

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

**Reference G. Gower Motion N° PLC-ARAC 2021-5-67 [m2.1]**

Note: Proposed changes to Documents 8 and 9 of the Official Plan, since September 22, 2021 start on page 17.

<b>Motion Section</b>	<b>Proposed Action &amp; Existing Text</b>	<b>Proposed Text or Change</b>	<b>Rationale</b>
10.1.2	<p>Correct Schedule C15 – Environmental Constraints to show an area near Britannia Road, north of Howe Street, as a ‘Two Zone Flood Plain’ area.</p> <p>This change would align with the boundaries of the area-specific floodplain provisions of the Zoning By-law.</p>	<p><b>Proposed:</b> Show Two Zone Flood Plain in subject area, matching current area-specific floodplain zoning extents.</p>	<p>Corrects an earlier oversight.</p>
4.1.3, 5)	<p>Substitute current policy around changing road classifications without amendment to plan.</p> <p><b>Existing:</b> 4.1.3, 5) An amendment to this Plan is not required when an Arterial or City Highway is deleted in Schedules C4, C5, C9 and C10. An amendment to this Plan is not required to add or delete Collectors or Major Collectors.</p>	<p><b>Proposed:</b> 5) An amendment to this Plan is <b>required</b> when an Arterial or City <b>Highway</b> is added to Schedules C4, C5, C7 and C8, <b>but not when either is deleted</b>. An amendment to this Plan shall not be required to add or delete Collectors or Major collectors.</p>	<p>Provides for greater transparency, requiring a public planning process to add arterial streets or freeways.</p>
4.1.2, 23)	<p>Delete policy allowing for deletion or addition of rapid transit network from Schedule C2 without amendment</p>	<p><b>Proposed deletion:</b> <del>4.1.2 23) An amendment to this Plan is not required when a part of the Rapid Transit or Transit Priority network is added or deleted from Schedule C2.</del></p>	<p>Corrects an oversight, now requires a detailed public process to add or delete rapid transit networks on Official Plan schedules.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>10.1.4, 1)</b></p>	<p>Add specificity to policy.</p> <p><b>Existing:</b> 1) Development shall generally be directed to areas outside of unstable soils or bedrock.</p>	<p><b>Proposed:</b> 1) Development shall generally be directed to areas outside of unstable soils or bedrock <b>as defined as a Hazardous Site in the PPS</b></p>	<p>Clarify that policy is to apply to unstable soils or bedrock, per the definition of a 'hazardous site' as defined in the Provincial Policy Statement</p>
<p><b>Section 4.3, Preamble 4.3</b></p>	<p>Add mainstreet before 'corridor' to refer to intended designation</p> <p><b>Existing:</b> <b>4.3 what we want to achieve box:</b> 1)Ensure large-scale institutions and Facilities are within 400 metres walking distance of rapid transit or along a Corridor with frequent street transit <b>4.3:</b> ..... They have a regional draw and often occupy large sites in urban areas. As large numbers of people require access, they have the potential to affect traffic significantly if not located near rapid transit stations or along a Corridor</p>	<p><b>Proposed:</b> <b>4.3 'what we want to achieve' box:</b> 1)Ensure large-scale institutions and Facilities are within 400 metres walking distance of rapid transit or along a <b>Mainstreet</b> Corridor with frequent street transit  <b>4.3:</b>..... They have a regional draw and often occupy large sites in urban areas. As large numbers of people require access, they have the potential to affect traffic significantly if not located near rapid transit stations or along a <b>Mainstreet</b> Corridor...</p>	<p>This change corrects an omission, to refer to the accurate designation.</p>
<p><b>4.4.6, 2)</b></p>	<p><b>Existing:</b> 2) The development of parks which include facilities, such as but not limited to: recreation centres, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility is built on land dedicated through parkland. The City will develop an inter-</p>	<p><b>Proposed:</b> 2) The development of parks which include facilities, such as but not limited to: recreation centres, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility is built on land dedicated <b>through as</b> parkland. The City will develop an inter-departmental working group for the successful integration of co-locating</p>	<p>Grammar and spelling errors</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>departmental working group for the successful integration of co-locating parkland facilities with complimentary non-park uses at strategic locations. A large recreation facility, such as an arena or a pool or recreation complex, are not considered a Large-scale Institution and Facility, in accordance with Subsection 4.3</p>	<p>parkland facilities with <b>complimentary</b> <b>complementary</b> non-park uses at strategic locations. A large recreation facility, such as an arena or a pool or recreation complex, <b>are is</b> not considered a Large-scale Institution and Facility, in accordance with Subsection 4.3</p>										
<p><b>Volume 2C (Area-Specific Policies)</b></p>	<p><b>Add a new area-specific policy</b></p>	<p><b>Proposed:</b></p> <table border="1" data-bbox="814 574 1369 1179"> <thead> <tr> <th data-bbox="814 574 947 753">Areas on Annex 5</th> <th data-bbox="947 574 1047 753">Policy #</th> <th data-bbox="1047 574 1369 753">Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 753 947 841">47</td> <td colspan="2" data-bbox="947 753 1369 841">Portion of 7925 Parkway Road</td> </tr> <tr> <td data-bbox="814 841 947 1179"></td> <td data-bbox="947 841 1047 1179">47.1</td> <td data-bbox="1047 841 1369 1179">A dwelling unit is not permitted on the portion of 7925 Parkway Road, designated agricultural resource area as of the date of adoption of this Plan.</td> </tr> </tbody> </table>	Areas on Annex 5	Policy #	Policy	47	Portion of 7925 Parkway Road			47.1	A dwelling unit is not permitted on the portion of 7925 Parkway Road, designated agricultural resource area as of the date of adoption of this Plan.	<p>This policy is necessary because the lands will have a dual designation of general rural and agricultural resource area.</p>
Areas on Annex 5	Policy #	Policy										
47	Portion of 7925 Parkway Road											
	47.1	A dwelling unit is not permitted on the portion of 7925 Parkway Road, designated agricultural resource area as of the date of adoption of this Plan.										
<p><b>10.1.1 and 10.1.2</b></p> <p><b>(Revised since September 22, see page 31)</b></p>	<p><del>Revise floodplain policies to strengthen policies and avoid misinterpretation.</del></p> <p><b>Existing:</b>  <b>10.1.1</b>  <b>1) [no change]</b>  <b>2) Notwithstanding Policy 1,</b></p>	<p><b>Proposed:</b></p> <p><b>10.1.1</b>  <b>1) [no change]</b>  <b>2) Notwithstanding Policy 1, minor development and site alterations may be permitted if it has been demonstrated that the site has safe access appropriate for</b></p>	<p>Changes to improve clarity and accuracy of policies.</p>									

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>development and site alteration may be permitted if it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. In such cases, the following may be permitted:</p> <p><b>a) [no change]</b>  <b>b) Minor additions and/or renovations to existing structures, which do not affect flood flows, meet appropriate floodproofing requirements and are approved by the appropriate conservation authority;</b>  <b>c) The replacement of a dwelling that was in existence at the date of adoption of this Plan, with a new dwelling where:</b>  <b>i) to iii) [no change]</b>          iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be approved by the appropriate conservation authority.  <b>d) [no change]</b>  <b>e) Site alterations where approval has been obtained under the <i>Conservation Authorities Act</i>.</b>          3) [no change]          4) [no change]</p> <p><b>10.1.2</b>          1) Where a conservation authority has identified a flood plain as a Two-Zone Flood Plain Area the flood</p>	<p>the nature of the development and the natural hazard. In such cases, the following may be permitted:</p> <p><b>a) [no change]</b>  <b>b) Minor additions and/or renovations to existing structures, which do not affect flood flows, meet appropriate floodproofing requirements and are <del>supported</del> <b>approved</b> by the appropriate conservation authority;</b>  <b>c) The replacement of a dwelling that was in existence at the date of adoption of this Plan, with a new dwelling where:</b>  <b>i) to iii) [no change]</b>          iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be <del>supported</del> <b>approved</b> by the appropriate conservation authority.</p> <p><b>d) [no change]</b>  <b>e) <del>Minor site alterations which do not result in a negative effect on flooding and which are supported by the appropriate conservation authority. Site alterations where approval has been obtained under the <i>Conservation Authorities Act</i>.</del></b>          3) [no change]          4) [no change]  <b>10.1.2</b>          1) <del>Where a conservation authority has identified a flood plain as a Two-Zone Flood Plain Area</del> <b>the flood plain shall be</b></p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>plain shall be divided into two zones: the floodway and the flood fringe....[policy continues]  <b>2) – 4)e) [no change]</b>  <b>4) f)</b> Where approval under the <i>Conservation Authorities Act</i> has been obtained.                      5) [no change]                      6) The City may consider the identification of additional Two-Zone Flood Plain Areas. This designation will normally be initiated by the City in consultation with the conservation authority and as part of a comprehensive land use and watershed-based planning process. This would only be in areas of existing flood prone development.</p>	<p><del>are</del> divided into two zones: the floodway and the flood fringe..  <del>2) to 4)e) [no change]</del>  <del>4)f) Where site alterations are supported by the appropriate conservation authority approval under the <i>Conservation Authorities Act</i> has been obtained.</del>                      5) [no change]  <del>6) The City may consider the identification of additional Two-Zone Flood Plain Areas. This The designation of Two-Zone Flood Plain Areas is will normally be</del> initiated by the City in consultation with the conservation authority <del>and</del> as part of a comprehensive land use and watershed-based planning process. This would only be in areas of existing <del>flood-prone</del> development.</p>	
<p><b>C-series schedules</b></p>	<p>Corrected labelling of lots and concessions on rural schedules so as to not conflict with legibility.</p>	<p><b>None</b></p>	<p>Legibility of OP schedules</p>
<p><b>4.8.2, 6)</b></p>	<p>Add word for grammatical purposes.  <b>Existing:</b>                      6) When considering impacts on the urban forest and trees, approvals and Tree Permits shall not be denied for development that conforms to Zoning By-law or for Zoning By-law amendments, variances and consents that conform to the Official Plan.</p>	<p><b>Proposed:</b>                      6) When considering impacts on the urban forest and trees, approvals and Tree Permits shall not be denied for development that conforms to <del>the</del> Zoning By-law or for Zoning By-law amendments, variances and consents that conform to the Official Plan.</p>	<p>Errata</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>3.1.5, f)</b></p>	<p><b>Text substitution of ‘avoided’ in place of ‘excluded’</b></p> <p><b>Existing:</b> f) That lands designated as part of a natural heritage system are excluded</p>	<p><b>Proposed:</b> “f) That lands designated as part of a natural heritage system are <del>excluded</del> <b>avoided.</b>”</p>	<p>Change to intent of statement in consultation with stakeholders</p>
<p><b>1.4, final ‘bullet’</b></p>	<p>Text substitution of S. 1.4, final ‘bullet’ for accuracy.</p> <p><b>Existing:</b> Boundaries for transects and designations are deemed to be definitive. The boundaries along natural features shall be considered approximate except where they coincide with roads, railways, hydro transmission lines, former township lots and concession lines, major water courses or other well defined natural or physical features; and</p>	<p><b>Proposed:</b> Boundaries for transects and designations are deemed to be definitive. The boundaries along <del>natural features the natural heritage system and natural features</del> shall be considered approximate except where they coincide with roads, railways, hydro transmission lines, former township lots and concession lines, major water courses or other well defined natural or physical features; and</p>	<p>Added greater specificity.</p>
<p><b>4.10.1</b></p>	<p>Remove unnecessary, ‘and’ from list, add comma.</p> <p><b>Existing:</b> 1) Primary and secondary schools shall be permitted in all Urban designations, within Villages and on a site-specific basis where appropriate in the Rural Transect. They are not permitted in the Industrial and Logistics designation, in Significant Wetlands, in Natural Environment Areas or in Urban Natural Features or in land that has been acquired through parkland dedication.</p>	<p><b>Proposed:</b> 1) Primary and secondary schools shall be permitted in all Urban designations, within Villages and on a site-specific basis where appropriate in the Rural Transect. They are not permitted in the Industrial and Logistics designation, in Significant Wetlands, in Natural Environment Areas, <del>or</del> in Urban Natural Features, or in land that has been acquired through parkland dedication.</p>	<p>Corrected structure.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<b>All sections</b>	Correct all mistaken uses of 'city' and 'City' throughout the Plan to refer to either the geographical area, or the Corporation of the City of Ottawa.	<b>Correct usage of City and city in new Official Plan.</b>	Readability, and accuracy of policy application.
<b>4.11, 4)-5)</b>	<p>Changes to avoid regulating bio energy projects, specifically relating to agricultural practise. The focus of policies is on renewable wind and solar generation.</p> <p><b>Existing:</b></p> <p>4) Renewable energy generation facilities that are subject to provincial approvals and are subordinate to a principal use will be permitted within the following designations:</p> <p>a) Agricultural Resource Area, only as an on-farm diversified use; and</p> <p>b) Rural Industrial and Logistics.</p> <p>5) The following considerations will be used to establish zoning by-law provisions for such renewable energy generation facilities:</p> <p>a) Limiting nuisance impacts, such as through siting and screening requirements;</p> <p>b) Limiting impacts on significant natural heritage features and agricultural resource area lands; and</p> <p>c) The ability to access the electricity transmission network and arterial roadways.</p>	<p><b>Proposed:</b></p> <p>4) <b>Renewable energy generation facilities that are subject to provincial approvals are permitted as subordinate uses in the Agricultural Resource Area and Rural Industrial and Logistics designations.</b></p> <p><del>Renewable energy generation facilities that are subject to provincial approvals and are subordinate to a principal use will be permitted within the following designations:</del></p> <p><del>a) Agricultural Resource Area, only as an on-farm diversified use; and</del></p> <p><del>b) Rural Industrial and Logistics.</del></p> <p>5) The following considerations will be used to establish zoning by-law provisions for such <b>principal use</b> renewable energy generation facilities:</p> <p>a) Limiting nuisance impacts, such as through siting and screening requirements;</p> <p>b) Limiting impacts on significant natural heritage features and agricultural resource area lands; and</p> <p>c) The ability to access the electricity transmission network and arterial roadways.</p>	Avoids inadvertently regulating bio energy in association with agricultural operations.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>6.6.3.2, 8)</b></p>	<p>Add the proposed text as a new 6.6.3.2, 8), and re-number 6.6.3.2, 8) “Industrial uses that exhibit...” to 9)</p>	<p><b>New 6.6.3.2, 8):</b></p> <p>8) The evolution of Kanata North Economic District would benefit from the preparation of guiding documents. These may be prepared by the Kanata North Business Association, property owners or the City, as appropriate. Regardless of who is leading the preparation of guiding documents, City approval of the document or its terms of reference may be required. Collaboration with the surrounding community and consultation with other interested parties will be in keeping with the policies of this Plan. This may yield different types of studies and reports, including but not limited to:</p> <p>a) Concept plans with respect to development patterns, locations of proposed land uses, including retail uses, building density and heights</p> <p>b) Connectivity studies to examine where active transportation linkages are needed</p> <p>c) Shared parking or other possible solutions such as autonomous vehicles will be explored</p> <p>d) An area parks plan to identify parks requirement based upon the maximum potential for development anticipated</p> <p>e) A cost sharing agreement between landowners to allocate the costs of associated studies and improvements</p>	<p>Return of previously deleted policy, based on the input from the Kanata North Business Association.</p>
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

2.2.4, 3)	Add 'of' to sixth bullet in list	Promoting a zero-waste Ottawa through progressive, collective and innovative action resulting in the reduction and reuse of water, diversion and resource recovery <b>of</b> materials such as food and organic waste so that minimal residual waste is sent to landfill.	Grammar
2.2.4, 4)	Join paragraphs accidentally separated.  <b>Existing:</b> .....Health hazards can be mitigated through protective practices.  Sustainable environments have wide-ranging positive health impacts...	.....Health hazards can be mitigated through protective practices. <b>[Remove space]</b> Sustainable environments have wide-ranging positive health impacts...	Corrected structural error.
2.2.4, 2)	<b>Substitute:</b> "...in ways that build the City's vibrancy and resiliency"	To proposed text:  "in ways that build the <b>city's</b> vibrancy and resiliency"	Grammar
4.4.3, 1) d)	<b>Substitute new text for d) from current text:</b> "Opportunities for urban plazas and urban parkettes that alongside recreational uses consider cultural development opportunities such as space for performance, exhibition, commemoration and ceremony; and"	To proposed text:  <b>"d) The City shall seek opportunities for urban plazas and parkettes that, alongside recreational uses, consider cultural development opportunities such as providing space for performance, exhibitions, commemoration and ceremony."</b>	Minor edits to wording for clarity

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>6.5.1, 8)</b></p>	<p><b>Add correct policy reference:</b></p> <p>8) Notwithstanding the uses listed in Policy 2), legally existing uses on the date of adoption of this Plan are also permitted and minor expansions of those uses may be considered.</p>	<p>To proposed text:</p> <p>“8) Notwithstanding the uses listed in <b>Policies 2 and 7</b>, legally existing uses on the date of adoption of this Plan are also permitted and minor expansions of those uses may be considered.”</p>	<p>Correct a policy cross-reference</p>
<p><b>2.2.4, 1)</b></p>	<p>Add ‘includes the following’ for grammatical benefit</p> <p><b>Existing:</b> “Key attributes of 15-minute neighbourhoods include”</p>	<p>“characteristics. Key attributes of 15-minute neighbourhoods includes <b>the following,</b></p> <p><b>Components:”</b></p>	<p>Grammar</p>
<p><b>4.2.3, 1) c)</b></p> <p><b>[Note: subsequent changes since September 22 release are proposed to 4.2.3, 1) c), to be 4.2.3, 3), shown on page 34]</b></p>	<p>Separate ‘c)’ as a new policy, to be 4.2.3, 3). Purpose is to separate policies relating to future framework from those relating to conversions from rental (4.2.3, 1)a) to b))</p>	<p>Separate 4.2.3, 1) c) as new Policy 3) and revise text of 1) as follows:</p> <p><b>1) The conversion of rental housing with six or more dwelling units or rooming units to condominium ownership or to freehold ownership as a result of applications such as, but not limited to, applications for severance of properties, shall not be approved unless:</b></p> <p>a) The rental vacancy rate for units of the same bedroom count and in the same survey zone as the affected rental units has been at or above 3 per cent for the preceding three-year period as reported annually by Canada Mortgage and Housing Corporation;</p> <p>b) The current rents of the affected units have been at or above the average market rent for units of the same bedroom count and in the same survey zone for the preceding three-year period as reported</p>	<p>Change made to restructure policies for greater clarity</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<p>annually by Canada Mortgage and Housing Corporation</p> <p>2) Amendments to the Zoning By-law to reduce the number of permitted apartment dwelling units or rooming units shall not be approved unless there is an equivalent and concurrent zoning amendment nearby to ensure no net loss of apartment dwelling or rooming unit potential within the same neighbourhood.</p> <p>3) Where Plans of Condominium and applications under the Planning Act would have the effect of removing six or more dwelling units, including rooming units, from the long-term rental market, the City may adopt a framework to provide for affected units to be replaced with equivalent units on the same site and offered to the tenants at the same rent at the time the application was made, on a right-of-first-refusal basis.</p>	
<p><b>6.1.1, 4)c)</b>   <b>(Revised since September 22, see page 27)</b></p>	<p><b>Existing:</b></p> <p>4)  c) Despite a) iv) recognizing that mini-storage warehouses play a critical role in commercial storage for uses which locate in hubs, mini-storage may be permitted subject to meeting all of the following:  i) Demonstrate conformance to Subsection 6.1.1, Policy 3 f);  ii) Locate outside of the downtown and inner urban transect; and  iii) Have direct frontage with an arterial road;</p>	<p><b>Proposed:</b>  Revise 6.1.1, 4) c) v) <del>(to be 6.1.1, 4) c) iv)</del>  Remove 6.1.1, 4) c) ii) and renumber accordingly</p> <p>e) Despite a) iv), recognizing that mini-storage warehouses play a critical role in commercial storage for uses which locate in hubs, mini-storage may be permitted subject to meeting all of the following:  i) Demonstrate conformance to Subsection 6.1.1, Policy 3 f);  ii) <del>Locate outside of the downtown and inner urban transect; and</del></p>	<p>Changes to hub policies relating to mini-storage. Permit in all transects with required ground floor 'animating' uses.</p> <p>Change made in response to feedback, and acknowledgement of value of use in hubs, with proper design measures.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p><del>iv) Include ground floor commercial, including live-work spaces, for any portion of a building fronting onto a Corridor; and</del>  <del>v) Encouraged to include ground floor animation fronting non-corridor streets and a mix of uses on upper levels, including office and residential.</del></p>	<p><del>ii) Have direct frontage with an arterial road;</del></p> <p><del>iii) Include ground floor commercial, including live-work spaces, for any portion of a building fronting onto a Corridor; and</del></p> <p><del>iv) Required to include ground floor animation fronting non-corridor streets and a mix of uses on upper levels, including either office and or residential.</del></p>	
5.6.2.1, 11)	<p>Proposal is to clearly indicate no additional lands will be added to the Tewin community as a result of boundary refinements. This principle is consistent with PPS S. 1.1.3.9.</p>	<p>Add new policy 11) and re-number subsequent policies:</p> <p><b>Proposed:</b>  The Tewin new community will consist of a net developable area of 445.35ha. A preliminary location for Tewin is shown on Schedule C17. The exact boundary will be adjusted/finalized through the approval of the community design plan and applicable studies. There shall be no net increase in the developable area resulting from the adjustments to the boundary consistent with section 1.1.3.9 of the Provincial Policy Statement.</p>	<p>Change made to allow necessary boundary refinements to Tewin development lands.</p>
4.4.4, 1) d)	<p>Individual word substitutions for flexibility of application.</p> <p><b>Existing:</b> For lands with facilities such as recreation centers and libraries, the opportunity for co-location of housing, especially affordable housing, above the facility should be provided, or at least where an immediate co-</p>	<p><b>Proposed:</b>  For lands with facilities such as recreation centers and libraries, the opportunity for co-location of housing, especially affordable housing, above the facility should be <b>considered</b>, or at least where an immediate co-development is unfeasible, the facility development should be designed to <b>consider</b> the loading of <b>the</b> addition of residential stores <b>above</b></p>	<p>Provide greater flexibility</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	development is unfeasible, the facility development should be designed to accommodate the loading of addition of residential storeys through future development	through future development.	
<b>1.5</b>	<p>Add text to reference the role played by Public Services and Procurement Canada.</p> <p><b>Existing:</b> ....as well as with the National Capital Commission, as owner and manager of over 500 square kilometres of land and about 1,600 properties in the Census Metropolitan Area. This cooperation must take into account different legal and planning context between partners.</p>	<p><b>Proposed:</b> as well as with the National Capital Commission, as owner and manager of over 500 square kilometres of land and about 1,600 properties in the Census Metropolitan Area, <b>and Public Services and Procurement Canada as a federal department responsible for long-range planning.</b> This cooperation must take into account different legal and planning context between partners.</p>	Provides for greater accuracy.
<b>6.6.2.1</b>	<p>Delete text.</p> <p><b>Existing:</b> Sparks Street serves as the interface street between the “Town and Crown”</p>	<p><b>Proposed:</b> <del>Sparks Street serves as the interface street between the “Town and Crown”</del></p>	Simplifies language
<b>6.6.2.1, 4)</b>	<p>Corrects name of proper Federal department.</p> <p><b>Existing:</b> Due to the national significance of the District, and the interface between federal and local approvals, concurrent planning efforts at the federal level, the City will seek a dialogue with various federal agencies including but not limited to the National Capital</p>	<p><b>Proposed:</b> Due to the national significance of the District, and the interface between federal and local approvals, concurrent planning efforts at the federal level, the City will seek a dialogue with various federal agencies including but not limited to the National Capital Commission, <del>Public Works and Government Services Canada</del> <b>Public Services and Procurement Canada</b> and Parks Canada</p>	Correctly references Federal department name.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	Commission, Public Works and Government Services Canada and Parks Canada....		
<b>6.6.2.1, 5)</b>	<p>Updates older term</p> <p><b>Existing:</b> The design of public and private spaces should encourage people to eat, drink, sit and spend time in the Special District. Development and capital projects should include high-quality materials, surface treatments, street trees, barrier-free design,...</p>	<p><b>Proposed:</b></p> <p>The design of public and private spaces should encourage people to eat, drink, sit and spend time in the Special District. Development and capital projects should include high-quality materials, surface treatments, street trees, <b>universal accessibility barrier-free design,...</b></p>	Change made to use more current language.
<b>6.6.2.1, 8)a)</b>	<p>Substitute term for ease of readability.</p> <p><b>Existing:</b> 8)a) Introduce priority crosswalks, wider sidewalks, tour bus laybys, wayfinding signage, accessibility improvements, security measures associated with large crowd control where applicable;</p>	<p><b>Proposed:</b></p> <p>8)a) Introduce priority crosswalks, wider sidewalks, <b>pick/up and drop off locations for tour buses laybys</b>, wayfinding signage, accessibility improvements, security measures associated with large crowd control where applicable;</p>	Change made to improve readability.
<b>6.6.2.1, 10)b)</b>	<p>Delete text.</p> <p><b>Existing:</b> Transform the Rideau-Sussex-Mackenzie-Wellington intersection and area to create a key civic “Town and Crown” gathering space of national importance with Wellington Street evolving as the premiere avenue of the capital;</p>	<p><b>Proposed:</b></p> <p>Transform the Rideau-Sussex-Mackenzie-Wellington intersection and area to create a key civic <b>“Town and Crown”</b> gathering space of national importance with Wellington Street evolving as the premiere avenue of the capital;</p>	Simplifies language
<b>4.2 (Introduction)</b>	<p>Replace “Ten-year” with “10-year”.</p> <p><b>Existing:</b> The Official Plan will continue to</p>	<p><b>Proposed:</b> The Official Plan will continue to coordinate with and support the goals of the <b>10-year</b> Housing and Homelessness</p>	To ensure consistency with existing City plans. The proper title for the 10-year Housing and Homelessness Plan is with the

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	coordinate with and support the goals of the Ten-year Housing and Homelessness Plan as amended from time to time.	Plan as amended from time to time.	digits “10”.
<b>4.2.2, 4)</b>	<p>Add a space between “15” and “per”.</p> <p><b>Existing:</b> In accordance with the City’s 10-Year Housing and Homelessness Plan, the City shall set a target that 10 per cent to 15per cent of all new residential units be affordable.</p>	<p><b>Proposed:</b> In accordance with the City’s 10-Year Housing and Homelessness Plan, the City shall set a target that 10 per cent to <b>15 per cent</b> of all new residential units be affordable.</p>	Added space to address a formatting error.
<b>4.2.4, 4)</b>	<p>Replace “Ten-year” with “10-year”.</p> <p><b>Existing:</b> The City will undertake periodic amendments to the Official Plan where necessary or helpful to support the goals of the Ten-year Housing and Homelessness Plan as amended from time to time, in matters of land use, infrastructure, transportation and the City’s use of its own assets and real estate.</p>	<p><b>Proposed:</b> The City will undertake periodic amendments to the Official Plan where necessary or helpful to support the goals of the <b>10-year</b> Housing and Homelessness Plan as amended from time to time, in matters of land use, infrastructure, transportation and the City’s use of its own assets and real estate.</p>	To ensure consistency with existing City plans. The proper title for the 10-year Housing and Homelessness Plan is with the digits “10”.
<b>4.8.1, 5)</b>	<p>Add the term “evaluated” before “wetlands”.</p> <p><b>Existing:</b> The City shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover outside the urban area and designated villages.</p>	<p><b>Proposed:</b> The City shall take a no net loss approach with respect to <b>evaluated</b> wetlands deemed not provincially significant and forest cover outside the urban area and designated villages.</p>	Addresses a comment made by the MMAH.
<b>6.1.2, 4) a)</b>	<p>Spell out “metres” after “400”.</p> <p><b>Existing:</b> Within 300 metre radius or 400 m</p>	<p><b>Proposed:</b> Within 300 metre radius or 400 <b>metres</b> walking distance, whichever is greatest, of</p>	To ensure consistency with how the Official Plan refers to metres as a unit of distance.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	walking distance, whichever is greatest, of an existing or planned rapid transit station, not less than 4 storeys with a minimum lot coverage of 70 per cent; and”	an existing or planned rapid transit station, not less than 4 storeys with a minimum lot coverage of 70 per cent; and”	
<b>9.2.3, 3) b) iv)</b>	Replace “sufficient” with “adequate”  <b>Existing:</b> The development is supported by sufficient water quality and quantity.	<b>Proposed:</b> The development is supported by <b>adequate</b> water quality and quantity	The term “sufficient” is inconsistent with the policy language of the Official Plan, which uses the term “adequate” when referring to private water and sewage systems.
<b>10.1.4, 3) c)</b>	Delete the improperly placed period after “emergencies”.  <b>Existing:</b> People and vehicles have a way of safely entering and exiting the area during emergencies. or following an erosion event.	<b>Proposed:</b> People and vehicles have a way of safely entering and exiting the area during <b>emergencies or</b> following an erosion event.	To correct a grammar mistake.
<b>Table 9</b>	Correct copy editing errors. These changes are requested to ensure that the terms are spelt identically to how the Province defines them.  <b>Existing:</b> “Agricultural-related uses” “Cultural heritage landscapes” “Impacts of changing climate” “Significant Wetlands” “Wayside pits and”	<b>Proposed:</b> “Agriculture <b>e</b> -related uses” “Cultural heritage landscape <b>e</b> ” “Impacts of <b>a</b> changing climate” “Significant <b>w</b> etlands” “Wayside pits and <b>q</b> uarries”	Required to ensure the New Official Plan’s consistency with the Provincial Policy Statement.



## Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)

Additional Staff changes from September 22 to October 14, 2021:

Motion Section	Proposed Action & Existing Text	Proposed Text or Change	Rationale
4.5.1, 1)	<p><b>Existing:</b> Standards and Guidelines for Historic Places in Canada</p>	Standards and Guidelines for <b>the Conservation of</b> Historic Places in Canada	Spelling and grammar
4.5.4, 1)	<p><b>Existing:</b> 1) The City shall conserve sites of archaeological value Where the City's Archaeological Resource Potential Mapping Study indicates ...</p>	1) The City shall conserve sites of archaeological value <b>where</b> the City's Archaeological Resource Potential Mapping Study indicates ...	Spelling and grammar
4.2.1, 3)a)	<p>Revision to clarify direction to new zoning by-law.</p> <p><b>Existing:</b> 3)a) The Zoning By-law shall allow a coach house on any lot containing a single principal dwelling unit and may permit one or more coach houses on lots with other forms of Low-rise housing;</p>	<p><b>Proposed:</b></p> <p>3)a) <del>The Zoning By-law shall allow a coach house on any lot containing a single principal dwelling unit and may permit one or more coach houses on lots with other forms of Low-rise housing;</del> On any lot on which the Zoning By-law permits a coach house, a secondary dwelling unit is also permitted within the principal dwelling.</p>	Clarifies intent of policy to permit coach houses on the same lot that contains a secondary dwelling unit in a principal dwelling.
Volume 1 - Schedule B9	<p>Correct designation of lands surrounding Carp Airport.</p> <p><b>Existing:</b> Carries a Rural industrial and Logistics designation</p>	<p><b>Proposed:</b> Revise Schedule B9 (Rural Transect) to show area around Carp Airport as Rural Countryside designation.</p>	This change corrects an error.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>Volume 2C (Area-Specific Policies)</b></p>	<p>Incorporate a new Area-specific policy.  <b>Existing:</b> No existing ASP 48.</p>	<p><b>Proposed:</b></p> <table border="1"> <thead> <tr> <th colspan="3">Volume 2C - Area-Specific Policies</th> </tr> <tr> <th>Areas on Annex 5</th> <th>Policy #</th> <th>Policy</th> </tr> </thead> <tbody> <tr> <td align="center">48</td> <td align="center">48.1</td> <td>Notwithstanding Section 6.2.1 a) i), the Mainstreet Corridor designation extends to approximately 353 metres from the Innes Road centreline.</td> </tr> </tbody> </table>	Volume 2C - Area-Specific Policies			Areas on Annex 5	Policy #	Policy	48	48.1	Notwithstanding Section 6.2.1 a) i), the Mainstreet Corridor designation extends to approximately 353 metres from the Innes Road centreline.	<p>Corrects omission.</p>
Volume 2C - Area-Specific Policies												
Areas on Annex 5	Policy #	Policy										
48	48.1	Notwithstanding Section 6.2.1 a) i), the Mainstreet Corridor designation extends to approximately 353 metres from the Innes Road centreline.										
<p><b>4.8.2, 2)</b></p>	<p>Revision to add further detail to existing policy.  <b>Existing:</b> 2) The City shall pursue an urban forest canopy cover target of 40 per cent.</p>	<p><b>Proposed:</b> 2) The City shall pursue an urban forest canopy cover target of 40 per cent <b>with equity as a guiding principle, in part through the development of sub-targets based on evolving urban form, climate resiliency, and environmental factors.</b></p>	<p>The revision addresses requests by community stakeholders for a commitment to the development of more local, equitable urban forest canopy targets.</p>									
<p><b>Volume 2C (Area-Specific Policies)</b></p>	<p><b>Existing:</b></p>	<p><b>Proposed:</b></p>	<p>Edits proposed to Area-Specific Official Plan policy to support existing development rights.</p>									

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

Area-specific policy 39.	Areas on Annex 5	Policy #	Policy	Areas on Annex 5	Policy #	Policy
		39	102 Bill Leathem		39	102 Bill Leathem
		39.1	<p>Notwithstanding Volume 1 – Official Plan; a place of worship or place of assembly and an accessory community center, may be permitted on lands known as 102 Bill Leathem, subject to:</p> <ul style="list-style-type: none"> <li>a) The submission of a detailed noise study and its approval by the City; and,</li> <li>b) The implementation of noise mitigation measures contained within the noise study, to the satisfaction of the City; and</li> <li>c) A warning clause on title.</li> </ul>		39.1	<p>Notwithstanding Volume 1 – Official Plan; a place of worship, <del>or a</del> place of assembly and an <del>accessory</del> community center, <del>may be</del> are permitted on lands known as 102 Bill Leathem, subject to:</p> <ul style="list-style-type: none"> <li>a) The submission of a detailed noise study and its approval by the City; and,</li> <li>b) The implementation of noise mitigation measures contained within the noise study, to the satisfaction of the City; and</li> <li>c) A warning clause on title.</li> </ul>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>11.1, 3)</b></p>	<p>Change to provide accurate reference to legislative requirements.</p> <p><b>Existing:</b> 3) To achieve environmentally sustainable development, the City may adopt a High-Performance Development Standard. Once adopted, the City may use Subsection 41(4)(2)(d) and (e) and Subsection 41(7)(a)(7) of the <i>Planning Act</i> to secure the following sustainable and resilient design features in development that address exterior building and site matters as may be set out in such Standard, as part of developments which meet thresholds of Policy 2 b) and c) above:</p>	<p><b>Proposed:</b> 3) To achieve environmentally sustainable development, the City may adopt a High-Performance Development Standard. Once adopted, the City may use Subsection 41(4)(2)(d) and (e) and Subsection 41(7)(a)(7) of the <i>Planning Act</i>, <b>including residential buildings containing fewer than 25 dwelling units</b>, to secure the following sustainable and resilient design features in development that address exterior building and site matters as may be set out in such Standard, as part of developments which meet thresholds of Policy 2 a), b) and c) above:</p>	<p>Change made to correct an oversight. The change made to permit regulation of exterior sustainable design features for residential buildings of less than 25 units.</p>
<p><b>5.4.1,2) d)</b></p>	<p>Removal of orphan phrase.</p> <p><b>Existing:</b> d) In Hubs, the following heights will apply... height transition towards a Low-rise area.</p> <p>or High-rise in Hubs.</p>	<p><b>Existing:</b> d) In Hubs, the following heights will apply... height transition towards a Low-rise area.</p> <p><del>or High-rise in Hubs.</del></p>	<p>Remove erroneous text, already reflected in policies.</p>
<p><b>13. (Definitions)</b></p>	<p><b>Existing:</b> <b>Active frontage:</b> Building frontages that animate the public spaces they face through:... d) the provision of a separate municipal address for each active entrance.</p>	<p><b>Proposed:</b> <b>Active frontage:</b> Building frontages that animate the public spaces they face through:... d) the provision of a separate municipal address for each active entrance, <b>where appropriate.</b></p>	<p>Change made to ‘active frontage’ definition to not require a separate municipal address for each active entrance, as in some instances that may not be necessary or desirable.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>5.6.1.1, 1)</b></p>	<p><b>Existing:</b> 1).... The Evolving Overlay will be applied generally to lands 150 meters from the boundary of a Hub or Corridor designation. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:</p>	<p><b>Proposed:</b> 1) .... The Evolving Overlay will be applied generally to <b>the properties that have a lot line along a Minor Corridor</b>; lands 150 meters from the boundary of a Hub or <b>Mainstreet Corridor</b> designation; <b>and to lands within a 400-metre radius of a rapid transit station</b>. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:</p>	<p>The change corrects policy language to accurately reflect the distances from designations used to map the Evolving Overlay.</p>
<p><b>Volume 2A (Urban Secondary Plans)</b>  <b>West Downtown Core Secondary Plan</b></p>	<p><b>Add Schedule P to Secondary Plan:</b> Pimisi Station and LeBreton Flats District - Mobility Network / Secteur de la station Pimisi et des plaines LeBreton - Réseau de la mobilité</p>	<p><b>Proposed:</b>  Add Schedule P to previously posted Secondary Plan.</p>	<p>This change corrects an oversight during release of the draft Official Plan.</p>
<p><b>Volume 2A (Urban Secondary Plans)</b>  <b>Central and East Downtown Core Secondary Plan</b></p>	<p>Add policies to new Central and East Downtown Secondary Plan, Section 4.4.7, policies 29), &amp; 30).  Renumber existing policies 29) to 134) as <b>31) to 136)</b></p>	<p><b>Proposed:</b>  4.4.7 Heritage  Centretown is rich in heritage...  <b>29) The City shall encourage the rehabilitation and re-use of heritage buildings in Centretown and shall consider new financial incentives in the context of a Community Improvement Plan to further this objective.</b>  <b>30) In addition to being subject to design</b></p>	<p>This change reinstates policies relating to heritage protection found in the current Centretown Secondary Plan.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<p>guidelines in the CHCD Plan, where applicable, new development adjacent to heritage buildings and streetscapes shall respect the guidelines in Section 6.5 of the Centretown CDP.</p> <p>(Renumber subsequent policies)</p>	
<p><b>Volume 2A</b> <b>Central and East Downtown Core Secondary Plan</b></p>	<p>Add new policy to Secondary Plan Section 4.4.9, as Policy 53) c), re-lettering the subsequent policies c) to l) as d) to m).</p> <p>(Existing policy 53) to be renumbered as 55) and the added policy as 55)c) after additions proposed to S. 4.4.7 of Secondary Plan. )</p>	<p><b>Proposed:</b> c) Notwithstanding the provisions of (b) above, proposals for the development of potential Landmark buildings will continue to be considered on any lots where they would have been considered on October 26, 2021. These lots are those designated “Corridor” in the following locations:</p> <ul style="list-style-type: none"> <li>i. The west side of Kent Street between Lisgar Street and Somerset Street, excluding lots whose front lot line is on Somerset Street;</li> <li>ii. Either side of Kent Street between Somerset Street and James Street, excluding lots whose front lot line is on Somerset Street;</li> <li>iii. Either side of Gladstone Avenue between Bank Street and O’Connor Street, excluding lots whose front lot line is on Bank Street, but including all lots whose front lot line is on O’Connor Street;</li> <li>iv. The south side of Gladstone Avenue between O’Connor Street and Elgin Street, excluding lots whose front lot line is on Elgin Street;</li> <li>v. Lots whose front lot line is on Catherine Street;</li> <li>vi. Either side of Metcalfe Street between Somerset Street and Waverley Street West, excluding lots whose front lot line is on Somerset Street;</li> </ul>	<p>These policies protect existing landmark building rights of properties along corridors in the Central and East Downtown Core.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<p>vii. Either side of Metcalfe Street between Gladstone Avenue and Catherine Street, excluding lands designated as “Institutional”.</p> <p>⇒ d) ...                  ⇒ e) ...                  ⇒ f) ...                  ⇒ g) ...                  ⇒ i) ...                  ⇒ j) ...                  ⇒ k) ...                  ⇒ l) ...                  ⇒ m) ...</p>	
<b>Schedule C11 (Natural Heritage System)</b>	Edit schedule to correct Significant Wetland mapping in two areas; the area of Rothbourne and Hazeldean Roads, further to Official Plan Amendment 240, and to correct Significant Wetland mapping at 7315 Fernbank Road	<p><b>Proposed:</b></p> <p>Schedule C11, of Volume 1 of the draft Official Plan has been updated.</p>	These changes correct Significant Wetland boundaries in accordance with prior decisions, and extents.
<b>Schedule C12 (Urban Greenspace)</b>	Edit schedule C12 to show greenspace in accordance with Schedule B3, in the area of McCarthy Woods.	<p><b>Proposed:</b></p> <p>Schedule C12, of Volume 1 has been updated in accordance with Schedule B3, accurately showing local greenspace.</p>	This change corrects a mapping error.
<b>Volume 2A (Urban Secondary Plans) - Alta Vista / Faircrest / Parc Riverview Park</b>	<p>Correct Schedule A - Designation Plan – neighbourhood name and missing designation translation.</p> <p><b>Existing:</b> Alta Vista / Faircrest / Parc Riverview Park</p> <p>Roads designated for Low-Rise Neighbourhood</p>	<p><b>Proposed:</b> Alta Vista / Faircrest / <del>Parc</del> Riverview Park</p> <p>Roads designated for Low-Rise Neighbourhood / <i>Routes désignées pour les usages locaux de faible hauteur</i></p>	<p>Corrects Schedule, providing proper name for the neighbourhood.</p> <p>Adds omitted French translation.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>Schedule A - Designation Plan</b></p>			
<p><b>Volume 2A - (Urban Secondary Plans) - Inner East Line 1 and 3 Stations Secondary Plan</b></p> <p><b>Schedule A - Designation Plan</b></p>	<p>Correct Schedule A - Maximum Building Heights and Minimum Densities - Update O-Train reference and Volume 1 reference</p> <p><b>Existing:</b> “Light Rail Transit (LRT) / Transport en commun par train léger (TCTL)”</p> <p>“Area E: Maximum Number of Storeys: See Volume 1, Section 3 / Minimum Density: See Volume 1, Section 2”</p> <p>“Secteur E : nombre d’étages maximal: consultez le volume 1, article 3 / Densité minimale: consultez le volume 1, article 2”</p>	<p><b>Proposed:</b> Schedule A - Maximum Building Heights and Minimum Densities</p> <p>“Light Rail Transit (LRT) / Transport en commun par train léger (TCTL)-<b>O-Train Lines / lignes de l’O-Train</b>”</p> <p>“Area E: <b>For</b> Maximum Number of Storeys: <del>See Volume 1, Section 3</del> and Minimum Density: <del>See Refer to Volume 1 of the Official Plan, Section 2</del>”</p> <p>"Secteur E : <b>pour vous renseigner sur le</b> nombre d’étages maximal <b>et la densité minimale</b>, consultez le volume 1, <del>article 3</del> / <del>Densité minimale: consultez le volume 1, article 2</del> <b>du Plan officiel</b>"</p>	<p>Corrects Schedule by properly referencing the O-Train lines, and simplified the reference to Volume 1 and its subsequent translation.</p>
<p><b>Volume 1 - Annex 5</b></p>	<p>Expand area of existing area-specific policy (40), Kanata South Terry Fox Neighbourhood</p> <p>Show new Area-Specific Policy 47, 7925 Parkway Road on Annex 5</p> <p>Show new Area-Specific Policy 48, Part of 3610 Innes Road on Annex 5</p>	<p><b>Proposed:</b></p> <p>Expand Area-Specific Policy Area 40 – on Annex 5</p> <p>New Area 47 - Portion of 7925 Parkway Road added to Annex 5</p> <p>New Area 48 - Part of 3610 Innes added to Annex 5</p> <p><b>(*Note: new Area-Specific Policies 47 and 48 are subject of separate staff revisions to add their policies to</b></p>	<p>The first change is to show the accurate extents of Area-Specific Policy 40 on Annex 5,</p> <p>Two further changes are to show two new ASPs on Annex 5 (#47 &amp; 48) separately added to Volume 2C (Area-Specific Policies)</p>



**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<b>Volume 2C (Area-specific Policies).</b>	
<b>Volume 1 – Schedule B5</b>	Remove Mixed Industrial designation from lands under Area-Specific Policy 40	<b>Proposed:</b> Substitute Neighbourhood for Mixed Industrial designation for lands under Area-Specific Policy 40 (Shown on Annex 5 and	Change corrects a mapping error
<b>Volume 1 – Schedule B9 (Rural Transect)</b>	Re-designate lands on Schedule B9, that are also affected by Area-Specific Policy 47 (7925 Parkway Road) in accordance with current zoning.  <b>Existing:</b> Lands designated Agricultural Resource Area	<b>Proposed:</b> Re-designate east half of lands Rural Countryside in accord with current zoning.	Change maintain existing development rights.
<b>6.6.2.1, 10)</b>	Maintains policy from the current Central Area Secondary Plan in new Official Plan.  <b>Existing:</b> 10) The following policies will apply along the Confederation Boulevard ceremonial route: a) Transform the Rideau-Sussex-Mackenzie-Wellington intersection and area to create a key civic “Town and Crown” gathering space of national importance with Wellington Street evolving as the premiere avenue of the capital; b) New development on the east side of Sussex Drive between Notre-Dame Cathedral and George Street will reinforce the 19th century architectural and commercial character of the street; and c)	<b>Proposed:</b> 10) The following policies will apply along the Confederation Boulevard ceremonial route: a) Wellington Street is a distinctive street, and the City will work towards the eventual removal of trucks from Wellington Street, as alternative routes become available. New development of the frontage sites on the south side of Wellington Street, on the city block west of the Office of the Prime Minister and Privy Council Building, between Metcalfe and O'Connor Streets, will be designed to establish a strong street wall and to contain and complete the parliamentary quadrangle while protecting views of the Parliament Buildings. The street will include a highly consistent pattern of tree planting and street furniture. a-b) Transform the Rideau-Sussex-	Corrects an earlier oversight.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>New Development on Sussex Drive between Notre-Dame Cathedral and the Rideau River will define the street edge with buildings framing the street, contributing to an enhanced urban character. Consideration for the existing character-defining attributes of the streetscape such as built heritage resources, decorative light fixtures, high-quality pedestrian infrastructure, formal landscaping and views from the public realm, including those of national symbols and the Ottawa and Rideau Rivers and their natural shorelines, will further inform the design approach.</p>	<p>Mackenzie-Wellington intersection and area to create a key civic “<del>Town and Crown</del>” gathering space of national importance with Wellington Street evolving as the premiere avenue of the capital;  <del>b) c)</del> c) New development on the east side of Sussex Drive between Notre-Dame Cathedral and George Street will reinforce the 19th century architectural and commercial character of the street; and  <del>e) d)</del> d) New Development on Sussex Drive between Notre-Dame Cathedral and the Rideau River will define the street edge with buildings framing the street, contributing to an enhanced urban character. Consideration for the existing character-defining attributes of the streetscape such as built heritage resources, decorative light fixtures, high-quality pedestrian infrastructure, formal landscaping and views from the public realm, including those of national symbols and the Ottawa and Rideau Rivers and their natural shorelines, will further inform the design approach.</p>	
<p><b>6.6.2.5, 1)</b></p>	<p>Corrects reference to ‘The Isles: Domtar Lands Redevelopment’ policy document, corrects policy cross-reference, and maintains an important view protection policy from the current Central Area Secondary Plan</p> <p><b>Existing:</b>          1) To reinforce the cultural importance of Zibi, development and capital works projects will reflect Council-approved Zibi Master Plan. Buildings that positively contribute to Ottawa Gatineau’s skyline</p>	<p><b>Proposed:</b>          Proposed:          1) To reinforce the cultural importance of Zibi, development and capital works projects will reflect Council-approved document, <del>The Isles: Domtar Lands Redevelopment Zibi Master Plan.</del>          Buildings that positively contribute to Ottawa Gatineau’s skyline will be achieved by defining height and massing of buildings, so they are visually well proportioned and ensure a comfortable public realm. Notwithstanding Subsection</p>	<p>Corrects oversights.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>will be achieved by defining height and massing of buildings, so they are visually well proportioned and ensure a comfortable public realm. Notwithstanding Subsection 6.6.1 Policy 1 e), building restrictions in areas..... New development will frame and/or protect important views identified by the City, the National Capital Commission and Government of Canada.</p>	<p>6.6.1 Policy 1 d) e), building restrictions in areas..... New development will frame and/or protect important views identified by the City, the National Capital Commission and Government of Canada. <b>These include:</b></p> <p>a. <b>Public viewing opportunities of the national symbols and Chaudière Falls should be created and/or enhanced with the development.</b></p> <p>b. <b>Building placement and open spaces should be positioned and designed to maximize public viewing opportunities of the iconic views described above.</b></p> <p>c. <b>Views of the Islands from Ottawa and Gatineau are to be designed to be interesting, varied and dramatic.</b></p>	
<p><b>Volume 1 – Official Plan</b></p> <p><b>Section 6.1.1, 4)c)</b></p> <p><b>(Sept. 22<sup>nd</sup>, release included an earlier edit to this policy, page 11, superseded here)</b></p>	<p><b>Existing:</b></p> <p>4) c) Despite a) iv) recognizing that mini-storage warehouses play a critical role in commercial storage for uses which locate in hubs, mini-storage may be permitted subject to meeting all of the following: i) Demonstrate conformance to Subsection 6.1.1, Policy 3 f); ii) Locate outside of the downtown and inner urban transect; and iii) Have direct frontage with an arterial road; iv) Include ground floor commercial, including live-work spaces, for any portion of a building fronting onto a Corridor; and v) Encouraged to include ground floor animation fronting non-corridor streets and a mix of uses on upper levels,</p>	<p><b>Proposed:</b></p> <p>4) c) Despite a) iv), recognizing that mini-storage warehouses play a critical role in commercial storage for uses which locate in hubs, mini-storage may be permitted subject to meeting all of the following: i) Demonstrate conformance to Subsection 6.1.1, Policy 3 f); <b>ii) <del>Locate outside of the downtown and inner urban transect;</del> and</b> <b>ii) When located in a Hub in the Downtown and Inner Urban Transects, a mix of uses on the upper levels, including either office or residential is required, in addition to mini-storage uses; in the Outer Urban and Suburban Transects, upper-floor mixed uses are strongly encouraged;</b></p>	<p>Changes to hub policies relating to mini-storage. Permit in all transects with required ground floor ‘animating’ uses. Change made in response to feedback, and acknowledgement of value of use in hubs, with proper design measures.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	including office and residential	iii) Have direct frontage with an arterial road; iv) Include ground floor commercial, including live-work spaces, for any portion of a building fronting onto a Corridor; and v) <del>Required to Encouraged to</del> include ground floor animation fronting non-corridor streets <del>and a mix of uses on upper levels, including office and residential.</del>	
<b>5.1.5, 1)c)</b>	<b>Existing:</b> 1) c) Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys and where appropriate, allowing a built height as-of-right of up to 4 storeys height permission to allow for higher-density Low-rise residential development;	<b>Proposed:</b> 1)c) Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, <b>generally permitting 3 storeys</b> , and where appropriate, <b>allowing will allow</b> a built height <del>as-of-right</del> of up to 4 storeys <del>height permission to allow for</del> to permit higher-density Low-rise residential development;	Consolidates policy language relating to neighbourhood designation heights.
<b>5.2.4, 1) c)</b>	<b>Existing:</b> 1) c) Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys while permitting a built height as of right, Transect wide, of 3 storeys to allow for higher-density low-rise residential development;	<b>Proposed:</b> 1) c) Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys <del>while permitting a built height as of right, Transect wide,</del> <b>of, generally permitting 3 storeys, and where appropriate will allow a built height of up to 4 storeys to permit to allow for</b> higher-density low-rise residential development;	Consolidates policy language relating to neighbourhood designation heights.
<b>Table 5, Column 2 and 3</b>	<b>Existing:</b> <b>[Column 2]</b> Mainstreet and Minor Corridors within the Downtown Core Transect; Lansdowne, Ottawa River Islands and Kanata North Special Districts	<b>Proposed:</b> <b>[Column 2]</b> Mainstreet and Minor Corridors within the Downtown Core Transect; Lansdowne, <b>and Ottawa River Islands Special Districts and Kanata North Special Districts</b>	Changes to reconfigure Kanata North as a Tier 3, rather than Tier 2 Design priority area.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p><b>Tier 2</b> areas are of national and regional importance to defining Ottawa’s image. These areas support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture, or they represent hubs of significant economic activity.</p> <p><b>[Column 3]</b> Mainstreet Corridors and Hubs outside of the Downtown Core; and Village Cores</p> <p><b>Tier 3</b> areas define the image of the City at the local level. Characterized by neighbourhood commercial streets and village mainstreets, these areas provide a high-quality pedestrian environment. The areas within Hubs around existing rapid transit stations are locations for higher densities and intensification.</p> <p><b>Tier 3 areas</b> also represent emerging areas that may contribute to defining Ottawa’s local image in the future. These include commercial streets reflecting a suburban built form that may transition into a more walkable environment.</p>	<p><b>Tier 2</b> areas are of national and regional importance to defining Ottawa’s image. These areas support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture, <del>or they represent hubs of significant economic activity.</del></p> <p><b>[Column 3]</b> Mainstreet Corridors and Hubs outside of the Downtown Core; <del>and</del> Village Cores; <del>and Kanata North Economic District</del></p> <p><b>Tier 3</b> areas define the image of the City at the local level. Characterized by neighbourhood commercial streets and village mainstreets, these areas provide a high-quality pedestrian environment. The areas within Hubs around existing rapid transit stations are locations for higher densities and intensification.</p> <p><b>Tier 3 areas</b> also represent emerging areas that may contribute to defining Ottawa’s local image in the future <del>and areas that represent hubs of significant economic activity.</del> These include commercial streets reflecting a suburban built form that may transition into a more walkable environment</p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>4.6.1, 1)</b></p>	<p>Add new policy 1) c) to exempt the Kanata North Economic District from review by the Urban Design Review Panel.</p>	<p><b>Proposed:</b>  <i>c) Development review within the Kanata North Economic District will be guided by applicable policies of the Plan, including the Special Economic District policies contained in Section 6.6.3.2, and use of the UDRP will be optional.</i></p>	<p>Adequate processes exist to ensure quality design in this Economic District.</p>
<p><b>Volume 2A (Urban Secondary Plans) - Old Ottawa East Secondary Plan</b></p> <p><b>Schedule A - Designation Plan</b></p>	<p>Correct Schedule A - Designation Plan - designation and labelling</p> <p><b>Existing:</b>          31 Harvey Street designated Mainstreet</p> <p>Greenfield Avenue and Havelock are not correctly labelled on Schedule A</p>	<p><b>Proposed:</b>          Schedule A - Designation Plan</p> <p>31 Harvey Street to be designated Neighbourhood Low-Rise</p> <p>Correct Greenfield Avenue and Havelock Street labels</p>	<p>Corrects an earlier oversight for road labels, and properly designates a property</p>
<p><b>Volume 2A (Urban Secondary Plans) - Old Ottawa East Secondary Plan</b></p> <p><b>Section 3.1, Policy 4</b></p>	<p><b>Existing:</b>          4) Develop the south side of this corridor in accordance with the Traditional Mainstreet zoning. With lot depths ranging from 26 to 30 metres. The stepped building envelope massing is important to achieve compatibility with the low-rise neighbourhood on Graham Avenue to the south.</p>	<p><b>Proposed:</b>          4) Develop the south side of this corridor in accordance with the Traditional Mainstreet zoning. With lot depths ranging from 26 to 30 metres, <del>the</del> stepped building envelope massing is important to achieve compatibility with the low-rise neighbourhood on Graham Avenue to the south.</p>	<p>Grammatical correction</p>
<p><b>Volume 2A (Urban Secondary Plans) - Old Ottawa East Secondary Plan</b></p>	<p><b>Existing:</b>          6) Priority will be given to burial of overhead wires along this portion of Main Street.</p>	<p><b>Proposed:</b>          6) Priority will be given to burial of overhead wires along this portion of <del>Main Street</del> Hawthorne Avenue.</p>	<p>Error: Incorrect street reference</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>Section 3.1, Policy 6</b></p>			
<p><b>Volume 2A (Urban Secondary Plans) - Village of Stittsville Secondary Plan</b></p> <p><b>Schedule A - Designation Plan</b></p> <p><b>Schedule B - Precincts</b></p>	<p>Correct Schedule A - Designation Plan and Schedule B - Precincts labelling</p> <p><b>Existing:</b> “Bell Street”</p>	<p><b>Proposed:</b> “Bobcat Way” and “Snowberry Way”</p>	<p>Streets have been renamed</p>
<p><b>Volume 2A (Urban Secondary Plans) - Wateridge Village Secondary Plan</b></p> <p><b>Schedule A - Designation Plan</b></p>	<p>Add label and designation Schedule A - Designation Plan – to align with Secondary Plan text.</p> <p><b>Existing:</b> Block 50 is designated “High-Rise Mixed-Use” to High-Rise Employment on Block 50</p>	<p><b>Proposed:</b> “High-Rise Employment” added to legend</p> <p>Block 50 to be designated “High-Rise Employment”</p>	<p>Corrects an earlier oversight</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>10.1.1 and 10.1.2</b></p> <p><b>Schedule C15– Environmental Constraints</b></p>	<p>In consultation with City staff, the Conservation Partners requested revisions to strengthen the policies and avoid misinterpretation.</p> <p>A policy from the current OP concerning severance of a surplus farm dwelling has been brought forward into the draft OP in Section 10.1.1.2) f).</p> <p>In consultation with City staff, Rideau Valley Conservation Authority has requested the following revisions concerning the policies for areas of reduced risk:</p> <ol style="list-style-type: none"> <li>1. Revise the policies for areas of reduced risk in 10.1.2.3) to apply size limitations on new development.</li> <li>2. Revise Schedule C15- Environmental Constraints to redesignate the Kingsview Park area from “Two Zone Flood Plain” to “Flood Plain.”</li> </ol> <p><b>Existing:</b> 10.1.1 1) [no change] 2) Notwithstanding Policy 1), development and site alteration may be permitted if it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. In such cases, the following may be permitted: a) [no change] b) Minor additions and/or renovations to</p>	<p><b>Proposed:</b></p> <p><b>10.1.1</b> 1) [no change] 2) <b>Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of development and the natural hazard.</b></p> <p>3) <del>2) Notwithstanding Policy 1) and 2), some minor development and site alterations may be permitted. Minor development and site alterations are defined as the following: if it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. In such cases, the following may be permitted:</del> a) [no change] b) Minor additions and/or renovations to existing structures, which do not affect flood flows, meet appropriate floodproofing requirements and are <b>supported approved</b> by the appropriate conservation authority; c) The replacement of a dwelling that was in existence at the date of adoption of this Plan, with a new dwelling where:  i) to iii) [no change] iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be</p>	<p>Changes to better reflect the PPS direction for development and site alteration where safe access is appropriate for the nature of the development.</p> <p>Provides clarification on defining minor development and site alteration.</p> <p>Reinstating the policy from the current Official Plan concerning surplus farm severances corrects an oversight in the policies.</p> <p>City staff have worked with Rideau Valley Conservation Authority concerning the policies for areas of reduced risk in 10.1.2.3) and determined that modifications are needed to these policies. These policies originate in the current Official Plan.</p> <p>Areas of reduced risk are areas that are located in the flood plain that are protected by flood control structures. There are four areas of reduced risk in the city: Brewer Park, Windsor Park, Kingsview Park and Britannia.</p> <p>Beginning in 2008, these areas were treated the same as “flood fringe” areas in a two-zone flood plain, with less restrictive provisions under the Zoning By-</p>
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>existing structures, which do not affect flood flows, meet appropriate floodproofing requirements and are approved by the appropriate conservation authority;</p> <p>c) i), ii), iii) [no change] iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be approved by the appropriate conservation authority.</p> <p>d) Passive open spaces which do not affect flood flows; and</p> <p>e) Site alterations where approval has been obtained under the Conservation Authorities Act.</p> <p>3) [no change] 4) [no change]</p> <p><b>10.1.2</b> 1) Where a conservation authority has identified a flood plain as a Two-Zone Flood Plain Area the flood plain shall be divided into two zones: the floodway and the flood fringe. [no further change]</p> <p>2) In Two-Zone Flood Plain Areas, development in a floodway shall be subject to Subsection 10.1.1, Policies 1 through 4 respecting flood plains.</p>	<p><del>supported</del> <del>approved</del> by the appropriate conservation authority.</p> <p>d) Passive open spaces which do not affect flood flows; <del>and</del></p> <p>e) <del>Minor site alterations which do not result in a negative effect on flooding and which are supported by the appropriate conservation authority; and Site alterations where approval has been obtained under the Conservation Authorities Act.</del></p> <p>f) <del>The severance of a lot containing a surplus farm dwelling as permitted by the provisions of Section 9.1.3 provided that safe access to the dwelling or the retained parcel is not eliminated during the regulatory flood event.</del></p> <p>4) <del>3</del>) [no change] 5) <del>4</del>) [no change]</p> <p><b>10.1.2</b> <del>1) Where a conservation authority has identified a flood plain as a Two-Zone Flood Plain Area the flood plain shall be</del> <del>are</del> divided into two zones: the floodway and the flood fringe. [no further change]</p> <p>2) In Two-Zone Flood Plain Areas, development in a floodway shall be subject to Subsection 10.1.1, Policies 1 through <del>4</del> <del>5</del> respecting flood plains.</p> <p>3) In Two-Zone Flood Plain Areas, the floodway shall be subject to the Flood</p>	<p>law applying. However, these areas do not meet the technical requirements to be considered a flood fringe area in a two-zone flood plain. If the flood control structure was to be overtopped or fail, flood depths would exceed technical guidelines for the flood fringe in a two-zone flood plain area.</p> <p>The proposed modifications to 10.1.2.3) are needed to address conformity with the policies for two-zone flood plains in the PPS. In these areas, size limitations on new development will apply to reduce risks to life and damage to property.</p> <p>Regarding the proposed amendment to Schedule C15 – Environmental Constraints, affecting the Kingsview Park area, the raised pathway that protects Kingsview Park from flooding is not an engineered flood control structure. For this reason, this area should be subject to the policies for flood plains in Section 10.1.1 until such time as an engineering study has been completed to confirm if an effective flood control structure is in place to protect the community from flooding.</p>
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>3) In Two-Zone Flood Plain Areas, the floodway shall be subject to the Flood Plain Overlay in the Zoning By-law. The flood fringe and areas of reduced flood risk shall be subject to the area-specific provisions in the Zoning By-law.</p> <p>4) a) [no change]  b) Safe access is available during a regulatory flood event;</p> <p>c), d) and e) [no change]</p> <p>f) Where approval under the Conservation Authorities Act has been obtained.</p> <p>5) [no change]</p> <p>6) The City may consider the identification of additional Two-Zone Flood Plain Areas. This designation will normally be initiated by the City in consultation with the conservation authority and as part of a comprehensive land use and watershed-based planning process. This would only be in areas of existing flood prone development.</p>	<p>Plain Overlay in the Zoning By-law. The flood fringe and areas of reduced flood risk shall be subject to the area-specific provisions in the Zoning By-law. <b>The provisions for areas of reduced risk will be more restrictive than the provisions that apply in flood fringe areas, due to the depths of flooding that would occur in these areas if a flood control structure fails.</b></p> <p>4) a) [no change]  b) Safe access is available during a regulatory flood event <b>in the flood fringe</b>;</p> <p>c), d) and e) [no change]</p> <p><b>f) Where site alterations are supported by the appropriate conservation authority. approval under the Conservation Authorities Act has been obtained.</b></p> <p>5) [no change]</p> <p><b><del>6) The City may consider the identification of additional Two-Zone Flood Plain Areas. This</del> The designation of Two-Zone Flood Plain Areas is <del>will normally be</del> initiated by the City in consultation with the conservation authority <del>and</del> as part of a comprehensive land use and watershed-based planning process. This would only be in areas of existing <b>flood-prone</b> development.</b></p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>Volume 1</b></p> <p><b>Schedule C15– Environmental Constraints</b></p>	<p>Revise Schedule C15- Environmental Constraints</p>	<p><b>Proposed:</b></p> <p>Redesignate the Kingsview Park area from “Two Zone Flood Plain” to “Flood Plain.”</p>	<p>Corrects a mapping error.</p>
<p><b>4.2.3, 1) c)</b></p>	<p><b>Existing:</b></p> <p>1) c) The City may adopt a framework to provide for affected units to be replaced with equivalent units on the same site and offered to the tenants at the same rent at the time the application was made, on a right-of-first-refusal basis.</p>	<p><b>Proposed:</b></p> <p>1) c) The City may adopt a framework to provide for affected units to be replaced with <b>a view to maintaining comparable opportunities for affordable rental units.</b> <del>equivalent units on the same site and offered to the tenants at the same rent at the time the application was made, on a right-of-first-refusal basis.</del></p>	<p>To clarify intent and support future development.</p>
<p><b>2.2.1, 3)</b></p>	<p><b>Existing:</b></p> <p>3) Improve public amenities and services...</p> <ul style="list-style-type: none"> <li>• Direct residential regeneration to 15-minute neighbourhoods;</li> <li>• Help neighbourhoods evolve towards being inclusive, walkable, 15-minute neighbourhoods that will provide the public and private amenities that will attract new residents;</li> <li>• Require the production of denser, small-scale, low-rise infill housing of generally three or more units per existing lot that will increase the supply of growth allocated for the built-up area;</li> <li>• Require a greater proportion of housing with three or more bedrooms that will provide more housing choices for the projected population;</li> <li>• Protect the urban tree canopy and</li> </ul>	<p><b>Proposed:</b></p> <p>3) Improve public amenities and services...</p> <ul style="list-style-type: none"> <li>• Direct residential regeneration to 15-minute neighbourhoods;</li> <li>• Help neighbourhoods evolve towards being inclusive, walkable, 15-minute neighbourhoods that will provide the public and private amenities that will attract new residents;</li> <li>• Require the production of denser, small-scale, low-rise infill housing of generally three or more units per existing lot that will increase the supply of growth allocated for the built-up area;</li> <li>• Require <b>a-greater an appropriate</b> proportion of housing with three or more bedrooms that will provide more housing choices <b>for larger households for the</b> <del>projected population;</del></li> </ul>	<p>To clarify intent and support future development.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>provide equitable access to greenspace that will provide shade and opportunities to promote mental and physical health and well-being;</p> <ul style="list-style-type: none"> <li>• Ensure that the development and redevelopment of transit, road and active transportation infrastructure supports the City's regeneration targets;</li> <li>• Provide guidance on the compatibility of new housing with the desirable character of the surrounding neighbourhood so that development opportunities are more welcoming to the existing neighbourhood; and</li> <li>• Seek a variety of housing typologies, including some that do not exist today, to meet the needs of diverse households and provide a supply of affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect <b>and enhance</b> the urban tree canopy and provide equitable access to greenspace that will provide shade and opportunities to promote mental and physical health and well-being;</li> <li>• Ensure that the development and redevelopment of transit, road and active transportation infrastructure supports the City's regeneration targets;</li> <li>• Provide guidance on the compatibility of new housing with the desirable character of the surrounding neighbourhood so that development opportunities are more welcoming to the existing neighbourhood; and</li> <li>• <b>Encourage Seek</b> a variety of housing typologies, including some that do not exist today, to meet the needs of diverse households and provide a <b>sufficient supply of housing that is affordable. supply of affordable housing</b></li> </ul>	
<p><b>2.2.2, 1)</b></p>	<p><b>Existing:</b></p> <p>Policy Intent: 1) Enhance Ottawa's high quality of life to attract a skilled workforce and businesses</p> <p>Ottawa's ability to compete in the knowledge economy relies on its ability to develop local businesses and talent, attract and retain highly skilled labour and new businesses, create the regulatory climate to promote entrepreneurship and innovation...</p> <p>The work force is looking for liveable cities that are resilient, with a variety of safe, affordable, vibrant, mixed-use areas,</p>	<p><b>Proposed:</b></p> <p>Policy Intent: 1) Enhance Ottawa's high quality of life to attract a skilled workforce and businesses</p> <p>Ottawa's ability to compete in the knowledge economy relies on its ability to develop local businesses and talent, attract and retain highly skilled labour and new businesses, create the regulatory climate to promote entrepreneurship and innovation...</p> <p>The work force is looking for liveable cities <b>that are resilient</b>, with a variety of safe, affordable, vibrant, mixed-use areas, with</p>	<p>To clarify intent and support future development.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	with access to greenspace and cultural life and social harmony, which includes a sufficient range and supply of affordable housing options for private ownership and rental. As liveability and affordability are key to the City’s continued economic vitality and competitiveness, they should be monitored as the City grows to ensure that these advantages are maintained and enhanced.	access to greenspace and cultural life and social harmony, which includes a sufficient range and supply of affordable housing options for private ownership and rental. As liveability and <b>housing and mobility</b> affordability are key to the City’s continued economic vitality and competitiveness, they should be monitored as the City grows to ensure that these advantages are maintained and enhanced.	
<b>4.2</b>	<b>Existing:</b>  The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental. The City will promote a range of affordable and market-rate housing by providing a toolkit of planning incentives and direct supports that allows for a greater number of units within the permitted built form envelope; and application processing priority.	<b>Proposed:</b>  The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental. The City will promote a range of affordable and market-rate housing by providing a toolkit of planning incentives and direct supports that allows for a greater number of units within the permitted built form envelope; and application processing priority, <b>and consider new policies or development application requirements through a housing- and mobility- affordability lens.</b>	To clarify intent and support future development.
<b>4.2.1, 1) d)</b>	<b>Existing:</b>  1) A diverse range of flexible and context-sensitive housing options in all areas of the City shall be provided through the Zoning By-law, by: ... d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of such standards against the effects on housing affordability; and	<b>Proposed:</b>  1) A diverse range of flexible and context-sensitive housing options in all areas of the City shall be provided through the Zoning By-law, by: ... d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of <b>new policies or development application requirements such standards</b> against the <b>impacts to effects-on</b> housing affordability; and	To clarify intent and support future development.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>2.1</b></p>	<p><b>Existing:</b></p> <p>The Official Plan will increase the share of future growth to be within Ottawa’s existing built-up area to 60 per cent by 2046, by putting in place zoning and other mechanisms to give the City the option not to further expand the urban boundary beyond 2046. In support of this direction, new policies will increase the variety of affordable, Low-rise housing options for residents within existing neighbourhoods close to Hubs and Corridors, protect the urban tree canopy and promote an evolution to 15-minute neighbourhoods.</p>	<p><b>Proposed:</b></p> <p>The Official Plan will increase the share of future growth to be within Ottawa’s existing built-up area to 60 per cent by 2046, by putting in place zoning and other mechanisms to give the City the <b>opportunity to avoid or delay further expansions</b> <del>option not to further expand the urban boundary beyond 2046</del>. In support of this direction, new policies will increase the variety of affordable, Low-rise housing options for residents within existing neighbourhoods close to Hubs and Corridors, <b>increase</b> <del>protect</del> the urban tree canopy and promote an evolution to 15-minute neighbourhoods.</p>	<p>To clarify intent and support future development.</p>
<p><b>2.2.3, 7)</b></p> <p><b>and</b></p> <p><b>‘What w want to achieve, 7)’</b></p>	<p><b>Existing:</b></p> <p><b>[What we want to achieve]:</b> 7) Protect trees, wetlands, and other natural areas and use nature-based solutions.</p> <p><b>and</b></p> <p>7) Protect trees, wetlands and other natural areas and use nature-based solutions</p> <p>Nature builds resilience to the impacts of climate change through flood protection, heat mitigation, stormwater management,</p>	<p><b>Proposed:</b></p> <p><b>[What we want to achieve]:</b> 7) Protect <del>and trees</del> <b>enhance tree canopy and protect</b> wetlands, and other natural areas and use nature-based solutions.</p> <p><b>and</b></p> <p>7) Protect <del>trees,</del> <b>and enhance tree canopy and protect</b> wetlands, and other natural areas and use nature-based solutions.</p> <p>Nature builds resilience to the impacts of climate change through flood protection,</p>	<p>To clarify intent and support future development.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>biodiversity and improved mental, social and physical health. Natural resilience to climate change can be enhanced by:</p> <ul style="list-style-type: none"> <li>• Enhancing and managing trees, shorelines, wetlands and other natural areas for the climate services they provide;</li> <li>• Considering and mitigating the impacts of climate change on the natural environment; and</li> <li>• Managing the risks of wildland fire.</li> </ul>	<p>heat mitigation, stormwater management, biodiversity and improved mental, social and physical health. Natural resilience to climate change can be enhanced by:</p> <ul style="list-style-type: none"> <li>• <del>Protecting</del>, enhancing and managing trees, shorelines, wetlands and other natural areas for the climate services they provide;</li> <li>• Considering and mitigating the impacts of climate change on the natural environment; and</li> <li>• Managing the risks of wildland fire.</li> </ul>	
<p><b>5.2.4, 1) d)</b></p>	<p><b>Existing:</b></p> <p>1) d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and</p>	<p><b>Proposed:</b></p> <p>1) d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way <b>rather than unit count or lot configuration</b>; and</p>	<p>To clarify intent and support future development.</p>
<p><b>4.7.1, 16)</b></p>	<p><b>Existing:</b></p> <p>16) A master servicing study and/or an environmental management plan shall be updated if:</p> <ul style="list-style-type: none"> <li>a) There is a significant change in the conditions upon which the study is based;</li> <li>b) There is a change to planned infrastructure as part of a Plan of Subdivision application that affects the servicing of another subdivision; or</li> <li>c) The applicable Class Environmental Assessment approval has expired.</li> </ul>	<p><b>Proposed:</b></p> <p>16) A master servicing study and/or an environmental management plan shall be updated if:</p> <ul style="list-style-type: none"> <li>a) There is a significant change in the conditions upon which the study is based;</li> <li>b) <b>There are proposed changes to planned infrastructure needed to service a subdivision that would have a significant impact on the infrastructure needs of another subdivision within the master servicing study and/or environmental management plan study area</b> <del>There is a change to planned infrastructure as part of a Plan of Subdivision application that affects the servicing of another</del></li> </ul>	<p>To clarify intent and support future development.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<p><b>subdivision; or</b>  c) The applicable Class Environmental Assessment approval has expired.</p>	
<b>5.1.1, 6)</b>	<p><b>Existing:</b></p> <p><b>6)</b> The Downtown Core is planned for higher-density, urban development forms where either no on-site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway. The following policies apply to private approaches:...</p>	<p><b>Proposed:</b></p> <p><b>6)</b> The Downtown Core is planned for higher-density, urban development forms where either no on-site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway. The following policies apply to private approaches:...</p> <p><b>[new] d) In the case of completely new areas or neighbourhoods developed by Plan of Subdivision, each city block shall be planned to minimize the number of vehicular private approaches and combine or share accesses to the greatest extent possible.</b></p>	To clarify intent and support future development.
<b>5.2.1, 5)</b>	<p><b>Existing:</b></p> <p><b>5)</b> The Inner Urban area is planned for mid to high-density, urban development forms where either no on-site parking is provided or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway. The following policies apply to private approaches:...</p>	<p><b>Proposed:</b></p> <p><b>5)</b> The Inner Urban area is planned for mid to high-density, urban development forms where either no on-site parking is provided or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway. The following policies apply to private approaches:...</p> <p><b>[new] d) In the case of completely new areas or neighbourhoods developed by</b></p>	To clarify intent and support future development.



**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		Plan of Subdivision, each city block shall be planned to minimize the number of vehicular private approaches and combine or share accesses to the greatest extent possible.	
12.1, 2)	<p><b>Existing:</b></p> <p>2) Secondary plans may only be initiated by the City, while area-specific policies and Community Design Plans may be initiated by a proponent.</p>	<p><b>Proposed:</b></p> <p>2) A Secondary <del>plan plans</del>—may be only <del>be</del> initiated by the City <del>unless otherwise directed by Council. An while</del> area-specific policy or <del>policies and</del> Community Design Plan <del>Plans</del> may be initiated by <del>the City or</del> by a proponent.</p>	To clarify intent and support future development.
11.6, 11)	<p><b>Existing:</b></p> <p>11) Subject to Council approval of a Secondary Plan or Official Plan amendment, the City shall consider the use of private agreements among landowners to cost share major infrastructure projects, associated studies and plans identified in secondary plans, comprehensive studies approved by Council and detailed in the agreement for a specified area. These agreements may include the provision of neighbourhood facilities such as parkland, shared infrastructure, studies such as environmental assessments, restoration plans and restoration works. Such agreements are initiated by landowners within a defined area and provide for the fair sharing of costs among benefiting parties, to complement or replace the provisions of a Development Charges By-law. Where such agreements are in place, the City shall require evidence of payment</p>	<p><b>Proposed:</b></p> <p>11) Subject to Council approval of a Secondary Plan or Official Plan amendment, the City shall consider the use of private agreements among landowners to cost share major infrastructure projects, associated studies and plans identified in secondary plans, comprehensive studies approved by Council and detailed in the agreement for a specified area. These agreements may include the provision of <del>community neighbourhood</del> facilities such as parkland, shared infrastructure, studies such as environmental assessments, restoration plans and restoration works. Such agreements are initiated by landowners within a defined area and provide for the fair sharing of costs among benefiting parties, to complement or replace the provisions of a Development Charges By-law. Where such agreements are in place, the City shall require evidence of payment</p>	To clarify intent and support future development.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	pursuant to the agreement as a condition of draft approval for plans of subdivision and plans of condominium, and as a condition of approval for Consent (to sever) applications and Site Plan Control.	pursuant to <b>and as defined in</b> the agreement, as a condition of draft approval for plans of subdivision and plans of condominium, and as a condition of approval for Consent (to sever) applications and Site Plan Control, <b>or as stated in the landowner agreement.</b>	
<b>11.8, 2)</b>	<p><b>Existing:</b></p> <p>2) Development shall comply with the complete application submission requirements of the <i>Planning Act</i>. The City will maintain a Development Application Study policy, which will be reviewed with applicants in the pre-consultation process. To process the application, the City may require additional information and/or reports as listed in the Policy. The additional information and/or reports will be identified in writing after a pre-application consultation or after further review of the development proposal. All required reports must be completed to the satisfaction of the City.</p>	<p><b>Proposed:</b></p> <p>2) Development shall comply with the complete application submission requirements of the <i>Planning Act</i>. The City will maintain a Development Application Study policy, which will be reviewed with applicants in the pre-consultation process. To process the application, the City may require additional information and/or reports as listed in the Policy. The additional information and/or reports will be identified in writing after a pre-application consultation or after further review of the development proposal. All required reports must be completed to the satisfaction of the City <b>or relevant approval authority.</b></p>	To clarify intent and support future development.
<b>4.6.1, 5)</b>	<p><b>Existing:</b></p> <p>5) Development and capital projects within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through: a) The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote sustainability and provide visual</p>	<p><b>Proposed:</b></p> <p>5) Development and capital projects within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through <b>the appropriate use of the following elements:</b> a) The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote</p>	To clarify intent and support future development.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	interest; b) Lighting that is context appropriate and in accordance with applicable standards and guidelines; and c) Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.	sustainability and provide visual interest; b) Lighting that is context appropriate and in accordance with applicable standards and guidelines; and c) Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.	
<b>4.1.2, 15)</b>	<b>Existing:</b>  15) Development integrated or directly connected to rapid transit stations or transit stops should provide public access through buildings during all transit operational times with high-quality linkages to sidewalks on nearby streets. The City will consider, at its discretion, cost sharing agreements with the private sector.	<b>Proposed:</b>  15) Development integrated or directly connected to rapid transit stations or transit stops should <b>consider ways to</b> provide public access through buildings during all transit operational times with high-quality linkages to sidewalks on nearby streets. The City will consider, at its discretion, cost sharing agreements with the private sector.	To clarify intent and support future development.
<b>10.3, 3)</b>	<b>Existing:</b>  3) The use of artificial turf as ground cover is not permitted for residential, commercial or industrial uses but may be permitted for sportsfields.	<b>Proposed:</b>  <b>[remove] 3) The use of artificial turf as ground cover is not permitted for residential, commercial or industrial uses but may be permitted for sportsfields</b>  <b>[renumber subsequent policy accordingly]</b>	To clarify intent and support future development.
<b>10.3, 4)</b>	<b>Existing:</b>  4) Office buildings, commercial shopping centres, large-format retailers, industrial uses and large-scale institutions and facilities, shall incorporate heat mitigation measures such as: a) Retention of existing large trees; b) Planting of trees	<b>Proposed:</b>  <b>3)-4) Office buildings, commercial shopping centres, large-format retailers, industrial uses and large-scale institutions and facilities, shall incorporate heat mitigation measures. such as: a) Retention of existing large trees; b) Planting of trees</b>	To clarify intent and support future development.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>that will have a large canopy at maturity; c) Use of light-coloured and reflective materials; d) Integration of shade features (natural or built) including passive features such as colonnades, awnings, overhangs or vertical fins; and e) Other mitigation measures such as cool or green roofs and low-impact landscaping.</p>	<p><del>that will have a large canopy at maturity; c) Use of light-coloured and reflective materials; d) Integration of shade features (natural or built) including passive features such as colonnades, awnings, overhangs or vertical fins; and e) Other mitigation measures such as cool or green roofs and low-impact landscaping.</del></p>	
<p><b>11.5</b></p>	<p><b>Existing:</b></p> <p>4) In support of Subsection 5.2.4, Policy 1 b) and c) and Subsection 5.3.4, Policy 1 b) and c), the Committee of Adjustment shall have regard for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential whose outward appearance is consistent with the planned context and these consents may also proceed through a strata severance process to allow greater flexibility in the vertical and horizontal division of a lot.</p>	<p><b>Proposed:</b></p> <p>4) In support of Subsection 5.2.4, Policy 1 b) and c) and Subsection 5.3.4, Policy 1 b) and c), the Committee of Adjustment shall <del>consider have regard</del> for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential <del>that is whose outward appearance is</del> consistent with the planned context. <del>and these consents may also proceed through a strata severance process to allow greater flexibility in the vertical and horizontal division of a lot</del></p> <p><del>[new] 5) The Committee of Adjustment shall consider strata severance applications, for both vertical and horizontal division, as it is authorized to do according to the Planning Act. Strata severance applications shall be assessed according to planning principles applicable to severances.</del></p> <p><del>[new] 6) When considering an application, the Committee of Adjustment shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall</del></p>	<p>To clarify intent and support future development.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>5) The City shall permit lot adjustments in any land-use designated for legal or technical reasons. For the purposes of this section, legal or technical reasons include severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot or render an existing lot as non-complying.</p> <p>6) The Committee of Adjustment shall, in addition to all other policies in this Plan, have regard for the following when evaluating minor variances to permit low-rise infill apartment dwellings:</p> <p>a) Variances to reduce the minimum required lot size may only be considered where adequate waste storage and management, bicycle parking and intensive soft landscaping can be provided.</p>	<p>provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.</p> <p>[new] 7) The Committee of Adjustment shall process applications within the time frame set out in the Planning Act section 45(4). An application is deemed to be received by the Secretary Treasurer within 3 days after submission. If an application is found to be deficient, at any time, it may be placed on hold and the timeframe under the Planning Act may be suspended.</p> <p><del>8-5)</del>The City shall permit lot adjustments in any land-use designated for legal or technical reasons. For the purposes of this section, legal or technical reasons include severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot or render an existing lot as non-complying.</p> <p>9) <del>6)</del>The Committee of Adjustment shall, in addition to all other policies in this Plan, have regard for the following when evaluating minor variances to permit low-rise infill apartment dwellings:</p> <p>a) Variances to reduce the minimum required lot size may only be considered where adequate waste storage and management, bicycle parking and intensive soft landscaping can be provided.</p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>b) Variances to alter exterior design requirements such as balconies or facade articulation may be considered where, in the opinion of the Committee of Adjustment, the proposal serves the goals of context sensitive design and urban design as well or better than would compliance with the relevant zoning standard.</p> <p>c) Variances to reduce the minimum required side yard:</p> <p>i) May only be considered where alternate measures to ensure adequate access for waste management and bicycle parking are provided; and</p> <p>ii) May reduce side yards to zero to enable attached building designs, where the written consent of the abutting lot owner is secured;</p> <p>d) Variances to reduce the required area of soft landscaping:</p> <p>i) May be tied to requirements for more intensive plantings such as trees or shrubs, so that the volume of vegetation compensates for reduced horizontal area; however,</p> <p>ii) Despite i), where the purpose or effect is primarily to enable motor vehicle parking or driveways, variances to reduce the required soft landscaping are contrary to the intent of this Plan; and</p>	<p>b) Variances to alter exterior design requirements such as balconies or facade articulation may be considered where, in the opinion of the Committee of Adjustment, the proposal serves the goals of context sensitive design and urban design <del>as well or better than would compliance with the relevant zoning standard.</del></p> <p>c) Variances to reduce the minimum required side yard:</p> <p>i) May only be considered where alternate measures to ensure adequate access for waste management and bicycle parking are provided; and</p> <p>ii) May reduce side yards to zero to enable attached building designs, where the written consent of the abutting lot owner is secured;</p> <p>d) Variances to reduce the required area of soft landscaping: i) May be tied to requirements for more intensive plantings such as trees or shrubs, so that the volume of vegetation compensates for reduced horizontal area; however,</p> <p>ii) Despite i), where the purpose or effect is primarily to enable motor vehicle parking or driveways, variances to reduce the required soft landscaping <del>may only be considered where, in the opinion of the Planning Department, the proposal serves the goals of context sensitive design and results in better urban design than would compliance with the relevant zoning standard, and upholds are contrary to</del> the intent of this Plan; and</p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	e) The Committee of Adjustment may make the approval of variances conditional on substantial or strict conformity with the plans and elevation drawings submitted with the Minor Variance application.	e) The Committee of Adjustment may make the approval of variances conditional on substantial or strict conformity with the plans and elevation drawings submitted with the Minor Variance application.	
<b>6.4.3, 2)</b>	<b>Existing:</b>  2) Uses that may conflict with the operation of traditional heavy and light industrial uses should not be permitted to minimize the absorption of land for non-industrial uses.	<b>Proposed:</b>  2) Uses that <b>are not compatible with heavy industrial uses or which</b> may conflict with the operation of traditional heavy and light industrial uses should not be permitted to minimize the absorption of land for non-industrial uses <b>unless approved as part of a comprehensive review, where such lands fulfill the Provincial Policy Statement requirements for Employment; or otherwise, through an amendment to this Plan.</b>	To clarify intent and support future development.
<b>6.5.1, 6)</b>	<b>Existing:</b>  6) The Zoning By-law shall implement, to the extent possible, the Province's Land Use Compatibility Guidelines to ensure that impacts between industrial uses and sensitive land uses are minimized.	<b>Proposed:</b>  6) The Zoning By-law <b>and site specific applications</b> shall implement, to the extent possible, the Province's Land Use Compatibility Guidelines to ensure that impacts between industrial uses and sensitive land uses are minimized.	To clarify intent and support future development.
<b>4.3.1</b>	<b>Existing:</b>  4.3.1 Ensure large-scale institutions and Facilities are within 400 metres walking distance of rapid transit or along a Corridor with frequent street transit.	<b>Proposed:</b>  4.3.1 1)Ensure large-scale institutions and Facilities are within 400 metres walking distance of rapid transit or along a <b>Mainstreet</b> Corridor with frequent street transit	Corresponds with changes to the 4.3 'what we want to achieve' box submitted with September 22 release.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>3.2, 13)</b></p>	<p><b>Existing:</b></p> <p>13) Where development occurs on properties designated under the <i>Ontario Heritage Act</i>, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes. This development shall consider Statements of Cultural Heritage Value and be consistent with applicable Heritage Conservation District guidelines.</p>	<p><b>Proposed:</b></p> <p>13) Where development occurs on properties designated under the <i>Ontario Heritage Act</i>, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes. This development shall <b>respect <del>consider</del></b> Statements of Cultural Heritage Value and be consistent with applicable Heritage Conservation District guidelines.</p>	<p>Strengthen phrasing.</p>
<p><b>4.5 [What we want to achieve, 2)]</b></p>	<p><b>Existing:</b></p> <p>2) Manage built heritage resources through the development process</p>	<p><b>Proposed:</b></p> <p>2) Manage built <b>and cultural</b> heritage resources through the development process</p>	<p>Provides clarification of intent.</p>
<p><b>4.5.2 [Title]</b></p>	<p><b>Existing:</b></p> <p>4.5.2 Manage built heritage resources through the development process</p>	<p><b>Proposed:</b></p> <p>4.5.2 Manage built <b>and cultural</b> heritage resources through the development process</p>	<p>Provides clarification of intent.</p>
<p><b>4.5.2, 2)</b></p>	<p><b>Existing:</b></p> <p>[new policy addition]</p>	<p><b>Proposed:</b></p> <p><i>2) Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.</i></p>	<p>Re-instates existing policy.</p>



**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>4.5.2, 2)</b>  <b>[now 3)]</b></p>	<p><b>Existing:</b></p> <p>2) Heritage designation is intended to ensure contextually appropriate development and not to discourage intensification or limit housing choice. Elements of the built form, including height, scale and massing, of such development will ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.</p>	<p><b>Proposed:</b></p> <p>3) <del>2)</del> Heritage designation is, <b>in part</b>, intended to ensure contextually appropriate development and <b>is not intended</b> to discourage intensification or limit housing choice. Elements of the built form, including height, scale and massing, of such development <del>will</del><b>shall</b> ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.</p> <p><b>[renumber 4.5.2, 3) to 7) as 4) to 8)]</b></p>	<p>Clarifies intention of policy.</p>
<p><b>4.1.1, 8)</b></p>	<p><b>Existing:</b></p> <p><b>Wireless Communication Facilities</b> 8) Proponents of new telecommunication facilities shall comply with the City’s Municipal Concurrence and Public Consultation Process for Antenna Systems, in accordance with Industry Canada requirements.</p>	<p><b>Proposed:</b></p> <p><b>Wireless Communication Facilities</b> 8) Proponents of new telecommunication facilities shall comply with the City’s Municipal Concurrence and Public Consultation Process for Antenna Systems, in accordance with <b>Innovation, Science and Economic Development Industry</b> Canada requirements.</p>	<p>Corrects proper name.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>3.5, 10)</b></p>	<p><b>Existing:</b></p> <p>10) Small-scale Office within industrial designations shall only be permitted within <b>Mixed Industrial</b> designations where they are associated with manufacturing, construction, storage, distribution and logistics uses, so that lands are conserved for the primary purpose of this designation.</p>	<p><b>Proposed:</b></p> <p>10) <del>Small-scale</del> Office uses within the Industrial and Logistics designation shall only be permitted <del>within Mixed Industrial designations as an accessory to a primary use so that lands are preserved for</del> manufacturing, logistics, storage and other related uses to broaden and diversify the economic base within the city.</p>	<p>Corrects policy effect.</p>
<p><b>6.4.1, 2) e)</b></p>	<p><b>Existing:</b></p> <p>2) e) Major Office in accordance with Subsection 3.5, Policy 12); and</p>	<p><b>Proposed:</b></p> <p>2) e) Major Office in accordance with Subsection 3.5, Policy <del>11) 12)</del>; and</p>	<p>Provides correct policy reference.</p>
<p><b>6.5.1, 2) d)</b></p>	<p><b>Existing:</b></p> <p>2) d) Major Office in accordance with Subsection 3.5, Policy 12); and</p>	<p><b>Proposed:</b></p> <p>2) d) Major Office in accordance with Subsection 3.5, Policy <del>11) 12)</del>; and</p>	<p>Provides correct policy reference.</p>
<p>Volume 2C (Area-Specific Policies)</p>	<p><b>Correct legend for Schedule 5.A – maximum Building Heights</b></p> <p><b>Existing:</b> 16.0 m (4 storeys/ étages)</p>	<p><b>Proposed:</b> <del>16.0 m</del> (4 storeys/ étages)</p>	<p>Correct error to existing permission</p>
<p><b>3.1, 5) e)</b></p>	<p><b>Existing:</b></p> <p>5)The identification of new or additional urban area, and new or additional village area, may only occur through a comprehensive review in accordance with the <i>Planning Act</i> and <i>Provincial Policy Statement</i>. Evaluation of lands for potential expansion of the settlement area</p>	<p><b>Proposed:</b></p> <p>5)The identification of new or additional urban area, and new or additional village area, may only occur through a comprehensive review in accordance with the <i>Planning Act</i> and <i>Provincial Policy Statement</i>. Evaluation of lands for potential expansion of the settlement area</p>	<p>Corrects omission.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	<p>may include, but are not necessarily limited to, the following considerations:...</p> <p>e) Exclusion of lands within or in proximity to the Mineral Resource Overlay are excluded from consideration, and within 300 metres from a Mineral Resource Overlay due to being a sand and/or gravel aggregate resource deposit are excluded from consideration;</p>	<p>may include, but are not necessarily limited to, the following considerations:...</p> <p>e) <del>Exclusion of That</del> lands within <del>or in proximity to</del> the Sand and Gravel Resource Overlay and Bedrock Resource Overlay <del>Mineral Resource Overlay</del> are excluded from consideration, and within 300 metres from a <del>Mineral Resource Overlay due to being a</del> Sand and Gravel Resource Overlay <del>sand</del> and/or 500 metres from a Bedrock Resource Overlay <del>gravel aggregate resource deposit</del> are excluded from consideration;</p>	
<p><b>10.2.1</b></p>	<p><b>Existing:</b></p> <p>10.2.1 Environmental Noise Control</p> <p>Environmental noise is characteristic....</p>	<p><b>Proposed:</b></p> <p>10.2.1 Environmental Noise Control</p> <p>Environmental noise is characteristic....</p> <p>[new] 1) All development shall comply with the City's Environmental Noise Control Guidelines which are based on the applicable Provincial noise guidelines [currently NPC – 300, MOEE 2013].</p> <p>[new] 2) All noise studies prepared in support of development shall be consistent with the City's Environmental Noise Control Guidelines and shall include noise mitigation and a warning clause where necessary, as a condition of approval.</p> <p>[new] 3) Development proposals for a new or expanded noise sensitive land-use shall require a noise feasibility study and/or</p>	<p>Corrects error.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<p>detailed noise study pursuant to the Environmental Noise Control Guidelines in the following locations:</p> <p>a) Within 100 m of:</p> <ul style="list-style-type: none"> <li>i) The right of way of an existing or proposed arterial road or collector or major Collector Street identified on Schedules C4; or</li> <li>ii) The right-of-way of a rapid transit or transit priority corridor identified on Schedule C2; or</li> <li>iii) Lands designated as Traditional Industrial Freight and Storage or Non-Traditional Industrial Mixed identified on Schedules B, or lands zoned for industrial use; or</li> <li>iv) from an existing stationary noise source described in provincial certificate of approval under the <i>Environmental Protection Act</i>.</li> </ul> <p>b) Within 250 m of:</p> <ul style="list-style-type: none"> <li>i) The right-of-way of an existing or proposed provincial highway, of Ottawa Highway 174, or of a secondary main railway line.</li> </ul> <p>c) Within 300 m of a pit licensed under the <i>Aggregate Resources Act</i> or lands with a Sand and Gravel Resource Overlay; and</p> <p>d) Within 500 m from the right-of-way of:</p> <ul style="list-style-type: none"> <li>i) a 400-series Provincial highway; or</li> <li>ii) a Principal Main railway line; or</li> <li>iii) a quarry licensed under the <i>Aggregate Resources Act</i>; or</li> <li>iv) lands with a Bedrock Resource Overlay.</li> </ul> <p><b>[renumber subsequent policies 10.2.1, 1) to 12) as 10.2.1, 4) to 15)]</b></p>	
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**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<p><b>3.5, 11) d)</b></p>	<p><b>Existing:</b></p> <p>11) d) Mixed Industrial areas where a primary building entrance is within 800 metres walking distance of an existing or planned rapid transit station or 400 metres walking distance of a transit priority Corridor</p>	<p><b>Proposed:</b></p> <p>11) d) <b>Industrial designations</b> where a primary building entrance is within 800 metres walking distance of an existing or planned rapid transit station or 400 metres walking distance of a transit priority Corridor</p>	<p>Corrects proper designation reference.</p>
<p><b>4.7.2, 6)c)</b></p>	<p><b>Existing:</b></p> <p>6)c) Where an approved study addresses the potential for further aquifer contamination by private septic system effluent caused by indiscriminate water use or poor septic practices; or ...</p>	<p><b>Proposed:</b></p> <p>c) Where an approved study addresses the potential for further aquifer contamination by private <b>sewage septic systems, or other sources of contamination effluent caused by indiscriminate water use or poor septic practices</b>; or</p>	<p>Corrects oversight.</p>
<p><b>4.7.2, 8)</b></p> <p><b>[Adds new policy 4.7.2, 9)]</b></p>	<p><b>Existing:</b></p> <p>8) Where new lots are proposed for residential purposes that rely upon private sewage systems, the minimum lot size shall be 0.4 hectares in villages, except in the Rural Transect area where the minimum lot size shall be 0.8 hectares in rural countryside.</p>	<p><b>Proposed:</b></p> <p>8) Where new lots are proposed for residential purposes that rely upon private sewage systems, <b>including areas of partial servicing</b>, the minimum lot size shall be 0.4 hectares in villages <b>and private service areas identified on Annex 9. In the Rural Transect Area outside of villages the</b> minimum lot size shall be 0.8 hectares in rural countryside.</p> <p><b>[new] 9) Where new development is proposed that relies upon private sewage systems, including areas of partial servicing, a minimum area of 800 square metres of undeveloped area must be maintained for the sewage system.</b></p> <p><b>[Re-number policies 4.7.2, 9) to 22) as</b></p>	<p>Provides additional direction.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		4.7.2, 10) to 23)]	
<p><b>4.7.2, 10)</b></p> <p><b>[Former 4.7.2, 9) re-numbered in accordance with change above]</b></p>	<p><b>Existing:</b></p> <p>9) Where new lots are proposed for residential purposes, within Private Service Enclaves as noted on Annex 9, that rely upon private services the minimum lot size shall be 0.4 hectares. In existing private service enclaves, where the median lot sizes are currently below 0.4 hectares and where there are no pre-existing groundwater quality concerns, the City, at its discretion, may conduct area-specific reviews of the risk of establishing a smaller lot size in the Zoning By-law that is consistent with the existing lot pattern, provided there is technical evidence that it does not create an adverse risk to public health or the environment.</p>	<p><b>Proposed:</b></p> <p>10) <del>9)</del> Where new lots are proposed for residential purposes within Private Service Enclaves as illustrated on Annex 9, that rely upon private services the minimum lot size shall be 0.4 hectares. <del>In existing private service enclaves, where the median lot sizes are currently below 0.4 hectares and where there are no pre-existing groundwater quality concerns, the City, at its discretion, may conduct area-specific reviews of the risk of establishing a smaller lot size in the Zoning By-law that is consistent with the existing lot pattern, provided there is technical evidence that it does not create an adverse risk to public health or the environment.</del></p>	<p>Corrects error.</p>
<p><b>4.7.2, 22)</b></p> <p><b>[Former 4.7.2, 21) re-numbered in accordance with change above]</b></p>	<p><b>Existing:</b></p> <p>21) The City may consider, small water and wastewater works; to service development that is comprised of an institutional use (excluding a school), or a retirement home; where the owner has entered into a responsibility agreement with the City. The responsibility agreement must contain, but is not necessarily limited to, the following components:</p>	<p><b>Proposed:</b></p> <p>21) The City may consider, small water and wastewater works; to service development that is comprised of <del>an institutional use (excluding a school), or</del> a retirement home; where the owner has entered into a responsibility agreement with the City. The responsibility agreement must contain, but is not necessarily limited to, the following components:</p>	<p>Corrects oversight.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

<b>6.6.3.2, 5) e) iii)</b>	<p><b>Existing:</b></p> <p>5) e) iii) Will ensure the articulation of the historic lot divisions in the façade of the new buildings be considered when development takes place across several property lines so that the buildings read as a combination of smaller elements.</p>	<p><b>Proposed:</b></p> <p>5) e) iii) <del>Should consider Will ensure</del> the articulation of the historic lot divisions in the façade of the new buildings be considered when development takes place across several property lines so that the buildings read as a combination of smaller elements.</p>	Provides flexibility.
<b>6.6.2.3, 5) b)</b>	<p><b>Existing:</b></p> <p>5) b) Development will conserve cultural heritage resources including properties designated under the Ontario Heritage Act, and those federally designated by the Minister responsible for Parks Canada, on the advice of the Historic Sites and the Monuments Board of Canada, or by the Federal Heritage Buildings Review Office, unless it is demonstrated that there is no way to structurally save a building;</p>	<p><b>Proposed:</b></p> <p>5) b) Development will conserve cultural heritage resources including properties designated under the Ontario Heritage Act, and those federally designated by the Minister responsible for Parks Canada, on the advice of the Historic Sites and the Monuments Board of Canada, or by the Federal Heritage Buildings Review Office, <del>unless it is demonstrated that there is no way to structurally save a building;</del></p>	Change due to feedback from Staff.
<b>4.2.2, 4)</b>	<p><b>Existing:</b></p> <p>4) In accordance with the City's 10-Year Housing and Homelessness Plan, the City shall set a target that 10 per cent to 15per cent of all new residential units be</p>	<p><b>Proposed:</b></p> <p>4) In accordance with the City's 10-Year Housing and Homelessness Plan, the City shall set a target that 10 per cent to 15per cent of all new residential units be</p>	Provides reference to correct defined term.

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	affordable. Of all affordable units, 65 per cent are to be targeted to households whose needs fall within the definition of deep affordability, and the remaining 35 per cent are to be targeted to households whose needs fall within the definition of market-affordability.	affordable. Of all affordable units, 65 per cent are to be targeted to households whose needs fall within the definition of <del>core deep</del> affordability, and the remaining 35 per cent are to be targeted to households whose needs fall within the definition of market-affordability.	
<b>Volume 2A (Urban Secondary Plans)</b>  <b>Section 2.2, Conserving the Character of Rockcliffe Park</b>	Add new policies, as 2.2, 7) and 8)	<b>Proposed:</b>  <b>[new] 7) All billboard and advertising signs are prohibited in Rockcliffe Park, except for signs advertising a property for sale or rent.</b>  <b>[new] 8) Lighting in Rockcliffe Park should be configured to be sensitive to the context of the street.</b>	Reinstates prior secondary plan policy (7)), and clarifies direction around lighting ( 8)).
<b>Volume 2A (Urban Secondary Plans)</b>  <b>Section 4.2, Parks and Open Space</b>	<b>Existing:</b>  4.2, 7) All Open Space areas shall be kept free of buildings except for structures accessory to a recreational activity on the land. Such buildings shall be compatible with the character of the surrounding residential area both in design and materials.	<b>Proposed:</b>  4.2, 7) All Open Space areas shall be kept free of buildings except for structures accessory to a recreational activity <b>or community gatherings</b> on the land. Such buildings shall be compatible with the character of the surrounding residential area both in design and materials.	Reinstates prior secondary plan detail.
<b>Volume 2A (Urban Secondary Plans)</b>  <b>Section 1.2, Context</b>	<b>Existing:</b>  1.2 The prominent homes, parks and schools have created a community distinctive from any other in the capital and one that is recognized nationally. It is the intent of this secondary plan to maintain the prominence, history and character of	<b>Proposed:</b>  1.2 The prominent homes, parks and schools <b>in a unifying park-like setting</b> have created a community distinctive from any other in the capital and one that is recognized nationally. It is the intent of this secondary plan to maintain the prominence, history and character of	Reinstates prior secondary plan detail.



**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

	the Rockcliffe Park community in the City and in the nation.	the Rockcliffe Park community in the City and in the nation.	
<p><b>Volume 2A (Urban Secondary Plans)</b></p> <p><b>Section 2.2, Conserving the Character of Rockcliffe Park</b></p>	<p><b>Existing:</b></p> <p>2.2 Conserving the Character of Rockcliffe Park</p> <p>In accordance with the Rockcliffe Park Heritage Conservation District Plan, development in Rockcliffe Park will have regard to such matters as: ...</p> <ul style="list-style-type: none"> <li>• Lot size and patterns;</li> <li>....</li> <li>• Natural features; and</li> <li>• Lighting.</li> </ul>	<p><b>Proposed:</b></p> <p>2.2 Conserving the Character of Rockcliffe Park</p> <p>In accordance with the Rockcliffe Park Heritage Conservation District Plan, development in Rockcliffe Park will have regard to such matters as: ...</p> <ul style="list-style-type: none"> <li>• Lot sizes and patterns;</li> <li>....</li> <li>• Natural features; <del>and</del></li> <li>• Lighting;</li> <li>• <b>Narrow winding roads without curbs or sidewalks; and</b></li> <li>• <b>Setbacks and side yards.</b></li> </ul>	<p>Add new detail to S. 2.2, and revise wording.</p>
<p><b>Volume 2A (Urban Secondary Plans)</b></p> <p><b>Section 2.2, Conserving the Character of Rockcliffe Park</b></p>	<p><b>Existing:</b></p> <p>2.2 Conserving the Character of Rockcliffe Park</p> <p>In accordance with the Rockcliffe Park Heritage Conservation District Plan, development in Rockcliffe Park will have regard to such matters as:</p>	<p><b>Proposed:</b></p> <p>2.2 Conserving the Character of Rockcliffe Park</p> <p><b>Development in Rockcliffe Park shall respect the cultural heritage values and shall follow the guidelines in the Rockcliffe Park Heritage Conservation District Plan, regarding</b></p>	<p>Strengthens language.</p>

**Staff-Recommended Changes to the Draft New Official Plan (Document 12 - revised October 14, 2021)**

		<del>In accordance with the Rockcliffe Park Heritage Conservation District Plan, development in Rockcliffe Park will have regard to</del> such matters as:	
<p><b>Volume 2A (Urban Secondary Plans)</b></p> <p><b>Section 2.4, Conservation of the Heritage Conservation District</b></p>	<p><b>Existing:</b></p> <p>2.4 Conservation of the Heritage Conservation District</p> <p>The entire former Village of Rockcliffe Park is a heritage conservation district. The City is committed to conserving Rockcliffe Park's heritage resources, including buildings, structures, sites, landscapes, areas and environments by, among other matters:</p> <ul style="list-style-type: none"> <li>• Having regard to the Rockcliffe Park Heritage Conservation District Plan when considering an application under the <i>Planning Act</i>, and</li> </ul>	<p><b>Proposed:</b></p> <p>2.4 Conservation of the Heritage Conservation District</p> <p>The entire former Village of Rockcliffe Park is a heritage conservation district. The City is committed to conserving Rockcliffe Park's heritage resources, including buildings, structures, sites, landscapes, areas and environments by, among other matters:</p> <ul style="list-style-type: none"> <li>• <del>Ensuring that the</del> <b>Having regard to the</b> Rockcliffe Park Heritage Conservation District Plan <b>is respected and its guidelines followed</b> when considering an application under the <i>Planning Act</i> <del>or the Ontario Heritage Act</del>, and</li> </ul>	Strengthens language.
<p><b>Volume 2A (Urban Secondary Plans)</b></p> <p><b>Section 1.1, Introduction</b></p>	<p><b>Existing:</b></p> <p>1.1 Introduction....</p> <p>In 1921 the Village of Rockcliffe Park was incorporated as an independent municipality.</p>	<p><b>Proposed:</b></p> <p>1.1 Introduction....</p> <p>In <del>1921</del> <b>1926</b> the Village of Rockcliffe Park was incorporated as an independent municipality.</p>	Corrects detail.