federations of Citizens' Associations and the Greenspace Alliance) \*
7. Jason Burggraaf, Greater Ottawa Home Builders' Association (GOHBA)
8. Ursula Melinz

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- 3 letters dated June 17, 2025 from Jason Burggraaf, GOHBA
- Email dated June 17 from Garry Lindberg
- 2 letters dated June 17, 2025 from Marc Flowers (on behalf of Caivan)
- 2 letters dated June 17, 2025 from Marc Flowers (on behalf of Mattamy)
- Letter dated June 17, 2025 from Vincent Denomme (on behalf of Urbandale)
- Letter dated June 17, 2025 from Ursula Melinz (on behalf of Richcraft Homes)
- Letter dated June 17, 2025 from Ursula Melinz (on behalf of Thomas Cavanagh Construction)
- Letter dated June 17, 2025 from Ursula Melinz (on behalf of Minto)

- 2 letters dated June 17, 2025 from Ursula Melinz (on behalf of Claridge Homes)
- Email dated June 17, 2025 from Victoria Askin
- Email dated June 17, 2025 from Judy Korecky

Following questions to the delegations and to staff, the report recommendations were put before the Joint Committees and were 'CARRIED', as amended by Motions Nos. PHC-ARAC 2025 06-01, 06-02, 06-03, 06-04, 06-05, 06-06, 06-07 and 06-08.

### **Report Recommendation(s)**

**That Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee, recommend Council:**

- 1. Adopt Official Plan Amendment 46 as presented in Document 1 to this report.**
- 2. Adopt Official Plan Amendment 47, as presented in Document 2 to this report, after written approval is received from the Minister of Municipal Affairs and Housing.**
- 3. Council declare by resolution to the Minister of Municipal Affairs and Housing, as per Section 26 (7) of the Planning Act, ensures that Official Plan Amendments 46 and 47 meets the requirements of clauses (1) (a), (b) and (c). 2006, c. 23, s. 13; 2015, c. 26, s. 24 (3).**
- 4. Receive the Consultation Details attached as Document 3.**

**Carried as amended**

**Motion No. PHC-ARAC 2025-06-01**

Moved by C. Curry

**WHEREAS changes introduced by updates to Secondary Plans and the City's Official Plan are required to align with the 2024 Provincial Planning Statement (PPS); and**

**WHEREAS these changes will provide increased potential density around strategic growth areas, such as major corridors, and around existing and planned transit stations; and**

**WHEREAS due to direction from the province in the PPS, the City has a statutory obligation to permit developers to apply for urban boundary expansions; and**

**WHEREAS these expansion proposals may occur outside the normal process of urban boundary expansion that follows population growth planning; and**

**WHEREAS the City will soon be undertaking a reassessment of its population growth projections; and**

**WHEREAS the City is also undertaking a significant update of its Zoning By-law to be more permissive of a wider range of housing types in a greater number of areas; and**

**WHEREAS these changes are unlikely to be fully reflected in the Transportation Master Plan (TMP), Infrastructure Master Plan (IMP), or Asset Management Plans (AMPs) which may have previously relied on old zoning or secondary plan assumptions to predict future needs.**

**THEREFORE BE IT RESOLVED that the Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee recommend Council direct staff to undertake a review of the TMP, IMP, and AMPs after conducting a population forecast update; and**

**BE IT FURTHER RESOLVED that this review include a consideration for development within the established time frames for communities whose secondary plans were updated to permit a greater amount of development so as to ensure that their infrastructure needs are aligned to support development activities; and**

**BE IT FURTHER RESOLVED that this review takes into consideration**

any other zoning, land use planning, or growth management factors which may impact future or present infrastructure needs.

Carried

**Motion No. PHC-ARAC 2025-06-02**

Moved by C. Curry

**WHEREAS** staff have provided an updated calculation regarding the density target within the Pleasant Park Major Transit Station Area; and

**WHEREAS** a 30m lot depth is required to accommodate six storey buildings; and

**WHEREAS** Smyth Road is designated as a Mainstreet due to a wide right-of-way and lots that are 30m deep making six storeys an appropriate maximum building height; and

**WHEREAS** Heron Road also has a wide right-of-way, lots that are 30m deep; and

**WHEREAS** Heron Road, while only a Minor Corridor, is identified as a transitway with at-grade crossing thus making six storeys an appropriate maximum building height; and

**WHEREAS** Kilborn Avenue has a mixture of lot depths greater and lesser than 30m which would create a pathwork of building heights throughout the street; and

**WHEREAS** Pleasant Park Avenue has a narrow right-of-way but generally deeper lots which can provide higher density low-rise development with a reduced Minor Corridor minimum density target of 80 units per hectare.

**THEREFORE BE IT RESOLVED** that the maximum building height of four storeys be retained within the Minor Corridors on Pleasant Park Avenue and Kilborn Avenue within the Alta Vista Secondary Plan.

**BE IT FURTHER RESOLVED** that Supporting Document 1, Appendix B, Volume 2 Amendments to Report ACS2025-PDB-PS-0043 be amended as follows:

1. Amendment 2.1 be deleted and replaced with:

“1.3 Purpose

The purpose of this secondary plan is to guide future growth and change according to key principles which deal with land use and site development in order to maintain the quality of life in the planning area as it evolves over time. More specifically:

- a. To ensure that neighbourhood development gently accommodates additional density in building types that complement the scale and form of the existing buildings, employing site designs that ~~maintain~~ **considers** the character of the ~~existing~~ neighbourhood **designation**, which is defined by low-rise buildings, green front yards and tall trees along the streets.”

2. Amendment 2.2 be deleted and replaced with:

“Section 2: Policies

Low-Rise **and Mid-Rise** Development

1. The following portions of arterials, major collector and collector streets shown on Schedule A – Designation Plan, are designated for low-rise **and mid-rise** neighbourhood development. In determining the acceptability of low-rise **and mid-rise** neighbourhood growth proposals, lot sizes in the immediate surrounding blocks of the proposed growth will be considered representative of the typical lot size of the surrounding area. Where lot sizes vary as a result of redevelopment, street trees at the same interval as the established street tree alignment must be provided in order to maintain streetscape continuity:
  - a. South side of the Smyth Road Mainstreet from Alta Vista Drive to Faircrest Heights Park, **low-rise and mid-rise buildings up to six-storeys are permitted**; and
  - b. Alta Vista Drive from Dale Avenue to Heron Road, excluding that portion of Alta Vista Drive from the Green Transportation and Utility Corridor to Smyth Road, **low-rise buildings for residential and uses noted in section 1.3.b. are permitted**; and

- c. Pleasant Park Road Minor Corridor from Riverside Drive to the GreenTransportation and Utility Corridor, **low-rise buildings are permitted;** and
  - d. Heron Road from Bank Street Secondary Plan boundary to east of the HeronCorridor, **low-rise and mid-rise buildings up to six storeys are permitted;** and
  - e. Kilborn Avenue Minor Corridor from Blossom Drive / Utah Street to GreenTransportation and Utility Corridor and Featherston Drive, **low-rise buildings are permitted.**
3. Amendment 2.3 be deleted and replaced with “Proposed amendment to add a new policy 4 to Section 2: Policies is deleted” to maintain the subsequent amendment number order.
  4. Amendment 2.4 be deleted and replaced with “Proposed amendment to add a new policy 5 to Section 2: Policies is deleted” to maintain the subsequent amendment number order.

**BE IT FURTHER RESOLVED that Supporting Document 1, Appendix D, Schedule Amendments to Report ACS2025-PDB-PS-0043 be revised by deleting Schedule A – Amending Volume 2A – Alta Vista / Faircrest / Riverview Park Secondary Plan – Schedule A – Designation Plan and replacing with Schedule A – Designation Plan to the Alta Vista / Faircrest / Riverview Park Secondary Plan amended as follows:**

1. **Remove the “Roads designated for Low-Rise Neighbourhood development” from the south side of Smyth Road and both sides of Heron Road and replace with “Corridors permitted for Low-Rise and Mid-Rise, maximum six-storeys”.**

**Carried**

**Motion No. PHC-ARAC 2025-06-03**

Moved by C. Curry

**WHEREAS staff have provided an updated calculation regarding the number of hectares for strategic growth area designations within the Riverview Major Transit Station Area and the Pleasant Park Major Transit Station Area; and**

**WHEREAS** the updates alter the number of people and jobs to be planned within these major transit station areas; and

**WHEREAS** staff propose site specific amendments at 1245 Kilborn Avenue in Supporting Document 1, Appendix B, Volume 2, through amendment number 2.5; and

**WHEREAS** staff consider the minimum density target at 1245 Kilborn Avenue to be similar as a Hub within document 4 only for the purposes of planning for the PPS target people and jobs at the Pleasant Park MTSA;

**THEREFORE BE IT RESOLVED** that Supporting Document 1, Appendix A, Volume 1 Amendments to Report ACS2025-PDB-PS-0043 be amended by revising amendment number 1.8, Table 3a as follows:

1. For the Riverside MTSA row and Mainstreet minimum density target column, replace “n/a” with “120”; and
2. For the Pleasant Park MTSA row and Minor Corridor minimum density target column, replace “100” with “80”.

**BE IT FURTHER RESOLVED** that the Supporting Document 4 to Report ACS2025-PDB-PS-0043 be amended as follows:

1. For Riverside Station,

delete

- Mainstreet 0 ha
- Minor Corridor 0 ha
- Planned People and Jobs 3,900

and replace with

- Mainstreet 5 ha
- Minor Corridor 4 ha
- Planned People and Jobs 5,600

2. For Pleasant Park Station,

delete

- Hub 1 ha
- Planned People and Jobs 10,600

and replace with

- Hub 4 ha
- Planned People and Jobs 11,300

and amend the Comments section by adding the following underlined text:

**“Pleasant Park MTSA includes a large area surrounding the Pleasant Park MTSA station, which extends along the Pleasant Park Minor Corridor and into the surrounding neighbourhoods. The existing built form is very low density, meaning gradual intensification will be required to achieve the density target for this station. Most of this intensification is expected to occur along the proposed Corridor amendments to the secondary plan that align with the Minor Corridor designation as a strategic growth area in the Official Plan, and a site-specific amendment at 1245 Kilborn Avenue, which is assumed to have the same minimum density targets as a Hub designation and is treated as such for the purposes of planning to achieve the PPS target people and jobs. Due to the development potential at 1245 Kilborn Avenue, a minimum density target of 80 dwellings per hectare is planned for the Minor Corridors.”**

With these amendments to the secondary plan, these strategic growth areas and intensification opportunities within the Neighbourhood designation will achieve the target of 10,600 people and jobs per hectare.”

Carried

**Motion No. PHC-ARAC 2025-06-04**

Moved by D. Brown

**WHEREAS the proposed amendment to the Rockcliffe Park Secondary Plan designates a portion of the Hemlock Minor Corridor for building heights up to four storeys between Juliana Road and Lansdowne Road South; and**

**WHEREAS the properties at 550 and 560 Maple Lane East have primary frontage on Maple Lane East rather than Hemlock Road and are not in keeping with the Minor Corridor condition; and**

**WHEREAS 550 Maple Lane East is a contributing property in the Rockcliffe Park Heritage Conservation District (HCD); and**

**WHEREAS the proposed amendment acknowledges the heritage value and character of the Rockcliffe Park HCD through its proposed policies related to compatibility in Section 4.1.**

**THEREFORE BE IT RESOLVED that the properties at 550 and 560 Maple Lane East be removed from Document 1, Appendix D, Schedule F, Rockcliffe Park Secondary Plan – Schedule A – Designation Plan as lands to be redesignated to Residential Multi-Unit (up to 4 storeys) ; and**

**BE IT FURTHER RESOLVED that staff be directed to consider the proposed new policies 4.1 (6) and (7) in the Rockcliffe Park Secondary Plan related to ensuring compatibility with the heritage values and attributes of the Rockcliffe Park HCD as part of the final draft of the New Zoning By-Law.**

**Carried**

**Motion No. PHC-ARAC 2025-06-05**

Moved by T. Kavanagh

**Staff have received additional submissions relating to the proposed amendments in report ACS2025-PDB-PS-0043 – City-wide – Provincial Planning Statement 2024 – Consistency Amendments; and**

**WHEREAS staff have considered the submissions and recommend changes to the proposed amendments.**

**THEREFORE BE IT RESOLVED that City Council delete and replace the following amendments from Document 1, Appendix B: Volume 2 Amendments**

**Carried**

**Motion No. PHC-ARAC 2025-06-06**

Moved by R. Brockington

**WHEREAS 1335 Prince of Wales Drive is currently designated for six storeys; and**

**WHEREAS** the property has sufficient lot depths to accommodate increased height; and

**WHEREAS** the property is immediately adjacent to a Neighbourhood High-Rise designation.

**THEREFORE BE IT RESOLVED** that notwithstanding the maximum building height within the Carleton Heights Secondary Plan, 1335 Prince of Wales permit a maximum height of nine storeys.

**BE IT FURTHER RESOLVED** that staff prepare the necessary amendments to the secondary plan through this Official Plan Amendment.

**Carried**

**Motion No. PHC-ARAC 2025-06-07**

Moved by L. Dudas

**WHEREAS** Section 5 of the Official Plan contemplates transects; and

**WHEREAS** Section 5.3 of the Official Plan pertaining to the Outer Urban Transect defines this transect as being comprised of “neighbourhoods inside the Greenbelt;” and

**WHEREAS** Section 5.3 of the Official Plan pertaining to the Outer Urban Transect seeks to achieve recognition of a “suburban pattern of built form and site design”; and

**WHEREAS** Section 5.4 of the Official Plan pertaining to the Suburban Transect defines this transect as being comprised of “neighbourhoods within the urban boundary located outside the Greenbelt”; and

**WHEREAS** Section 5.5 of the Official Plan pertaining to the Greenbelt and Rural Transect areas notes that “despite its predominantly rural and natural character, these lands are located within the City’s urban boundary and separates the Outer Urban Transect from the Suburban Transect area”; and

**WHEREAS** the Greenbelt is not a clear boundary between Outer Urban and Suburban as there are some communities that exist neither within the innermost boundary of the Greenbelt nor outside

**the outermost boundary Greenbelt in the manner contemplated in the Official Plan; and**

**WHEREAS communities within the Greenbelt were therefore determined to be Outer Urban for the purposes of the Official Plan; and**

**WHEREAS the constraints imposed by the National Capital Commission and Federal Government's ownership of lands within the Greenbelt are such that some communities that are surrounded by the Greenbelt may be unable develop the infrastructure necessary to support the kind of growth that may be permitted in future zoning; and**

**WHEREAS as the City contemplates how to best manage growth to address the housing crisis, it must also consider these infrastructure development constraints.**

**THEREFORE BE IT RESOLVED that staff be directed to amend Section 5.4 of the Official Plan to define the suburban transect in the following manner:**

The Suburban Transect comprises neighbourhoods within the urban boundary that are either located outside the Greenbelt or are located entirely within the Greenbelt and whose outer most border is fewer than 250 meters away from the outermost edge of the Greenbelt.

**BE IT FURTHER RESOLVED that any technical amendments, changes to schedules, or updates to other sections of the Official Plan necessary to bring into force the intent of this change be made as part of this same OPA; and**

**BE IT FURTHER RESOLVED that any neighbourhoods whose transect designations are altered by nature of this OPA have that change reflected in the next draft of the New Zoning By-law.**

**Carried**

**Motion No. PHC-ARAC 2025-06-08**

Moved by D. Brown

**WHEREAS** report entitles Provincial Planning Statement 2024 – Consistency Amendments (ACS2025-PDB-PS-0043) recommends the adoptions of Official Plan Amendment 46 as presented in Document 1; and

**WHEREAS** staff require a revision to the minimum density target per net hectare in supporting Document 1, Appendix B, Volume 2 Amendments, amendment number 2.47 5.4 O-Train Minor Corridor, new policy 5;

**THEREFORE BE IT RESOLVED** that Document 1, Appendix B, Volume 2 Amendments, amendment number 2.47 5.4 O-Train Minor Corridor, new policy 5 be amended to reflect the following revision from 10 to 100 dwellings per net hectare:

- **5) The O-Train Minor Corridor designation is planned for a minimum density target of ~~40~~100 dwellings per net hectare. Net hectares refers to privately-owned lands prior to any potential severance or division and excludes private road areas that provide the same function of a public right-of-way**

**Carried**

3.2 Official Plan Update - Growth Projections

File No. ACS2025-PDB-PS-0041 – City-wide

Mr. Royce Fu, Manager, Policy Planning, Planning, Development and Building Services (PDBS) Department, introduced Ms Lorraine Stevens, Planner, Policy Planning, PDBS, who spoke to a detailed slide presentation overview of the report. A copy of the presentation is held on file with the Office of the City Clerk.

The Committee then heard from the following public delegations:

1. John Cooper
2. Curtis Andrew
3. Jason Burggraaf, Greater Ottawa Home Builders' Association (GOHBA)

Following questions to the delegations and to staff, and at the conclusion of Committee discussions, the report recommendations were put before the Joint Committees and were 'CARRIED', as presented, along with the following Direction to Staff:

**Direction to Staff** (Councillor Leiper on behalf of Councillor Menard)

That staff review the feasibility of increasing the residential intensification target from 51/49 split by the end of the planning term and report back in Q1 2026.

**Report Recommendation(s)**

**That Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee, recommend Council:**

1. **Direct staff to review the 2025 publication of the Ministry of Finance Population Projections for the City of Ottawa and consider modifications as appropriate; and**
2. **Direct staff to develop associated housing and employment projections; and**
3. **Direct staff to develop a growth management strategy to determine the settlement area land requirements for the updated growth projections; and**
4. **Direct staff to draft amendments relating to the planning matters described in this report and begin the consultation process; and**
5. **Receive this report on the revisions to the Official Plan that may be required and consider written and oral submissions and discussions of the public, as per Section 26 (3) and (5) of the *Planning Act*.**

**Carried**

4. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

6. Inquiries

There were no Inquiries.

7. Other Business

There was no other business.

8. Adjournment

Next Meeting

To be determined.

The meeting adjourned at 4:35 pm.

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K. Crozier, Committee Coordinator

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C. Zwierzchowski, Committee  
Coordinator

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Jeff Leiper, Chair

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David Brown, Chair