

6. Housing Mix in New Residential Communities

Types d'habitation permis dans les nouvelles collectivités résidentielles

Committee recommendation

That Council approve the Official Plan amendment attached as Document 1 to this report, and which reduces the minimum proportion of single detached dwellings, provided in new suburban communities, from 45 per cent to 30 per cent.

Recommandation du Comité

Que le Conseil approuve la modification du Plan officiel, ci-jointe au présent rapport en tant que document 1, qui vise à réduire la proportion minimale d'habitations dans les nouvelles collectivités suburbaines de 45 à 30 pour cent.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 17, 2019 (ACS2019-PIE-EDP-0045)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 17 octobre 2019 (ACS2019-PIE-EDP-0045)

2. Extract of draft Minutes, Planning Committee, November 14, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 14 novembre 2019

**Planning Committee
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**Comité de l'urbanisme
Rapport 16
le 27 novembre 2019**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 November 2019 / 14 novembre 2019**

**and Council
et au Conseil
27 November 2019 / 27 novembre 2019**

**Submitted on October 17, 2019
Soumis le 17 octobre 2019**

**Submitted by
Soumis par:
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**Economic Development and Long-Range Planning / Développement économique
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**Ward: CITY WIDE / À L'ÉCHELLE DE LA
VILLE**

File Number: ACS2019-PIE-EDP-0045

SUBJECT: Housing Mix in New Residential Communities

**OBJET: Types d'habitation permis dans les nouvelles collectivités
résidentielles**

REPORT RECOMMENDATION

1. That Planning Committee recommend Council approve the Official Plan amendment attached as Document 1 to this report, and which reduces the minimum proportion of single detached dwellings, provided in new suburban communities, from 45 per cent to 30 per cent.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of November 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATION DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver la modification du Plan officiel, ci-jointe au présent rapport en tant que document 1, qui vise à réduire la proportion minimale d'habitations dans les nouvelles collectivités suburbaines de 45 à 30 pour cent.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 27 novembre 2019 à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

The adoption of Official Plan Amendment (OPA) 76 in 2009 made three notable changes to the City's Official Plan that impacted new suburban communities: 1) it added new urban land, 2) it increased the minimum residential density for these new lands to

34 units per net hectare; it also changed the proportion of new housing that could be provided as single detached dwellings (singles) to a minimum of 45 per cent and a maximum of 55 per cent.

The 2016 Official Plan review, which resulted in OPA 150 and later OPA 180, did not change these policies related to the proportion of singles that make up the supply of housing in the expansion areas. However, as the detailed community design plans for some of the expansion areas progressed, the City was requested to adjust the permitted minimum proportion of singles from 45 per cent to 30 per cent. In support of the change it was argued that in some cases it was necessary to be able to achieve desired density and it better reflected the current market demand for singles.

Between January 2017 and October 2018, Council approved three Official Plan Amendments (OPAs 173, 192 and 221) for the Kanata North, Mer Bleue and Bank Street (Leitrim) expansion lands. Each amendment reduced the minimum proportion of singles to 30 per cent and retained the housing density and the maximum proportion of singles.

OPAs 150 and 180 were appealed in their entirety and as part of the settlement between the City and industry appellants, the industry requested that the minimum proportion of singles be reduced for all new urban lands without the need for individual Official Plan amendments.

Since the policies requiring the proportion of singles were not modified by OPAs 150 and 180 and were not appealed, they could not be resolved by the LPAT through the settlement process. However, City staff undertook to bring this matter to Council as a separate matter. The Amendment attached as Document 1 proposes the policy changes to reduce the minimum percentage of singles required in new suburban communities.

DISCUSSION

This report recommends that the policies specifying the mix of housing types in new communities be modified to reduce the minimum required proportion of single detached dwellings. The policies requiring the mix of housing types are found in four locations in the Official Plan as follows:

1. Section 2.2.2 – Managing Intensification within the Urban Area states in Policy 26 that land, located outside the NCC Greenbelt, and that is included in a

community design plan after June 2009, must contain housing comprised of at least 45 per cent singles

2. Section 3.6.1 – General Urban Area, Policy 16b which applies to land subject to the Kanata Highlands Comprehensive Study Report (820 Huntmar Road) requires residential development to comprise at least 45 per cent singles
3. Section 3.11- Urban Expansion Study Area, Policy 4e i) now applies to a remnant parcel of urban expansion land near Cardinal Creek in Orleans and requires a minimum of 45 per cent singles
4. Section 3.12 – Developing Community, Policy 3d i) now applies to two small expansion areas, one in the east and one in the west where a minimum of 45 per cent singles is required

The proposed amendment modifies the policies in these sections to reduce the minimum percentage of singles to 30 per cent of the new dwellings in those areas where these policies apply. The maximum percentage for singles will remain unchanged at 55 per cent, and the minimum percentage of apartments will remain at 10 per cent of new units in these areas.

As indicated earlier, the majority of the land added by OPA 76 is already undergoing development and the three areas subject to OPAs 173, 192 and 221 are benefiting from this same reduced minimum requirement for singles.

This reduction on the proportion of new singles will permit greater flexibility in the provision of new housing and a greater likelihood that the target suburban housing densities are achieved in the remaining undeveloped lands.

Staff recommend that the Official Plan amendment, attached as Document 1 to this report, be approved.

RURAL IMPLICATIONS

These policy changes do not impact rural land.

CONSULTATION

The public was notified of this proposed amendment in accordance with the city's procedures. As this is an amendment with a city-wide impact notice and the details of the changes were advertised in the daily newspapers. Community associations and

other registered interest groups and agencies were advised of the changes. The Appellants to OPA 150 who originally raised this policy requirement were also notified of the amendment.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report – not applicable.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

No risks have been identified as being associated with this policy change.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- EHC3 – Create new affordable housing options
- S1 – Support an environmentally sustainable Ottawa

SUPPORTING DOCUMENTATION

Document 1 Official Plan Amendment XX

DISPOSITION

City Solicitor to advise the appellants of OPA 150 of the Council Decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services. Legal Services, Innovative and Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.