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| <p>1. New Official Plan – High Level Policy Directions
Nouveau Plan officiel – Orientations stratégiques générales</p> |
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**Planning Committee and Agriculture and Rural Affairs Committee
Recommendations**

That Council:

1. receive the high-level policy directions for the new Official Plan for release for public consultation purposes, as detailed in Document 1;
2. receive for information the draft projections for total population, total housing and total jobs required to 2046 and draft growth scenarios;
3. convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for the statutory public meeting required under the *Planning Act*, Section 26 in December 2019 to consider the revisions that may be required to the Official Plan;
4. convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for the statutory public meeting required under the *Planning Act*, Section 17 in February 2021, subject to such sessions as are required, to receive submissions from public delegations in respect of the adoption of the new Official Plan;
5. convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for June of 2020 for tabling of the draft Official Plan.

Recommandations du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales

Que le Conseil :

1. prenne acte des orientations stratégiques générales du nouveau Plan officiel, détaillées dans le document 1, afin de les soumettre à un processus de consultation publique;

2. **prenne acte des projections préliminaires relatives à la population, au logement et à l'emploi jusqu'en 2046 et des scénarios de croissance préliminaires;**
3. **convoque une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, en décembre 2019, conformément à l'obligation de tenir une réunion publique prévue à l'article 26 de la *Loi sur l'aménagement du territoire*, afin d'étudier les révisions qui pourraient devoir être apportées dans le Plan officiel;**
4. **convoque une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, en février 2021, conformément à l'obligation de tenir une réunion publique prévue à l'article 17 de la *Loi sur l'aménagement du territoire*, si cette réunion est requise, pour recevoir les interventions du public sur le nouveau Plan officiel;**
5. **convoque une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales en juin 2020 afin de déposer la version provisoire du Plan officiel.**

For the Information of Council

The committees also approved the following motions and Directions to staff:

- Motion N° PLC-ARAC 2019 1/1:

THEREFORE BE IT RESOLVED that Document 1 – High Level Preliminary Policy Directions be modified to remove the words, “within the Greenbelt” from the third bullet point in Policy Direction 1 of Big Move 2 – Mobility.

- Motion N° PLC-ARAC 2019 1/2:

THEREFORE BE IT RESOLVED that that Planning Committee approve that the Committee Coordinator amend the report before it rises to Council to add the following paragraph at the end of the report section entitled ‘Growth Management Scenarios’:

“The Air Quality and Climate Change Management Plan (AQCCMP) is currently being updated and a report is expected to be brought to the Standing Committee on Environmental Protection, Water and Waste Management before the end of 2019. The AQCCMP provides a framework for addressing climate change mitigation (reducing greenhouse gas emissions) and adaptation (responding to the current and future effects of climate change). Policies in the new Official Plan will be informed by the directions in the updated AQCCMP.”

- Direction :

Please account for the full cost of trips in Ottawa by different mode using a cost per trip calculator (in Calgary they have a cost per trip calculator to model after) and bring this information into the next portion of the public consultation on the Official Plan and/or Transportation Master Plan, specifically Mobility in the 5 big moves.

- Direction :

In addition to the existing prime agricultural land protection established through the LEAR scoring and the Provincial Policy Statement that staff look at all opportunities to provide additional protection for agricultural lands and protection for our rural villages in the form of a buffer around them.

Pour la gouverne du Conseil

Les comités ont également approuvé les motions et directives au personnel ce que suit:

- Motion N° PLC-ARAC 2019 1/1:

IL EST RÉSOLU QUE le document 1 – Orientations stratégiques générales préliminaires soit modifié de façon à supprimer les termes « à l'intérieur de la Ceinture de verdure » au troisième point de l'orientation stratégique no 1 du grand changement no 2 (Mobilité).

- Motion N° PLC-ARAC 2019 1/2:

PAR CONSÉQUENT, IL EST RÉSOLU QUE le Comité de l'urbanisme donne son approbation afin que la coordonnatrice de comité modifie le rapport avant qu'il soit présenté au Conseil, en ajoutant, à la fin de la section « Scénarios de gestion de la croissance », le paragraphe suivant :

« Le Plan de gestion de la qualité de l'air et des changements climatiques (PGQACC) fait actuellement l'objet d'une mise à jour; un rapport devrait être présenté au Comité permanent de la protection de l'environnement, de l'eau et de la gestion des déchets d'ici la fin de 2019. Le PGQACC encadre les efforts d'atténuation des changements climatiques (réduction des émissions de gaz à effet de serre) et d'adaptation aux conséquences qu'auront ces changements, aujourd'hui et dans l'avenir. Les politiques du nouveau Plan officiel seront élaborées à la lumière des directives de la version révisée du PGQACC. »

- Directive:

Veillez tenir compte des frais de voyage complets à Ottawa, selon différents moyens de transport, en utilisant un calculateur de coût par déplacement (la Ville de Calgary dispose d'un calculateur de coût par déplacement dont nous pouvons nous servir comme modèle) et présenter ces renseignements lors de la prochaine partie des consultations publiques sur le Plan officiel et/ou le Plan directeur des transports, plus précisément sous la section Mobilité dans les cinq grands changements.

- Directive :

Outre les mesures de protection des zones agricoles à fort rendement actuelles qui ont été établies grâce au système LEAR et la Déclaration de principes provinciale selon laquelle le personnel doit examiner toutes les occasions qui s'offrent à lui pour créer une zone tampon autour des zones agricoles et des villages ruraux afin de fournir une protection accrue.

Documentation / Documentation

1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated July 24, 2019 (ACS2019-PIE-EDP-0031)

Rapport du directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 juillet 2019 (ACS2019-PIE-EDP-0031)

2. Extract of draft Minutes, Planning Committee and Agriculture and Rural Affairs Committee Special Joint Meeting, August 22, 2019

Extrait de l'ébauche du procès-verbal, réunion extraordinaire conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, le 22 août 2019

**Planning Committee and
Agriculture and Rural Affairs
Committee
Joint Report 1
September 11, 2019**

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**Comité de l'urbanisme et Comité de
l'agriculture et des affaires rurales
Rapport conjoint 1
le 11 septembre 2019**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
22 August 2019 / 22 août 2019**

and / et

**Agriculture and Rural Affairs Committee
Comité de l'urbanisme
22 August 2019 / 22 août 2019**

**and Council
et au Conseil
11 September 2019 / 11 septembre 2019**

**Submitted on 24 July 2019
Soumis le 24 juillet 2019**

**Submitted by
Soumis par:**

**Don Herweyer, Director / Directeur
Economic Development and Long Range Planning / Développement économique
et Planification à long terme**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: CITY WIDE / À L'ÉCHELLE DE LA
VILLE**

File Number: ACS2019-PIE-EDP-0031

SUBJECT: New Official Plan – High Level Policy Directions

OBJET: Nouveau Plan officiel – Orientations stratégiques générales

REPORT RECOMMENDATIONS

That Planning Committee and Agriculture and Rural Affairs Committee recommend Council:

- 1. Receive the high-level policy directions for the new Official Plan for release for public consultation purposes, as detailed in Document 1;**
- 2. Receive for information the draft projections for total population, total housing and total jobs required to 2046 and draft growth scenarios;**
- 3. Convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for the statutory public meeting required under the *Planning Act*, Section 26 in December 2019 to consider the revisions that may be required to the Official Plan;**
- 4. Convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for the statutory public meeting required under the *Planning Act*, Section 17 in February 2021, subject to such sessions as are required, to receive submissions from public delegations in respect of the adoption of the new Official Plan;**
- 5. Convene a joint meeting of Planning Committee and Agriculture and Rural Affairs Committee for June of 2020 for tabling of the draft Official Plan.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme et le Comité de l'agriculture et des affaires rurales recommandent au Conseil :

- 1. de prendre acte des orientations stratégiques générales du nouveau Plan officiel, détaillées dans le document 1, afin de les soumettre à un processus de consultation publique;**
- 2. de prendre acte des projections préliminaires relatives à la population, au logement et à l'emploi jusqu'en 2046 et des scénarios de croissance préliminaires;**

3. de convoquer une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, en décembre 2019, conformément à l'obligation de tenir une réunion publique prévue à l'article 26 de la *Loi sur l'aménagement du territoire*, afin d'étudier les révisions qui pourraient devoir être apportées dans le Plan officiel;
4. de convoquer une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales, en février 2021, conformément à l'obligation de tenir une réunion publique prévue à l'article 17 de la *Loi sur l'aménagement du territoire*, si cette réunion est requise, pour recevoir les interventions du public sur le nouveau Plan officiel;
5. de convoquer une réunion conjointe du Comité de l'urbanisme et du Comité de l'agriculture et des affaires rurales en juin 2020 afin de déposer la version provisoire du Plan officiel.

EXECUTIVE SUMMARY

This report presents preliminary high-level policy directions for the new Official Plan with a recommendation that the policies be received by Committee and Council for information and released for public consultation purposes through the month of September 2019. Draft projections for total population, households and jobs to 2046 and draft growth management scenarios are also included for information.

Assumptions and Analysis

On February 14, 2019, a work plan for the new Official Plan was presented to Planning Committee in report [ACS2019-PIE-EDP-0001](#), and on March 4, 2019 discussion papers on key policy issues facing the city were released to the public. Since that time, staff have reviewed comments from the public in response to the discussion papers, undertaken an analysis of the effectiveness of the current policies and developed draft high-level policy directions to address issues the city will face over the proposed 25-year planning horizon of the new Official Plan.

The high-level policy directions included in Document 1 propose shifts in how the City approaches five foundational planning issues: growth management; mobility; a refined set of designations to better address neighbourhood context; updated policies relating to natural systems and new policies throughout the Plan to address climate change,

public health and energy evolution; and, new policies relating to employment lands and economic development. Policies affecting the rural area address the natural heritage system, rural economic development and managing rural growth to maintain rural and village character.

Draft projections for total population, housing and jobs, along with three draft growth management scenarios are also presented in this report.

Following consultations on these high-level policy directions, a more detailed set of policy directions will be brought to subsequent joint meeting of Planning Committee and Agriculture and Rural Affairs Committee, then to Council, in December 2019 at a meeting held under Section 26 of the *Planning Act*. At that meeting, the draft policy directions for the new Official Plan will be presented, with a recommendation that staff prepare and table a draft Official Plan in June 2020 based on policies in the December report. The draft Plan will be open for public comment through to February 2021. The new Official Plan is scheduled to be adopted by Council in March 2021, in accordance with the timelines in the work plan for the new Official Plan approved by Council on April 10, 2019 in report [ACS2019-PIE-EDP-0015](#).

Public Consultation

Since the launch of the new Official Plan project on March 4, 2019 over 20,000 people have been reached and over 3,200 people have been directly engaged.

Following release of the discussion papers in March 2019, over 2,000 comments have been received from the public. Staff have been monitoring the comments. Generally, respondents identified the following as key issues facing the city: protecting the natural environment; making transit reliable, accessible, affordable, convenient and comfortable; proactively addressing climate change, and; proactively addressing housing affordability. Public consultations on the high-level policy directions in this report are planned to occur through September 2019. Comments received will inform the development of the detailed policy directions scheduled to go to Committees in December 2019.

RÉSUMÉ

Le présent rapport présente les orientations stratégiques générales préliminaires du nouveau Plan officiel et recommande que les Comités et le Conseil en prennent connaissance et les soumettent à une consultation publique durant le mois de

septembre 2019. Les projections préliminaires relatives à la population, au logement et à l'emploi jusqu'en 2046 et les scénarios de croissance préliminaires sont aussi inclus à titre informatif.

Hypothèses et analyse

Le 14 février 2019, on présentait le plan de travail du nouveau Plan officiel (PO) au Comité de l'urbanisme, dans le rapport [ACS2019-PIE-EDP-0001](#), et le 4 mars 2019, on publiait des documents de travail sur les grands enjeux auxquels est confrontée la ville. Depuis, le personnel a pris connaissance des commentaires du public sur les documents de travail, analysé l'efficacité des politiques actuelles puis élaboré des orientations stratégiques générales préliminaires visant à pallier les problèmes auxquels sera confrontée la ville durant la période visée de 25 ans pour le nouveau Plan officiel. Ces orientations, définies dans le document 1, incarnent pour la Ville un virage dans sa façon d'aborder cinq grands enjeux d'aménagement : la gestion de la croissance; la mobilité; un ensemble détaillé de désignations pour mieux s'adapter au contexte des quartiers; la mise à jour des politiques relatives aux systèmes naturels et l'élaboration de nouvelles politiques en matière de changements climatiques, de santé publique et d'évolution énergétique; et l'élaboration de nouvelles politiques relatives aux terrains destinés à l'emploi et au développement économique. Pour leur part, les politiques touchant les secteurs ruraux traitent du système du patrimoine naturel, du développement économique rural et de la gestion de la croissance visant à conserver le caractère rural ou villageois.

Sont aussi présentés dans le présent rapport les projections préliminaires relatives à la population, au logement et à l'emploi ainsi que trois scénarios de croissance.

Un ensemble détaillé d'orientations stratégiques sera ensuite présenté au Comité et au Conseil en décembre 2019, conformément à l'obligation de tenir une réunion publique prévue à l'article 26 de la *Loi sur l'aménagement du territoire*. Outre la présentation de ces orientations stratégiques, il sera recommandé au personnel de préparer une version provisoire du Plan officiel pour la soumettre en juin 2020, à la lumière des orientations présentées dans le rapport de décembre. La population aura ensuite jusqu'en février 2021 pour commenter le nouveau Plan officiel. Ce dernier devra être présenté au Conseil aux fins d'approbation en mars 2021, conformément à l'échéancier du plan de travail approuvé par le Conseil le 10 avril 2019 ([ACS2019-PIE-EDP-0015](#)).

Consultation publique

Depuis le lancement du projet de renouvellement du Plan officiel, le 4 mars 2019, plus de 20 000 personnes ont été jointes, et plus de 3 200 d'entre elles ont directement pris part au processus.

Après la publication des documents de travail, en mars 2019, le public a formulé plus de 2 000 commentaires; le personnel de la Ville en a fait le suivi. Voici les principaux enjeux pour la ville d'Ottawa, selon les répondants : la protection de l'environnement naturel; l'amélioration du transport en commun pour qu'il soit fiable, accessible, abordable, pratique et confortable; la lutte aux changements climatiques par des mesures proactives; et les mesures proactives visant l'abordabilité des logements. Des consultations publiques sur les orientations stratégiques générales proposées dans le présent rapport doivent avoir lieu durant le mois de septembre 2019. Les commentaires reçus permettront de peaufiner ces orientations avant de les soumettre au Comité, en décembre 2019.

BACKGROUND

On February 14, 2019 Planning Committee considered staff report [ACS2019-PIE-EDP-0001](#) recommending receipt of the *Ottawa Next: Beyond 2036* planning study and approval of the work program for completion of a new Official Plan. Intended as a preparatory document leading into the development of the new Official Plan, the *Beyond 2036* report identified challenges the city could face in the future, such as the climate crisis, economic disruptions, accelerated rates of change, emerging technologies and changing demographics, and identified policy implications associated with addressing these challenges. The work program for the new Official Plan set out the process and timelines for completion of the new Plan by November 2021. Motions at Committee directed staff to bring a modified timeline back to Committee and Council to complete the project on a shorter timeline. On April 10, 2019, Council approved a modified timeline that would result in adoption of the new Official Plan by March 2021 in report [ACS2019-PIE-EDP-0015](#).

DISCUSSION

According to preliminary projections, over the course of the 25-year planning horizon of the new Official Plan, 2021 to 2046, the population of Ottawa is expected to increase from one million people to just over 1.4 million people. The Greater Ottawa-Gatineau

Area would, by then, be near two million in population. Informed by the findings of the *Ottawa Next: Beyond 2036* planning study and comments received from the public on the discussion papers, the policy directions presented in this report are intended to address the challenges our maturing, mid-sized city will face over the next 25 years. These challenges include managing the societal shifts that are anticipated in order to proactively address housing affordability and climate change, ensuring the city grows in a way that is financially sustainable, supporting a high-quality transit system and continuing to maintain a high quality of life for residents throughout the city in an equitable manner. These goals are essential to developing and maintaining a city of liveable neighbourhoods and to achieving a vision for Ottawa as the most liveable mid-size city in North America.

To achieve this vision, the high-level policy directions included in Document 1 propose shifts in how the City approaches five foundational policy issues: growth management; mobility; a refined set of designations to better address neighbourhood context; new policies relating to natural systems, and new policies throughout the Plan to address climate change, public health and energy evolution, and; new policies relating to employment lands and economic development. The policy directions are summarized in brief below, as the Five Big Moves of the new Official Plan .

Policy Direction 1 - Achieve, by the end of the planning period, more growth by intensification than by greenfield development. This policy direction builds on the success of the intensification targets established by the current Official Plan and provides a framework for a rising share of future growth to be within the existing built-up area. In support of this direction, new policies will be proposed to increase the variety of affordable, low-rise housing options for residents, and allow current property owners to take fuller advantage of the value of their land in areas where O-Train or higher-order transit service sets the stage for more diverse demand. Policies for housing will focus on building form (shape and size of building) rather than on dwelling type (number of units in a building), to provide for a broader range of housing choices than is currently permitted while maintaining neighbourhood character. The growth management strategies that will be proposed as part of public consultation will include consideration of greenhouse gas reduction targets and will be linked with affordable urban mobility. Rural growth will be managed to maintain rural and village character.

Policy Direction 2 - Achieve, by the end of the planning period, more than half of all trips being made by sustainable transportation (walking, cycling, transit or carpool). New policies will strengthen the coordination of land use and transportation planning to address existing and emerging challenges and opportunities. They will also support other city-building goals, such as creating compact, liveable neighbourhoods that provide equitable and inclusive transportation options that promote healthy living and reduce our carbon footprint.

Policy Direction 3 - Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small. The policy framework will acknowledge the role of Ottawa as the nation's capital and as part of a large metropolitan region in the Canadian context. A context-sensitive policy framework that better reflects diversity at the neighbourhood level will be introduced, supported by a context-sensitive mobility framework. This context-sensitive approach to planning will allow the City to provide relevant policy direction to manage the transition of neighbourhoods that are evolving from suburban to urban, directly linked to the arrival of O-Train or higher-order transit service, with a view to enlarging the area of the City in which residents can viably function without needing to own or use a car. A Heritage Management Plan will be introduced as a comprehensive document outlining strategies for identification, conservation and management of the city's cultural heritage resources. New policies will consider the importance of the developing skyline, right-of-way design and the public realm, a contextual approach to parks policies for different areas of the city, design priority areas and high impact City-building projects. The integration of parks, recreational facilities and opportunities for active or passive leisure within the fabric of communities and neighbourhoods will form part of this context-based approach.

Policy Direction 4 - Embed environmental, climate and public health resiliency and energy into the framework of our planning policies. Policies for the built environment and community design that purposefully address public health-related issues will be introduced. New policies for the urban forest canopy and the natural heritage system are proposed, as well as updates to the Greenspace Master Plan. Regarding climate adaptation and resiliency, policies are proposed to address extreme heat, the urban heat island effect, flood risk reduction and climate resilient infrastructure, site and building design, in direct relation to concurrent work being done on updating the Air Quality and Climate Change Management Plan. Regarding energy

and Council's targets for greenhouse gas emission reductions, new policies are proposed to ensure these issues are addressed in community planning documents and the development review process, and thorough collaboration on local and regional energy plans prepared by external stakeholders. Policies to support updates to the Corporate Green Building Policy and a green development standard are proposed. Policies to support local energy generation, storage and demand management are proposed.

Policy Direction 5 - Embed economic development into the framework of our planning policies. The new Official Plan will implement the updated Economic Development Strategy and will put in place a new approach for Employment Lands. In recognition of Ottawa's employment base as being primarily knowledge-based, there will be a renewed focus on ensuring that office jobs are not segregated into separate lands located away from other areas of the city, but rather, that they locate in lively areas such as mainstreets and transit nodes, and become more fully integrated into the city. A new strategy for industrial lands is proposed, to take advantage of the anticipated growth of the metropolitan area towards a 2-3 million population base and ensure that the spaces needed for warehousing, distribution and similar high-impact functions that require lands set apart from neighbourhoods have suitable locations and enough land. New policies to address permitted uses and integration to adjacent context, in some cases, are proposed. Policies to support the growth and role of the MacDonald-Cartier International Airport are proposed. A policy framework that supports opportunities for business incubation is proposed, through policies that will permit small businesses that are compatible with and animate corridors, hubs and other suitable areas in the city. Regarding the rural area, policies are proposed to support the agricultural and other sectors by ensuring that local food processing and distribution opportunities are optimized, and that more flexibility is provided for uses that complement, support and help diversify existing operations. Consideration is given to rural employment areas in terms of supply, servicing, community improvement plan programs and transportation options. New policies to address coordination of Greenbelt policies with the National Capital Commission Greenbelt Master Plan are proposed, including policies to address privately-owned land in the Greenbelt.

Draft Projections and Growth Management Scenarios

Growth Projections

The Official Plan is the guiding document for future growth of the city and establishes a policy framework for its physical development. This Official Plan proposes a planning timeframe from July 1, 2018 to June 30, 2046, an additional 10 years from the current timeframe of 2036 established in OPA 180. Projections for population, housing, and jobs are fundamental for the Official Plan's ability to plan for, land requirements, transportation, infrastructure, financing, recreational and social needs, and other basic services. The growth projections are then divided into the three categories of population, households, and employment. The growth projections in this report are preliminary at this time and will require additional review and consultation.

The population projections are based on a cohort-survival model that examines the future potential population growth based on the primary components of natural increase (births minus deaths) and net migration (those moving to Ottawa minus those moving out of Ottawa). The household projections apply a household formation rate to the population projections by five-year age groups providing weighting to the different levels of population growth by age. The employment projections apply participation, unemployment and multiple-job holder rates to the population projections. Assumptions are then made on the Ottawa commuter-shed to determine those that live and work in Ottawa, those that work in Ottawa but live elsewhere, and those that live in Ottawa but work elsewhere.

Statistics Canada provides much of the historical data to help with the underlying assumptions for the projections, with the most recent being July 1, 2018 and thus the starting point of the projection period. Statistics Canada also conducts their own population projections for the nation, provinces and territories every few years, using the same cohort-survival model as the Official Plan projections, and publish their assumptions and underlying rationale. Their assumptions and rationale are significant for some of the growth components that do not vary greatly between the national, provincial and local levels.

Statistics Canada's next set of draft projections are due to be released in August 2019 and staff will review and adjust to the growth projections accordingly. Staff propose to consult on the growth projections in September and provide recommendations to Committee in December.

The results of the preliminary inputs for the growth projections to date, is a population growth of 428,000 persons; private households' growth of 191,000 units; and, employment growth of 255,000 jobs.

As of July 1	Population	Households	Employment
2018*	1,008,000	404,000	637,000
2021	1,054,000	425,000	678,000
2026	1,125,000	461,000	701,000
2031	1,201,000	497,000	731,000
2036	1,280,000	531,000	772,000
2041	1,358,000	564,000	842,000
2046	1,435,000	596,000	893,000
2018-2046	427,000	192,000	256,000

* 2018 uses Statistics Canada's post-censal population estimate

Growth Management Scenarios

Achieving more growth by intensification than by greenfield development by 2046 is the one of the Five Big Moves of this Official Plan. Establishing a target intensification rate will be the most significant aspect of the growth management strategy in order to achieve this policy direction. Ottawa has been exceeding the existing intensification targets in the current plan, achieving about 50 per cent in 2018 from a target of 40 per cent. A scenario-based approach can help determine the target intensification rate options for consultation, review and consideration.

In 2018, the city is estimated to have over 1,800 net hectares of designated vacant urban residential land supply. In a 'No Urban Expansion' scenario this land supply would be developed in its entirety and would result in an intensification rate of 70 per cent over the growth period. Under this scenario, no new lands would be added to the urban area.

The current Official Plan establishes a target intensification rate of 46 per cent by 2036, increasing 2 per cent every five years from 2016. In a "Status Quo Intensification"

scenario, the intensification target would increase at a similar rate as the increases provided under the current Official Plan, with a slightly higher rate in the latter years of the projection period in order to achieve “more growth through intensification.” Under this scenario, the intensification rate throughout the growth period would be 50 per cent plus a little bit, in order to achieve statistical majority for intensification. This scenario would see additional lands brought into the urban area.

In a “Middle Ground” intensification scenario, an intensification rate of 60 per cent would be achieved over the growth period. As this scenario requires a further increase from the current intensification rates it is anticipated that it would be phased in gradually at first and then ramping up throughout the growth period. This scenario would also see additional lands brought into the urban area, although that additional land area would not be as significant as in the “Status Quo” scenario.

These three scenarios will be part of the consultation package throughout the third quarter of 2019.

Since the early 1990s municipal governments in Ontario and across North America have promoted intensification as a strategy to manage growth in a financially and environmentally sustainable way. In principle this strategy makes the best use of existing services and facilities. It has the least impact on agricultural land, mineral resources and protected environmental areas by decreasing the pressure for urban expansions. Generally, intensification is the most cost-effective pattern for the provision of municipal services, transit and other infrastructure and supports a cleaner, healthier city.

In addition to presenting the total population, housing and jobs projections to 2046, the December 2019 report will present information concerning whether additional land is needed to accommodate an appropriate range and mix of land uses to meet projected needs over the time horizon of the Official Plan, as required by the Provincial Policy Statement (PPS). The report will confirm if an urban boundary expansion is needed and, if such is the case, identify the quantity of additional land needed to meet the land supply requirements set out in the PPS.

If an expansion of the urban boundary is needed, the draft Official Plan tabled in June 2020 will identify the optimal locations for the expansion areas. A guiding component of the growth strategy will be avoidance of prime agricultural land as a location for an urban expansion area. Policies in the PPS state these areas may only be considered if

there are no reasonable alternatives which avoid prime agricultural areas and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas. A strong rationale for expanding into such an area would be needed.

The review of the Infrastructure Master Plan (IMP) will occur in parallel with the Official Plan project. The IMP is expected to go to Council for approval in March 2021, on the same timeline as the Official Plan. The updated IMP will support the growth management strategy in the Official Plan and ensure that appropriate service levels related to water supply, wastewater collection, and stormwater management are available in growth areas across the city. Public consultations on the draft IMP will occur from November 2020 through to January 2021, in association with public consultations on the draft Official Plan.

Updates to the Transportation Master Plan (TMP) will proceed in accordance with the timelines approved by Council in report ACS2019-TSD-TRF-0005 on June 12, 2019. The TMP Update is a comprehensive and multi-year planning exercise to confirm the vision for Ottawa's future growth and to identify the required policies and transportation network for all modes. The process to update the TMP will occur over the next three years, with the full TMP update planned for Council approval by April 2022. This timeline is necessary to coordinate with the Official Plan review, conduct the Origin-Destination (OD) Survey and subsequent detailed planning work and provide opportunities for input from residents.

The Air Quality and Climate Change Management Plan (AQCCMP) is currently being updated and a report is expected to be brought to the Standing Committee on Environmental Protection, Water and Waste Management before the end of 2019. The AQCCMP provides a framework for addressing climate change mitigation (reducing greenhouse gas emissions) and adaptation (responding to the current and future effects of climate change). Policies in the new Official Plan will be informed by the directions in the updated AQCCMP. (amended per Motion N° PLC-ARAC 2019 1/2)

Provincial Policy Statement

The policy directions proposed in this report are consistent with the Provincial Policy Statement (PPS). Policies in the PPS direct municipalities to ensure sufficient land is available to meet projected needs for a time horizon of up to 20 years. The draft PPS issued for public consultation purposes by the Ministry of Municipal Affairs and Housing on July 22, 2019 proposes a time horizon of 25 years. Staff have had extensive

discussions with the Ministry of Municipal Affairs and Housing concerning the 25-year horizon proposed in this report. No concerns were raised by the Ministry. The 25-year horizon is proposed in this report to better manage funding mechanisms for growth-related infrastructure.

RURAL IMPLICATIONS

New policies are proposed to address the natural heritage system in the rural area, rural economic development and managing rural growth to maintain rural and village character.

CONSULTATION

In this initial stage of the public consultations the engagement strategy has focused on meeting residents in their communities and ensuring underrepresented voices have a meaningful opportunity to share their views on the new Official Plan. As the project progresses, an online platform called Engagement HQ will be used to provide regular updates on the Official Plan and receive feedback directly through surveys and polls.

A tool kit has been developed for use by interested stakeholders and Councillors. The tool kit provides support for individuals to go into their communities and organize their own engagement activities. City staff will work with these individuals to ensure the feedback is gathered and shared with the Official Plan team.

These new approaches are in addition to the traditional consultation methods, such as the project webpage and online surveys results on the discussion papers that were released in March 2019. Over 2000 residents have provided comments through the survey on the project webpage.

Since the launch of the new Official Plan project on March 4, 2019 over 20,000 people have been reached and over 3,200 people have been directly engaged. Public engagement staff continue to work with stakeholders to organize community meetings on the Official Plan. Staff plan to expand the reach of consultations this fall with a focus on getting stakeholder input on the high-level preliminary policy directions.

COMMENTS BY THE WARD COUNCILLORS

As directed in the April 10, 2019 Work Plan report to Council, a Councillor Sponsors' Group was established composed of the Chairs and Vice Chairs of Planning Committee

and the Agriculture and Rural Affairs Committee, and the Chairs of the Standing Committee on Environmental Protection, Water and Waste Management and the Transportation Committee. Members of the Councillors' Sponsors' Group are aware of the policy directions proposed in this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The implementation of the Comprehensive Asset Management program results in timely decisions that minimize lifecycle costs and ensure the long-term reliability and affordability of assets.

To fulfill its obligation to deliver safe and reliable services to the community, the City must ensure that assets supporting City services are managed in a way that balances levels of service, risk and affordability. A new Official Plan along with a new Infrastructure Master Plan will identify the required infrastructure to support the City's plan for the future of the City, both in terms of growth and sustaining current infrastructure.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no direct accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

The policy directions described in this report support energy efficiency, climate change adaptation and resilient infrastructure. Growth management policies align with efforts to reduce greenhouse gas emissions. Policies are proposed to consolidate the natural heritage policies for the rural area.

TERM OF COUNCIL PRIORITIES

This project supports City Strategic priorities including City Building, Financial Sustainability and the Confederation Line and LRT Stages 2 and 3.

SUPPORTING DOCUMENTATION

Document 1 High Level Preliminary Policy Directions (*distributed separately*)

DISPOSITION

That staff in the Planning, Infrastructure and Economic Development Department deliver detailed policy directions for the new Official Plan and projections for total population, total housing and total jobs and a land budget to address growth management issues to a public meeting held under Section 26 of the *Planning Act* in December 2019.