

New Official Plan

Committee recommendations, as amended

That Council:

- 1. Receive the new Official Plan engagement report attached as Document 1;**
- 2. Receive the following documents prepared in support of the new Official Plan as Documents 2 through 7;**
 - a. Document 2: Resolution of Council Motions relating to growth and the Official Plan;**
 - b. Document 3: Resolution of Ministry of Municipal Affairs and Housing Comments;**
 - c. Document 4A: Financial report – ‘development pays for development’;**
 - i. Document 4B: 2021 Hemson Report – Summary Update of Comparative Municipal Fiscal Impact Analysis**
 - ii. Document 4C: May 26, 2021 Memo – New Official Plan Growth Management Strategy – Financial Analysis Rationale**
 - d. Document 5: Growth Management Strategy – Implementation Modelling;**
 - e. Document 6: Memorandum detailing a framework for consideration of in-process applications;**
 - f. Document 7: Draft Adoption By-law for Official Plan.**
- 3. Approve Document 12 (revised October 14, 2021) [m2.1]: Staff recommended changes to the draft new Official Plan;**

4. **Adopt the new Official Plan Volume 1 and Volume 2 (Secondary Plans and Area-Specific Policies) as presented in Documents 8 and 9 (being Volume 1 and, Volumes 2A urban secondary plans, 2B rural secondary plans and 2C Area Specific Policies, respectively), as amended by the following motions approved by the Joint Planning Committee and Agriculture and Rural Affairs Committee:**
- a. [m64.1] That the specific public benefits of community gardens be described in section 2.2.4 Healthy and Inclusive Communities in the new Official Plan and direction for consideration of land allocation for community gardens be identified in the update to Urban Forest and Greenspace Master Plan; and
 - b. [m64.1] That section 2.2.4(3), as contained on page 30 of New Official Plan, be amended by adding the words “, healthy eating, and active living, helps reduce food insecurity and social isolation while providing broader environmental, aesthetic, and educational benefits;” immediately following the words “and villages to promote equitable access to healthy food” in the 5th bullet point.
 - c. [m84.1] That Policy 3.1.5(f) be revised to read as follows:
 - f) That lands designated as part of a natural heritage system are excluded while maintaining the possibility of minor, site-specific adjustments along the boundaries to reflect the results of more detailed field investigations if required.
 - d. [m77.1] That Council approve that a new subsection 7) be added to 3.1 (Designate Sufficient Land for Growth) as follows:
 - 7) *To reduce greenhouse gas emissions through land-use, transportation and energy planning consistent with Council-approved greenhouse gas reduction targets, projected demand for urban expansion will be reported on as part of the Climate Change Master Plan’s annual status updates considering the following objectives:*

- a) *Alignment with local energy utilities to help control the cost of distribution, facilitate on-site generation and support local distributed energy;*
- b) *Energy efficient built forms and proximity to a mix of land uses;*
- c) *Maximize the energy and emission reduction performance of new development or modifications to existing development; and*
- d) *Access to sustainable modes of travel as well as infrastructure to support the electrification of private and public vehicles.*

e. FURTHER BE IT RESOLVED that Section 3.2.7 be amended (by adding clause e) as follows:

3.2.7) To reduce greenhouse gas emissions through land-use, transportation and energy planning consistent with Council-approved greenhouse gas reduction targets, intensification will be reported on as part of the Climate Change Master Plan's annual status updates considering the following objectives:

- a) Alignment with local energy utilities to help control the cost of distribution, facilitate on-site generation and support local distributed energy;
- b) Energy efficient built forms and proximity to a mix of land uses;
- c) Maximize the energy and emission reduction performance of new development or modifications to existing development; and
- d) Access to sustainable modes of travel as well as infrastructure to support the electrification of private and public vehicles.
- e) Alignment of intensification targets with progress towards targets for the reduction of greenhouse gas emissions.

f. [m14.1] That Council direct Staff to modify the New Official Plan to remove the policies that allow for consideration of 5- or 6-storey buildings on Minor Corridors without an Official Plan Amendment process.

- g. [m14.1] That, to implement the above, the text be modified in the New Official Plan as approved by the Joint Planning Committee and Agriculture and Rural Affairs Committee in Motion No PLC-ARAC 2021-5-5;
- h. [m63.1] That section 5.2.3(3)(b) be deleted from the Official Plan.
- i. [m62.2] That Section 5.6.1.1(3)(a) be deleted and replaced with following:
- “Where the Zoning By-law for an area has not been updated either before adoption of this Plan in anticipation of this Plan’s policy direction, or post adoption of this Plan, to be consistent with the policy intent of this Plan, the City will generally be supportive of applications for low-rise intensification that seek to amend the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan.”
- j. [m91.1] That 6.3.3(8)(a) be amended to remove the words “or eliminated” and replace with the words “or exempted under limited and appropriate circumstances and requirements”; and
- k. [m91.1] That 11.1(2)(a) be amended to read as follows:
- “Development proposals for Low-rise residential or mixed-use buildings that fulfill the intensification objectives of the Growth Management Framework may be exempt, **under limited and appropriate circumstances and requirements**, from Site Plan Control or shall have reduced submission requirements and a simplified site plan process subject to meeting defined criteria in order to streamline the process for, and lower the costs of intensification;”
- l. [m51.2] That Council approve the following with respect to Section 9.2.2 (2)(b)(i) of the New Official by adding the words: “private medical

or medical-related clinics, veterinary services,” immediately following the words “such as restaurant, gas station”;

- m. [m47.1] That Council retain the Urban Natural Feature designation for all of the Carlington Woods;
- n. [m13.1] That the Alta Vista/Faircrest Heights/Riverview Park Secondary Plan be amended by adding to Section 2 the following new policy 4 after policy 3, and renumbering the subsequent policies in that section accordingly:
 - “4) Notwithstanding the right-of-way protection or existing width along Smyth Road, high-rise buildings are not permitted on any parcel of land on the north side of Smyth Road within the boundary of this Secondary Plan.”
- o. [m13.1] That Volume 2C be amended by adding a new Area Specific Policy to read as follows:
 - “xx.) Notwithstanding the provisions of Policy 5.3.3(3)(a) of the Official Plan, high-rise buildings are not permitted on any parcel of land on both sides of Smyth Road outside the boundary of the Alta Vista/Faircrest Heights/Riverview Park Secondary Plan.”
- p. [m39.1] That Council modify the CEDCSP so that all Official Plan Amendments, Zoning By-law Amendments, and Site Plan Control applications associated with mid-rise, high-rise, and high-rise 41+ buildings within the boundaries of the Secondary Plan be required to be reviewed by the UDRP until the completion of an updated UDRP Terms of Reference which may provide more specific guidance on the role of the Panel in this area; and that the below text be added to the CEDCSP:
 - “3.5 Urban Design

27) Official Plan Amendments, Zoning By-law Amendments, and Site Plan Control applications associated with mid-rise, high-rise, and high-rise 41+ buildings within the boundaries of the Secondary Plan will be reviewed by the UDRP until the completion of an updated UDRP Terms of Reference which may provide more specific guidance on the role of the Panel in this area.”

- q. [m8.2] That Council commit the City of Ottawa to tenets of social equity, defined as the fair, just and equitable management of all institutions serving the public directly, and the fair and equitable distribution of public services and implementation of public policy, and the commitment to promote fairness, justice, and equity in the formation of public policy;**
- r. [m8.2] That as the City continues to use the 5 Big Moves to guide further planning efforts, those efforts will be reviewed using the Equity and Inclusion Lens to advance the City’s racial, cultural, economic and gender diversity. The City will review potential data sources, such as the Neighbourhood Equity Index, for the feasibility of identifying suitable indicator;**
- s. [m8.2] That Section 2.2.5 be renamed “Gender and Racial Equity” and that Section 2.2.5 of the Official Plan be replaced with the text approved by the Joint Planning Committee and Agriculture and Rural Affairs Committee in Motion No PLC-ARAC 2021-5-32;**
- t. [m8.2] That the Official Plan be further amended by adding the additional wording to Sections 2.1, 2.2.1 and 2.2.4 as approved by the Joint Planning Committee and Agriculture and Rural Affairs Committee in Motion No PLC-ARAC 2021-5-32;**
- u. [m8.2] That staff be directed to develop a toolbox, following the adoption of the Official Plan, to integrate gender, equity and inclusion issues to use in future planning efforts by the City of Ottawa**

- v. [m90.3] That Council amend the fourth paragraph [of Section 4.2] to the following:

“Affordable housing is defined by the Provincial Policy Statement as the least expensive of:

- a) housing for which a low and moderate-income household pays no more than 30 per cent of the household’s gross annual income for home ownership or rental housing, or
- b) a unit for which the rent is at or below the average market rent of a unit in the regional market area. Low to moderate income households are those with incomes in the lowest 60 per cent of the income distribution for the regional market area. *In the case of ownership housing, this calculation will include households with incomes in the lowest 60 percent of the income distribution; and in the case of rental housing, this calculation will include households with incomes in the lowest 60 percent of the income distribution for renter households.”*

- w. [m86.1] That Council amend 4.2.2 paragraph 4 of the New Official Plan to reflect a 20% affordability target, as follows:

"the City shall set a target that **20 per cent** of all new residential units be affordable. Of all affordable units, **70 per cent** are to be targeted to households whose needs fall within the definition of core affordability, and the remaining **30 per cent** are to be targeted to households whose needs fall within the definition of market-affordability."

- x. [m60.1] That Council add a new sub-section ix to 4.7.2(4)(d) “The opportunity is specifically identified and can be assessed as being unique through an economic development based study approved by Council which demonstrates a high potential for net benefit to the City of Ottawa”;
- y. [m60.1] That Council revise Section 4.7.2(4)(d)(vi) with the following “A servicing study that evaluates a range of alternatives including innovative alternatives and provides a solution which is acceptable to

the City of Ottawa for all phases of servicing and is approved by Council”.

- z. [m52.1] That Council approve adding to Section 9.2.3 of the New Official Plan immediately following subsection f) with the following wording:**
- g) Where a lot that is outside of a historical settlement area, limited residential infill is permitted and the following conditions apply:**
 - i) The proposed lot(s) have frontage on an open and maintained public road; and**
 - ii) The proposed lot(s) are opposite a lot containing a dwelling where its front yard is on the same road, ; and**
 - iii) The proposed lot(s) are vacant lot(s) between two existing dwellings with front yards on the same side of the road, and are situated not more than 250 metres apart; and**
 - iv) The proposed and retained lot(s), should be of a similar size to the existing surrounding lots, and shall not be less than 0.8 hectares ; and**
 - v) The proposed lot(s) shall be adequately serviced without adversely impacting existing private services on adjacent lots; and**
 - vi) No more than two lots will be created from any lot in existence on 13 May 2003, and no further severances will be permitted from a severed lot**
- aa. [m52.1] That Council renumber Section 9.2.3 accordingly.**
- bb. [m67.1] That Council approve the designation of ‘collector road’ to be defined within the framework outlined in Section 4 of City-Wide**

policies, and that Section 13 of the new Official Plan be amended alphabetically by introducing the following new definition:

"Collector Street

Collector streets (which include major collectors and collectors) are the principal streets in urban and village neighbourhoods and are used by residents, delivery and commercial vehicles, transit and school buses, and people walking and cycling."

cc. [m35.1] That Sherbourne Avenue be removed from Schedule B2 as a Minor Corridor; and

dd. [m35.1] That Area-Specific Policy 43.1 be deleted from Volume 2C of the Official Plan.

ee. [m65.1] That Council approve the following:

- i. That any complete application for an amendment to the Official Plan to establish a new or expanded mineral aggregate operation which has commenced under the current Official Plan be permitted to continue under the Official Plan policies that existed at the time of the complete application was received.**
- ii. And that in accordance with Section 22(2.2) of the *Planning Act*, committee and council agree to receive for consideration Official Plan amendments in support of a licence application under the *Aggregate Resources Act* (before the second anniversary of the first day that this Official Plan came into effect.**

ff. [m85.3] That Council amend 5.5.1 to add policy 5) to read as follows;

"5) Given its location in the Greenbelt Transect, Moodie Station is not a candidate for Transit Oriented Development or intensification."

gg.[d22.1] That Council modify the New Official Plan by including added concepts of protection, preservation, and restoration of existing water resources, as follows:

i. Amend Section 3.2 on P 46 to read:

4) Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable. **When reviewing planning applications for intensification, the City shall ensure that surface water and groundwater resources are protected, particularly where the groundwater resource is used for drinking water.**

ii. Amend Section 3.2 on P 51 to read:

17) To implement the density targets and requirements, the City shall consider the application of a number of alternative measures to provide water, wastewater and stormwater capacity, including risk management and/or infrastructure system upgrades in conjunction with its Asset Management Strategy and other City programs where opportunities for intensification are limited because of the cumulative impact of intensification projects on infrastructure system capacity. **In implementing density targets, the City shall ensure that surface water and groundwater resources are protected.**

iii. Amend Section 4.9.1 on page 115 to add the following policy:

5) Where no watershed or subwatershed plans exist, the City shall otherwise ensure that the quality and quantity of surface water and groundwater features are protected or improved in accordance with site-specific studies and the City's groundwater management programs.

hh.[m94.1] That Council approve adding a new policy to Section 9 of the Manotick Secondary Plan in Volume 2B of the New Official Plan, immediately following subsection 1) with the following wording:

“2) On the lands known municipally as 5497, 5495 and 5491 Manotick Main Road, residential only uses and front yard parking may be permitted.”

ii. [m89.2] That Council direct that the McCarthy Woods remain zoned as EP so as to be protected from future development;

jj. [m89.2] That Policy 7.1(7) be amended to add a new sub-policy (c) to add the following text:

“The Central Experimental Farm, west of the new Civic Hospital site, remains for scientific, educational and cultural purposes only and is not intended for non-Central Experimental Farm development.”

kk. [m37.1] That Council update item 8, in section 4.1.1 *Provide mobility options to safely and equitably navigate the City*, of the draft revised Official Plan, as follows:

8) The City shall seek to create networks of complete and healthy streets as opportunities arise through the construction or reconstruction of transportation facilities, such as roadways, bridges and transit stations as part of other capital projects and through the approval of development.

ll. [m37.1] That staff assess how the 10 Indicators of the Healthy Streets Approach can be incorporated into the update of the Transportation Master Plan.

mm. [m92.1] That Council approve an amendment to section 4.4.1.2)(b)i) of the Official Plan to read:

“i) Be a minimum of 400 square metres, or as described in the upcoming Land First Policy and updated Park Development Manual as directed by the Parks and Recreation Facilities Master Plan.”

nn.[m98.1] That Council add sub-section 6) to Section 4.11 of the draft Official Plan, and renumber subsequent the policies accordingly as follows:

“6) Large-scale provincially regulated wind turbines are not permitted on lands designated Agricultural Resource Area. This policy does not apply to small-scale wind generation associated with a permitted principal use.”

5. Adopt the following annexes as supporting information to the new Official Plan, as presented in Document 10, as amended by the above-noted Committee motions, where applicable:

Annex 1	Metropolitan Downtown Core
Annex 2	Development Zone of Influence
Annex 3	Heritage Conservation Districts
Annex 4	Local Plan Framework
Annex 5	Urban and Rural Areas Subject to Area-Specific Policies
Annex 6	Urban Areas Subject to a Secondary Plan
Annex 7	Rural Areas Subject to a Secondary Plan
Annex 8A	Watersheds and Subwatersheds
Annex 8B	Subwatershed Studies and Environmental Plans
Annex 9	Private Service Enclaves in the Urban Area
Annex 10	Tewin Community Design Planning Process and Studies
Annex 11	Official Plan amendments (currently blank)
Annex 12	Principles for the Tewin Financial Memorandum of Understanding

- 6. Receive Document 11: Work Plan Items Arising from the New Official Plan;**
- 7. Approve that the Annexes to the existing Official Plan that do not legally form part of the existing Official Plan be repealed on the date that the Minister approves the new Official Plan;**
- 8. Provide direction for staff to prepare an implementing workplan and associated timelines and resources for new or updated secondary plans, high performance development standards, guidelines and by-laws, to be included in Departmental work plans, for consideration by Planning Committee within 6 months of Ministerial approval of the new Official Plan as amended by the above-noted Committee motions, where applicable;**
- 9. Approve the Principles for the Tewin Financial Memorandum of Understanding, attached as Annex 12 to the new Official Plan, detailing the financial components of the Tewin expansion lands, and delegate authority to the General Manager of the Planning, Infrastructure and Economic Development Department to finalize and execute a Memorandum of Understanding based on these principles, to the satisfaction of the City Solicitor and Chief Financial Officer;**
- 10. Direct staff, if necessary, to request the Minister of Municipal Affairs and Housing, in respect of results of any Ontario Lands Tribunal hearing respecting the Official Plan, following Council approval of the plan, to request modification of the adopted Official Plan, so that the applicable policy is consistent with the ruling of the Tribunal; and**
- 11. Direct staff to request the Minister of Municipal Affairs and Housing, in respect of any Official Plan Amendments to the current plan that are adopted by Council and have cleared appeals prior to Ministerial approval, to modify the Official Plan to incorporate such amendments;**
- 12. [m1.1] Adopt Document 7: Draft Adoption By-law for Official Plan;**

- 13. Approve the following additional motions approved by the Joint Planning Committee and Agriculture and Rural Affairs Committee:**
- a. [m3.2] That, further to the ByWard Market being defined as a Special District, Staff add to their workplan, after ministerial approval of the New Official Plan, the incorporation of this defined district in a comprehensive Secondary Plan for the ByWard Market that includes all the priorities of section 2.2.1 Policy 3, as well as:**
 - i. alignment with the joint review of the ByWard Market and Lowertown West Heritage Conservation Districts, which will review the consideration of heritage impacts of future development adjacent to the ByWard Market HCD, with the intent to better reflect and respect the market feel and elements; and**
 - ii. incorporating the Byward Market Public Realm Plan into the Secondary Plan; and**
 - b. [m3.2] That Council direct staff to work with federal and provincial partners on developing a three-government-level funding plan to ensure that significant components of the Byward Market Public Realm Plan are implemented ahead of the ByWard Market's 200 Anniversary date in 2027.**
 - c. [m5.2] That Council direct Staff to, in addition to examining the boundary of the Sandy Hill Cultural Heritage Character Area engage and consult the University of Ottawa on the possibility of incorporating the relevant policies, directions and objectives of the University of Ottawa Campus Master Plan in the Central and East Downtown Core Secondary Plan.**
 - d. [m7.2] That Council direct staff, as a future work plan item post ministerial Official Plan approval, to expand the boundaries of the**

Montreal Road Secondary Plan to include all of Vanier for a new Vanier Secondary plan which will:

- i. Carry forward the directions of the existing Montreal Road Secondary Plan, as is; and**
 - ii. Define Vanier's character; and**
 - iii. Define built form transitions, building heights, urban design and architectural expression, and appropriate areas for development including main streets not currently covered by the existing Secondary Plan, arterials and areas for Transit Oriented Development, etc.; and**
 - iv. Protect, define, and find greenspace in Vanier for community space, parks and plazas as the area continues to grow and change to ensure livability; and**
 - v. Review Vanier's current flood plain and geographic area.**
- e. [m42.3] That Council direct staff to develop new policies to be introduced through a future amendment to the new Official Plan that would allow for consideration of relocations of unbuilt country lot subdivision from remote, isolated locations to lands that do not abut Villages but would achieve a better clustering of development; and that these new policies be presented to Committee and Council for consideration by Q3 2023;**
- f. [m42.3] That Council direct staff to consider whether Policy 3.4.8 a) could also be applied to land for which an application for subdivision approval was submitted as the current policy only applies to lands that had received draft approval, final approval or registration prior to December 31, 2009.**

- g. [m15.1] That Council, with the goal of maximizing ridership and trends for ridership of the new Trillium Line South extension, direct Staff to consider prioritization of a Secondary Plan for the new expansion lands at Bowesville to support this investment in transit and report back on timing as part of a future Departmental Workplan report.**
- h. [m53.1] That following the adoption of the City's Official Plan, Council direct staff to prepare terms of reference, including timelines and resources needed, to complete a thorough study exploring the opportunity to include the Waller triangle either in a Special District (whether it be ByWard Market, Parliament and Confederation Boulevard or Rideau Canal) or as a new section in the Central and Eats Downtown Core Secondary Plan; and**
- i. [m53.1] That as part of the Terms of Reference of this study, that staff also identify other City policies and programs that enhance the public realm that can apply to this area.**
- j. [m12.1] Council direct Staff to prepare Terms of Reference, identify staff resources and potential funding mechanisms, for Council's consideration to prepare a strategic economic development study about the future potential of the rural lands in proximity to Bowesville O-Train Station, the Earl Armstrong Extension, and the Rideau Carleton Raceway and Casino to identify the job creation potential, and the policies and infrastructure required to realize the economic potential (e.g., potential types of business and potential jobs that could be created), and that the General Manager of Planning Infrastructure and Economic Development advise Planning Committee of the proposed Terms of Reference and anticipated study timing after the Minister of Municipal Affairs has granted approval of the Official Plan.**
- k. [m16.1] That Council direct Staff to review the e-commerce/transshipment industry in the upcoming rewrite of the Zoning By-law,**

including a review of related land uses as well as the scale and impact of those uses, to provide greater clarity in this area.

- I. [m17.1] That Council direct Staff to include in the revision of the Greenspace and Urban Forest Master Plan, details on how the targets for the urban tree canopy and urban greenspace in Policy 4.8.2(2) and Policy 4.8.3(2) will be achieved, including:**
 - i. Sub-targets for the urban tree canopy;**
 - ii. The identification of residential areas that do not meet the urban tree canopy and greenspace targets;**
 - iii. Strategies and actions to achieve the targets;**
 - iv. A monitoring and reporting plan.**
- m. [m22.1] That Council request the Mayor to write to the Minister of Education and the Minister of Municipal Affairs and Housing to request a review of maximum school site sizes in large urban municipalities to be consistent with the Provincial Policy Statement, reduce property acquisition costs for the Province and encourage land-efficient practices such as multi-storey schools and shared facility agreements between school boards and municipalities to reduce land requirements for new schools.**
- n. [m25.1] That Council direct Planning Infrastructure and Economic Development and Finance Services Departments to prepare an information report to Planning Committee and Council to review existing capital financing options concerning growth-related infrastructure implemented by various Ontario municipalities to address this growth management issue, and that the report be submitted before Q2 2023 to inform the next Development Charges Background Study and By-law.**

- o. [m33.1] That, when considering a reduction in front yard setbacks commensurate with Table 6, staff responsible for development of the new Zoning By-law be directed to take into consideration the quality of the adjacent public realm including availability of soil volume and opportunity for street trees, availability of walkable infrastructure including sidewalks, and work in coordination with other City departments with respect to modifications to the public realm to support livable neighbourhoods and maintain opportunity for tree planting on private property where the public realm cannot so accommodate; and**
- p. [m33.1] That prior to such modifications to the right-of-way, staff have regard for quality of the public realm and promotion of a livable and walkable street network consistent with Official Plan policy when considering an application for site-specific amendment or variance to front yard setbacks.**
- q. [m36.1] That Council refer this motion [Motion No PLC-ARAC 2021-5-25] to the Standing Committee on Environmental Protection, Water and Waste Management, for their consideration to direct staff to study and develop additional mitigation measures which offer incentives for new and existing buildings;**
- r. [m36.1] That the mitigation measures incentives study be:**

 - i. aligned with the Community Improvement Plan review, expected to be considered by Council in 2023, and**
 - ii. aligned with the High Performance Development Standard to help alleviate costs which occur while achieving net zero, climate change-focused buildings.**
- s. [m44.2] That Council request that the Mayor, on behalf of Council, write the Chair and the CEO of the National Capital Commission requesting**

them to amend their Capital Urban Lands Master Plan to not permit any development on lands located between Holland Avenue, Fisher Avenue and Carling Avenue to protect these valued forest features.

- t. [m61.1] That Council direct Staff to post the flood plain mapping updates (including climate change flood vulnerable areas) on the City's website by Q1 2022 and post any further mapping updates as they are made available from the Conservation Authorities.**
- u. [m81.1] That staff develop a "digital twin" geospatial model to support city building initiatives, including the forthcoming new Zoning By-law, and work towards implementing greater visual and numerical modelling techniques in the assessment of proposed land development projects, subject to future workplans.**
- v. [m82.1] Council direct staff, following the adoption of the Official Plan, to review and enhance community engagement practices and procedures, and that this work be added as an item for future PIED departmental workplan.**
- w. [m88.1] That Council direct Staff to prepare Terms of Reference, identify staff resources and potential funding mechanisms, for Council's consideration to prepare a strategic economic development study on the future potential of lands within the suburban southeast transect to identify the potential for job creation that will help economically diversify Leitrim, any implementation actions outside of the Official Plan by the City and current landowners, the identification of required infrastructure and funding mechanisms that includes alternatives to being financed by the City, and that the General Manager of Planning Infrastructure and Economic Development advise Planning Committee of the proposed Terms of Reference and anticipated study timing after the Minister of Municipal Affairs has granted approval of the Official Plan.**

- x. [m93.1] That Council request the Mayor, on behalf of Council, to write the Provincial Minister of Agriculture, Food and Rural Affairs to request that she meet with a delegation of the City's Agricultural and Rural Affairs Committee to discuss steps the Province could take to study how flexibility might be introduced in Ontario, or how more customized approaches could be applied at the municipal level.**
- y. [m43.1] That Council direct the Transportation Master Plan to maintain Fisher Avenue (Baseline Road to Carling Avenue) at the current 34m right-of-way except where protected intersections are required for the safety of pedestrians and cyclists.**
- z. [m68.2] That Council direct Planning Staff to include, as part of a future Departmental Workplan, a new Secondary Plan planning process with a view to establishing policies and directions for the areas that link Manor Park and the Downtown Core, considering the 15,000 new residential units comprising Wateridge Village, with a focus on the area involving the following thoroughfares and the communities associated with them:**

 - i. St. Laurent Boulevard. North (from Hemlock to Blasdell)**
 - ii. Hemlock Road/Beechwood Avenue**
- aa. [m6.2] That Council direct the TMP Update to review the function of the Vanier Parkway on the transportation network as a whole, and consider if a redesignation to the Urban Mainstreet is appropriate, given its location and context within the Inner Urban Transect; and**
- bb. [m6.2] That should the review result in a TMP recommendation for redesignation of the Vanier Parkway to an Urban Mainstreet, and should this recommendation be approved by Council, that an Official Plan Amendment be initiated accordingly.**

- cc. [m55.2] That Council direct Staff to develop, as a future departmental workplan item after adoption of the new Official Plan, and in coordination with the Parks and Recreational Facilities Master Plan, a Public Lands Strategy, which will establish a municipal objectives framework for public land owners are clear on the City of Ottawa's public land redevelopment/development objectives when lands are no longer needed for the public purpose they were originally used for; and**
- dd. [m55.2] That this framework be a guiding principle for the City's objectives on planning for redevelopment, targeted community benefits and potential acquisitions of all surplus public lands within Ottawa, including:**
- i. all federal properties opportunity in the Capital;**
 - ii. unused transportation corridors held by the Province;**
 - iii. surplus lands from school boards and the City lands including those near LRT; and**
- ee. [m55.2] That this framework be guided by the objectives of the Official Plan including goals of a 15-minute neighbourhoods; and**
- ff. [m55.2] That these objectives include the consideration of community spaces and uses, range of housing types including rental and affordable options, green buildings standards; and**
- gg. [m55.2] That the City further ask for first right of refusal on schools that have been closed and are on circulation for reuse or sale to increase recreation, sport, leisure and art, and other community uses such as social enterprise spaces where financial resources are available.**
- hh. [m95.1] That the Committee of Adjustment be notified that any proposal in these areas that would involve a significant increase in the**

lot coverage must be accompanied by an engineering study demonstrating that pre and post development drainage flows are the same or less until such time as a new Drainage By-law is in place, and that positive drainage is maintained or enhanced in the fronting ditch system.

- ii. [m96.1] That Council direct staff to prioritize the Baseline Corridor Secondary Plan as a future workplan item after ministerial approval of the New Official Plan.**

14. Consider the following motions referred from the Joint Committee :

- a. S. Menard Motion PLC-ARAC 2021-5-57 [m78.1] re: vacant greenfield lands inside the pre- 2021 urban boundary.**
- b. T. Tierney Motion PLC-ARAC 2021-5-61 [m87.1] re: Thunder Road Rural Industrial and Logistics**

FOR THE INFORMATION OF COUNCIL

The following motions were REFERRED to Council for consideration without recommendation:

Motion N° PLC-ARAC 2021-5-57 [m78.1]

Moved by Councillor Menard

WHEREAS prior urban expansions have added lands to the urban area of Ottawa;

WHEREAS the Vacant Urban Residential Land Survey provides a statement of the amount of urban residential that remains vacant annually;

WHEREAS the Growth Management strategy for this Official Plan has determined that this vacant land represents sufficient space to accommodate 66,300 dwelling units of various types;

WHEREAS apartment units represent only 10% of this number;

WHEREAS these lands are located in the Suburban transect;

WHEREAS Policy 5.4.4.1 calls for greenfield development in the Suburban Transect to contribute to the evolution towards 15- minute neighbourhoods to the extent possible;

WHEREAS Policy 5.4.4.2 calls for net residential densities within secondary plan areas of a minimum of 36 units per net hectare and permit density increases through intensification and accessory dwelling units;

WHEREAS the density target for intensification in the suburban transect is 40 to 60 units per net hectare;

WHEREAS it is more efficient and economical to build to the desired built form initially than to subsequently retrofit to the desired built form after the fact;

THEREFORE BE IT RESOLVED Joint Committee recommend Council that within vacant greenfield lands inside the pre-2021 urban boundary that have not achieved draft approval, adopted secondary plans and CDPs be amended with a minimum density of 40 units per net hectare overall within each subject secondary plan or CDP.

Motion N° PLC-ARAC 2021-5-61 [m87.1]

Moved by Councillor Tierney

WHEREAS the City of Ottawa is a growing, regional hub for goods movement and logistics facilities; and

WHEREAS the ideal location for these facilities is adjacent to Highway 400 series highway interchanges; and

WHEREAS the draft Official Plan recognizes the strategic importance of 400 Series highway interchanges to house goods movement and logistics facilities; and

WHEREAS Staff have recommended the re-designation of 15.35 ha of land immediately adjacent to Highway 417 / Boundary Road interchange at 6150 Thunder Rd and 5368 Boundary Road, in the new Official Plan as “Rural Industrial and Logistics”, as shown on Schedule B9 – Rural Transect; and

WHEREAS an application for an Official Plan Amendment was submitted to redesignate 2.4 ha of lands north of the recommended Rural Industrial and Logistics designation in the new Official Plan to accommodate a proposed warehouse; and

WHEREAS there are existing residential uses on Thunder Road adjacent to the proposed warehouse and the recommended Rural Industrial and Logistics designation in the new Official Plan; and

WHEREAS groundwater in this area is not potable and the proposed use and structure requires a connection to the Carlsbad Trickle Feed System; and

WHEREAS the Carlsbad Trickle Feed System has limited capacity, no further local improvements are possible to increase the system capacity, and almost all of the limited available capacity has been allocated to Amazon and the future Taggart Miller Capital Region Resource Centre; and

WHEREAS there is not enough remaining system capacity to provide water to vacant lands within the existing rural business park, potential severances for existing residential lots fronting onto Boundary Road, and the recommended new Rural Industrial and Logistics additions through the new Official Plan; and

WHEREAS the Official Plan Amendment is investigating issues relating to compatibility with the existing residential uses on Thunder Road and the capacity of the Carlsbad Trickle Feed System and have not been resolved to date; and

WHEREAS the remaining system capacity is allocated on a first-come, first-served basis whereby new rural industrial uses may remove the ability to develop for some of the existing residential and vacant industrial parcels within the business park;

THEREFORE BE IT RESOLVED THAT the Joint Planning Committee and Agriculture and Rural Affairs Committee recommend that Council direct staff to designate the lands as shown on Schedule A attached, which includes the lands

subject to the current Official Plan Amendment as “Rural Industrial and Logistics” on Schedule B9 – Rural Transect in new Official Plan.

FOR THE INFORMATION OF COUNCIL

The following directions to staff were given by the Joint Planning Committee and Agriculture and Rural Affairs Committee.

Councillor Brockington:

[d5.1] A Zoning By-law Amendment with respect to 1110 Fisher Avenue is currently under appeal at the Ontario Land Tribunal.

If the Tribunal repeals, or directs Council to repeal, the Zoning By-law Amendment in whole or repeals or directs Council to repeal the parts of the Zoning By-law relating to building height or the addition of mid-rise apartment as a permitted use, staff are directed to ask the Minister of Municipal Affairs and Housing to modify the newly adopted Official Plan to match the new Official Plan designation for lands north of the site.

Alternatively, if the Tribunal amends, or directs Council to amend, the Zoning By-law amendment to reduce the size of the building permitted to be constructed at 1110 Fisher, staff should recommend a designation that matches the tribunal decision.

[d17.1] That the Joint Committee direct Staff to examine options for the preservation of forested areas for the lands located between 400 Hunt Club Road and 660 Hunt Club Road in the secondary plan for the Ottawa International Airport Economic District.

Councillor Leiper, on behalf of Councillor McKenney:

[d1.1] That Joint Committee direct staff to study, post-Official Plan, small closures of parts of streets and lanes as part of the development of a Public Realm Master Plan with the aim of creating more public realm space to make up for a potential lack of amenities in areas planned for higher rates of intensification, including but not limited to Hubs, Corridors and residential

Neighbourhoods within a short walking distance of those Hubs and Corridors (examples: Arthur Street and Flora Street (at Bank Street)).

[d16.1] Further to proposed additional policy 4.5.2 (2) which requires a Heritage Impact Assessment for development or heritage applications on or adjacent to a protected heritage property where there is the potential for adverse impact on the heritage resource, that Joint Committee direct that staff, through the upcoming updates to the “A Guide to Preparing Cultural Heritage Impact Statements”, provide clarity on:

- How the potential for adverse impact on a heritage resource is determined.**
- The types of impacts that may be considered adverse.**

[d25.1] That staff work with Ottawa Community Housing and other local affordable housing sector partners to develop a projection of the land supply needed to deeply affordable housing and below market housing to meet the City's core-housing requirements, and identify potential opportunities to secure additional lands in major infill projects and in greenfield areas.

Moved by Councillor J. Leiper on behalf of Councillor M. Fleury:

[d9.1] The Joint Committee direct Staff to carry forward the policies limiting the number of shelters in Ward 12 to four in the new Zoning By-law, as per report ACS2008-PTE-PLA-0011.

[d8.1] That Joint Committee direct Staff to prepare a feasibility report to develop a Low-Rise Apartment Specific Site Plan process for the Vanier area, to address some of the developmental concerns in Vanier, and that this feasibility report be brought for Planning Committee's consideration in Q2 2022.

Councillor Menard:

[d10.1] That Joint Committee direct Staff to complete the Low rise Design Guidelines within this Term of Council.

[d23.2] That Joint Committee recommend Council direct Housing Services Staff, in consultation with Planning, Real Estate and Economic Development, to examine the minimum number and affordability of units on a property when

bringing for Council's consideration a Rental Replacement By-law for the City in 2022.

[d4.3] That Joint Committee direct Staff to review the need for, and consequences of, the Alta Vista Transportation Corridor's proposed northern section as part of the Transportation Master Plan Update taking into consideration growth and future travel demand to 2046, future modal share, travel patterns and trends, declining greenspace in Old Ottawa East, the importance of access to greenspace for residents with lower incomes living in apartments, current demographic use of the greenspace and with a climate change mitigation lens.

That should any lands be deemed not needed for transportation purposes, staff are directed to bring forward a City-initiated Official Plan Amendment with recommended new designations, including adding to Springhurst Park if contiguous lands are available.

Councillor Dudas:

[d13.1] That the Joint Committee direct Staff to investigate the cost, feasibility and staff resources to develop an accessible, easy to use, publicly available tracking tool on Ottawa.ca that provides transparency regarding the City's performance in achieving the goals set out in the OP, as part of the Official Plan Monitoring report that will follow the approval of the Official Plan.

[d14.1] That the Joint Committee direct Staff to return to Council with an analysis of how the maintenance of transit, road, and active transportation infrastructure can help achieve the 15-minute neighbourhoods to support the policy intent of section 2.2.1 Intensification and Diversifying Options, as part of the future steps in the Asset Management Plans.

Councillor Cloutier:

[d18.1] That Staff working on the upcoming new Zoning Bylaw Review project discuss a range of possible options and approaches that would allow for the established parcel fabric to be reflected in the massing and design of new buildings in any redevelopment and have this as part of the public consultation

under the new Zoning Bylaw program; and that these conversations specifically include discussions regarding the Evolving Overlay as outlined in the new Official Plan.

Councillor El-Chantiry:

[d20.1] That Joint Committee direct staff to include consideration in the future to monitor and report on any lands removed from the Agricultural Resource Area designation, as part of the Official Plan Monitoring report that will follow the approval of the Official Plan.

Councillor Menard (for Councillor King):

[d12.2] THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Staff, as part of the development of the new Official Plan Monitoring report, to consider developing a measurement framework based upon the Big 5 Move goals and major key objectives enumerated in the Official Plan and that and that the Monitoring Report consider and make recommendations on regular reporting to Council on progress.

Councillor Gower:

[d24.1] That staff be directed to seek, through the negotiation of the Transit Service Agreement, an enhanced transit service for the Tewin community, beyond the City's minimum standards, from day-one of occupancy in the community.

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated September 22, 2021 (ACS2021-PIE-EDP-0036)
2. Revised Document 12 (staff-recommended changes to the draft new Official Plan) as amended by motion at the Joint Committee Motion **PLC-ARAC 2021-5-67** [m2.1].

3. Recommended amendments to remove the policies that allow for consideration of 5- or 6-storey buildings on Minor Corridors without an Official Plan Amendment process (Motion **PLC-ARAC 2021-5-5** [m14.1]).
4. Recommended amendments to the Gender and Racial implications Section and official Plan Policies as approved Joint Committee Motion **PLC-ARAC 2021-5-32** [m 8.2].
5. Extract of draft Minutes, Joint Meeting of Planning Committee and Agriculture and Rural Affairs Committee, October 14, 15, and 18, 2021

Note: Pursuant to the City Clerk's Authority under Schedule "C" Subsection 7 of the Delegation of Authority By-law 2020-360 to correct clerical and minor errors in staff reports, Recommendation 11 of the Joint Committee Report was corrected prior to publication of the Final Council Agenda to change the word "incorporation" to "incorporate".