

Special Joint Meeting
Planning Committee and Agriculture and Rural Affairs Committee
Extract of Draft Minutes 2
Monday, December 9, 2019

New Official Plan – Preliminary Policy Directions

ACS2019-PIE-EDP-0046

City Wide

Report recommendations

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

- 1. approve the recommended population, household and employment projections as the basis for the new Official Plan in Document 1;**
- 2. approve the Preliminary Policy Directions for the new Official Plan in Document 2;**
- 3. direct staff to bring a report to a joint meeting of Agriculture and Rural Affairs Committee and Planning Committee, and Council in March 2020 outlining the land budget and detailed expansion area criteria that will be used to inform the growth strategy in the new Official Plan;**
- 4. direct staff to prepare a draft Official Plan to be tabled in October 2020 based on the Preliminary Policy Directions in Document 2 and the land budget and detailed expansion criteria approved in March 2020;**
- 5. direct staff to initiate preparatory work in Q1 2020 to implement the new Official Plan in the Zoning By-law and bring a work plan to Council by Q4 2020, using current staff resources;**
- 6. suspend the distribution and delivery requirements under Subsection 29(3) and 34(1) of the Procedure By-law to consider this report at its**

meeting on December 11, 2019.

The following staff provided a presentation and / or responded to questions:

- Stephen Willis, General Manager, Planning, Infrastructure and Economic Development (PIED) department
- Dr. Vera Etches, Medical Officer of Health, Ottawa Public Health
- Don Herweyer, Director, Economic Development & Long Range Planning, PIED
- Alain Miguelez, Manager, Policy Planning, PIED
- Carol Ruddy, Planner III, PIED
- Charmaine Forgie, Manager, Business Support Services, PIED

The committee heard the following 23 delegations

- Jamie Petten, Executive Director, Kanata North Business Association (submission on file) stressed the critical need for planning policies that ensure the continued momentum of employment and economic prosperity of the Kanata North Technology Park, advocated for further investment in infrastructure and development to support growth potential, and provided input to the Official Plan (OP) under the following six themes: Urban and Community Design & Beautification; Transportation/Transit/Mobility; Innovative Municipal Planning; Zoning & Bylaws; Economic Development; National and International Smart Cities Model
- Adam Stuart, Chair, Kanata Central BIA (submission on file) recommended that the OP's growth management framework needs to: speak to suburban revitalization and intensification and not just urban area expansion, specify how suburban employment areas can be activated; acknowledge that retail and hospitality sectors should be included in any mixed-used planning, being a big part of the 15-minute neighbourhood; acknowledge growth projections for population and employment are non-uniform across the city areas
- Martin Vandewouw, KRP Properties, spoke to the need for infrastructure

investment in Kanata North to address traffic congestion, lack of transit, and lack of walkable amenities, which threaten economic prosperity in the area

- John Wall, Blackberry QNX, spoke to: the need for infrastructure investment in Kanata North to address traffic congestion and road condition and lack of consistent transit; the need to foster conditions that would physically allow for closer working relationships with colleges and universities; the need for stronger promotion of Kanata North and Ottawa in general as a strong and viable business hub
- Manotick BIA and the Manotick Village Core Revitalization Task Force (submission read by Councillor Moffatt) provided data about the area's lack of transit, the traffic congestion and the expected growth, to support their recommendation that additional resources be allocated to address mobility concerns in the south end of the City of Ottawa to support economic development
- Roddy G. Bolivar, and Wayne French, Carp Road Corridor BIA (submission on file) spoke to the need for the OP to: recognize and include infrastructure investment in the Carp Road Corridor Rural Employment Area to foster and support continued economic development; provide greater flexibility in land uses throughout the Rural Area by simplifying zoning rules; be clear in concise in its language
- Greg LeBlanc, Village of Carp BIA (submission on file), proposed that the Village of Carp's boundaries be expanded based on two of the three general themes mentioned in the staff report, being that Carp should be considered under the 'No-net-change' approach and also that the proposed expansion is 'a minor addition that rounds out the current boundary'
- Crystal Logan, Marketing and Social Media Assistant, Barrhaven BIA (submission on file), recommended the OP: address the need for continued and smart growth in suburban communities; stipulate intensification that is directly related to mobility inclusive of all modes in all areas of the City; speak to a 15-Minute Neighbourhood concept that is flexible and scalable over time; recognize and preserve distinct urban, suburban and rural identities and strengthen the links between them; speak to future suburban development that

uses current and planned infrastructure in order to accommodate and guide projected growth

- Andrea Steenbakkers, Executive Director, Barrhaven BIA (submission on file), spoke to: the need to upgrade and improve the transportation network and infrastructure and provide inter-connectivity for all modes, including the roads, in the South and west areas of the city; the need to look at new ways of funding, include tax base options, a review of the Development Charge By-law, a search for other ways to build infrastructure, higher level government involvement, and a consistent LRT funding model from all levels of government; the need to align residential and commercial development with infrastructure development in the suburbs

Chris Gordon, transportation engineer, was present to provide context about the road network and infrastructure need

- SaraJane Garvey (submission on file) recommended the City look at allowing Tiny House communities in Ottawa as an affordable housing alternative
- Mitchell Beer, Publisher, The Energy Mix (submission on file), raised concerns that the OP's modelling assumptions will lead to an expansion of the urban boundary, which contradicts the City's goals in respect of climate change by adopting a wider urban boundary that will trigger more unsustainable development, more sprawl, more destruction of natural carbon sinks, and lead to a city with a wider, more spread-out population than it has the financial means to serve
- David McNicoll (submission on file) recommended that report recommendations 1 and 2 be referred back to staff for further study because: staff's population projections do not track or project for species other than humans, offer no serious metrics regarding the public interest in the global commons, and amounts to a wilful ignorance of all ecological goods and services necessary to maintain life on this planet, including humans; the preliminary policy directions do not recognize that the City is developing the traditional, unceded territory of the Algonquin Anishinabeg Nation by supporting condominiums on a 5000 year-old spiritual site; the goal to make Ottawa 'the most liveable mid-sized city in North America' was not derived by

any scientific protocol

- Sheila Perry, President, Federation of Citizens' Association of Ottawa (FCA), supported the report recommendations and indicated interest in working with the City on the following key areas: developing an intensification target rate that is measured rather than an expansion of the urban boundary; interdependence between the OP and transportation modal share; creation of complete communities and 15 Minute neighbourhoods that respect and protect environment; clear definitions of proposed zoning forms and functions; governance and consultation
- Robert Brinker, Chair, Carlington Community Association, recognized that Carlington will take on its share of development as the City grows and recommended that it be in the form of low rise, family friendly buildings and that existing greenspace be protected
- Paul Johanis, Greenspace Alliance of Canada's Capital, indicated support for the OP's integration of climate change principles and greenspace resilience, but questioned whether climate will really be considered if an urban expansion is actually being planned. He suggested intensification can be better achieved where communities and developers work together to create better connected neighbourhoods, and solid secondary plans, including for options such as tiny homes
- Barbara Watson (submission on file), recommended the OP include measures to: help build a city that emits net-zero Green House Gases by 2050; protect rural and greenfield lands, spaces of all sizes, with ecosystems that make life possible in Ottawa; increase urban and village options for housing and services to welcome new residents in planned, equitable, full-service neighbourhoods, and adjust the growth projections for assumptions on housing
- Daniel Buckles (submission on file) expressed overall support for the preliminary policy directions but raised concerns about the emphasis in the growth management and urban design policy directions on growing the city around its rapid transit system. In order to create the number and kind of neighbourhoods required to accommodate the projected population and support the emergence of sustainable and integrated neighbourhoods, he

recommended that the load of intensification be spread fairly and sensibly throughout the city, from the core to the outer urban neighbourhoods

- Sally Thomas spoke to the need for the OP to include measures to support deeply affordable housing with inclusionary zoning
- Jason Burggraaf, and Pierre Dufresne Executive Director, Greater Ottawa Home Builders' Association (GOHBA), (submission on file), supported much of the proposed principles but raised questions and concerns in respect of the Zoning By-law proposed changes and schedule, and the infrastructure capacity analysis. They recommended compressing the Zoning By-law schedule to 2 years and completing the work in parallel with a thorough infrastructure capacity analysis, in order to achieve the desired intensification targets.
- Tom Scott, Old Ottawa East Community Association, was concerned about a lack of information regarding the Transportation Master Plan renewal and Environmental Assessment update in respect of the Alta Vista Transportation Corridor, and whether that might be part of the proposed directions
- Sandaura Alford-Purvis spoke to the need for actual (rather than aspirational) goals to support vibrant, diverse, 15-minute walkable neighbourhoods without environmental ramifications
- Ted Phillips, Taggart Realty Management, spoke to: the need to complete the Beyond 2036 planning work to inform how the City will grow; the need to prohibit development on designated agricultural lands; misleading assumptions and figures in the report about suburban intensification; the checks and balances in place to ensure the Provincial Policy Statement is adhered to; the need to ensure development occurs in a way that allows future generations to be able to afford to live in the city; the need to identify and plan intensification areas where the City can afford the required infrastructure additions or improvements in a way that is sustainable and respects the environment

In addition to the submissions referenced above, the following correspondence was provided to the committee coordinator for the Planning Committee between November 29 (the date the report was published to the City's website with the agenda) and the

time it was considered on December 9, a copy of which is held on file:

- Comments dated December 5 from Diane Blais, Ottawa Board of Health Secretary
- Comments dated December 5 from Kristine van der Pas-Norenius BSc MSM, Greely Pathways Champion
- Comments dated September 6 from More & McLeod, Barristers & Solicitors, on behalf of Peter Wilson, resubmitted for this meeting
- Comments dated December 6 from Richard Slowikowski, President, Old Ottawa South Community Association
- Comments dated December 9 from The Ottawa Hospital
- Comments dated December 9 from Trevor Haché, member-at-large, Health Transportation Coalition.

Motion N° PLC-ARAC 2019-2/1

WHEREAS report ACS2019-PIE-EDP-0046, New Official Plan – Preliminary Policy Directions, recommends preliminary policy directions for the new Official Plan; and

WHEREAS the Algonquins of Ontario have requested that policies relating to any detailed decisions pertaining to the required urban area to accommodate the growth projections be deferred to a report in March 2020;

THEREFORE BE IT RESOLVED that Agriculture and Rural Affairs Committee and Planning Committee recommend Council approve that an additional joint meeting of Agriculture and Rural Affairs Committee and Planning Committee take place in March 2020 to consider the following matters pursuant to the *Planning Act*, section 26:

- a) **to present the growth strategy policies in the new Official Plan and to discuss the revisions that may be required to ensure the new Official Plan is consistent with the Provincial Policy Statement and has regard for matters of provincial interest listed in section 2 of the *Planning Act*; and**

- b) to present information relating to intensification targets and more details related to possible expansion of the urban area as will be recommended, to conform with the land supply policies and all other policies in the Provincial Policy Statement, including climate change policies; and
- c) to present an overview of timelines and important milestones for the project.

Planning Committee CARRIED the report recommendations as amended by Motion
2/1